



A Fresh Perspective

January 2014

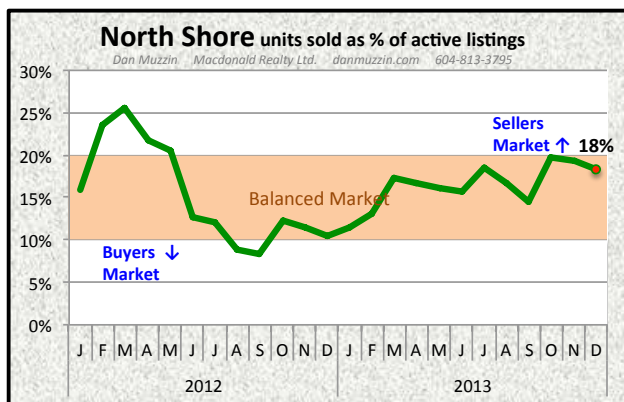
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market update

The Real Estate Board of Greater Vancouver (REBGV) reported total MLS® residential property sales of 1,953 units in December representing a 16% decrease from sales in November, and a 72% increase over sales in December 2012. Although at 28,524 units the total number of residential property sales in 2013 was 14% more than the 25,032 sold in 2012, it did not compare to some of the record-breaking years of the past decade. Actually, 2013 home sales ranked as the third lowest annual total for the region in the last 10 years, according to the region's MLS®.



North Shore home sales in December, at 208 units, were 27% fewer than in November, although 63% more than in December 2012. The sales-to-active-listings ratio on the North Shore slipped to 18%, from 19% in November, reflecting solid market conditions. Sales activity in some neighbourhoods continues to greatly outperform sales in other areas. North Shore single-family homes that sold in December took an average of 16 weeks to sell, three weeks less than the

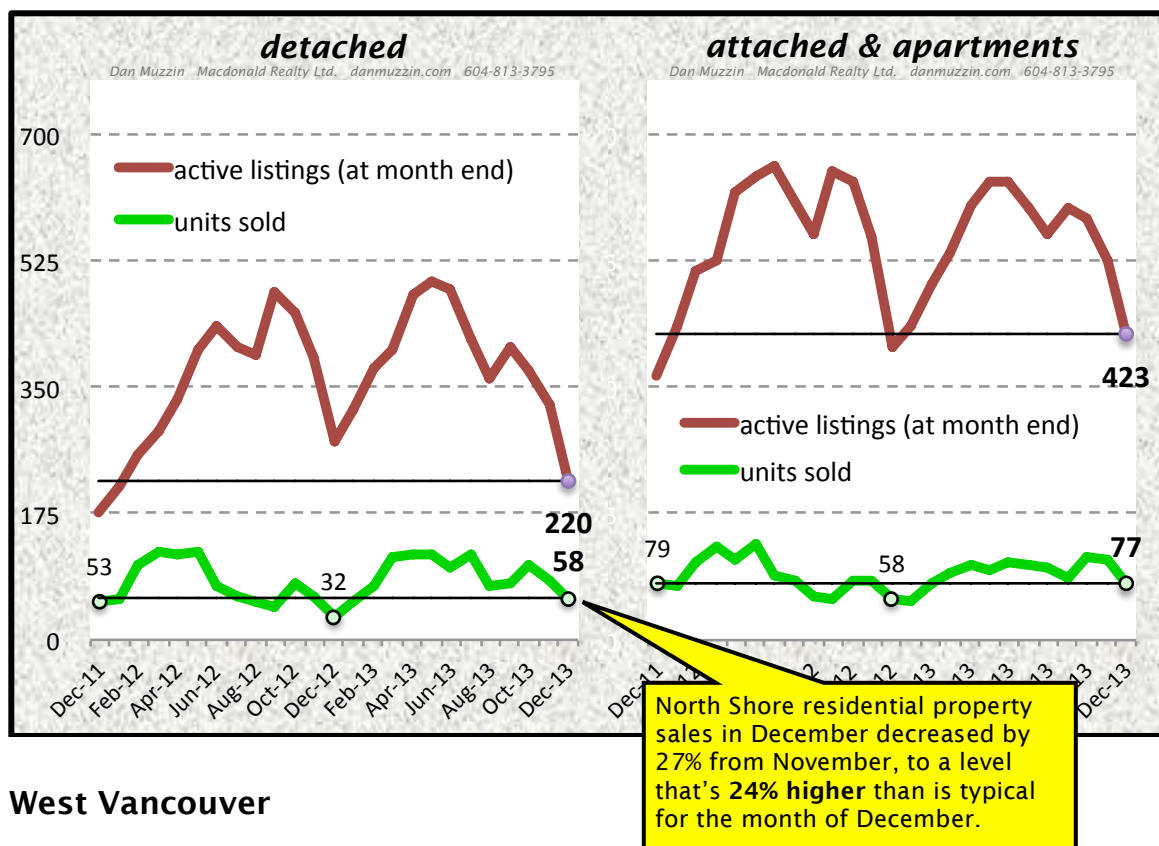
average of 19 weeks for November's sales, and about two weeks quicker than the average of 18 weeks for houses that sold in December 2012. At December 31, there were 1,141 North Shore properties listed for sale (on MLS®) or 23% fewer than the 1,473 listings at the end of November, and 7% fewer than the 1,231 units for sale at December 31, 2012. Benchmark prices of detached single-family homes rose by 8% in West Vancouver and 5% in North Vancouver from those in December 2012.

