

The Greenview Report

Jane Smith's Real Estate Newsletter

November 2018



VANCOUVER RESALE MARKET CONTINUES TO LAG

Resale Home Sales

Aug 2018
1,929 **-36.6%** year
year

Aug 2017
3,043

Composite Benchmark Price

\$1,083,400

Sales-to-Listings Ratio

Detached **9.2%** Condo Apt **26.6%**
BUYER'S MARKET BALANCED SELLER'S MARKET
Overall Market **16.3%** Townhome **19.4%**

Total Inventory

Aug 2018 **11,284** Aug 2017 **8,807** **+34.3%**
year
year

MARKET HIGHLIGHTS

- August sales of 1,929 units were down by 36.6% versus last year; also 25.2% below the 10-year August average
- That said, detached homes recorded a MLS Home Price decline of 3.1% versus last year (\$1,561,000)
- Despite soft volume, MLS Home Price Index composite price for all properties is still up by 4.1% versus last year (\$1,083,400)
- With a sales-to-active listings ratio of 9.2% in August, detached homes slipped further into "buyer's market" territory

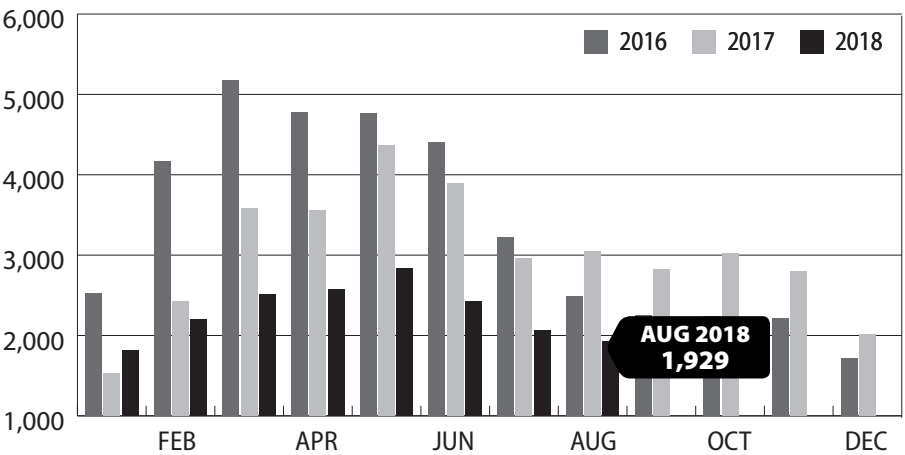
Greenview Local Market Watch



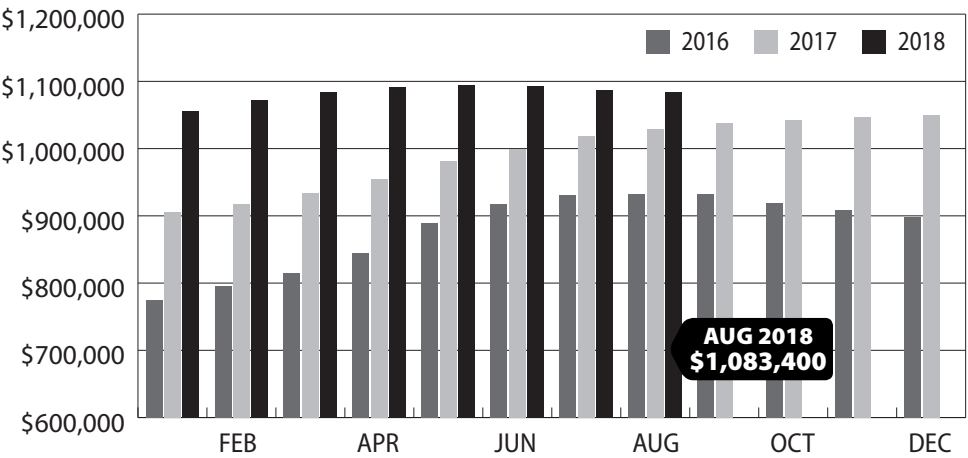
Latest 6 Month Recap of Solds – Apr 1, 2018 - Sep 30, 2018

	# sold	avg price	high price	days on market
1.5 to 3 storey detached				
3 bedroom	9	1,602,556	1,935,000	25
4 bedroom	19	2,338,579	3,908,000	23
5 bedroom	3	2,316,167	2,998,000	3
bungalow				
2 bedroom	3	1,053,333	1,140,000	33
semi-detached				
3 bedroom	1	860,000	860,000	9
Total	35			23

Metro Vancouver MLS® Resale Home Sales



Metro Vancouver MLS® Home Price Index



For more detailed Greenview statistics: www.Greenview.info

Message from Jane Smith...

