



A Fresh Perspective

January 2013

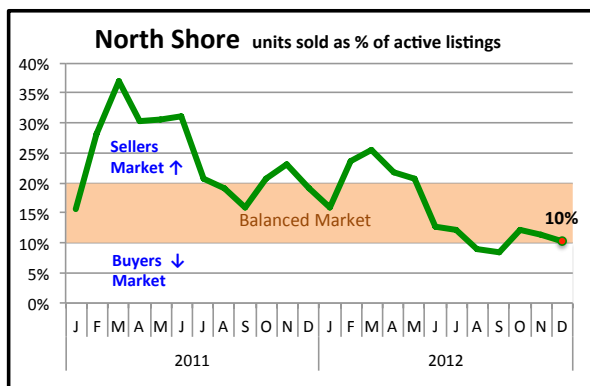
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market update

The Real Estate Board of Greater Vancouver (REBGV) reported total MLS® residential property sales of 1,142 units in December representing a 32% decrease from sales in November, and 31% fewer than in December 2011. At 25,032 units, the total number of residential property sales in 2012 was 23% fewer than the 32,390 sold in 2011, and 26% fewer than the ten-year average for annual MLS® sales in the region. In December, the metro MLS® sales to active listings ratio slipped to 9%, from 11% in November, showing the metro region market continues to favour buyers.



North Shore home sales in December, at 128 units, were 38% fewer than in November, and 32% fewer than in December 2011. At 2,820 units, the total number of North Shore residential property sales in 2012 was 28% fewer than the 3,904 sold in 2011. The sales to active listings ratio on the North Shore slipped to 10%, from 11% in November, reflecting generally sluggish market conditions. North Shore single-family homes that sold in December took an average of 126 days

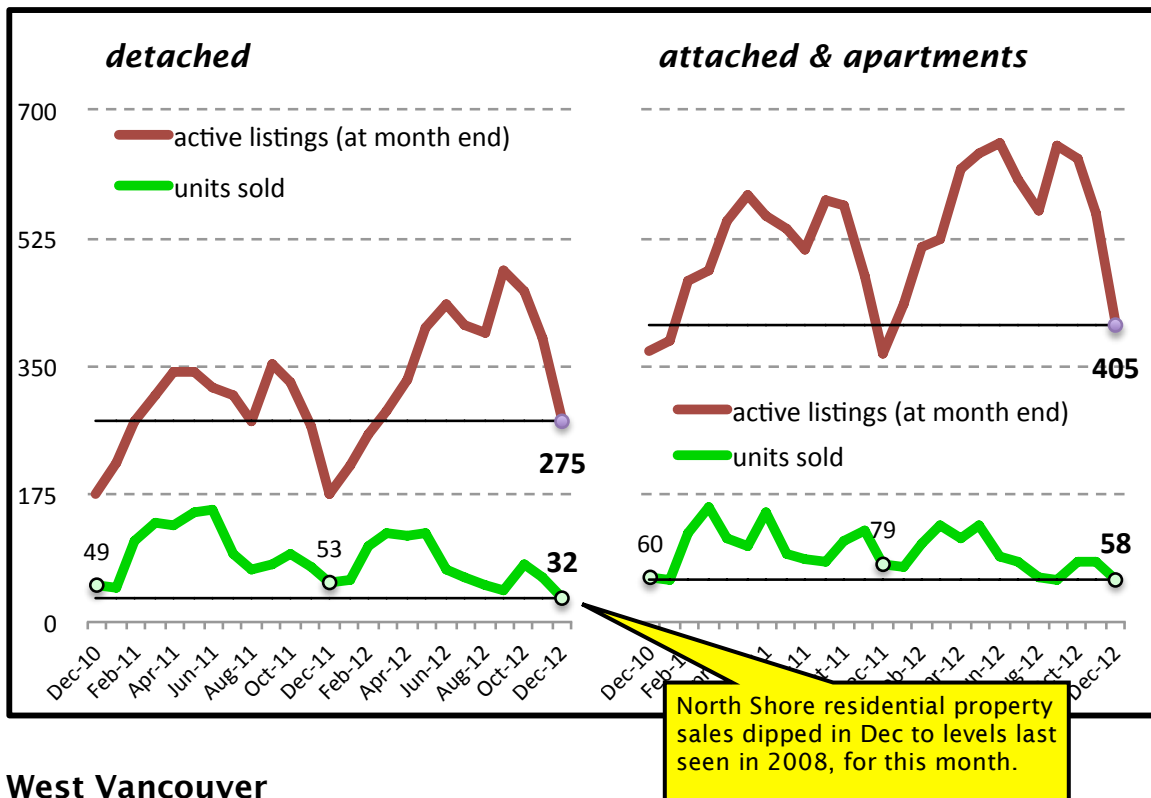
to sell, or about the same amount of time as the average of 125 days for November's sales, and just over a month longer than the average of 94 days for houses that sold in December 2011. At December 31, there were 1,231 North Shore properties listed for sale (on MLS) or 29% more than the 953 listings at the end of December 2011. Compared to December 2011, benchmark prices of detached single-family homes decreased by 1.5% in West Vancouver and by 3.7% in North Vancouver.

