



March 2015

...giving you the market advantage

Real Estate Tracker



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Home buyer and seller activity outpaces historical averages in February...

Conditions within the Metro Vancouver* housing market continued to strengthen in February as home sale and listing totals came in well above the region's ten-year average for the month.

The Real Estate Board of Greater Vancouver (REBGV) reports that residential property sales in Greater Vancouver reached 3,061 on the Multiple Listing Service® (MLS®) in February 2015. This represents a 21 per cent increase compared to the 2,530 sales recorded in February 2014, and a 60 per cent increase compared to the 1,913 sales in January 2015.

Last month's sales were 20.2 per cent above the 10-year sales average for the month.

"It's an active and competitive marketplace today. Buyers are motivated and homes that are priced competitively are selling at a brisk pace right now," Ray Harris, REBGV president, said.

New listings for detached, attached and apartment properties in Metro Vancouver totalled 5,425 in February. This represents a 15.4 per cent increase compared to the 4,700 new listings reported in February 2014.

Last month's new listing count was 11.8 per cent higher than the region's 10-year new listing average for the month.

The total number of properties currently listed for sale on the REBGV MLS® is 11,898, an 11.3 per cent decline compared to February 2014 and a 10.1 per cent increase compared to January 2015.

The MLS® Home Price Index composite

benchmark price for all residential properties in Metro Vancouver is currently \$649,700. This represents a 6.4 per cent increase compared to February 2014.

The sales-to-active-listings ratio in February was 25.7 per cent. This is the highest that this ratio has been in Metro Vancouver since March 2011.

"We're seeing more multiple offer situations and generally more traffic at open houses today," Harris said. "In a market such as this, it's important to do your homework and work with your local REALTOR® before embarking on your home buying and selling journey."

Sales of detached properties in February 2015 reached 1,296, an increase of 25.6 per cent from the 1,032 detached sales recorded in February 2014, and an 84.1 per cent increase from the 704 units sold in February 2013. The benchmark price for a detached property in Metro Vancouver increased 9.7 per cent from February 2014 to \$1,026,300.

Sales of apartment properties reached 1,244 in February 2015, an increase of 20.5 per cent compared to the 1,032 sales in February 2014, and an increase of 63.7 per cent compared to the 760 sales in February 2013. The benchmark price of an apartment property increased 3 per cent from February 2014 to \$386,500.

Attached property sales in February 2015 totalled 521, an increase of 11.8 per cent compared to the 466 sales in February 2014, and a 56.5 per cent increase from the 333 attached properties sold in February 2013. The benchmark price of an attached unit increased 4.6 per cent between February 2014 and 2015 to \$481,500.



Thinking of
BUYING or SELLING?

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Prices are **UP**
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\$2,748,000
4248 Bedwell Bay Rd, Belcarra

One of Belcarra's finest, Exquisitely appointed, Custom European built home sits majestically on a private Estate acre with spectacular views of Indian Arm & Mountains. An entertainer's dream w/soaring ceilings, wide open design and an abundance of windows to enjoy the views and backyard w/pool, hot tub and 1500sq ft. covered patio. The Gourmet kitchen is center of all with wrap around breakfast bar of sleek black granite, newer high end S/S appliances, joined by family room & eating area. The Master's wing includes Library, huge Master bedroom, W/I closet, luxurious Spa ensuite, Sauna & Gym. The Guest wing has Nanny's quarters, laundry rm. Over \$300,000 on recent upgrades. Triple car garage has O/H door for RV/boat & shop.



Sold
Over asking price
LESS than 1 week!

2652 Tretheway Dr, Burnaby

Affordable, extensively remodeled home in an excellent area of Montecito, Burnaby on a quiet street. 3 bdrm plus loft with updated Gourmet kitchen including Granite countertops, S/S Appliances, newer cabinets, updated bath and newly painted. Wood grain laminate floors in lvg room, bedrooms and loft. Newer Hi- Efficiency W/D and H/W tank. Huge attic storage area. Roof replaced 5 yrs ago. Private fenced backyard w/entertainment sized patio overlooking green belt and creek, garden shed included. Walk to Rapid transit, school & shopping. Catchment for Sperling French Emersion most desirable school.

27 Quick & Easy Fix Ups To Sell Your Home Fast and For Top \$\$

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)



#76 12161 237th St, Maple Ridge

Village Green's hotly awaited & greatly coveted limited collection of E plan, duplex homes that back onto private ALR land are now available. These 1300 sq ft homes are laid out over 2 floors & feel like single family homes. Modern, open floor plans features stunning gourmet kitchens with rich bi-colour contrasting shaker cabinetry, quartz countertops, stainless steel appliances, main level powder room, and french doors onto the large, fenced yard. Upstairs are 3 spacious beds, luxurious ensuites & thick carpeting. Unrivalled location near schools, transit & shopping yet peaceful & private.



9215 Braemoor Pl, Burnaby

Nice end unit in Mountain Gate. This bright 3 level townhouse is over 1700 sq ft with 3 bedrooms and 2 full bathrooms. Same owner for 25 years has maintained this unit and has lots of updates. HE furnace and HW tank, new carpets, paint, 2year old fridge & stove. Nice big living/dining room combo w/new laminate, WBFP, and extra windows for tons of light. Big kitchen w/eating area & family room. Up has 2 good size bedrooms plus master is huge w/4pc bathroom. Lots of closets and storage. Basement needs flooring & drywall on ceiling & is plumbed for bathroom. New front stairs. Proactive council, self managed well run family complex. Roof and gutters new in 2011. Pets welcome. Bus, Skytrain, SFU, & Elementary Schools all close by.



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1 Year	2.99%	2.69%
2 Year	2.94%	2.39%
3 Year	3.44%	2.54%
4 Year	3.94%	2.64%
5 Year	4.79%	2.74%
10 Year	6.50%	3.84%
Current Prime	2.85%	2.85%
5yr Variable	2.20%	2.20%

**Subject to approved credit, income verification and meeting lending credit granting criteria. Applies to residential mortgages only and some conditions may apply. O.A.C., E.O.E All content is subject to change without notice.*

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