

February 2009

2009, what a start. Mr. Harper is still Prime Minister, Mr. Obama took over as President, interest rates fell to record levels, stock markets continued to free-fall, and the Canucks ...did too.

Good news, however, in the form of tax credits, for current and prospective homeowners was provided by the federal budget announced late in January. And having lots more winter to go means there's still time to think about that great lawn or garden we plan to have this year!

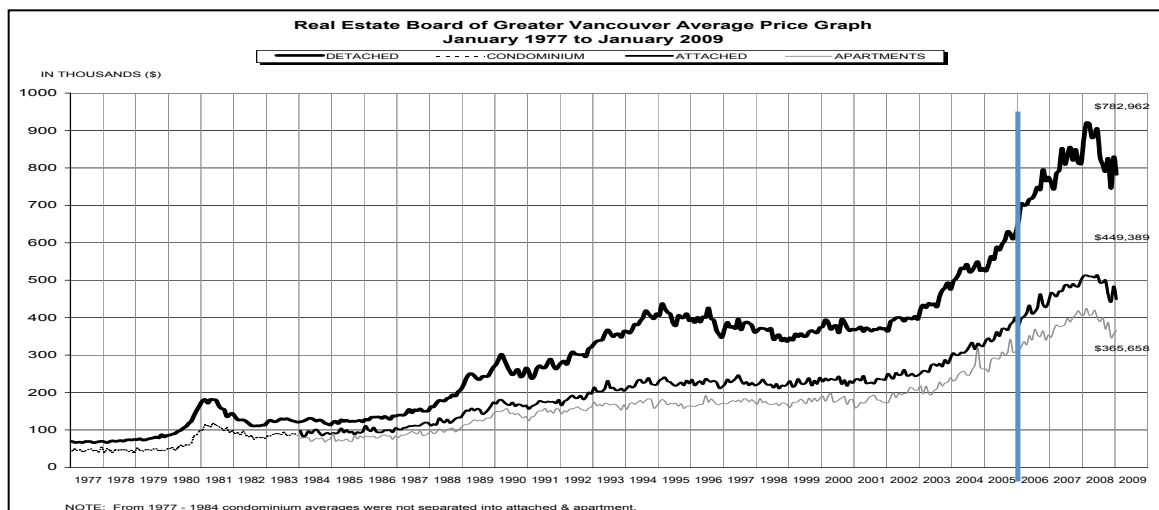
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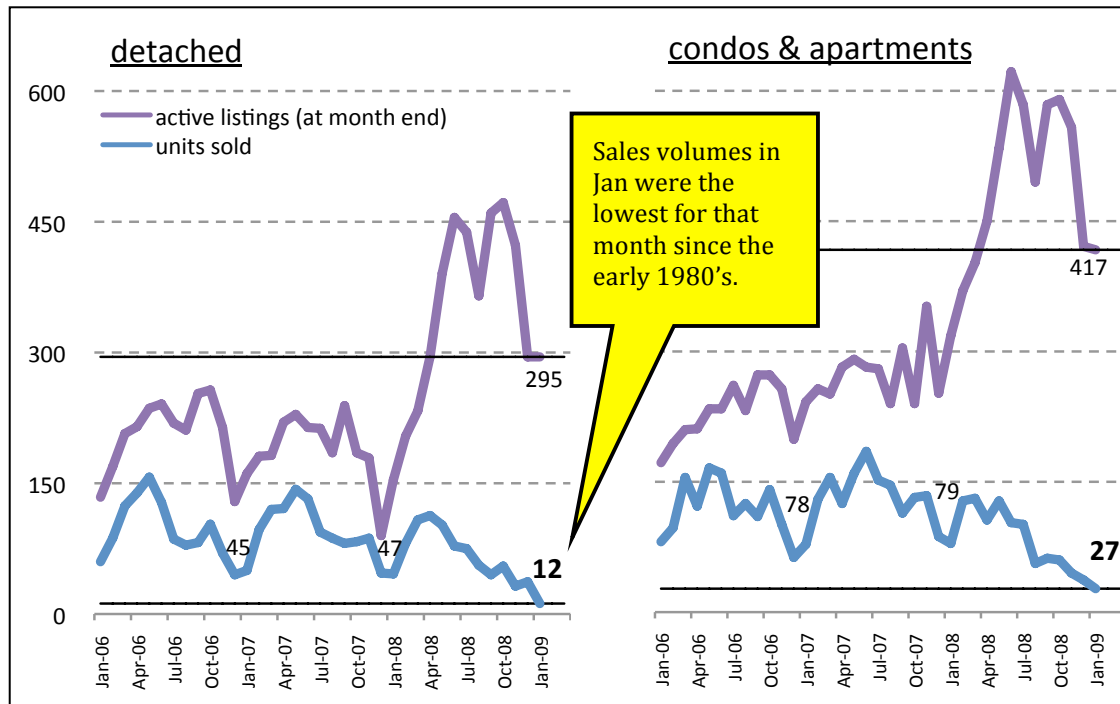
market update

Every month, the Real Estate Board of Greater Vancouver publishes the following chart of average home prices since 1977. The board's entire monthly report can be found on my website at www.danmuzzin.com/news.html, click *Market Results – January 2009*.

