

AMBLESIDE CEDARDALE DUNDARAVE
SENTINEL HILL QUEENS HOMES SOLD BY TOM HASSAN

- | | | | | |
|------------------|------------------|------------------|-------------------|-------------------------|
| • 749 Anderson | • 1425 Esquimalt | • 2215 Inglewood | • 2373 Marine | • 2730 Rosebery |
| • 856 Anderson | • 1158 Fulton | • 2317 Inglewood | • 2418 Marine | • 2740 Rosebery |
| • 2120 Argyle | • 1319 Fulton | • 880 Jefferson | • 2647 Marine | • 2750 Rosebery |
| • 2165 Argyle | • 1342 Fulton | • 910 Jefferson | • 1086 Mathers | • 888 Sentinel |
| • 2185 Argyle | • 1356 Fulton | • 916 Jefferson | • 1166 Mathers | • 950 Sentinel |
| • 975 Aubeneau | • 1357 Fulton | • 927 Jefferson | • 349 Mathers | • 954 Sentinel |
| • 1355 Bellevue | • 1836 Fulton | • 955 Jefferson | • 1538 Mathers | • 2195 Shafton |
| • 1845 Bellevue | • 2535 Garden | • 1170 Jefferson | • 1777 Mathers | • 933 Sherwood |
| • 1846 Bellevue | • 1208 Gordon | • 1227 Jefferson | • 2304 Mathers | • 945 Sherwood |
| • 1858 Bellevue | • 1217 Gordon | • 1235 Jefferson | • 2337 Mathers | • 914 Sinclair |
| • 2119 Bellevue | • 1225 Gordon | • 1248 Jefferson | • 2522 Mathers | • 2555 Skilift |
| • 2203 Bellevue | • 1259 Gordon | • 1275 Jefferson | • 2695 Mathers | • 328 Taylor Way |
| • 2271 Bellevue | • 1288 Gordon | • 1397 Jefferson | • 2780 Mathers | • 533 Waters Edge |
| • 2246 Bellevue | • 1328 Gordon | • 1465 Jefferson | • 1930 Nelson | • 2062 Westdean |
| • 2303 Bellevue | • 1364 Gordon | • 1528 Jefferson | • 2390 Nelson | • 814 Younette |
| • 2395 Bellevue | • 1449 Gordon | • 1929 Jefferson | • 2650 Nelson | • 848 Younette |
| • 2433 Bellevue | • 2293 Gordon | • 2141 Jefferson | • 2686 Nelson | • 919 Younette |
| • 2513 Bellevue | • 1105 Haywood | • 2337 Jefferson | • 1240 Nepal | • 940 Younette |
| • 1010 Braeside | • 1136 Haywood | • 235 Keith | • 1295 Nepal | • 960 Younette |
| • 655 Burley | • 1155 Haywood | • 465 Keith | • 435 Newlands | • 961 Younette |
| • 860 Burley | • 1195 Haywood | • 1105 Keith | • 415 Newdale | • 910 3 rd |
| • 1027 Clyde | • 1408 Haywood | • 1253 Keith | • 510 Newdale | • 950 11 th |
| • 1286 Clyde | • 1426 Haywood | • 1261 Keith | • 630 Newdale | • 970 11 th |
| • 1363 Clyde | • 1519 Haywood | • 910 Kings | • 535 Newcroft | • 1050 11 th |
| • 609 Duchess | • 1544 Haywood | • 974 Kings | • 2291 Orchard | • 1370 11 th |
| • 663 Duchess | • 1591 Haywood | • 1010 Kings | • 2316 Orchard | • 1195 12 th |
| • 1030 Duchess | • 1775 Haywood | • 1126 Kings | • 2358 Orchard | • 1915 12 th |
| • 1035 Duchess | • 2334 Haywood | • 1434 Kings | • 1295 Ottawa | • 1185 14 th |
| • 1157 Duchess | • 2316 Haywood | • 1902 Kings | • 1348 Ottawa | • 550 17 th |
| • 1216 Duchess | • 2460 Haywood | • 1969 Kings | • 1524 Ottawa | • 1520 19 th |
| • 1258 Duchess | • 310 Inglewood | • 1975 Kings | • 2548 Ottawa | • 1655 19 th |
| • 1276 Duchess | • 620 Inglewood | • 1990 Kings | • 2568 Ottawa | • 866 20 th |
| • 1340 Duchess | • 865 Inglewood | • 2378 Kings | • 2205 Palmerston | • 733 20 th |
| • 1455 Duchess | • 915 Inglewood | • 2387 Kings | • 2352 Palmerston | • 1429 20 th |
| • 1480 Duchess | • 943 Inglewood | • 1024 Lawson | • 2352 Palmerston | • 1377 21 st |
| • 1737 Duchess | • 1031 Inglewood | • 1085 Lawson | • 1390 Queens | • 843 22 nd |
| • 1809 Duchess | • 1144 Inglewood | • 1452 Lawson | • 1395 Queens | • 1847 22 nd |
| • 1864 Duchess | • 1240 Inglewood | • 2732 Lawson | • 1725 Queens | • 1849 22 nd |
| • 808 Esquimalt | • 1264 Inglewood | • 906 Leyland | • 1770 Queens | • 1397 24 th |
| • 875 Esquimalt | • 1314 Inglewood | • 915 Leyland | • 1820 Queens | • 1324 25 th |
| • 974 Esquimalt | • 1430 Inglewood | • 975 Leyland | • 1840 Queens | • 1895 26 th |
| • 1074 Esquimalt | • 1435 Inglewood | • 1767 Marine | • 2550 Queens | • 2040 26 th |
| • 1075 Esquimalt | • 1561 Inglewood | • 1891 Marine | • 2558 Queens | • 1891 27 th |
| • 1178 Esquimalt | • 1718 Inglewood | • 2080 Marine | • 1511 Rena | • 1425 28 th |
| • 1188 Esquimalt | • 1768 Inglewood | • 2328 Marine | • 1525 Rena | |
| • 1198 Esquimalt | | | • 1582 Rena | |
| • 1255 Esquimalt | | | | |