As prices and market conditions can vary dramatically by neighbourhood, feel free to call me to better understand how the market is doing where YOU live. For the entire December 2012 REBGV market report, visit www.danmuzzin.com/news.html.

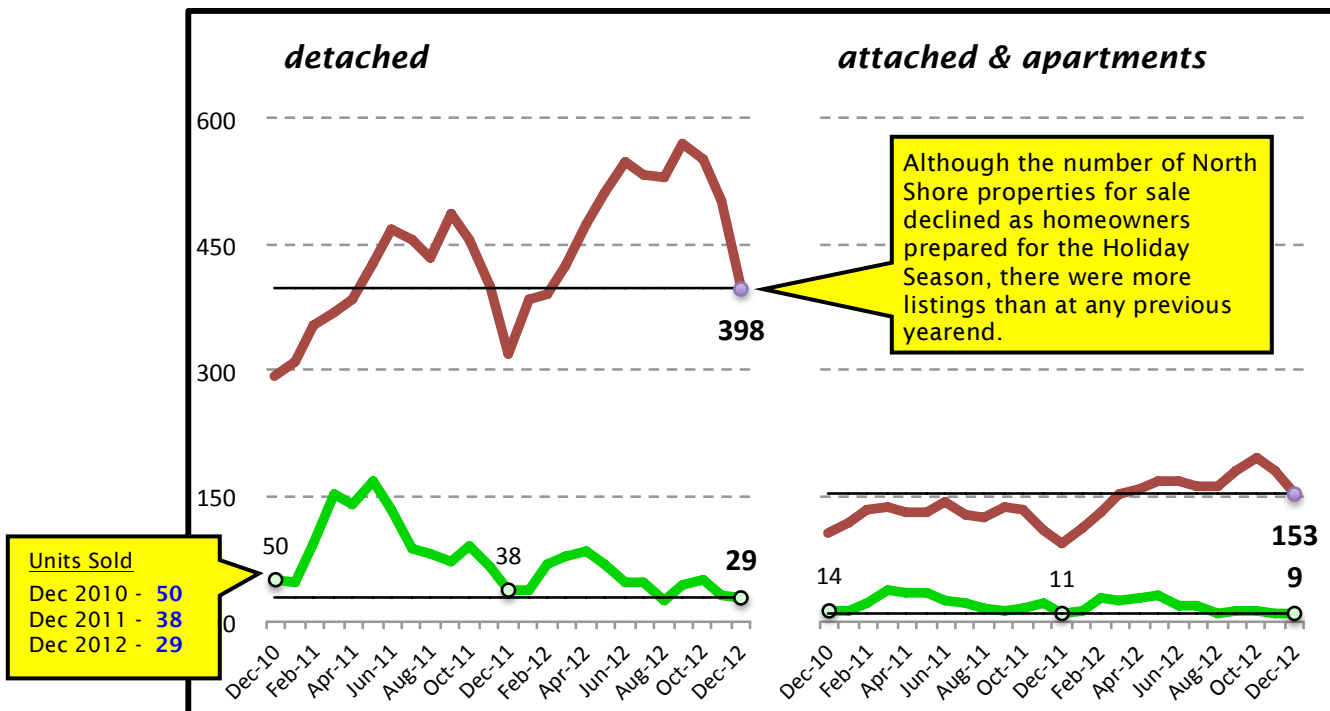


The following charts show the inventory of North Shore homes for sale on the last day of each month from Dec 2010 to Dec 2012, and the sales for each month.

