

NEIGHBOURHOOD COMPARISON REPORT - WEST VANCOUVER									
AREA	YEAR	AVERAGE	SALES	CHANGE	AREA	YEAR	AVERAGE	SALES	CHANGE
Altamont	2016	19	\$6,783,000	36%	Horseshoe Bay	2016	19	\$1,974,000	25%
	2015	18	\$4,367,000			2015	25	\$1,474,000	
Ambleside	2016	106	\$3,162,000	24%	Howe Sound	2016	10	\$2,576,000	28%
	2015	98	\$2,389,000			2015	8	\$1,846,000	
Bayridge	2016	27	\$3,662,000	23%	Lions Bay	2016	21	\$1,615,000	9%
	2015	24	\$2,806,000			2015	22	\$1,477,000	
British Properties	2016	83	\$4,279,000	23%	Queens	2016	31	\$3,799,000	10%
	2015	136	\$3,274,000			2015	22	\$3,405,000	
Canterbury	2016	10	\$5,933,000	28%	Sentinel Hill	2016	28	\$3,280,000	30%
	2015	6	\$4,300,000			2015	32	\$2,291,000	
Caulfeild	2016	38	\$3,871,000	33%	Upper Caulfeild	2016	14	\$3,386,000	32%
	2015	44	\$2,598,000			2015	12	\$2,299,000	
Cedardale	2016	12	\$2,909,000	39%	Westbay/ Westmount	2016	26	\$4,808,000	34%
	2015	10	\$1,765,000			2015	29	\$3,184,000	
Chartwell	2016	35	\$5,576,000	25%	Westhill	2016	13	\$4,185,000	14%
	2015	36	\$4,183,000			2015	9	\$3,617,000	
Cypress & Sandy Cove	2016	12	\$3,357,000	16%	Whitby Estates	2016	9	\$6,422,000	-1%
	2015	17	\$2,817,000			2015	14	\$6,512,000	
Cypress Park Est.	2016	23	\$3,615,000	39%	Whytecliff	2016	6	\$3,752,000	53%
	2015	16	\$2,212,000			2015	13	\$1,746,000	
Dundarave	2016	64	\$4,040,000	22%	Waterfront	2016	23	\$7,658,000	33%
	2015	70	\$3,166,000			2015	17	\$5,134,000	
Eagle Harbour	2016	24	\$2,277,000	15%	Ambleside Apt	2016	76	\$740,000	-3%
	2015	21	\$1,932,000			2015	58	\$766,000	
Eagleridge Gleneagles	2016	20	\$3,460,000	39%	Dundarave Apt	2016	40	\$1,411,000	19%
	2015	20	\$2,103,000			2015	46	\$1,140,000	
Glenmore	2016	34	\$2,597,000	26%	West Vancouver	2016	716	\$3,713,000	23%
	2015	21	\$1,915,000			2015	743	\$2,853,000	

