

ONE OF AMBLESIDE-DUNDARAVE'S TOP SELLING AGENTS FOR 27 YEARS

WEST VANCOUVER HOMES

TOM HASSAN
WEST VANCOUVER REAL ESTATE

距西温最好的学校仅数步之遥! 周日**2-4**时开放

周日 **2-4**时开放 西温最美景观 绝佳投资



1426 Haywood Avenue, West Vancouver

Calling All Families! Summer Is Here! Ambleside Living At It's Best!

Cape Cod Craftsman Style on Amblesides best family street with ocean bridge views. Completely renovated to perfection this 23 year old home features 4 bedrooms and 3 bathrooms up, oversized 60x138 ft. south side lot. Main floor open plan with connecting kitchen family room, separate living and dining and 2 dens or 5th main floor bedroom. Completely flat level yard perfect for kids or teenagers. Ample storage in basement. Walk to Ridgeview and West Van Secondary School.

FOR FURTHER INFORMATION ON THIS PROPERTY, PLEASE CALL TOM.

\$3,799,000

Open Sunday 2 - 4



TOM HASSAN 604.809.9777 www.tomhassan.com

975 Aubeneau Crescent, Sentinel Hill

Contemporary Masterpiece on Sentinel Hill

One of the best westerly views I have ever seen in West Vancouver. Completely renovated to perfection this 3000 sq.ft. 3 bedroom home situated on 8,580 sq.ft. lot with all day sunshine, stunning sunsets, complete privacy. Properties like these are rare so come see the jaw dropping view. No telephone wires. Detached guest suite. You will love this home!

FOR FURTHER INFORMATION ON THIS PROPERTY, PLEASE CALL TOM.

\$4,298,000

Open Sunday 2 - 4



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MARKET TRENDS JUNE 2017

JUST LISTED BY TOM HASSAN

Summer has arrived early after a never ending winter! The real estate market experienced a slow start in 2017 but there is active demand for apartments and townhouses, view properties, new houses and well-priced homes. A good trend this year has seen homes sell for just under or just over assessed value but every home is different so call me for an up-to-date home evaluation. You will see that the number of homes selling throughout the Lower Mainland is about 50% lower than 2016 and inventory is building in West and North Van and Vancouver Westside. Prices remain somewhat stable for now. If inventory continues to grow there will be pressure on price depreciation as supply will surpass demand. Now is the best time to still sell your home.

Average Price in West Vancouver in 2017 is \$3,688,000 compared to \$3,775,000 in 2016. **A decrease of 2%**. 230 Homes have sold so far in 2017 compared to 584 at the same time in 2016. A decrease of 60%. There are 457 homes listed right now compared to 378 in 2016, an increase of 20%.

Average Price in North Vancouver in 2017 is \$1,926,000 compared to \$1,813,000 in 2016. **An increase of 6%**. 449 Homes have sold so far in 2017 compared to 704 at the same time in 2016. A decrease of 36%. There are 313 homes listed right now compared to 215 in 2016, an increase of 45%.

Average Price in Vancouver West in 2017 is \$3,793,000 compared to \$3,970,000 in 2016. **A decrease of 4%**. 496 homes have sold so far in 2017 compared to 1000 at the same time in 2016. A decrease of 50%. There are 588 homes listed right now compared to 541 in 2016, an increase of 8%.

For an up-to-date evaluation of your home please feel free to contact me. As always, I 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.

www.tomhassan.com

604-809-9777

市场趋势 - 2017年5月

春天来了，漫长的冬季终于要结束了。我们的孩子朱利安（11岁），杰克（10岁）和莱恩（6岁）于上周末完成了每周六在惠斯勒的滑雪课程。孩子们现在开始了一贯喜爱的棒球运动。我和吉尼维芙在三月享受了一次拉斯维加斯的成人旅行，观赏了很多精彩的娱乐表演，温暖的气候令人愉悦。

2017年作为价格调整的一年已经开始了。卑诗省估价局在一月已发出2017年房产最新评估，其中很多估价大幅高于目前房屋的市场价。虽然每个地区都不尽相同，但是2017年的很多销售都低于政府评估价或只略高少许。

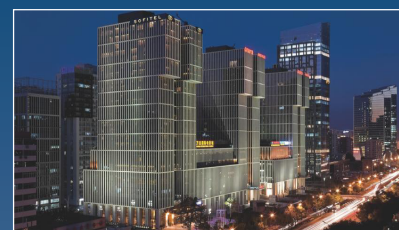
今年1月我很荣幸地将我在1195 12th Street 被誉为 Rush 少校庄园的挂牌物业售出。这幢建于1922年的特色住宅是一位英国陆军少校在 Ambleside 建造的第一个居民住宅的其中一套。我很开心地与您汇报，买家是西温建商 Michael Gellar，他计划将此处申请列为“文化遗产”然后重新开发构建二个后巷屋单独出售。令西温居民欣慰的是一旦注册为“文化遗产”，这幢住宅将不会被拆除。一幢见证西温历史的重要建筑被保留住了！

2017年对于很多卖家来说最大的一个疑问就是“15%非居民税产生后的结果是什么”。到目前为止，根据不同区域，市场看上去似有5%-15%的价格调整。我随信附上了最新的地区均价总结报表供您参考。