**ONE OF THE TOP SELLING AGENTS IN AMBLESIDE
DUNDARARAVE SENTINEL HILL FOR 30 YEARS
AMBLESIDE RESIDENT REALTOR**

**TOM
HASSAN**

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MLS PRESIDENT'S CLUB 2023

ROYAL LEPAGE
Sussex



#3 TOP REALTOR IN WEST VAN IN 2022 & 2023*

*Based on MLS Units in West Vancouver only

REAL ESTATE MARKET UPDATE SEPTEMBER 2024

The real estate market has had a turbulent year but finally the statistics show a complete stabilization of prices, sales and inventory! **If you are looking for a move...now is the time!**

Average Detached Price in West Van for 2024 is: \$3,587,000 vs. \$3,620,000 in 2023. **No Change.**

- 292 Homes Sold in 2024 vs to 285 in 2023. **Increase of 2%.** Homes Listed 510 in 2024 vs 486 in 2023. **Increase of 4%.** 149 condos sold in 2024 vs 169 in 2023. **Decrease of 11%.** Average Condo Unit Price in 2024 is \$1,599,000 vs \$1,411,000 in 2023. **An increase of 13%.**

Average Detached Price in North Van for 2024 is: \$2,431,000 vs. \$2,273,000 in 2023. **Increase of 6%**

- 498 Homes Sold in 2024 vs 549 in 2023. **Decrease of 9%.** Homes listed 281 in 2024 vs 254 in 2023. **Increase of 10%.** Average Condo Unit in 2024 is \$887,000 vs \$848,000 in 2023. **An increase of 4%.** Average townhome price \$1,456,000 in 2024 vs \$1,416,000 in 2023. **Increase of 2%.** 291 townhomes sold in 2024 vs 294 in 2023. **Increase of 2%**

Average Detached Price in Vancouver West for 2024 is: \$3,893,000 vs. \$4,108,000 in 2023. **Decrease of 5%.**

- 572 Homes Sold in 2024 vs 657 in 2023. **Decrease of 12%.** Homes listed 662 in 2024 vs 607 in 2023. **Increase of 9%**

Average Deatched Price Sunshine Coast for 2024 is \$1,111,000 vs. \$1,121,000 in 2023. **No Change.**

- 322 Detached Homes Sold in 2024 compared to 311 in 2023. **Increase of 3%**

Average Detached Price in Whistler for 2024 is \$2,851,000 vs. \$3,326,000 in 2023. **Decrease 14%.**

- 73 Homes Sold in 2024 vs 92 in 2023. **Decrease of 20%.** Homes listed 147 in 2024 vs 128 in 2023. **Increase of 14%.**
- Average Price Condo Whistler in 2024 is \$782,000 vs \$784,000 in 2023. **No Change**
- Average Price Townhome Whistler in 2024 is \$1,632,000 vs \$1,672,000 in 2023. **Decrease 2%**

- Average Detached Price Kelowna in 2024 is \$835,000. **Decrease of 2.4% from 2023.**

Please feel free to contact me for a no obligation confidential assessment of your property. It would be my pleasure to help you and your family with your real estate needs. tomhassan@gmail.com OR 604-809-9777.