NEIGHBOURHOOD COMPARISON REPORT - NORTH VANCOUVER									
AREA	YEAR	AVERAGE	SALES	CHANGE	AREA	YEAR	AVERAGE	SALES	CHANGE
Blueridge	2016	41	\$1,595,000	27%	Lynn Valley	2016	116	\$1,557,000	23%
	2015	49	\$1,162,000			2015	146	\$1,196,000	
Boulevard	2016	41	\$1,752,000	17%	Norgate	2016	26	\$1,391,000	37%
	2015	45	\$1,451,000			2015	14	\$877,000	
Braemar	2016	6	\$2,230,000	20%	Northlands	2016	6	\$1,881,000	14%
	2015	10	\$1,773,000			2015	6	\$1,625,000	
Calverhall	2016	33	\$1,488,000	28%	Pemberton	2016	14	\$1,635,000	42%
	2015	18	\$1,068,000			2015	15	\$950,000	
Canyon Heights	2016	112	\$2,266,000	26%	Pemberton Hts.	2016	36	\$1,885,000	24%
	2015	130	\$1,683,000			2015	25	\$1,428,000	
Capilano	2016	11	\$1,767,000	17%	Princess Park	2016	13	\$1,984,000	34%
	2015	17	\$1,468,000			2015	17	\$1,301,000	
Central Lonsdale	2016	50	\$1,771,000	25%	Queensbury	2016	31	\$1,557,000	14%
	2015	68	\$1,325,000			2015	10	\$1,345,000	
Deep Cove	2016	27	\$1,722,000	26%	Roche Point	2016	10	\$1,313,000	13%
	2015	39	\$1,272,000			2015	10	\$1,141,000	
Delbrook	2016	16	\$2,046,000	27%	Seymour	2016	16	\$1,502,000	24%
	2015	15	\$1,484,000			2015	21	\$1,149,000	
Dollarton	2016	27	\$2,434,000	11%	Tempe	2016	9	\$1,627,000	22%
	2015	22	\$2,162,000			2015	11	\$1,267,000	
Edgemont	2016	62	\$2,549,000	29%	Upper Delbrook	2016	19	\$2,064,000	20%
	2015	70	\$1,808,000			2015	41	\$1,642,000	
Forest Hills	2016	19	\$2,591,000	28%	Upper Lonsdale	2016	116	\$1,858,000	28%
	2015	39	\$1,857,000			2015	86	\$1,342,000	
Grouse Woods	2016	2	\$1,725,000	25%	Westlynn/ WL Terrace	2016	47	\$1,452,000	23%
	2015	10	\$1,294,000			2015	52	\$1,112,000	
Hamilton	2016	19	\$1,460,000	19%	Windsor Park	2016	18	\$1,624,000	35%
	2015	14	\$1,188,000			2015	13	\$1,059,000	
Indian River	2016	18	\$1,457,000	24%	North Vanc. Apt.	2016	1290	\$637,000	17%
	2015	16	\$1,107,000			2015	1254	\$528,000	
Lower Lonsdale	2016	19	\$1,569,000	39%	North Vancouver	2016	1004	\$1,825,000	24%
	2015	19	\$963,000			2015	1070	\$1,387,000	

TOM HASSAN
 汤姆·哈森
 西温哥华房地产

WEST VANCOUVER

MARKET TRENDS SEPTEMBER 2016



Major Rush House Built in 1923
1195 12th Street **\$4,495,000**



Early West Vancouver. (1) Hollyburn Wharf 1920s. (2) May Day Celebration at Ambleside Park 1940. (3) Ambleside Wharf Ferry 1938. (4) Lesages Drug Store 1403 Marine doll contest 1932. (5) 13th and Marine current Police Station 1920s. (6) West Van Lumber 1927.

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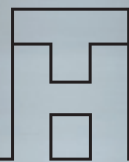
TOM HASSAN HAS BEEN ONE OF THE NORTH SHORE'S TOP AGENTS FOR OVER 25 YEARS.

- #1 Agent in Ambleside, Cedardale, Dundarave, Sentinel Hill and Queens. (Based on REBGV - Units Sold)
- Ambleside homeowner since 1989.
- Lifetime resident of West Vancouver.

Choosing a REALTOR® who specializes in your neighbourhood provides a definite competitive advantage when buying or selling real estate. My goal is to attain the highest sale price for your home. Whether buying or selling, I commit to providing the highest level of customer service and integrity.

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ROYAL LEPAGE **Sussex**
 Royal LePage Sussex - Tom Hassan



SEPTEMBER 2016 MARKET TRENDS

I hope you and your family have enjoyed some holidays over the summer. My family spent some quality time at our summer cabin on the Sunshine Coast and enjoyed an Alaska Cruise family reunion. All 14 of us enjoyed the beautiful BC coast line, Glacier Bay and the highlight for our kids was a dog sledding and helicopter ride to a spectacular Alaskan glacier. We are excited to get all three boys back in school and our regular schedules after a great summer. As I predicted in my last market update, the Provincial government has indeed created a 15% tax on all real estate in the Lower Mainland for non-residents retroactively to July 31, 2016. The goal being to stabilize the dramatic price increases seen throughout Vancouver and create a housing "fund". We have yet to see a plan from the BC government where this non-resident tax profit will be directed. The impact so far is a dramatic drop in the number of homes selling. There was a 62 percent decrease in the number of homes sold in West Vancouver in August compared to the same month in 2015. We have yet to see the full impact of this tax on the real estate market, but I would expect to see some price corrections particularly in the \$5M+ price range. The market was already softening in June before the Tax was announced. In June, West Van had a 27% decrease in the number of homes sold compared to June 2015. Given the market increased almost 30 percent from 2015-2016; I don't think many people are too surprised that a price correction was inevitable. A normal yearly increase is around 10-15%.

