



A Fresh Perspective

July 2014

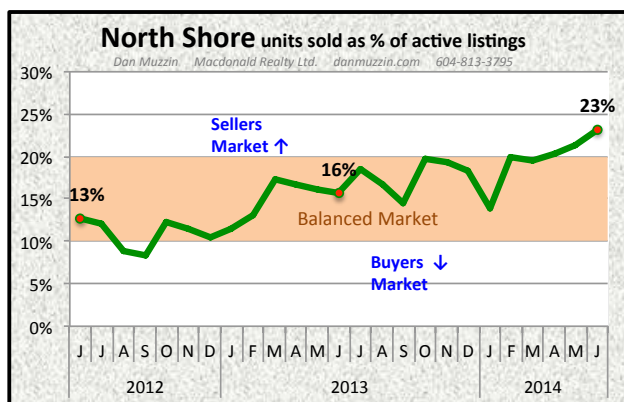
In this issue:

- market update
- selected sales details
- upcoming development
- great value – knowing where to go



market update

The Real Estate Board of Greater Vancouver (REBGV) reported total MLS® residential property sales of 3,406 units in June, a 4% increase over sales in May, and an increase of 29% compared to June 2013. At 16,011, the total number of residential property listings at June 30 was about the same as at the end of May, and was 7% fewer than at the end of June 2013. At just over 21%, the metro MLS® sales-to-active-listings ratio was up from 20% last month reaching its highest level since June 2011, and remains consistent with generally balanced market conditions in the region.



North Shore home sales in June, at 400 units, were 4% higher than in May, and 33% more than in June 2013. The sales-to-active-listings ratio on the North Shore rose to 23%, from 21% in May, reflecting fewer houses for sale and more sales of all property types for this time of year. Although balanced market conditions prevail generally, in selected neighbourhoods, strong house sales clearly favour sellers. North Shore houses that sold in June took an average of 12 weeks to sell, 2 weeks longer than

for May's sales, although less than the average of 13.5 weeks for houses that sold in June 2013. At June 30, there were 1,727 North Shore properties listed for sale (on MLS®) or 4% less than the 1,806 listings at the end of May, and 10% fewer than the 1,926 units for sale at June 30, 2013. Benchmark prices of houses rose by 12% in West Vancouver and by 7% in North Vancouver from those in June 2013.

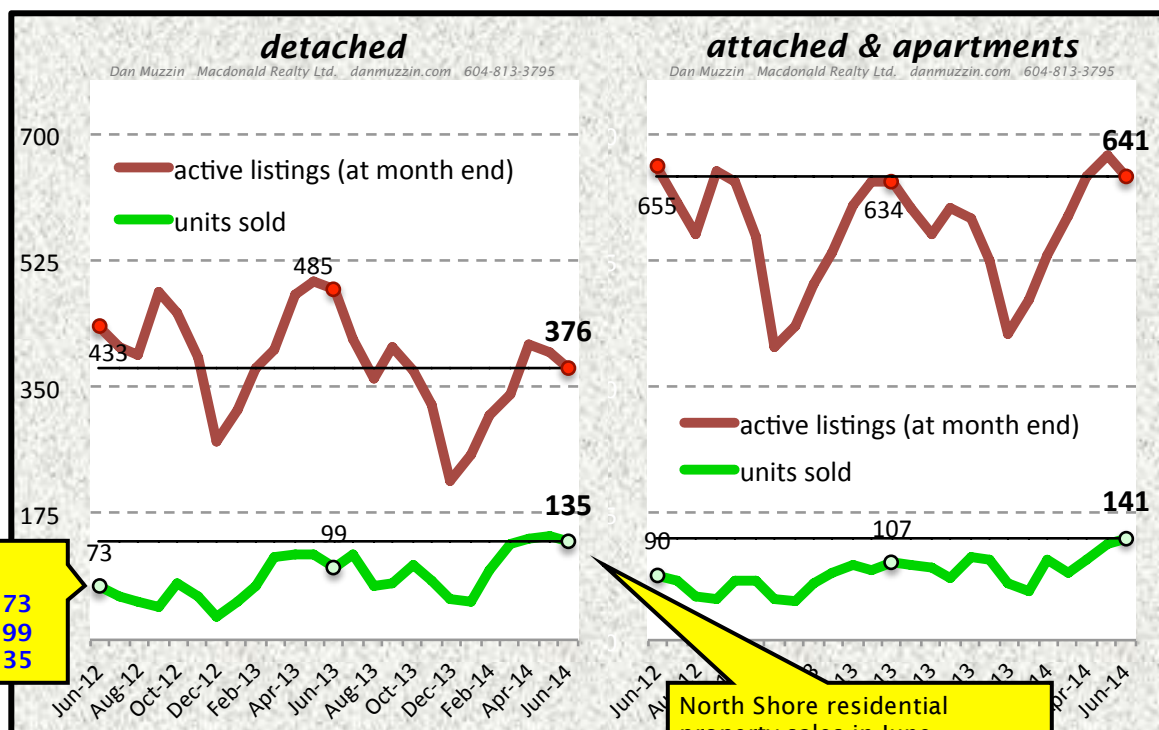
As prices and market conditions can vary dramatically by neighbourhood, feel free to call me to better understand how the market is doing where YOU live. For the entire June 2014 REBGV market report, visit www.danmuzzin.com/news.html.