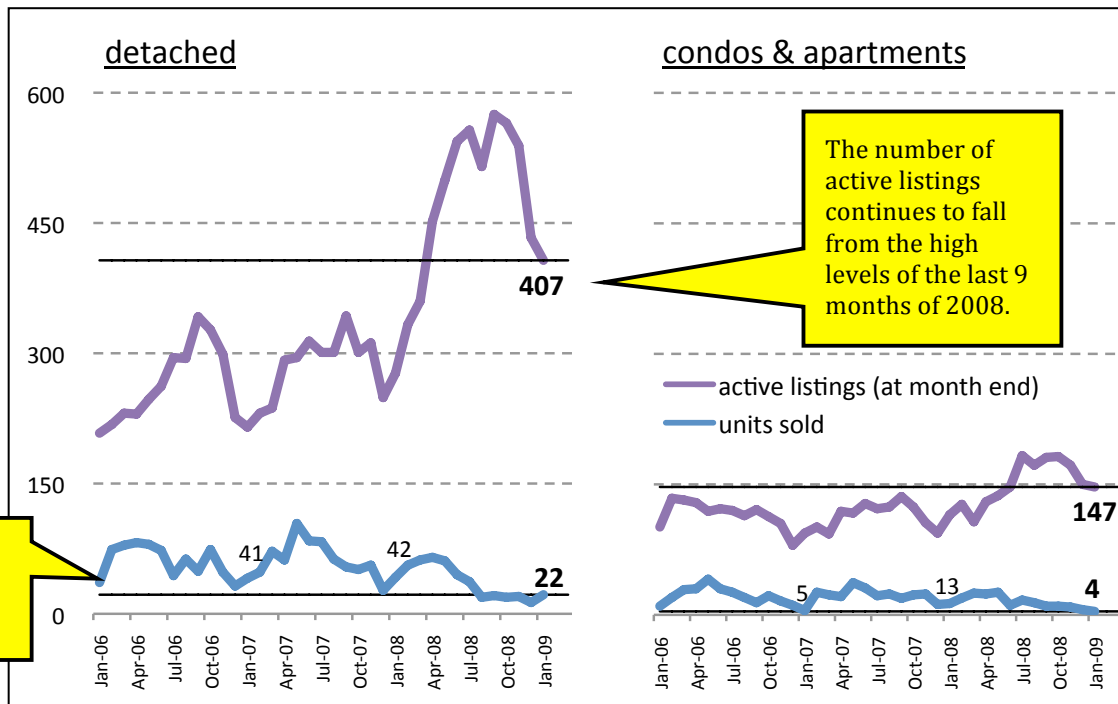


The following charts show the inventory of active listings at the end of each month from Jan 2006 to Jan 2009, and the number of properties that sold each month.