Average Price in West Vancouver in 2016 is \$3,730,000 compared to \$2,835,000 in 2015. **A yearly increase of 31%.** 733 Homes have sold so far in 2016 compared to 738 in 2015. There are 398 homes listed right now compared to 453 in 2015, a decrease of 12%. 31 homes sold in August compared to 83 in 2015. A 62% drop.

Average Price in North Vancouver in 2016 is \$1,824,000 compared to \$1,387,000 in 2015. **A yearly increase of 31%.** 1,016 Homes have sold so far in 2016 compared to 1,064 at the same time in 2015. A decrease of 4%. There are 205 homes listed right now compared to 165 in 2015, an increase of 24%. 59 homes sold in August compared to 95 in 2015. A 37% drop.

Average Price in Vancouver West in 2016 is \$4,013,000 compared to \$3,164,000 in 2015. **A yearly increase of 26%.** 1315 homes have sold so far in 2016 compared to 1445 at the same time in 2015. A decrease of 8%. There are 593 homes listed right now compared to 606 in 2015, a decrease of 2%. 55 homes sold in August compared to 148 homes in 2015. A 62 percent drop.

Thank you for all your past and future referrals. It is always a great compliment to be able to help your family and friends with their real estate needs.

If you require any additional information, feel free to contact me.

www.tomhassan.com 604.809.9777

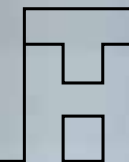
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Sincerely,
Tom



TOM HASSAN

Integrity. Every step of the way.



SOLD BY TOM HASSAN IN 2016



4432 Stone \$5,850,000



2316 Orchard \$5,790,000



940 Younette \$5,200,000



1136 Haywood \$4,198,000



1864 Duchess \$3,050,000



1777 Mathers \$2,906,000



2750 Rosebery \$2,765,000



4680 Caulfeild \$2,678,000



4715 Caulfeild \$2,585,000



1356 Fulton \$2,400,000



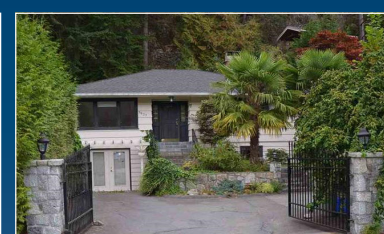
5495 Greenleaf \$2,350,000



6510 Madrona \$2,250,000



5686 Keith \$1,785,000



5637 Eagle \$1,540,000



6453 Argyle \$1,445,000



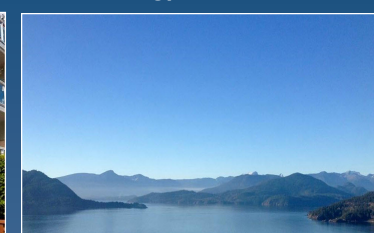
8595 Bedora \$1,205,000



6497 Argyle \$1,180,000



3377 Capilano \$1,150,000



8676 Seascapes \$1,080,000



2238 Folkestone \$820,000

#41
IN CANADA
ROYAL LEPAGE
AGENTS

INTERNATIONAL
MANDARIN
CANTONESE
ADVERTIZING

OVER
800
WEST VAN
HOMES
SOLD

25
YEARS
WEST VAN
AGENT

LPS LUXURY
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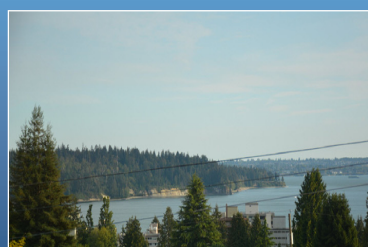