西温平均价格 目前为\$3,523,000，与2016年的\$3,772,000相比较，**下降了6%**。2017年有114个家庭售出了位于西温的住宅，与2016年同期369套出物业相比较，下降了69%。而挂牌数量目前为388间，与2016年同期的327间相比较，增涨了18%。

北温平均价格 目前为\$1,837,000，与2016年的\$1,724,000相比较，**涨幅6%**。同样，在北温2017年有220个家庭售出了住宅，与2016年同期407套出物业比较，下降了45%。而挂牌数量目前为240间，与2016年同期的172间相比，上升了39%。

西温平均价格 目前为\$3,745,000，与2016年的\$3,890,000相比较，**下降了3%**。到目前为止，2017年售出房屋224套，与2016年的579套相比，销售量下降了61%。目前挂牌数量为560套，与2016年的541套相比，上涨了3%。



Luxury Property Showcase Beijing

汤姆·吉尼维芙·哈森以及孙小姐于2016年在中国北京参加全球豪华房产展。在中国其中一个最受欢迎之一的房地产盛会上，数以千计的买家参观了我们的展台，向我们了解西温哥华房地产。



2205 Palmerston

Brand New Luxury 5 bedroom home built by Paramax Homes. Incredible unobstructed LG bridge views, city, harbor and westerly islands. 120 frontage facing the views. This 3 level home features: elevator, attached garage, AC, radiant infloor heating, HVAC and top of the line finishing throughout. 2-5-10 Home Warranty. Within minutes from WV Rec Centre, Sea Wall and WV Secondary School. 2-5-10 Home Warranty. GST included.

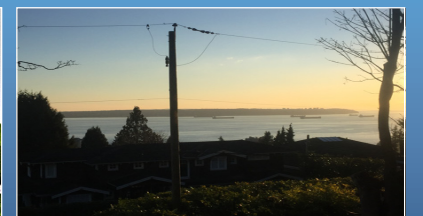
\$5,100,000



1849 22nd Street

Brand new 4,300 sq.ft. 4 bedroom home built by Paramax Homes. Extreme luxury including Elevator, AC, radiant infloor heating, attached 2 car garage. City, bridge, harbor views. 2-5-10 Home Warranty. Within minutes to Dundarave Village and West Van Secondary School. Completion April 2017. GST included. Completion July.

\$4,750,000



1165 Mathers

Enjoy water views of Howe Sound minutes away from Caulfeild Village. Completely renovated including new kitchen, bathrooms, floors and roof. 3 bedrooms, 2,000 sq.ft. on 2 levels, 12,900 sq.ft. private lot.

\$3,760,000



1180 Nepal Cres.

Westcoast Style Post and Beam on 15,247 sq.ft. south side lot in Ambleside. Well maintained and renovated 5 bedroom 3,000 sq.ft. home features Lions Gate Bridge, harbour and Vancouver Island views. Golden investment opportunity within a few blocks walk from Ridgeway and West Van Secondary School. Investors or builders or move in as is.

\$3,495,000



3321 Radcliffe Ave.

Stunning close-in ocean and city views. Located 250 ft from the water edge on one of West Van's most prestigious streets. 4 bdms, new foundation in 2002. Rezoning potential to allow detached coach house that could be sold separately using HRA. Ask LR. West Bay School catchment. 6 blocks walk to Dundarave Pier and shopping. Registered 1 bdrm suite rented at \$2300 month.

\$3,450,000



4503 Marine

Completely renovated to perfection, new kitchen, bathrooms, windows, flooring and exterior siding. Located on a private 12,000 sq.ft. lot this 2,600 sq.ft. 3 bedroom home is a pleasure to show.

\$3,100,000



210 Mountain

Lions Bay Contemporary. This 3,500 square foot home features a nice ocean view on a flat 9,150 square foot lot. Many recent updates.

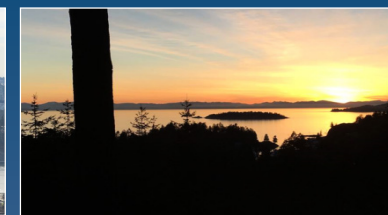
\$1,798,000



2342 Westhill Dr.

4,100 sq.ft. 5-bedroom 3 level renovated home, bridge, city, harbour and Vancouver Island views. Level backyard. Prime Westhill on 12,000 sq.ft. south side. New roof, new heated driveway.

\$5,498,000



5644 Westport

Never offered for sale before, nothing will compare to this Very Rare One Acre Unobstructed Ocean View Lot available on a Private Cul-De-Sac in West Vancouver! Sub-division potential.

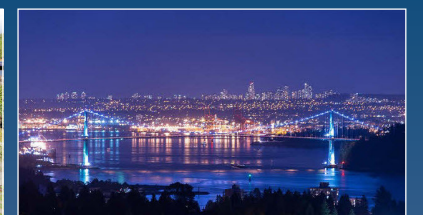
\$4,488,000



2550 Queens Ave.

One of the best views you will ever see in West Vancouver. Everything you want. Lions Gate Bridge, city and harbor views. Incredible 12,000 on south side with no telephone wires. Build your dream home. New home on street just Sold for \$6.8M. Golden investment. Lots like these are rarely for sale.

\$5,250,000



1195 12th \$3,358,000



6252 St. Georges \$3,998,000



2522 Mathers \$3,298,000



1276 Duchess \$2,100,000