



## A Fresh Perspective

### January 2015

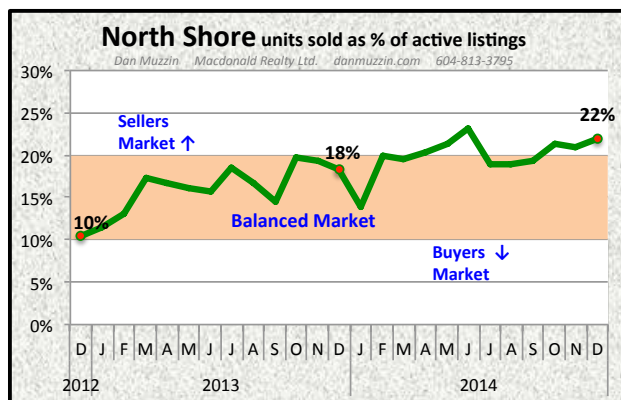
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#### market update

The Real Estate Board of Greater Vancouver (REBGV) reported total residential property sales of 2,116 units in December, representing a 16% decrease from sales in November, and an increase of 8% compared to December 2013. At 33,116 units the total number of residential property sales in 2014 was 16% more than the 28,524 sold in 2013 and 32% higher than the 25,032 residential sales in 2012, ranking fifth when compared to the past 10 years, according to the region's MLS®. Benchmark prices for houses in Metro Vancouver have increased by 8% since December 2013.



**North Shore** home sales in December, at 216 units, were 19% lower than in November, although 4% higher than in December 2013. The sales-to-active-listings ratio on the North Shore was 22%, up slightly from 21% in November, reflecting solid sales for this time of year and a normal number of properties for sale as at the end of December although, in North Vancouver, there are 14% fewer houses for sale than usual at this time of year. North Shore houses that sold in

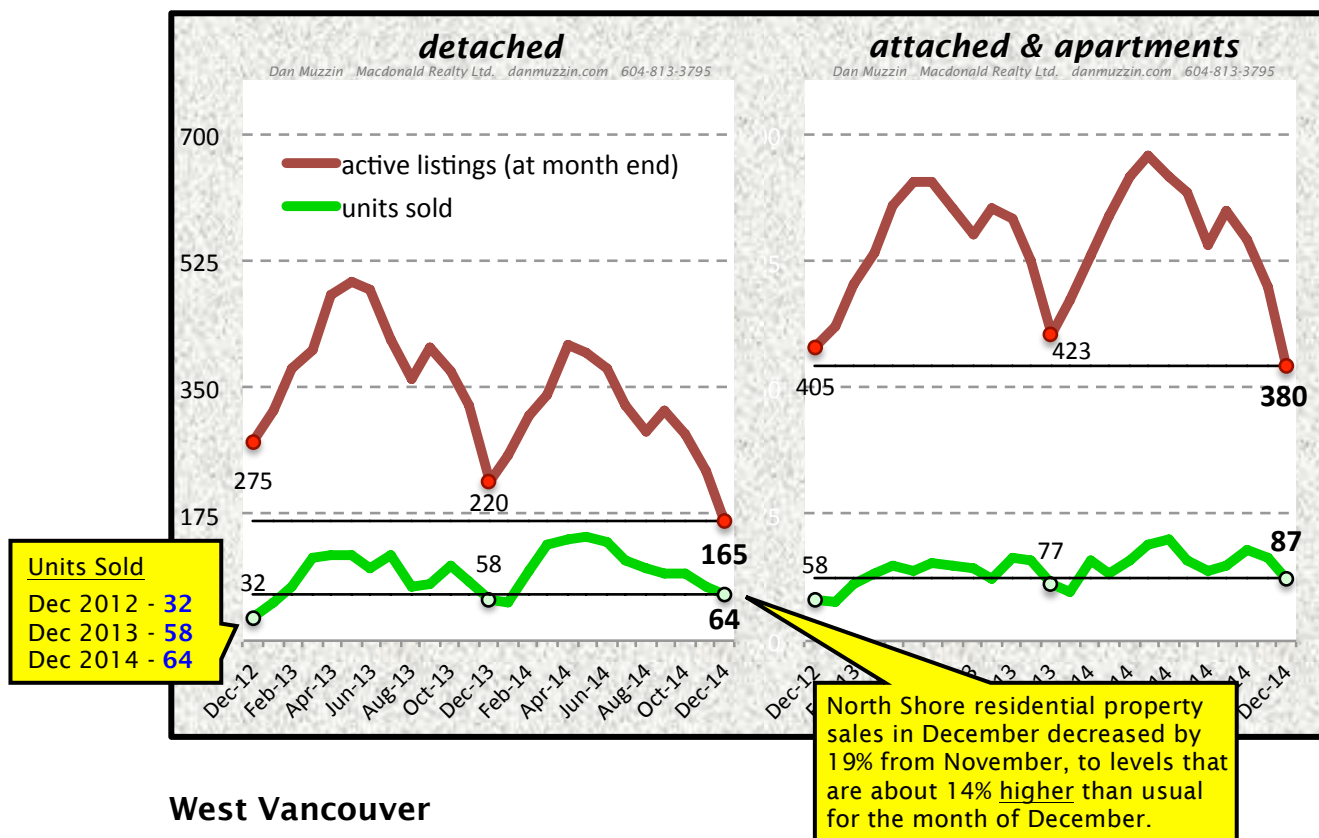
December took an average of about 16 weeks to sell, which was 2 weeks quicker than November's sales, and about the same as the average for houses that sold in December 2013. At December 31, there were 986 North Shore properties listed for sale (on MLS®) or 23% fewer than the 1,276 listings at the end of November, and 14% less than the 1,141 units for sale at December 31, 2013. Benchmark prices of houses rose by 4% in West Van and by 10% in North Van from those in December 2013.

