

THE BURNABY HEIGHTS REPORT

HANNAH & RACHEL'S REAL ESTATE NEWSLETTER

DECEMBER 2018



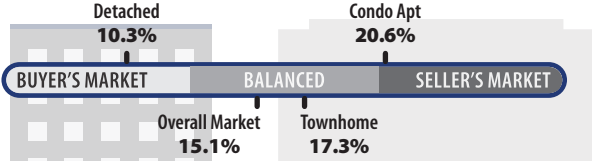
VANCOUVER HOME LISTINGS REACH 4-YEAR HIGH AS SALES REMAIN BELOW NORMAL LEVELS

Resale Home Sales

Oct 2018
1,966 **-34.9%** year year

Oct 2017
3,022

Sales-to-Active Listings Ratio



Total Inventory

Oct 2018
12,984 | **9,137** year year **+42.1%**

MARKET HIGHLIGHTS

- October sales of 1,966 units were down by 34.9% versus last year; also 26.8% below the 10-year October average
- Total inventory of 12,984 units was up by 42.1% versus last year, and was the highest for the month over the past 4 years
- Sales-to-active listings ratio for detached homes (10.3%)

remains in buyer's market territory, although improved from last month's 7.8% level

- MLS Home Price Index for detached homes was down by 5.1%, although the index for all properties showed a 1.0% increase

BURNABY HEIGHTS Local Market Watch

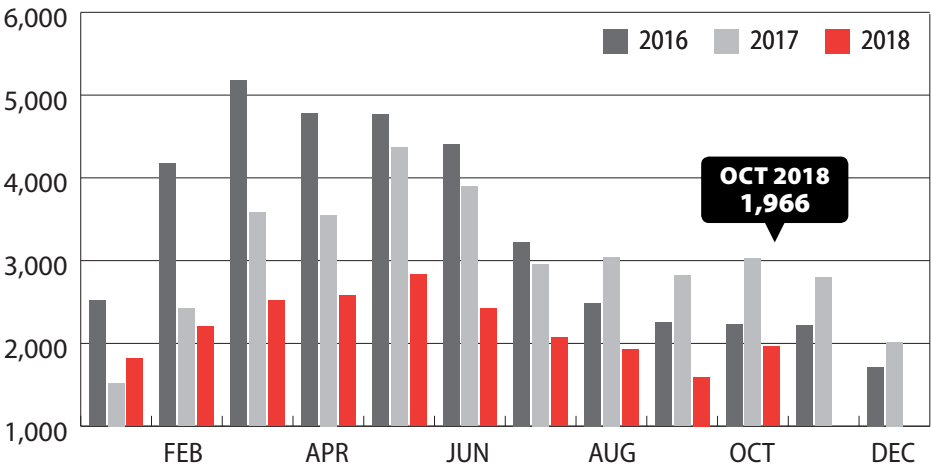


Latest 6 Month Recap of Solds — May 1, 2018 - Oct 31, 2018

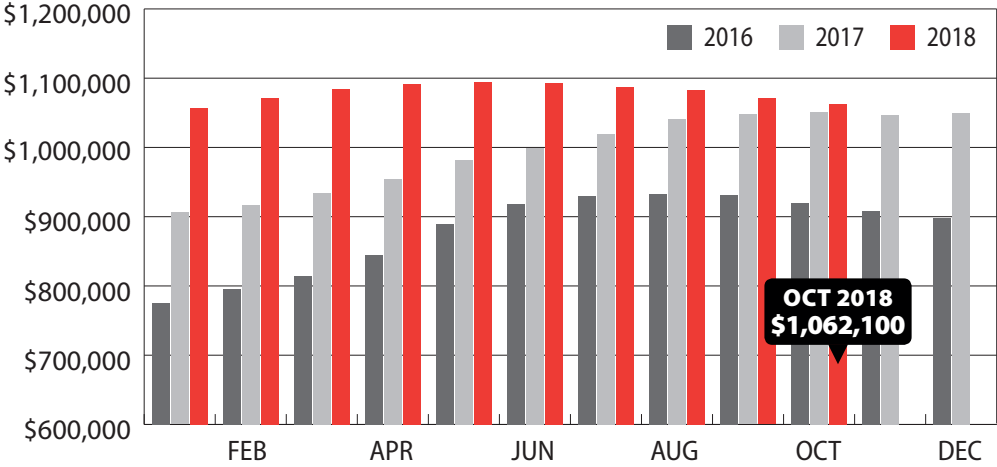
	# sold	avg price	high price	days on market
1 storey detached				
2 bedroom	1	1,210,000	1,210,000	30
2 storey detached				
2 bedroom	1	1,462,000	1,462,000	7
3 bedroom	6	1,546,333	1,655,000	15
4 bedroom	4	1,549,000	1,878,000	10
5 bedroom	6	2,199,167	3,085,000	33
6 bedroom	3	1,946,633	2,025,000	41
rancher/bungalow				
3 bedroom	3	1,558,333	1,650,000	25
townhouses				
2 bedroom	4	760,000	900,000	16
3 bedroom	2	915,000	1,035,000	21
Total	30			22