Thinking of Moving? Call Me Today.

30 years Experience and 1000+ Homes Sold.

Top 3 Realtor for MLS Units Sold in West Vancouver (2022-23).

Results You Can Trust!

AVERAGE PRICE 2024 vs 2023 BY NEIGHBOURHOOD

Neighbourhood Comparison Report-West Vancouver

Area	Year	# of Sales	Average Price	Price Increase or decrease	\$ ↑↓
Altamount	2024	9	\$7,147,000	22%	↑
	2023	7	\$5,869,000		
Ambleside	2024	38	\$3,321,000	9%	↑
	2023	30	\$3,046,000		
Bayridge	2024	6	\$3,494,000	15%	↑
	2023	12	\$3,026,000		
British Properties	2024	35	\$4,111,000	9%	↑
	2023	30	\$3,777,000		
Caulfeild	2024	18	\$3,212,000	4%	↑
	2023	26	\$3,088,000		
Cedardale	2024	5	\$2,883,000	-14%	↓
	2023	4	\$3,367,000		
Chartwell Canterbury	2024	9	\$6,483,000	11%	↑
	2023	10	\$5,855,000		
Chelsea Park	2024	3	\$3,956,000	22%	↑
	2023	2	\$3,232,000		
Cypress & Sandy Cove	2024	7	\$3,698,000	-28%	↓
	2023	5	\$5,140,000		
Cypress Park Est.	2024	14	\$3,964,000	29%	↑
	2023	8	\$3,072,000		
Dundarave	2024	31	\$3,564,000	-4%	↓
	2023	23	\$3,729,000		
Eagle Harbour	2024	14	\$2,763,000	-12%	↓
	2023	10	\$3,147,000		
EagleRidge Gleneagle	2024	8	\$2,754,000	-13%	↓
	2023	9	\$3,150,000		
Glenmore	2024	3	\$3,536,000	43%	↑
	2023	14	\$2,473,000		

Area	Year	# of Sales	Average Price	Price Increase or decrease	\$ ↑↓
Horseshoe Bay	2024	6	\$2,385,000	12%	↑
	2023	6	\$2,126,000		
LionsBay Howe Sound	2024	12	\$2,190,000	-1%	↓
	2023	8	\$2,222,000		
Olde Caulfeild	2024	3	\$6,041,000	200%	↑
	2023	3	\$2,958,000		
Queens	2024	9	\$4,076,000	5%	↑
	2023	8	\$3,891,000		
Rockridge	2024	1	\$2,500,000	N/A	
	2023	1	\$10,125,000		
Sentinel Hill	2024	9	\$2,740,000	-12%	↓
	2023	16	\$3,123,000		
Upper Caulfeild	2024	3	\$3,204,000	7%	↑
	2023	2	\$2,982,000		
Westbay/ Westmount	2024	8	\$5,100,000	7%	↑
	2023	13	\$4,760,000		
Westhill Whitby	2024	6	\$3,897,000	-25%	↓
	2023	5	\$5,149,000		
Whytecliff	2024	9	\$2,552,000	-17%	↓
	2023	4	\$3,052,000		
Waterfront	2024	7	\$7,085,000	13%	↑
	2023	6	\$6,241,000		
Ambleside Apt	2024	61	\$1,479,000	23%	↑
	2023	58	\$1,201,000		
Dundarave Apt	2024	39	\$2,223,000	39%	↑
	2023	46	\$1,602,000		
West Van Detached	2024	279	\$3,593,000	No Change	
	2023	266	\$3,580,000		