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 2013 REBGV market report, visit www.danmuzzin.com/news.html.

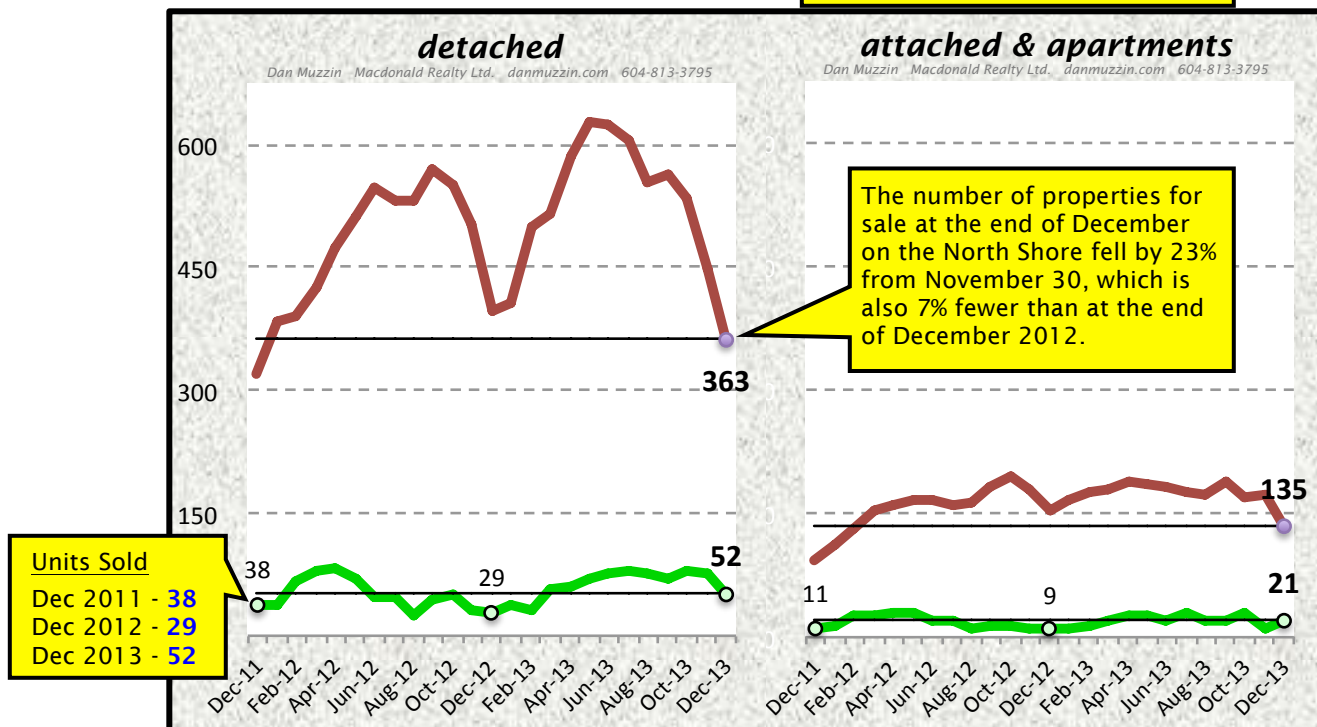


The following charts show the inventory of North Shore homes for sale on the last day of each month from Dec 2011 to Dec 2013, and the sales for each month.