what I imagine you want...
a real estate advisor who will focus on **your** needs, like me
to invest my time consulting, negotiating and organizing the details of your transaction because I know you want to be so happy
with your real estate experience that it makes you comfortable introducing me to the people you care about most, that need my help.

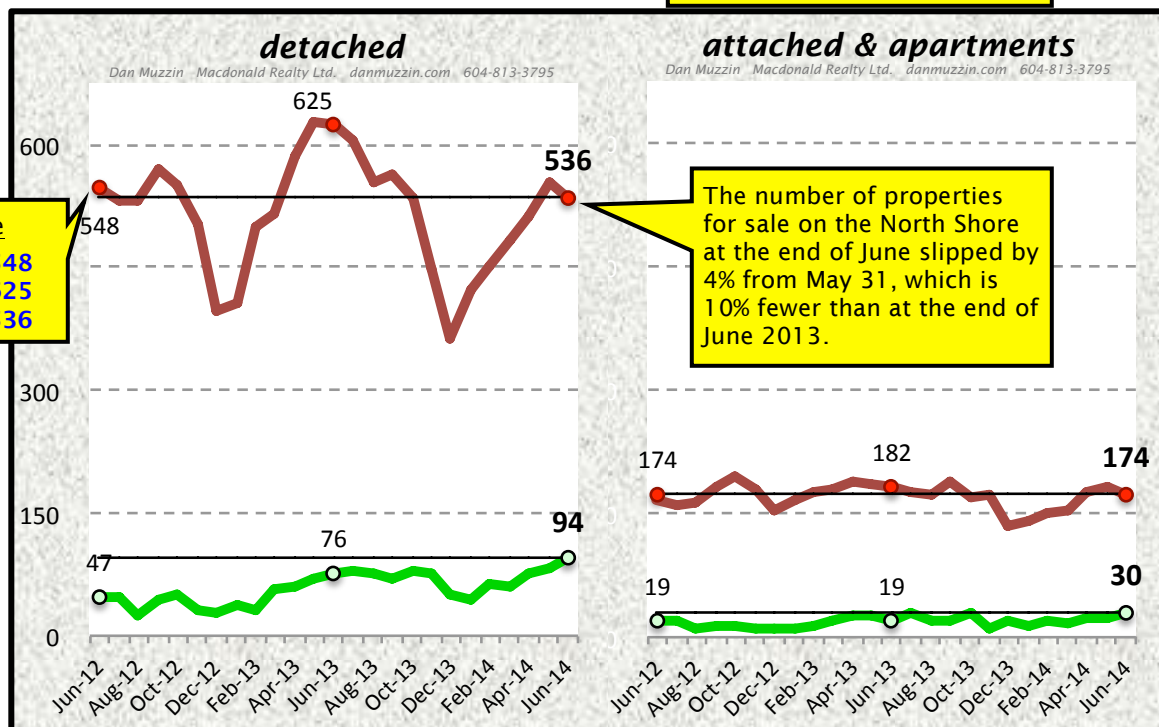


The following charts show the inventory of North Shore homes for sale on the last day of each month from June 2012 to June 2014, and the sales for each month.

