

MARCH 2010



Happy St. Patrick's Day



Real Estate Tracker



Nic Dominelli Personal Real Estate Corp.

ROYAL LEPAGE
Coronation West
604.939.6666

Home sales activity strong through Olympic period

The Greater Vancouver housing market continued to experience strong demand from homebuyers and an increase in total property listings in a month where the eyes of the world were focused on the region.

The Real Estate Board of Greater Vancouver (REBGV) reports that residential property sales in Greater Vancouver totaled 2,473 in February 2010, an increase of 67.1 per cent compared to February 2009 when 1,480 sales were recorded and a 28.6 per cent increase compared to the 1,923 sales recorded in January 2010.

More broadly, last month's sales totals marked a 7.6 per cent decline compared to the 2,676 sales recorded in February 2008 and were 13.5 per cent behind February 2007 when 2,859 residential sales were recorded on the Multiple Listing Service (MLS®) in Greater Vancouver.

Over the last 12 months, the MLSLink® Housing Price Index (HPI) benchmark price for all residential properties in Greater Vancouver increased 19.7 per cent to \$581,911 from \$486,054 in February 2009. This price is 2.4 per cent above the previous high point in the market in May 2008 when the residential benchmark price sat at \$568,411.

"We don't know at this point what long-term impact the Olympics will have on our housing market, but we do know that activity in our market remained steady through all of the excitement and distraction of the last few weeks," Scott Russell, REBGV president said.

"In February, for example, 110 sales were recorded on the MLS® in downtown Vancouver. That's higher than 2009 and slightly lower than the mid-2000s, which is consistent with data from the overall market. It's too soon to say whether that's an

Olympic effect," Russell said.

New listings for detached, attached and apartment properties in Greater Vancouver totaled 4,606 in February 2010. This represents a 17.6 per cent increase compared to February 2009 when 3,916 new units were listed, and a 10.5 per cent decrease compared to January 2010 when 5,147 properties were listed on the MLS® in Greater Vancouver.

At 11,346, the total number of property listings on the MLS® increased 11 per cent in February compared to last month and declined 21 per cent from this time last year.

"Two months into 2010, we see the total number of homes listed for sale on the rise and demand in the market strong, but less frenzied than we saw in the latter part of 2009," Russell said.

Sales of detached properties increased 67.5 per cent in February 2010 to 983 from the 587 detached sales recorded during the same period in 2009. The benchmark price, as calculated by the MLSLink Housing Price Index®, for detached properties increased 22.5 per cent from February 2009 to \$800,796.

Sales of apartment properties in February 2010 increased 65.2 per cent to 1,074 compared to 650 sale in February 2009. The benchmark price of an apartment property increased 17.3 per cent from February 2009 to \$390,899.

Attached property sales in February 2010 are up 71.2 per cent to 416, compared with the 243 sales in February 2009. The benchmark price of an attached unit increased 16.2 per cent between Februarys 2009 and 2010 to \$495,496.



Nic Dominelli
Advisor



Debra Piwek
Admin



Hamed Shalbat
Sales

GO GREEN



SAVE A TREE

If you would like to have this newsletter E-mailed, forward your E-mail address to us at ndominelli@shaw.ca



CONGRATULATIONS

2010 Olympic Athletes!

It's time to set your clocks to **MARCH** ahead on the 14th. It's daylight savings time!



AND it might also be the time you're thinking about **Buying** or **selling** Real Estate... **DIAL DOMINELLI!**

Thanks for another successful year!



The Dominelli Group

Nic Dominelli ♦ Phone: (604) 939.4372

www.nicdominelli.com ♦ ndominelli@shaw.ca

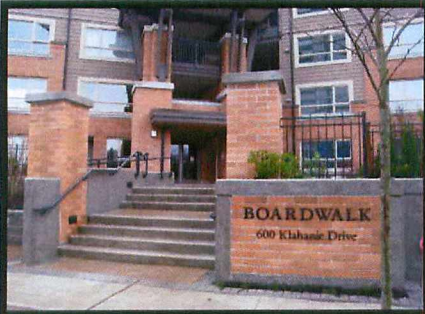


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Real Estate Tracker

FEATURED LISTINGS



PORT MOODY

\$374,800

2BD-2BA-2PKG-Klahanie



PORT MOODY-SUTERBROOK

\$579,000

2BD-2BA Penthouse



WHISTLER -CHALET

\$899,000

2BD-Lake & Mountain view



COQUITLAM WEST

Asking **\$287,900**

1 BD & Den, Southwest View



E.VANCOUVER, COMMERCIAL DR.

Asking **\$3,480,000**

Banquet Hall w/ frtg on the Drive



BURNABY, METROTOWN

Asking **\$1,749,000**

Sale/Lease, 10,500 sq.ft.bldg.



SURREY NORTH

SOLD !



COQUITLAM WEST

SOLD !



PITT MEADOWS

SOLD !

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