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 2014 REBGV market report, visit [www.danmuzzin.com/news.html](http://www.danmuzzin.com/news.html).

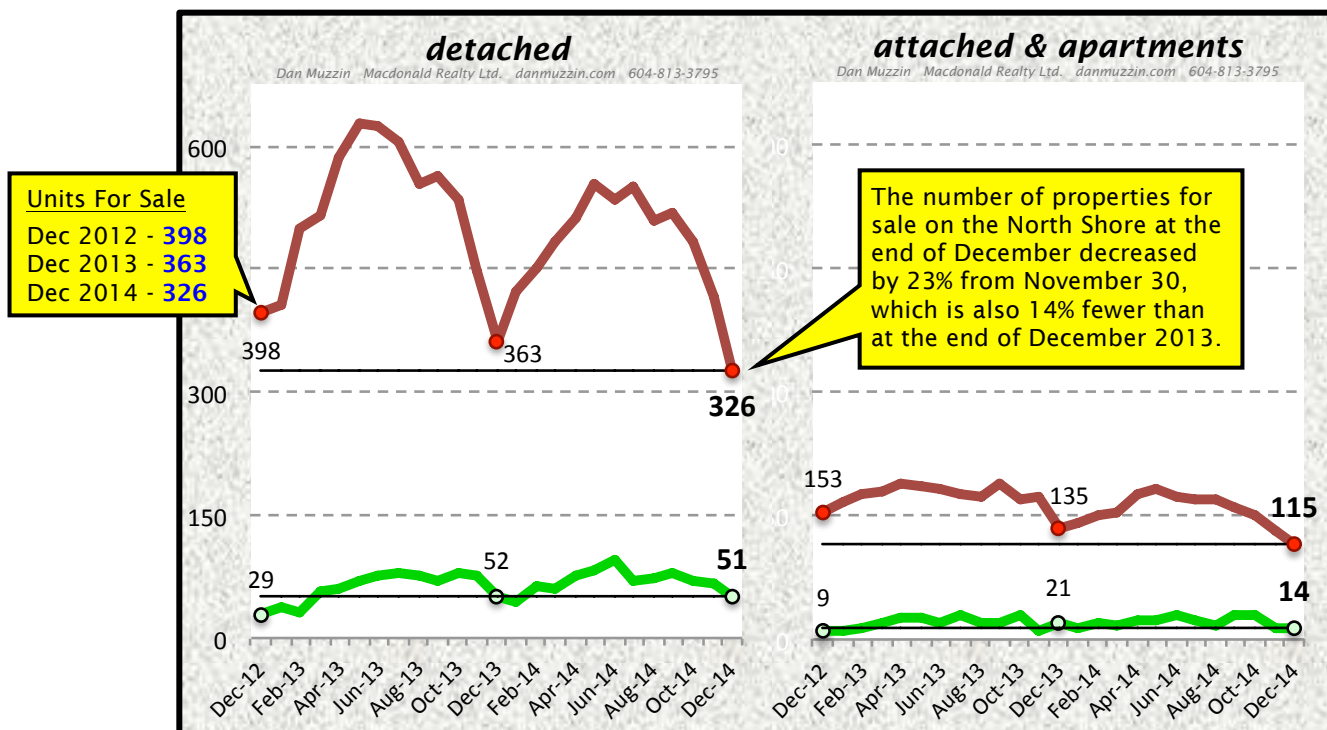


The following charts show the inventory of North Shore homes for sale on the last day of each month from Dec 2012 to Dec 2014, and the sales for each month.