JUST LISTED BY TOM HASSAN

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1465 Jefferson



\$4,788,000



1290 14th Street



\$3,298,000



1250 Inglewood



\$4,198,000



1218 21st Street



\$2,530,000



3770 Westridge



4503 Marine



2205 Palmerston



\$5,650,000



6482 Argyle Avenue



\$1,898,000



1159 Eyremount



\$6,998,000

50
YEARS
WEST VAN
RESIDENT

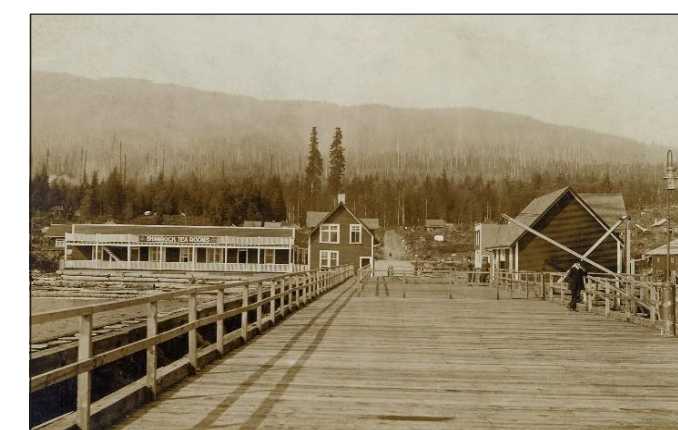
#4
IN WEST VAN.
ROYAL LEPAGE
AGENTS

#7
IN BC
ROYAL LEPAGE
AGENTS

A Piece of West Vancouver History

1195 12th Street \$4,495,000

Classic West Vancouver character home built in 1923 and offered for sale for the first time since 1974. This 11,800 square foot corner lot is one of the first full-time resident homes built in Ambleside. Originally a 2 acre estate built by Major Rush an Officer in the British Army. This 3 bedroom home is an important piece of West Vancouver's history. Meticulously maintained and renovated over the years with great integrity to the original Craftsman style architecture of the 1920s. The completely flat lot is one of the largest lots in prime Ambleside and features mature gardens, a fish pond, detached artist studio, complete privacy and views of Lions Gate Bridge. A rare opportunity to purchase one of West Vancouver's most significant character homes, re-zone the property into 4 separate homes using the Heritage Revitalization Agreement from District of West Vancouver or re-develop the property. This one of a kind property proves that things do indeed get better with age.



History of Ambleside- Hollyburn

1909: John Lawson began the development of the Hollyburn area (near the waterfront on 17th Street). A ferry service between West Vancouver and Vancouver harbour was initiated.

1910: The North Vancouver District Council built a wharf at Hollyburn (17th Street) at a cost of \$9,000. The wharfs exposed situation made it unsuitable for ferries it was also too short and did not extend into deep water. This did not prevent it from still being used by ferries between 1909 and 1912. It became an attraction for tourists and young fishermen.

1911: Scattered tents and summer cottages dotted the shore of Ambleside. Miss Mary Reid came from Ontario to teach the 14 boys and girls who were of school age in West Vancouver.

1912: West Vancouver becomes a separate District Municipality. Charles Nelson was elected first Reeve (Mayor) and the first Municipal Hall was built at a cost of \$3500. By the end of 1912 the school population was 44. The Council tried to encourage industry (fish canneries, logging). Morris Williams, a settler named the area closer to Lions Gate Bridge Ambleside, after a town in England's Lake District. John Lawson and W.C. Thompson were the main builders of Ambleside.

1913: A two-room schoolhouse called Hollyburn is built and Miss Lillian Smith became principal. In July the ferry service moved to the foot of 14th Street, where a new pier, freight shed and ticket office were built. (Today the ticket office is known as the Ferry Building Gallery).

1914: Hollyburn Lumber Company opened a mill at 14th Street and Fulton.

1917: Logging was still a major industry with seven operators and several small contractors establishing shingle mills, lumber mills and logging operations in West Vancouver.

1922: The introduction of electric power, before this time coal, oil lamps, wood stoves were used

1924: Telephones converted from magneto to manual service - 418 telephones in service.

1926: The Council initiated the Town Planning Act and zoning By-laws to ensure a quality residential area free of major industry. West Vancouver becomes a strictly residential community. The Library was moved from its old home, in Gemmill's Drug Store on the corner of 14th Street and Bellevue, to a more modern home at the corner of 14th Street and Marine. Hollyburn Theatre opened with five vaudeville acts and a "Great War Play" entitled 'The Dark Angel'. A large shingle mill was demolished to clear a site for the Inglewood School.

1927: Inglewood School was opened as the West Vancouver High School. The first apartment block was built in West Vancouver, called "Appleton Court". (The west end of the current West Vancouver Municipal Hall is situated on this property at 17th Street and Esquimalt.

1931: The first May Day was celebrated in West Vancouver and the first Queen, Peggy Barker was chosen. May Day continued until 1973.

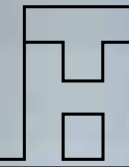
1938: Lions Gate Bridge opened to traffic. The official opening in 1939 was presided over by H.M. King George VI. The population of West Vancouver at that time was 8,324.



Store fronts on the 1400 block of Marine Drive, March 1931. Photograph by R. Smith Sr. 1961/1931/1931



Ambleside Area,



JUST LISTED BY TOM

3321 Radcliffe \$4,198,000