North Vancouver



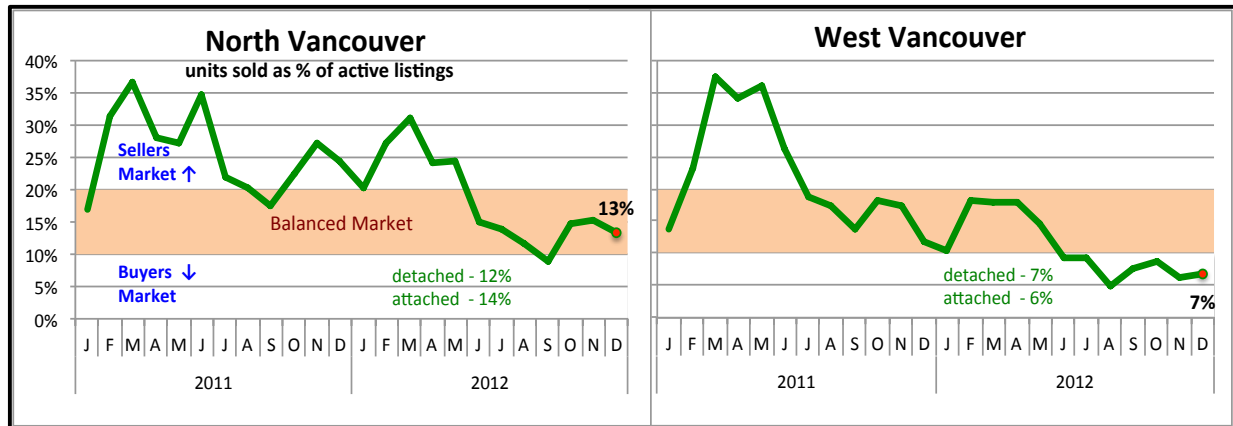
West Vancouver



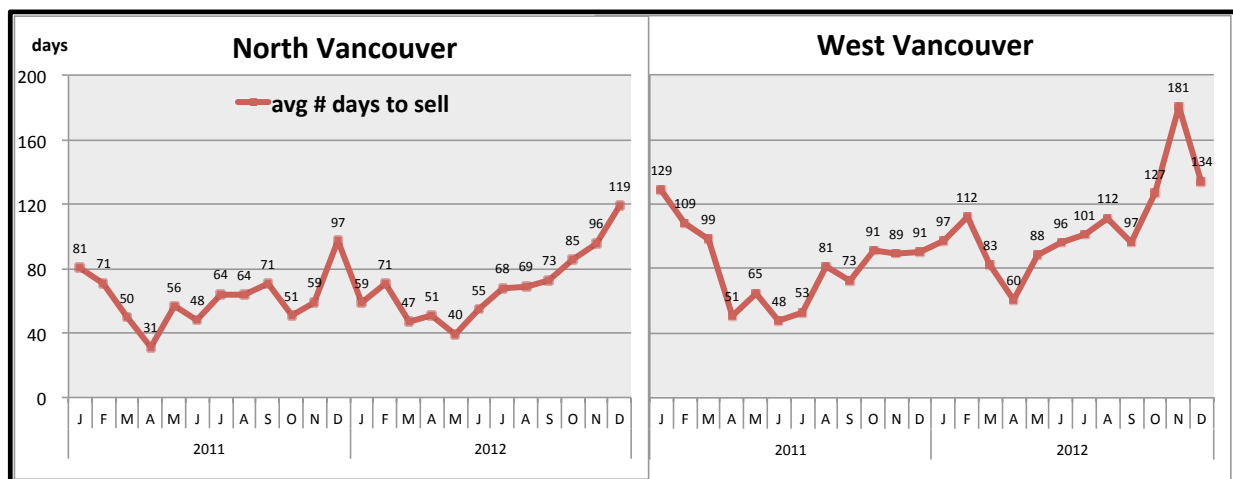


selected sales details

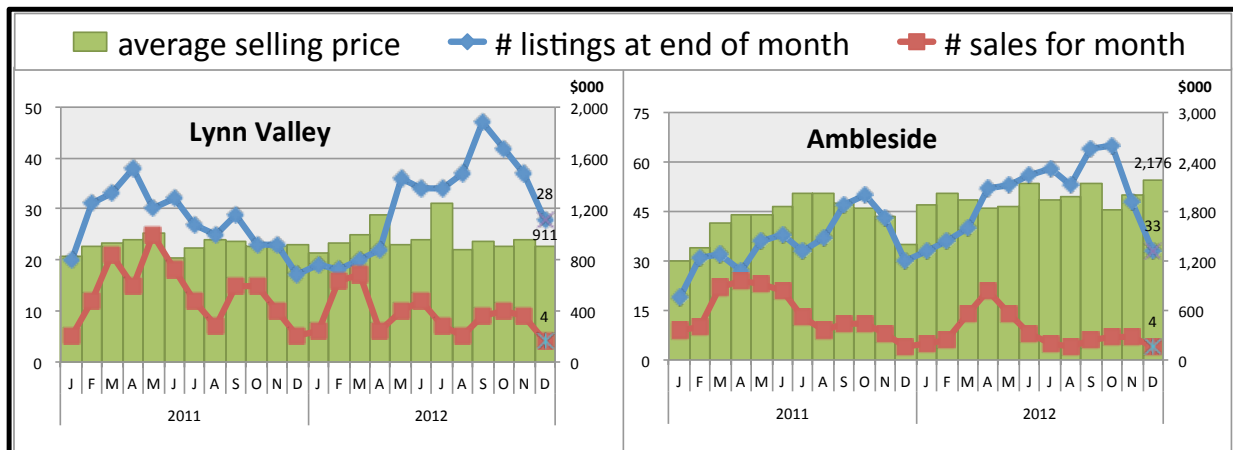
properties sold, as a % of # of properties for sale at end of month



average # of days it took for detached houses to sell



sales by neighbourhood (detached houses) *call me for sales details in your local area*





2012 wrap-up

The tables below compare the number of North Shore detached homes that sold in 2012 with those of the previous three years, by neighbourhood.

North Vancouver

neighbourhood	2012	2011	2010	2009
Blueridge	42	56	43	56
Boulevard	24	52	40	44
Braemar	6	8	8	11
Calverhall	21	35	24	25
Canyon Heights	90	94	93	114
Capilano Highlands	58	67	56	54
Capilano	16	20	15	17
Central Lonsdale	58	90	52	79
Deep Cove	40	30	43	37
Delbrook	9	19	9	18
Dollarton	17	26	21	25
Forest Hills	33	27	26	28
Grouse Woods	12	16	17	17
Hamilton	19	19	8	15
Hamilton Heights	4	3	1	4
Indian Arm	2	0	1	2
Indian River	19	30	25	26
Lower Lonsdale	17	24	19	27
Lynn Valley	111	160	135	165
Lynnmour	5	7	8	12
Norgate	17	17	19	20
Northlands	8	5	8	6
Pemberton Heights	20	42	14	34
Pemberton	13	35	16	9
Princess Park	15	22	13	18
Queensbury	12	16	20	17
Roche Point	11	13	14	8
Seymour	21	30	22	21
Tempe	6	13	10	8
Upper Delbrook	31	37	29	33
Upper Lonsdale	107	102	76	98
Westlynn	29	46	36	42
Westlynn Terrace	14	11	13	10
Windsor Park	13	13	11	11
Woodlands-Sunshine	1	9	2	3