## North Vancouver



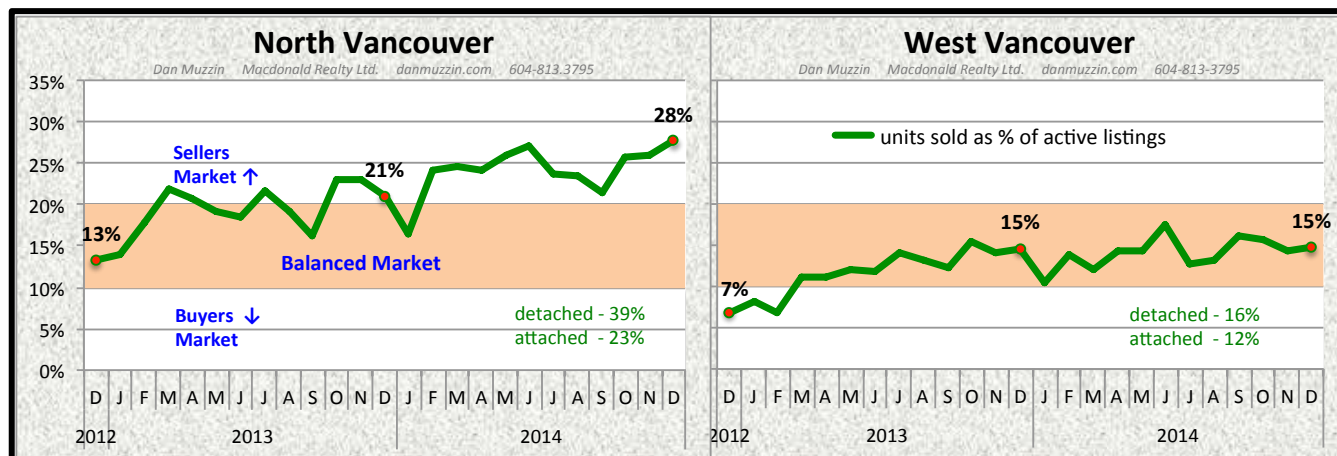
## West Vancouver



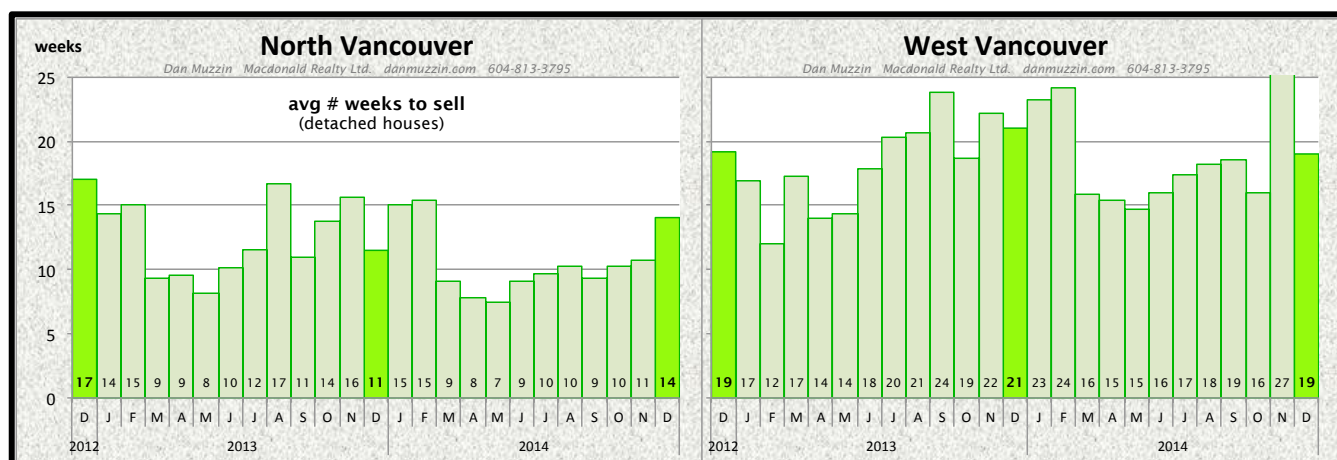


## selected sales details

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

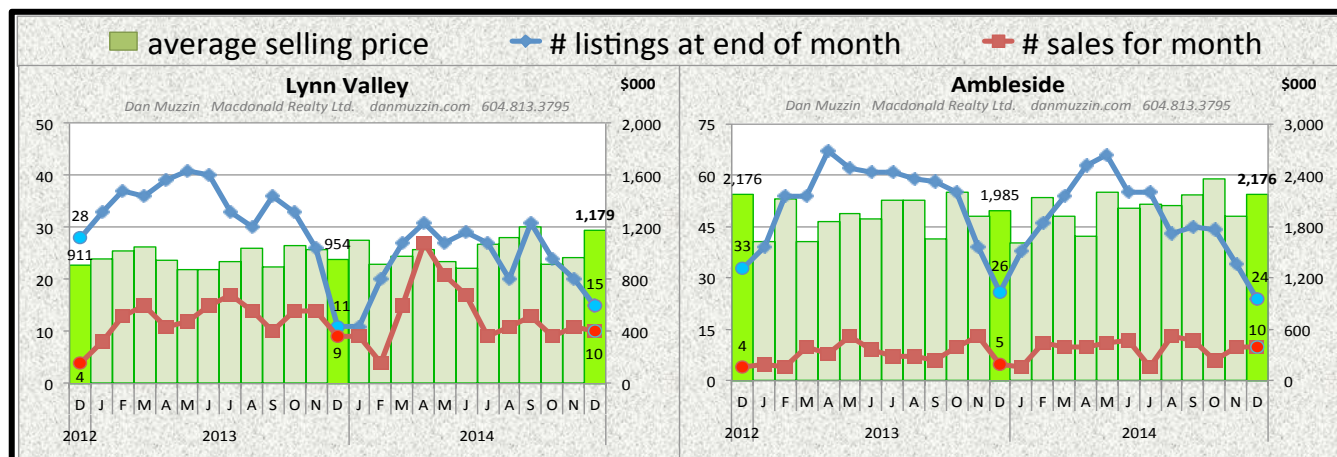


average # of weeks it took for houses to sell



house sales by neighbourhood

like to know how sales are doing in your neighbourhood? ...call Dan





## 2014 wrap-up

The tables below compare the number of North Shore detached homes that sold in 2014 with those of the previous four years, by neighbourhood.