North Vancouver



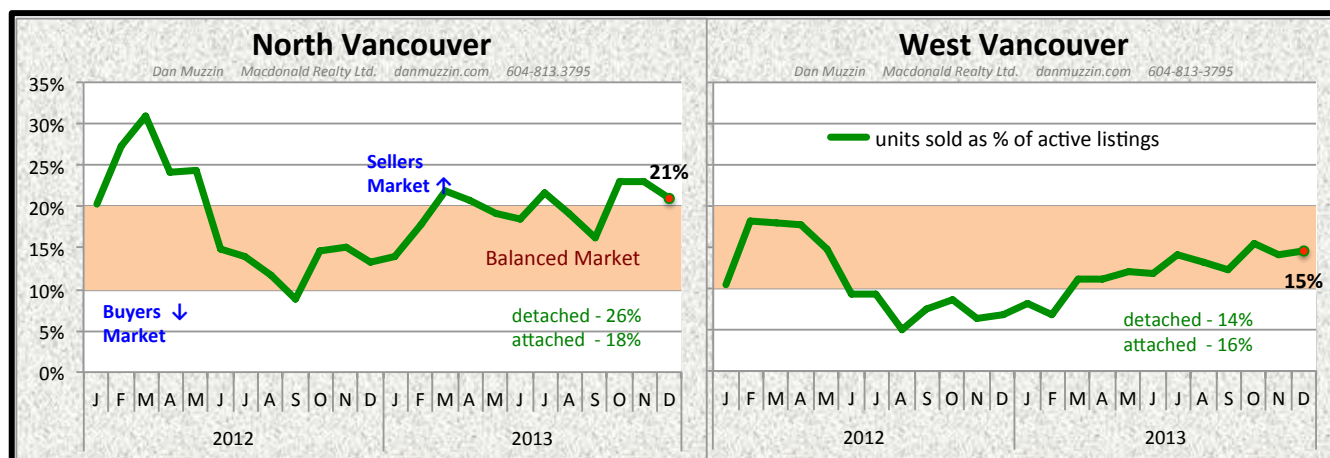
West Vancouver



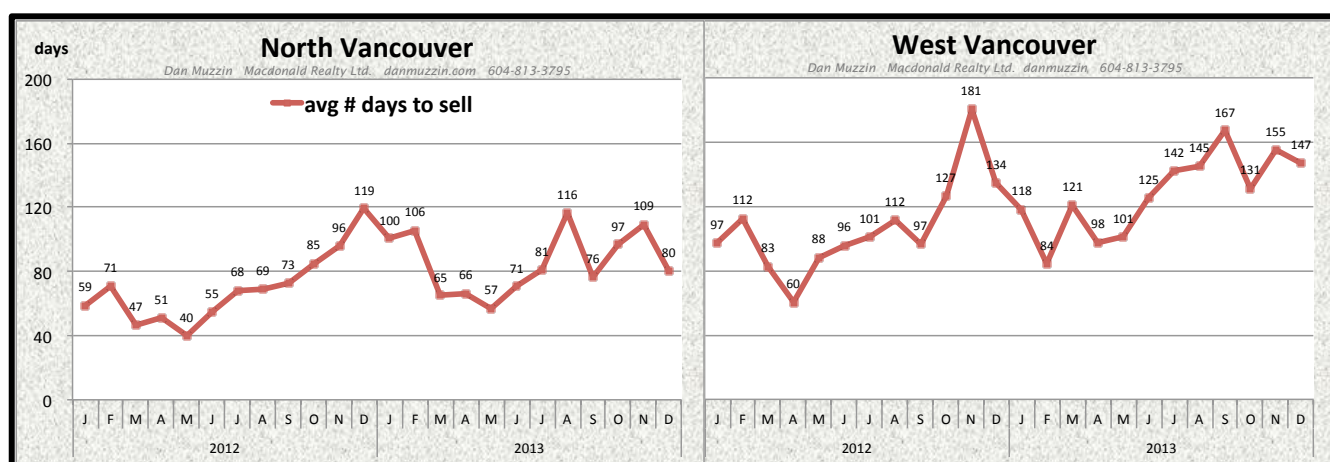


selected sales details

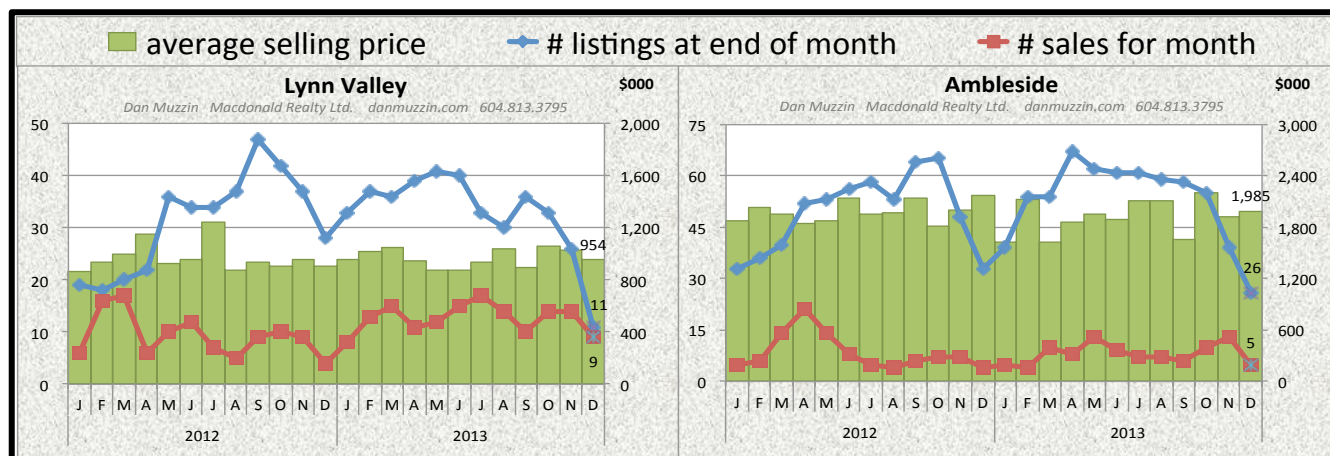
properties sold, as a % of # of properties for sale at end of the month



