



# MARKET TRENDS, OCTOBER

West Vancouver enjoyed its best summer in recent memory. Hopefully your family was able to take advantage of some holidays and enjoy the beautiful North Shore. My family spent time on the Sunshine Coast and I took my son on his first fishing trip to Quatsino Sound at the top of Vancouver Island. 2015 has been my busiest year in real estate in 25 years as an Agent in West Vancouver. There have been some major price increases so now might be the time to get an up-to-date home evaluation.

2015 has been another record year for sales and price increases across the Lower Mainland and the North Shore. As we enter the Fall market real estate activity remains strong and a lack of inventory continues to put pressure on prices for detached homes.

Average Price in West Vancouver in 2015 is \$2,835,000 compared to \$2,494,000 in 2014. **An increase of 13%**. 738 homes have sold so far in 2015 compared to 561 at the same time in 2014. **An increase of 31%**. There are 453 homes listed right now compared to 508 in 2014, which **is a decrease of 10%**. **A record number of homes sold in West Vancouver in 2015 which means the chances of selling your home for top dollar is at an all-time high.**

**Average Price in North Vancouver** in 2015 is \$1,387,000 compared to \$1,174,000 in 2014. **An increase of 18%**. 1064 homes have sold so far in 2015 compared to 914 in 2014. **An increase of 16%**. 165 homes are listed right now compared to 289 in 2013 which **is a decrease of 42%**. **This record low inventory in North Van is driving prices UP in almost every neighbourhood.**

**Average Price in Vancouver West** in 2015 is \$3,164,000 compared to \$2,730,000 in 2014. **An increase of 15%**. 1445 homes have sold so far in 2015 compared to 1241 in 2014. **An increase of 16%**.

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.

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Sincerely,  
*Tom*



# TOM HASSAN

Integrity. Every step of the way.

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