

— NOVEMBER 2018 —

THE CHINESIDE REPORT

CARMELO WILLIAMS' REAL ESTATE NEWSLETTER



CHINESIDE Market Watch

For detailed Chineside statistics:
www.Chineside.info

Latest 12 Month Recap of Solds — Oct 1, 2017 - Sep 30, 2018

	# sold	avg price	high price	days on market
2 storey detached				
3 bedroom	3	1,160,000	1,280,000	17
4 bedroom	7	1,234,686	1,428,800	10
5+ bedroom	6	1,259,167	1,350,000	24
3 storey detached				
5+ bedroom	-	-	-	-
multi level				
3 bedroom	1	1,099,000	1,099,000	6
5+ bedroom	1	1,189,000	1,189,000	6
rancher/bungalow				
4 bedroom	3	1,289,667	1,350,000	16
5+ bedroom	-	-	-	-
Total	21			15

YOUR CHINESIDE REALTOR®

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COMPANY
— TAGLINE HERE —

VANCOUVER RESALE MARKET SOFTNESS CONTINUES

Resale Transactions

Sep 2018

1,595

-43.5% year
year

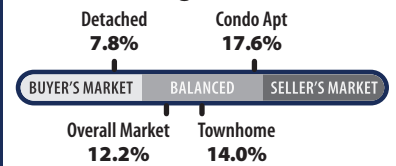
Sep 2017

2,821

MARKET HIGHLIGHTS

- September sales of 1,595 units were down by 43.5% versus last year; also 36.1% below the 10-year September average
- Despite weak volume, MLS® Home Price Index composite price for all properties is still up by 2.2% versus last year (\$1,070,600)
- That said, detached homes recorded a MLS® Home Price decline of 4.5% versus last year (\$1,540,900)
- Sluggish sales were accompanied by a further growth in supply; total listings of 13,084 units are up 38.2% versus last year

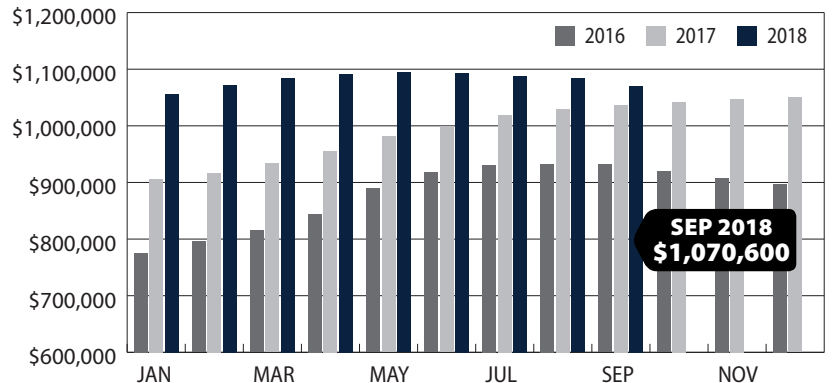
Sales-to-Listings Ratio



Total Inventory



Metro Vancouver MLS® Home Price Index



Message from Carmelo Williams...

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 Kmieciak, Conservative MP for Calgary Shepard, who said that about 100,000 Canadians will likely fail the stress test and gravitate towards unregulated lenders.

Visit www.Chineside.info for more on today's market

FOR SALE



STUNNING OFFERING!

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!

FOR SALE



2,350 SQ. FT. BEAUTY!

Bright and spacious 2 bedroom, 2 bathroom 2,350 sq. ft. home. Includes hardwood flooring and has an expansive recreation room in the basement. Includes 2-car garage.

FOR SALE



CALL TODAY FOR DETAILS!

Fantastic opportunity for investors! This 2 bedroom, 2 bathroom home features updated hardwood flooring, a new roof (2017) and professionally finished rooms. This home only gets better with age!

5 SIGNS YOUR HOME IS POORLY INSULATED

Without proper insulation, hot and cold air will seep through the walls and make your heating and cooling system work twice as hard. It can also make it frustrating and uncomfortable for the people living in it. Proper insulation is crucial to keeping your home in good shape—and your bills low. Not sure if your home is well insulated? Here are five ways you can tell.

YOU AVOID SITTING NEAR YOUR WINDOWS

When the weather starts to get cold, stand by your windows and doorways and see if you can feel a cold draft. If you can, then your home is definitely in need of better insulation. Adding insulation will ensure your home stays warm throughout the winter and you'll save money on the next energy bill.

YOU ARE WEARING SOCKS ALL THE TIME

Do the floors feel cold on your feet even though you've raised the temperature? It could be a sign that there is not enough insulation in your home. You can also test this by touching the walls and ceilings to see if they're warm and dry. If they're cool and slightly damp, it's time to install more insulation.

YOU AVOID CERTAIN ROOMS

If it's warm and cozy in the living room but freezing in the bathroom, then the temperatures throughout your home are not distributed evenly and could mean your home has not been properly insulated.

BUGS HAVE INVADED YOUR HOME

When it's cold outside, insects and mice will do

anything they can to seek shelter inside a warm space. If there are tiny holes and crevices around your doorways and windows, you bet they'll invite themselves in! If there are more critters in your home than usual, it could mean there are openings in your home's structure that are also allowing cold air in and warm air out.

YOUR HOME HAS GIANT ICICLES

Those large chunks of ice that have formed at the edge of your roof may look pretty, but they're one of the telltale signs of poor insulation. These are known as ice dams and they occur when the heat from your home melts the bottom layer of snow on the roof, causing it to trickle down and freeze.

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