average # of days it took for detached houses to sell



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





2013 wrap-up

The tables below compare the number of North Shore detached homes that sold in 2013 with those of the previous four years, by neighbourhood.

North Vancouver

neighbourhood	2013	2012	2011	2010	2009
Blueridge	43	42	56	43	56
Boulevard	48	24	52	40	44
Braemar	11	6	8	8	11
Calverhall	30	21	35	24	25
Canyon Heights	115	90	94	93	114
Capilano	20	16	20	15	17
Central Lonsdale	64	58	90	52	79
Deep Cove	38	40	30	43	37
Delbrook	13	9	19	9	18
Dollarton	23	17	26	21	25
Edgemont	55	58	67	56	54
Forest Hills	40	33	27	26	28
Grouse Woods	14	12	16	17	17
Hamilton	27	19	19	8	15
Hamilton Heights	8	4	3	1	4
Indian Arm	2	2	0	1	2
Indian River	18	19	30	25	26
Lower Lonsdale	25	17	24	19	27
Lynn Valley	152	111	160	135	165
Lynnmour	10	5	7	8	12
Norgate	19	17	17	19	20
Northlands	6	8	5	8	6
Pemberton Heights	42	20	42	14	34
Pemberton	14	13	35	16	9
Princess Park	22	15	22	13	18
Queensbury	14	12	16	20	17
Roche Point	12	11	13	14	8
Seymour	20	21	30	22	21
Tempe	8	6	13	10	8
Upper Delbrook	33	31	37	29	33
Upper Lonsdale	88	107	102	76	98
Westlynn	48	29	46	36	42
Westlynn Terrace	5	14	11	13	10
Windsor Park	11	13	13	11	11
Woodlands-Sunshine	0	1	9	2	3
North Van Total	1,098	921	1,194	947	1,114

West Vancouver

neighbourhood	2013	2012	2011	2010	2009
Altamont	25	16	41	22	19
Ambleside	97	101	165	115	118
Bayridge	23	25	39	17	21
British Properties	126	80	177	106	103
Canterbury	8	7	10	12	10
Caulfeild	46	46	76	52	37
Cedardale	21	11	19	7	16
Chartwell	35	18	62	33	37
Chelsea Park	6	1	13	7	9
Cypress	6	12	17	12	6
Cypress Park Estates	19	14	28	21	18
Deer Ridge	0	0	1	0	0
Dundarave	70	49	108	74	65
Eagle Harbour	36	17	47	17	26
Eagleridge	6	9	15	9	5
Furry Creek	8	8	2	6	6
Gleneagles	14	12	15	11	11
Glenmore	13	16	37	18	22
Horseshoe Bay	9	12	21	11	14
Howe Sound	9	5	5	6	1
Lions Bay	21	25	23	15	12
Olde Caulfeild	3	8	8	5	5
Panorama Village	0	1	5	4	0
Park Royal	14	11	7	9	7
Porteau Cove	0	0	0	0	0
Queens	24	17	49	18	19
Rockridge	5	5	17	8	12
Sandy Cove	6	3	8	5	2
Sentinel Hill	33	16	34	24	28
Upper Caulfeild	14	10	19	11	10
West Bay	20	11	20	14	12
Westhill	13	5	16	15	9
Westmount	20	17	33	9	17
Whitby Estates	15	16	26	23	15
Whytecliff	8	8	9	6	11
West Van Total	773	612	1,172	722	703

Are you curious about the addresses, selling prices or other details of houses that sold in your neighbourhood of interest? ...feel free to call me at 604-813-3795.

great value – BC Assessment website

The 2014 Assessment Roll details are now available at www.bcassessment.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. Recent changes include providing Legal Descriptions and Property Identifiers (PIDs) for each parcel of land.

Compare 2006 - 2013 Sales and Listings for the month of December

