

June 2014

...giving you the market advantage

## Real Estate Tracker



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# Home buyer demand increases across Greater Vancouver...

An increase in home buyer demand put Greater Vancouver in the upper reaches of a balanced real estate market in May.

The Real Estate Board of Greater Vancouver (REBGV) reports that residential property sales in Greater Vancouver reached 3,286 on the Multiple Listing Service® (MLS®) in May 2014. This represents a 14 per cent increase compared to the 2,882 sales recorded in May 2013, and a 7.7 per cent increase compared to the 3,050 sales in April 2014.

Last month's sales were 6.5 per cent below the 10-year sales average for May of 3,514. The sales-to-active-listings ratio currently sits at 20.4 per cent in Greater Vancouver, which is the first time that this measure has been above 20 per cent since June 2011.

"Our MLS® statistics tell us that there's more home buyer demand today than at any point over the last three years," Ray Harris, REBGV president said. "With sales surpassing the 3,000 mark in May and our sales-to-active-listing ratio exceeding 20 per cent, this is the most active marketplace we've seen since the spring of 2011,"

New listings for detached, attached and apartment properties in Greater Vancouver totalled 5,936 in May. This represents a 5 per cent increase compared to the 5,656 new listings in May 2013 and a 0.2 per cent decline from the 5,950 new listings in April. Last month's new listing count was 2 per cent below the region's 10-year new listing average for the month.

The total number of properties currently listed for sale on the MLS® system in Greater Vancouver is 16,072, a 6.7 per cent decline compared to May 2013 and a 3.6 per cent increase compared to April 2014.

The MLS® Home Price Index composite benchmark price for all residential properties in Metro Vancouver is currently \$624,000. This represents a 4.3 per cent increase compared to May 2013.

"Home prices have experienced consistent yet modest increases in our region since the beginning of 2013," Harris said.

Sales of detached properties in May 2014 reached 1,453, an increase of 19.9 per cent from the 1,212 detached sales recorded in May 2013, and a 23.1 per cent increase from the 1,180 units sold in May 2012. The benchmark price for detached properties increased 5.4 per cent from May 2013 to \$966,500.

Sales of apartment properties reached 1,286 in May 2014, an increase of 13.2 per cent compared to the 1,136 sales in May 2013, and an 11.2 per cent increase compared to the 1,156 sales in May 2012. The benchmark price of an apartment property increased 3.2 per cent from May 2013 to \$377,500.

Attached property sales in May 2014 totalled 547, a 2.4 per cent increase compared to the 534 sales in May 2013, and a 5.8 per cent increase over the 517 attached properties sold in May 2012. The benchmark price of an attached unit increased 3.1 per cent between May 2013 and 2014 to \$469,100.

**Dominelli Group**

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# DOMINELLI

Nic Dominelli Personal Real Estate Corp.

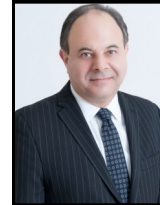
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**\$1,059,000.00**

**4228 Bedwell Bay Rd, Belcarra**

PRICED BELOW ASSESSED VALUE! SPECTACULAR Custom built 1-owner home on private 1 acre w/ Ocean & Mtn views. Featuring bright floor to ceiling windows. Gourmet kitchen offers oak cabs, W/I pantry, island & superb eating area, Family room adjoining kitchen w/ pass through window & bkfst bar. Free standing w/s gives off an abundance of heat. Enjoy the views from the front deck. Large formal dining rm. HUGE games/studio area above the 3 car garage. Deluxe Mstr Bdrm, 2 W/I closets, gas f/p in the sitting area. LUXURIOUS spa like Mstr ensuite plus a Romeo & Juliet balcony for your morning coffee & 2 large bdrms & laundry up. Oversize suite in the bsmt w/sep. laundry, full bath & gas f/p. Ideal mortgage helper. Don't miss this unique home!!



**\$1,699,000.00**

**3535 Highland Dr, Coquitlam**

First time offered, Builders own home, solid, custom built, 3 levels, 4 bdrms up, 2x6 construction, fir window frames, casings and doors. Nestled on 1.58 park like acres, located on no thru St. bordered by a creek and backing onto parkland. Large gourmet kitchen w/island and eating area open to family room. Formal dining room w/french doors to living room. Office/Den, 2 pc bath, laundry, sauna w/shower, complete the main floor. Bsmt. has Rec. rm, Games room, Workshop and huge crawl space, open for your ideas. Upper floor boasts a huge Mstr.Bdrm w/sitting room, gas see thru F/P to jetted jacuzzi tub in the spa like ensuite. Great holding property for your future while you enjoy nature at its best in your own private Oasis.

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To assist home sellers a new industry report has been released that tackles the important issues you need to know to make your home competitive in today's tough, aggressive marketplace.

Through these 27 tips you will discover how to protect and capitalize on your most important investment, be in control of your situation, and make the best profit possible.

To order your **FREE** copy of this report, call my toll free number anytime, 24 hours a day, 7 days a week.

**1-866-801-SOLD (7653)**



**\$293,000.00**

**#303 1154 Westwood St, Coquitlam**

Lovely, unique 2 Bed, 2 bath at Emerald Court. Renos completed 2013 2 large decks one off living room 20x14 and master brdm 9x11. Has extra pantry 5x4 for great storage. Spacious master brdm 19x11 with Vaulted ceiling and 5x7 loft! South facing very private unit w garden views. Walking distance to Coq Mall, shopping, Aquatic, Center, Town Center Park, Schools, and future evergreen line. Lovely, cozy unit that is MOVE IN READY!



**\$199,000.00**

**#1705 9280 Salish Ct, Burnaby**

Bright & Spacious one bed, one bath corner unit at Edgewood place. NW facing balcony on the 17th floor! Strata fee includes heat & hot water. Well maintained building offers on site caretaker, guest suite, outdoor pool, sauna & party room with new elevator & new roof. Walking distance to transit, skytrain & Lougheed Mall and Cameron Rec Center!



**\$519,000.00**

**1610 Austin Ave, Coquitlam**

Fabulous Central Coquitlam lot ~ 81' x 117'

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