North Vancouver



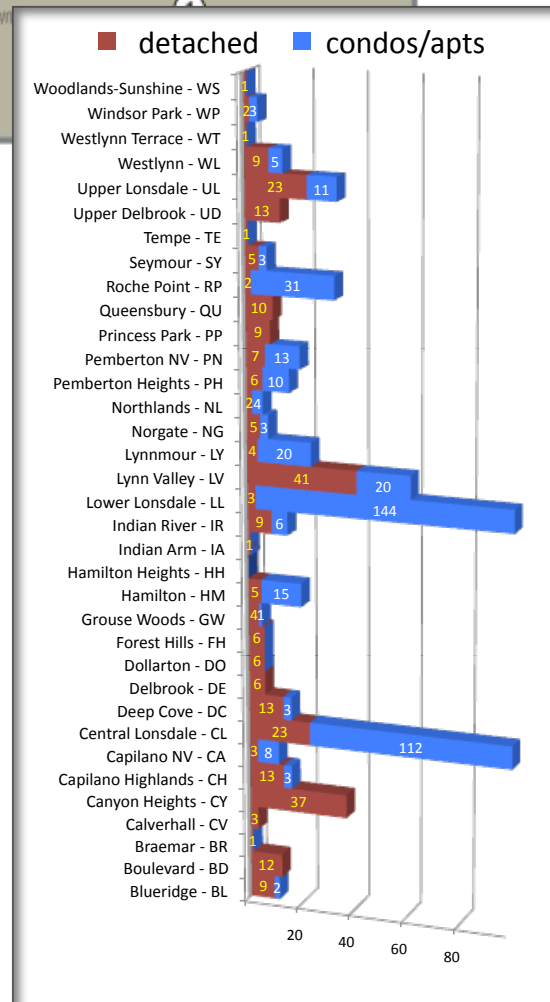
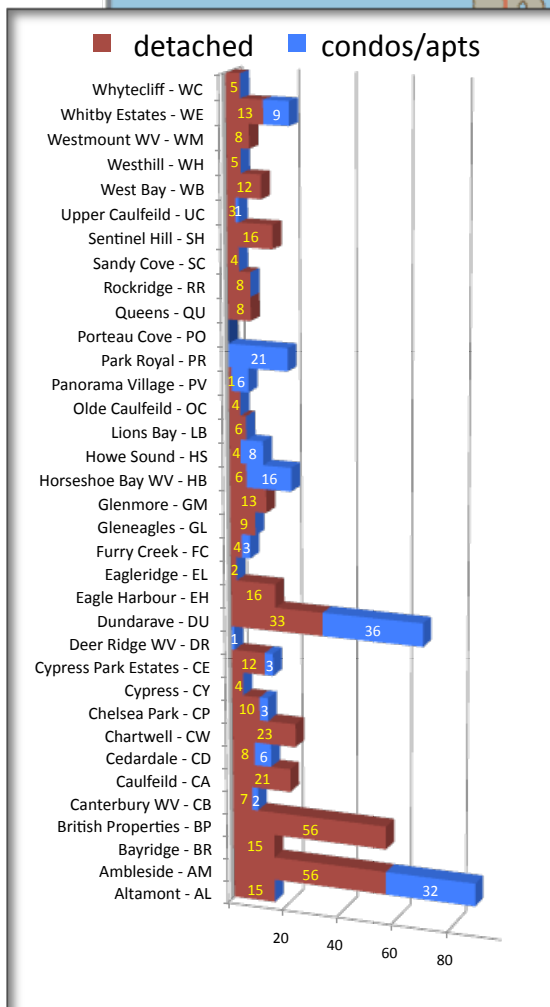
West Vancouver



listings - Jan 31/09 by neighbourhood



These tables demonstrate in which North Shore neighbourhoods the listed properties are located, and can be cross-referenced to the maps above.



federal budget

Included in the January 27 federal budget were announcements pertaining to first-time homebuyers, and to homeowners who renovate in the next 12 months.

Since 1992, the **Home Buyers' Plan** allowed first-time homebuyers to withdraw amounts from their RRSPs to purchase or build a home without paying tax on the withdrawal. The recent budget increases the allowable maximum withdrawal to \$25,000 from \$20,000. Qualifying individuals who are joint purchasers can each withdraw the maximum amount. Also announced was a new **First-Time Home Buyers' Tax Credit** of up to \$750 in federal tax relief to help with the purchase of a first home.

A new **Home Renovation Tax Credit** can be claimed by homeowners, but only on 2009 tax returns. Eligible home improvement expenditures must have an enduring benefit, and be made after January 27, 2009 and before February 1, 2010 under agreements entered into after January 27, 2009. The available tax credit will be equal to 15% of eligible expenditures exceeding \$1,000, up to a maximum credit of \$1,350. Examples of eligible expenditures include renovating a kitchen or bathroom, replacing a furnace, installing new carpet or hardwood flooring, building a retaining wall, fence or deck, landscaping, or resurfacing a driveway. General repairs or maintenance, or purchasing furniture and appliances are not eligible.

great value

For those interested in gardening, or wonder "how to?" in the yard, consider visiting the GardenSmart website www.gardensmart.ca.



GardenSmart is an initiative of North Vancouver District, North Vancouver City, and West Vancouver District, and is administered by the North Shore Recycling Program. It's goal is to provide safe and effective gardening tips and information.

Some of the practical suggestions to be found include caring for lawns, plants & veggies, dealing with weeds and pests and all you ever wanted to know about composting!

The site also provides information on upcoming workshops, a variety of garden events, and links to many other related websites.

In addition, a "GardenSmart Event Update" email is sent periodically that notifies readers of the what-where-when-and-how of forthcoming presentations, slide shows and other interesting or useful bits. For example, "Jeanie's Journey: the Saga of a Black Bear" will be shown Thur, Feb 12, at NVD Hall, 355 W Queens Rd, 7:00-8:00pm; call 604.317.4911 if interested ...it's free. And, did you know you can drop off unwanted mattresses for reuse or recycling? For more visit www.mattressrecycling.ca or phone 604.984.9273.

To receive the GardenSmart emails, contact info@gardensmart.ca.