Neighbourhood Comparison Report-North Vancouver

Area	Year	# of Sales	Average Price	Price Increase or decrease	\$ ↑↓
Blueridge	2024	21	\$2,398,000	15%	↑
	2023	24	\$2,088,000		
Boulevard	2024	16	\$2,591,000	5%	↑
	2023	22	\$2,454,000		
Calverhall	2024	18	\$2,138,000	14%	↑
	2023	14	\$1,876,000		
Canyon Heights	2024	49	\$2,707,000	No Change	
	2023	48	\$2,703,000		
Capilano	2024	5	\$2,984,000	44%	↑
	2023	5	\$2,070,000		
Central Lonsdale	2024	34	\$2,369,000	3%	↑
	2023	36	\$2,292,000		
Deep Cove	2024	14	\$2,497,000	13%	↑
	2023	22	\$2,212,000		
Upper & Lower Delbrook	2024	21	\$2,473,000	No Change	
	2023	26	\$2,468,000		
Dollarton	2024	16	\$2,782,000	-4%	↓
	2023	14	\$2,889,000		
Edgemont	2024	21	\$3,105,000	8%	↑
	2023	31	\$2,885,000		
Forest Hills	2024	19	\$3,002,000	16%	↑
	2023	9	\$2,577,000		
Grouse Woods	2024	7	\$2,135,000	-5%	↓
	2023	8	\$2,238,000		
Indian River	2024	8	\$2,055,000	-2%	↓
	2023	8	\$2,103,000		

Area	Year	# of Sales	Average Price	Price Increase or decrease	\$ ↑↓
Lower Lonsdale	2024	5	\$2,708,000	27%	↑
	2023	11	\$2,123,000		
Lynn Valley	2024	55	\$2,264,000	7%	↑
	2023	65	\$2,110,000		
Norgate	2024	13	\$1,747,000	1%	↑
	2023	12	\$1,725,000		
Pemberton Heights	2024	18	\$2,779,000	17%	↑
	2023	10	\$2,366,000		
Princess Park	2024	12	\$2,399,000	5%	↑
	2023	10	\$2,284,000		
Queensbury	2024	6	\$2,094,000	17%	↑
	2023	11	\$1,794,000		
Seymour	2024	5	\$2,022,000	-7%	↓
	2023	7	\$2,165,000		
Upper Lonsdale	2024	50	\$2,223,000	-6%	↓
	2023	50	\$2,370,000		
Westlynn/ WL Terrace	2024	31	\$2,223,000	16%	↑
	2023	29	\$1,921,000		
Windsor Park	2024	5	\$2,151,000	-22%	↓
	2023	2	\$2,740,000		
Waterfront	2024	9	\$2,858,000	-10%	↓
	2023	8	\$3,182,000		
Apartments	2024	1028	\$1,048,000	7%	↑
	2023	1070	\$983,000		
North Van Detached	2024	485	\$2,435,000	7%	↑
	2023	515	\$2,281,000		

Statistics from Jan 1st, 2024 to September 6, 2024 compared to Jan 1st, 2023 to September 6, 2024. * N/A Not enough sales for AVERAGE

* Statistics calculated by Tom Hassan as of September 2024

LISTED BY TOM



5703 Westport Wynd, West Vancouver \$2,599,000

Modern contemporary 4 bedroom 3,300 sq.ft. family home on quiet cul-de-sac. Stunning renovations over the years, meticulously maintained, sunny 14,287 sq.ft. lot is one of the nicest homes on the market in Eagle Harbou. Within minutes to Caulfeild Village, Rockridge Secondary and Eagle Harbour Schools, Park Verdun (best kids park in WV) and Waterfront. This is a special house!



1370 14th Street, West Vancouver \$3,385,000

Stunning Ambleside renovated Tudor-style 6 bedrooms, 3700 square feet on 3 levels. Main floor: living/dining room and kitchen/family room combo opening to covered sundeck, fully fenced backyard. Upstairs: primary bedroom suite + 3 additional bedrooms and bonus family room or home office. Downstairs: 2 -bedroom in-law accommodation or VRBO mortgage helper. Attached 2 car garage.

Why List Your Home With Tom Hassan?



As a lifetime resident in the Ambleside/Sentinel Hill area, I have committed my 30 year career as a Realtor to being honest, available and working as hard as I can to ensure your success selling and buying real estate.

My approach has always been to be available to my clients. You won't have a team of Realtors handling your showings or offers. What you see is what you get. In my opinion...tradition and ethics are still core values to be proud of.

There are many Realtors to choose from... but few have the expertise and results that I have in our unique Ambleside-Cedardale-Dundarave-Sentinel Hill- Queens neighbourhood that I have been a homeowner in for 35 years.

- #3 Realtor in West Vancouver in 2023* AND #2 Realtor in West Vancouver in 2022*
- MLS Presidents Club 2023- There are only 4 Realtors (without a team of agents working for them) on the North Shore awarded this prestigious award based on total units sold.
- 1000+ Homes Sold on the North Shore during my 30 Years Experience as a Realtor on the North Shore.

*Based on MLS Units Sold in West Vancouver only.