

THE GREENVIEW TOWNHOMES REPORT



John Smith's Real Estate Newsletter

October 2018

GREENVIEW TOWNHOMES Market Watch

For detailed Greenview Townhomes statistics:
www.GreenviewTownhomes.info

Latest 12 Month Recap of Solds – Sep 1, 2017 - Aug 31, 2018

	# sold	avg price	high price	days on market
--	--------	-----------	------------	----------------

Greenview Townhomes

less than 700 sq. ft.

1 bed, 1 bath	14	436,557	500,000	10
1 bed, 2 bath	2	463,500	485,000	8
2 bed, 1 bath	1	532,000	532,000	2

700-1000 sq. ft.

1 bed, 2 bath	2	450,000	460,000	15
2 bed, 1 bath	3	523,143	531,000	12
2 bed, 2 bath	1	518,000	518,000	25

Total	23			11
--------------	-----------	--	--	-----------

VANCOUVER RESALE MARKET CONTINUES TO LAG

Resale Transactions

Aug 2018

1,929

-36.6% year
year

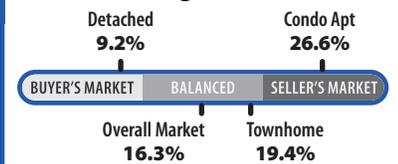
Aug 2017

3,043

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

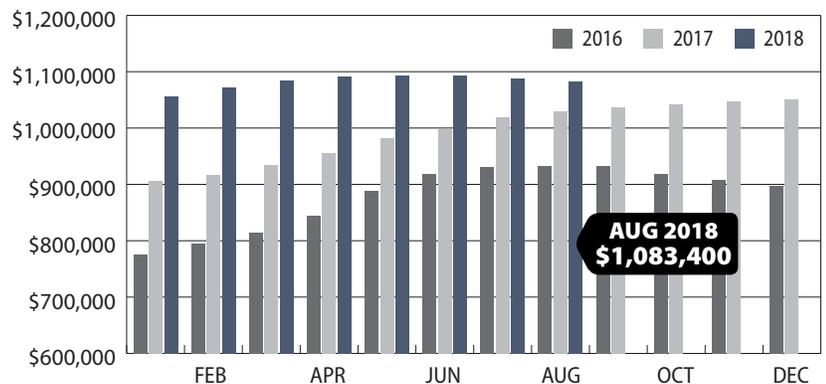
Sales-to-Listings Ratio



Total Inventory



Metro Vancouver MLS® Home Price Index



YOUR GREENVIEW TOWNHOMES REALTOR®!

John Smith

Sales Representative

D: 604.123.4567

O: 604.236.0543

John@Johnsmithrealty.ca
www.Johnsmithrealty.ca



A Message from John Smith...

Airbnb rule breakers could be fined \$1,000 a day

Condo owners could soon be slapped with fines of up to \$1,000 a day if they break their strata's rules and rent out their unit through short-term rental sites like Airbnb. Currently, stratas are allowed to ban short-term rentals but can only penalize owners up to \$200 per week if they're caught renting out their units for short-term stays. The province says the increased daily fine should discourage owners from breaking the rules and improve the province's long-term rental vacancy rate, which is currently very low. "With \$200 dollars a week, it wasn't a disincentive. But at \$1,000 it will make a significant difference in terms of eating into whatever profits people are making," said B.C. Housing Minister Selina Robison. The new fines are expected to come into effect on November 30th.

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

FOR SALE



2 Bedroom, 3 Bathroom + Den

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

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



Call Today for Details!

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

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 INVADDED 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.

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

PRICELESS QUOTES

"In any war movie, never share a foxhole with a character who carries a photo of his sweetheart." – *Del Close*

"Oh, to be only half as wonderful as my child thought I was when he was small, and only half as stupid as my teenager now thinks I am." – *Rebecca Richards*

"Mountain climbers say they climb mountains 'because they are there.' Somebody ought to let them know that that's the same reason most of us go around them." – *Anonymous*

"No, I'm breaking it in for a friend." – *Groucho Marx, when asked if Groucho was his real name*



JOHN SMITH

Sales Representative

D: 604.123.4567

O: 604.236.0543

John@Johnsmithrealty.ca

www.Johnsmithrealty.ca



COMPANY INC., BROKERAGE
642A THE QUEENSWAY, TORONTO, ON M8Y 1K5