North Vancouver



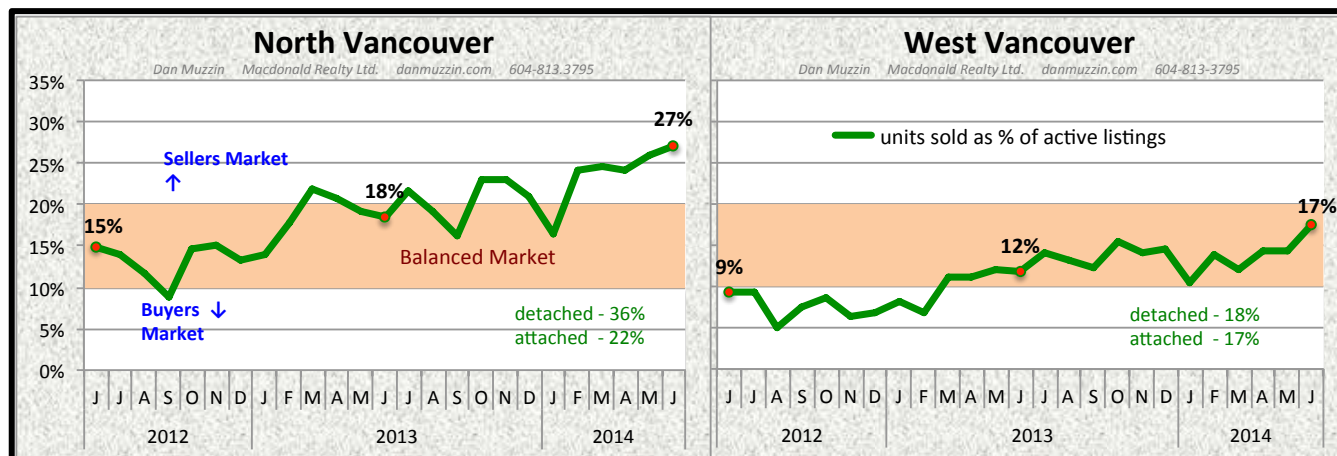
West Vancouver



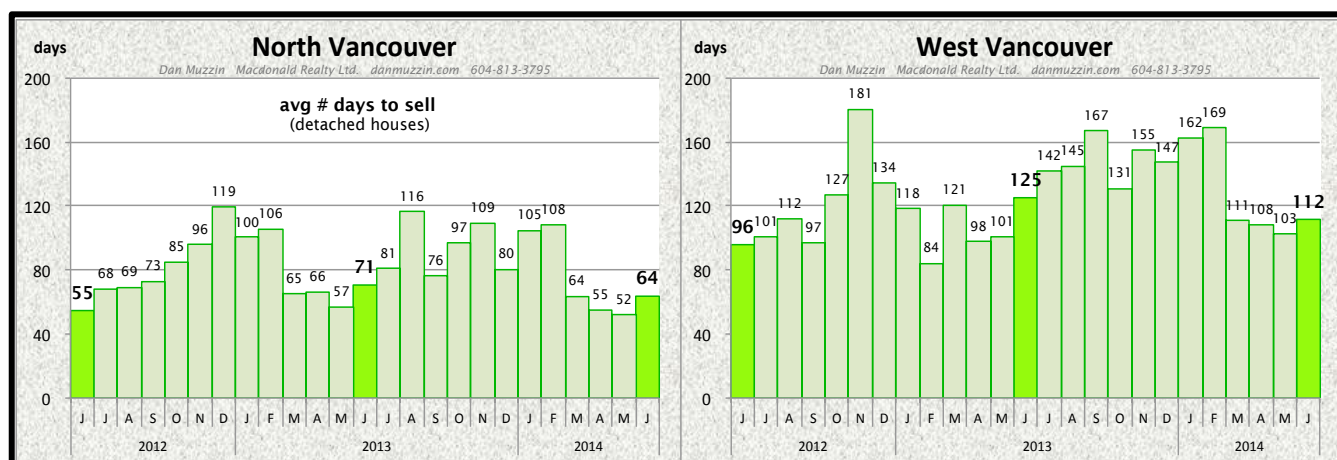


selected sales details

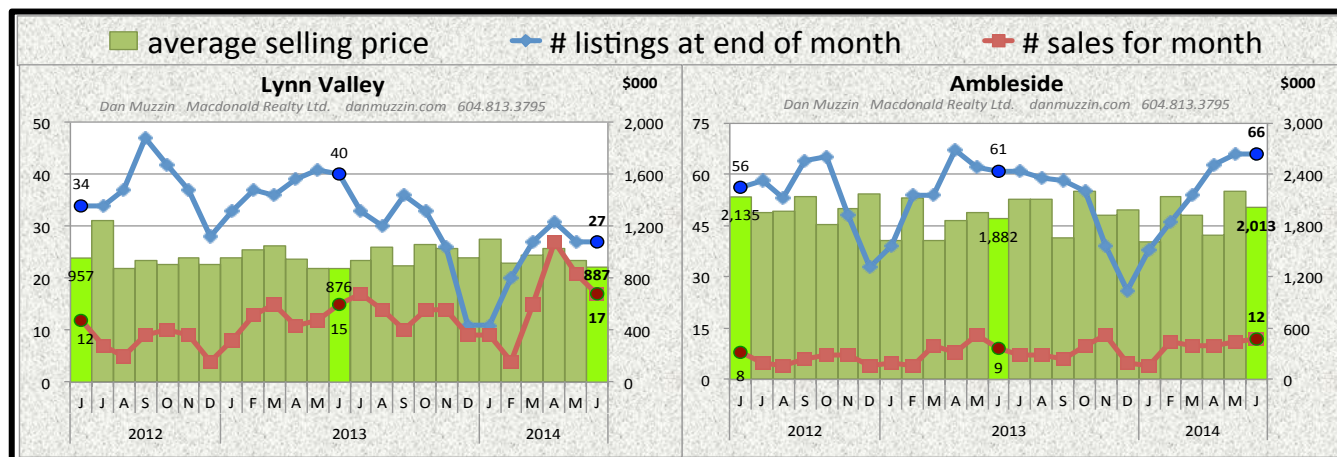
properties sold, as a % of # of properties for sale at end of the month



average # of days it took for detached houses to sell



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





upcoming development

Insight into planning, development and the long term future of three North Shore municipalities...

District of North Vancouver

- Transportation planning goal continues to be improving walkability, better cycling access and improved circulation for vehicles.
- Network of Centres
 - Growth centres (*assume average of 2 residents per unit*)
 - Lower Lynn Town Centre 3,000 housing units
 - Lynn Valley Town Centre 2,100 units
 - Lower Capilano-Marine Drive Village Centre 1,500 units
 - Maplewood Village Centre 1,500 units
 - Village centres
 - Edgemont "Refresh"
 - Deep Cove
 - Parkgate
 - Queensdale
- Coach House Program

City of North Vancouver

- CityShaping planning process is in progress
- A comprehensive zoning bylaw review, providing density zoning and reviewing development permit guidelines
- Major development projects proposed or under development
 - Central waterfront area
 - Foot of Lonsdale
 - Harbourside development
 - Low Level Road project
 - Harry Jerome Recreation complex
 - Several apartment projects

Coach House program

District of West Vancouver

- Ambleside Park waterfront area
- Major developments proposed or underway
 - 1300 Block Development
 - Park Royal North
 - Kiwanis Seniors' Housing
 - Taylor Way at Keith Rd Seniors Living Residence
 - Upper Lands Study Review
 - Rodgers Creek neighbourhoods
 - Evelyn project
 - 1583 Marine Dr
- Coach House program

great value – knowing where to go

Half the battle to keeping up with what is being planned for your community, is knowing where to go for up to date information.

District of North Vancouver – <http://identity.dnv.org>

City of North Vancouver – <http://www.cnv.org/Property-and-Development>

District of West Vancouver – <http://westvancouver.ca/home-building-property>