### North Vancouver

neighbourhood	2014	2013	2012	2011	2010
Blueridge	55	43	42	56	43
Boulevard	46	48	24	52	40
Braemar	6	11	6	8	8
Calverhall	25	30	21	35	24
Canyon Heights	133	115	90	94	93
Capilano	16	20	16	20	15
Central Lonsdale	70	64	58	90	52
Deep Cove	47	38	40	30	43
Delbrook	21	13	9	19	9
Dollarton	28	23	17	26	21
Edgemont	67	55	58	67	56
Forest Hills	45	40	33	27	26
Grouse Woods	19	14	12	16	17
Hamilton	21	27	19	19	8
Hamilton Heights	1	8	4	3	1
Indian Arm	6	2	2	0	1
Indian River	15	18	19	30	25
Lower Lonsdale	14	25	17	24	19
Lynn Valley	156	152	111	160	135
Lynn timer	7	10	5	7	8
Norgate	21	19	17	17	19
Northlands	8	6	8	5	8
Pemberton Heights	40	42	20	42	14
Pemberton	34	14	13	35	16
Princess Park	30	22	15	22	13
Queensbury	18	14	12	16	20
Roche Point	15	12	11	13	14
Seymour	15	20	21	30	22
Tempe	13	8	6	13	10
Upper Delbrook	37	33	31	37	29
Upper Lonsdale	128	88	107	102	76
Westlynn	51	48	29	46	36
Westlynn Terrace	13	5	14	11	13
Windsor Park	18	11	13	13	11
Woodlands-Sunshine	4	0	1	9	2
<b>North Van Total</b>	<b>1,243</b>	<b>1,098</b>	<b>921</b>	<b>1,194</b>	<b>947</b>

### West Vancouver

neighbourhood	2014	2013	2012	2011	2010
Altamont	31	25	16	41	22
Ambleside	113	97	101	165	115
Bayridge	26	23	25	39	17
British Properties	125	126	80	177	106
Canterbury	9	8	7	10	12
Caulfeild	56	46	46	76	52
Cedardale	13	21	11	19	7
Chartwell	37	35	18	62	33
Chelsea Park	6	6	1	13	7
Cypress	12	6	12	17	12
Cypress Park Estates	20	19	14	28	21
Deer Ridge	1	0	0	1	0
Dundarave	82	70	49	108	74
Eagle Harbour	34	36	17	47	17
Eagleridge	8	6	9	15	9
Furry Creek	5	8	8	2	6
Gleneagles	18	14	12	15	11
Glenmore	21	13	16	37	18
Horseshoe Bay	12	9	12	21	11
Howe Sound	8	9	5	5	6
Lions Bay	21	21	25	23	15
Olde Caulfeild	7	3	8	8	5
Panorama Village	2	0	1	5	4
Park Royal	10	14	11	7	9
Porteau Cove	0	0	0	0	0
Queens	27	24	17	49	18
Rockridge	9	5	5	17	8
Sandy Cove	4	6	3	8	5
Sentinel Hill	34	33	16	34	24
Upper Caulfeild	13	14	10	19	11
West Bay	12	20	11	20	14
Westhill	10	13	5	16	15
Westmount	24	20	17	33	9
Whitby Estates	14	15	16	26	23
Whytecliff	8	8	8	9	6
<b>West Van Total</b>	<b>832</b>	<b>773</b>	<b>612</b>	<b>1,172</b>	<b>722</b>

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 2015 Assessment Roll details are now available at [www.bccassessment.ca](http://www.bccassessment.ca) or visit the new e-valueBC site at <http://evaluatebc.bccassessment.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.