North Van Total	921	1,194	947	1,114

West Vancouver

neighbourhood	2012	2011	2010	2009
Altamont	16	41	22	19
Ambleside	101	165	115	118
Bayridge	25	39	17	21
British Properties	80	177	106	103
Canterbury	7	10	12	10
Caulfeild	46	76	52	37
Cedardale	11	19	7	16
Chartwell	18	62	33	37
Chelsea Park	1	13	7	9
Cypress	12	17	12	6
Cypress Park Estates	14	28	21	18
Deer Ridge	0	1	0	0
Dundarave	49	108	74	65
Eagle Harbour	17	47	17	26
Eagleridge	9	15	9	5
Furry Creek	8	2	6	6
Gleneagles	12	15	11	11
Glenmore	16	37	18	22
Horseshoe Bay	12	21	11	14
Howe Sound	5	5	6	1
Lions Bay	25	23	15	12
Olde Caulfeild	8	8	5	5
Panorama Village	1	5	4	0
Park Royal	11	7	9	7
Porteau Cove	0	0	0	0
Queens	17	49	18	19
Rockridge	5	17	8	12
Sandy Cove	3	8	5	2
Sentinel Hill	16	34	24	28
Upper Caulfeild	10	19	11	10
West Bay	11	20	14	12
Westhill	5	16	15	9
Westmount	17	33	9	17
Whitby Estates	16	26	23	15
Whytecliff	8	9	6	11
West Van Total	612	1,172	722	703

Are you curious about addresses, prices or other details regarding house sales in your metro Vancouver neighbourhood? ...feel free to call me at 604-813-3795.

great value -BC Assessment website

The 2013 Assessment Roll details are now available at www.bcassessment.bc.ca.

Along with enabling users to compare assessed values of their properties with those nearby, the website includes information about each region in the province and an explanation of the assessment review process, including how to appeal your property assessment.