Pressure building on Trudeau to rescind mortgage stress test

The Ontario Real Estate Association is the latest to call for the rescinding of the stress test amid NAFTA talks that could spell more challenging economic times for Canadians. "We certainly support government programs that encourage responsible and sustainable borrowing, but this pile-on of all kinds of new rules, regulations and taxes harms aspiring homeowners and sets back the potential of our economy," said OREA's CEO Tim Hudak. Hudak said that on top of rising interest rates, the stress test only adds another obstacle to Canadians who want to own their first home or upgrade to a bigger place, especially for millennials, new Canadians and entrepreneurs. The group's sentiment mirrors those of Tim Kmiec, Conservative MP for Calgary Shepard, who said that about 100,000 Canadians will likely fail the stress test and gravitate towards unregulated lenders.



Your **Greenview**
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COMPANY
— TAGLINE HERE —

FOR SALE



Stunning Offering!

12 McNabb Avenue – Open-concept 2 bedroom, 2 bathroom home with masterfully designed kitchen. Includes stainless-steel appliances, hardwood flooring and newly-renovated bathroom. Short walk to transit and shopping! **Asking \$849,000.**

FOR SALE



2 Bedroom, 3 Bathroom + Den

38 Abbey Crescent – Stunning 2 bedroom, 3 bathroom + den townhouse with 4-piece ensuite. Minutes to subway, malls and E.V. Edwards Public School. Contact me today for a tour! **Asking \$721,000.**

FOR SALE



2,350 Sq. Ft. Beauty!

57 Lorrel East – Bright and spacious 2 bedroom, 2 bathroom 2,350 sq. ft. home in the middle of illustrious Haroldsberg. Includes hardwood flooring and has an expansive recreation room in the basement. Includes 2-car garage. **Asking \$930,000.**

FOR SALE



Right Beside The Drei River!

416 Neilsen Road – Fabulous 3 bedroom, 4 bathroom townhouse. Master bedroom features walk-in closet and 4-piece ensuite. Newly renovated kitchen means the kids won't go hungry! Backyard overlooks the beautiful Drei River. **Call me today for details!**

FOR SALE



In-Ground Pool? Yes Please!

647 Thornwood Boulevard – A rare offering in this prestigious neighbourhood. This 4 bedroom, 5 bathroom 2,800 sq. ft. home features an in-ground pool, marble columns and 3-car garage. Secluded property, backs onto a 3 acre lot. **Asking \$2,700,000.**

SOLD



Sold For 104% Of List Price

905 Line Six North – This 2 bedroom, 2 bathroom home is a dreamers paradise - features beautifully furnished sun room on top level. Sold for 104% of list price in 4 days! **Contact me today for a free no-obligation evaluation!**

FOR SALE



Newly Renovated!

1942 Yorkshire Lane – Newly renovated from the ground up. 3 bedroom, 3 bathroom + den home in a quiet hamlet. Features updated kitchen with stainless-steel appliances, guest bedroom and separate basement entrance for rental opportunities. **Asking \$789,000.**

FOR SALE



Sold For 117% Of List Price!

2003 MacKenzie St. West – This property was just sold for 117% of the list price! Bright and sunny 4 bedroom, 3 bathroom home. Features a beautiful foyer with hardwood furnishings. Short walk to transit and amenities!

FOR SALE



Call Today For Details!

7112 Pottery Street – Fantastic opportunity for investors! This 2 bedroom, 2 bathroom home features updated hardwood flooring, a new roof (2014) and professionally finished rooms. This home only gets better with age! **Asking \$640,000.**

www.Greenview.info for the rest of your newsletter...

Jane Smith

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