LIVING & WORKING IN NORTH BURNABY

Metro Vancouver MLS® Resale Home Sales



Metro Vancouver MLS® Home Price Index



For more detailed **BURNABY HEIGHTS** statistics: www.BurnabyHeights.info

Message from Hannah & Rachel...

Duplexes now allowed in Vancouver's single-family neighbourhoods

In September, the City of Vancouver made amendments to a bylaw to allow duplexes to be built in 99 percent of low-density, single-family neighbourhoods. City council voted seven to four in favour of this rezoning decision in an effort to create more housing supply. This means that it is now legal to build as many as four housing units on a single-family lot where each duplex unit can have its own secondary suite, such as a rental unit. Prior to the amendment, a single-family lot could only contain up to three housing units: a primary residence, a secondary suite and a laneway house. Gill Kelley, Vancouver's general manager of planning, urban design and sustainability, says these changes are just the start. "We need to allow for more housing types and improve affordability if we're going to meet the needs of people who live and work in Vancouver," says Kelley.



RACHEL JONES
D: 604.123.4567



HANNAH JOHNSON
D: 604.123.4568

FEATURED PROPERTIES

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! **\$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. **\$930,000**

What To Do About A Neighbour's Unsightly Property

You spend a lot of time and effort maintaining your home, so it's frustrating when your neighbour doesn't even bother to mow the lawn or fix that broken window. Not only is it an eyesore, the unkempt property could potentially bring down your home's curb appeal and, therefore, its value. Here are some ways to resolve this tricky situation.

Ask if they need help

There may be a good reason why your neighbour hasn't kept up their home's appearance. He or she may be suffering from an injury that prevents him or her from performing any strenuous activity, or he or she may not be able to afford to hire someone to fix the problem. Be a kind neighbour and ask if you can help out in any way. Your neighbour may just be grateful for the extra hand.

Talk to them in person

Sometimes the best way to resolve a problem is to talk to your neighbour in person, even if it's an uncomfortable and sensitive subject. There's no easy way to tell your neighbour that their home is an eyesore, so soften the news by offering a small gift such as a bottle of wine or a box of chocolates.

Contact your HOA

If you're part of a homeowners' association, notify them of your concerns. Their job is to represent the interests of property owners and enhance their residents' quality of life, so if you have a legitimate complaint about a neighbour, the association may be able to speak to your neighbour to resolve the issue.

Contact your local government

If the problem is so bad that your neighbour has completely ignored repeated requests, you may be able to get the city to resolve the problem for you. Some municipalities enforce local codes requiring homeowners to keep their property in tip-top shape, such as not letting the grass exceed a certain number of inches. The city would send the neighbour a written notice and if the owner fails to comply, the city may step in to fix the problem and send the owner a bill.

Put up a barrier

If you'd rather separate your home entirely from your neighbour, consider installing a fence or planting tall trees so you don't have to see the offending property. Plus, the increased sense of privacy might be very appealing to would-be buyers.

Visit www.BurnabyHeights.info for the rest of your newsletter...

HANNAH JOHNSON

Broker

hannah@samplerealty.com

D: 604.123.4568

RACHEL JONES

Sales Representative

rachel@samplerealty.com

D: 604.123.4567



COMPANY
— TAGLINE HERE —

Company Realty inc.
642A The Queensway
Toronto, ON M8Y 1K5