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MLS PRESIDENT'S CLUB 2023

ROYAL LEPAGE

Sussex



*Based on MLS Units in West Vancouver only

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

EXTRAORDINARY HOMES SOLD BY TOM HASSAN

1000+ WEST VAN HOMES SOLD • TOP PRODUCER FOR 30 YEARS

970 11th Street 950 11th Street 1370 11th Street 1050 11th Street 1050 11th Street 1195 12th Street 1915 12th Street 1185 13th Street 1185 13th Street 1185 13th Street #702 - 555 13th Street 1185 13th Street #202 - 215 14th Street #1104 - 650 16th Street #203 - 550 17th Street 1655 19th Street 1520 19th Street 1429 20th Street 866 20th Street 733 20th Street 1388 21 Street #1501 - 2203 Bellevue Ave 1847 22nd Street 1849 22nd Street 1849 22nd Street #302 - 843 22nd Street 1397 24th Street #404 - 150 24th Street 1324 25th Street #6 - 1140 25th Street 1895 26th Street 2040 26th Street 1891 27th Street 1425 28th Street 1650 29th Street #502 - 3101 Burfeild Pl 910 3rd Street 910 3rd Street 5890 Adobe Island 4115 Almondell Rd 856 Anderson Cres 856 Anderson Cres 749 Anderson Cres 8550 Ansell Pl 2185 Argyle Ave #802 - 2165 Argyle Ave 6379 Argyle Ave #601 - 2165 Argyle Ave #401 - 2120 Argyle Ave 6453 Argyle Ave #601 - 788 Arthur Erickson 5395 Aspen Drive 975 Aubeneau Cres 702 Barnham Rd 670 Barnham Rd 702 Barnham Rd 3865 Bayridge Ave 3781 Bayridge Ave 8595 Bedora Pl 8595 Bedora Pl #212 - 1355 Bellevue Ave #505 - 2271 Bellevue Ave #405 - 2271 Bellevue Ave #401 - 2246 Bellevue Ave #202 - 2246 Bellevue Ave \$402 - 2246 Bellevue Ave #504 - 2246 Bellevue Ave	#301 - 2246 Bellevue Ave #502 - 2246 Bellevue Ave #901 - 2167 Bellevue Ave #604 - 2246 Bellevue Ave #805 - 2150 Bellevue Ave #104 - 2433 Bellevue Ave #1503 - 2203 Bellevue Ave #1002 - 2246 Bellevue Ave. 2303 Bellevue Ave 2513 Bellevue Ave #207 - 2433 Bellevue Ave P - 1845 Bellevue Ave 1858 Bellevue Ave 1846 Bellevue Ave 5726 Bluebell Drive 6101 Bonnie Bay Pl 88 Bonnymuir Drive 93 Bonnymuir Drive 93 Bonnymuir Drive 59 Bonnymuir Pl 108 Bonnymuir Rd 1010 Braeside Street 1437 Bramwell Rd 4120 Burkehill Pl 4107 Burkehill Rd 4109 Burkehill Rd 4105 Burkehill Rd 4107 Burkehill Rd 655 Burley Drive 860 Burley Drive 1441 Chartwell Drive 6363 Chatham Street 1489 Chippendale Rd 1404 Chippendale Rd 1620 Chippendale Rd 1286 Clyde Ave 1027 Clyde Ave 6840 Copper Cove Rd 3305 Craigend Rd 540 Craigmoir Drive #5 - 3085 Deer Ridge 3010 Deer Ridge Close #1104 - 1480 Duchess Ave #601 - 1455 Duchess Ave #404 - 1340 Duchess Ave #203 - 1480 Duchess Ave 1030 Duchess Ave 1216 Duchess Ave 1258 Duchess Ave 1864 Duchess Ave 1157 Duchess Ave 1035 Duchess Ave #4 - 1717 Duchess Ave 663 Duchess Ave 1276 Duchess Ave 1809 Duchess Ave 609 Duchess Ave 5637 Eagle Harbour Rd 5637 Eagle Harbour Rd 5621 Eagle Harbour Rd 5818 Eagle Island 5826 Eagle Island 5826 Eagle Island 6026 Eagleridge Drive 504 Eastcot Rd 571 Eastcot Rd 410 Eastcot Rd	6120 Eastmont Drive 6130 Eastmont Drive 1188 Esquimalt Ave #302 - 1425 Esquimalt Ave #405 - 1425 Esquimalt Ave 1178 Esquimalt Ave 1198 Esquimalt Ave 974 Esquimalt Ave 1198 Esquimalt Ave 1074 Esquimalt Ave 1255 Esquimalt Ave 875 Esquimalt Ave 1075 Esquimalt Ave 720 Eyremount Drive 1069 Eyremount Drive 1065 Eyremount Drive 1069 Eyremount Drive 1159 Eyremount Drive 975 Fairmile Rd 925 Fairmile Rd 970 Fairmile Rd 690 Fairmile Rd 5885 Falcon Rd 5880 Falcon Rd 5880 Falcon Rd 850 Farmleigh Rd 850 Farmleigh Rd #35 - 2236 Folkestone Ave #35 - 2250 Folkestone Way 2385 Folkestone Way #32 - 2246 Folkestone Way #20 - 2246 Folkestone Way #31 - 2238 Folkestone Way #40 - 2216 Folkestone Way #26 - 2231 Folkestone Way #46 - 2250 Folkestone Way 1356 Fulton Ave 1319 Fulton Ave 1342 Fulton Ave 1356 Fulton Ave 1357 Fulton Ave 1156 Fulton Ave 1836 Fulton Ave 5577 Gallagher Pl 5598 Gallagher Pl #101 - 2535 Garden Court 2247 Gisby Street 6155 Gleneagles Drive 6010 Gleneagles Pl 2293 Gordon Ave 1208 Gordon Ave 1259 Gordon Ave 1288 Gordon Ave 1227 Jefferson Ave 1364 Gordon Ave 1223 Gordon Ave 1225 Gordon Ave 1449 Gordon Ave 1217 Gordon Ave 1328 Gordon Ave 5485 Greenleaf Rd 5495 Greentree Rd 5401 Greentree Rd 1020 Groveland Rd 547 Hadden Drive 548 Hadden Rd 759 Handsworth Rd	715 Handsworth Rd 1136 Haywood Ave 1425 Haywood Street 1425 Haywood Street 1426 Haywood Ave 1591 Haywood Ave 1195 Haywood Ave 1775 Haywood Ave 1105 Haywood Ave 1155 Haywood Ave 2316 Haywood Ave 1519 Haywood Ave 1105 Haywood Ave 2460 Haywood Ave 4828 Headland Close 4828 Headland Close 1132 Hillside Rd 635 Holmbury Pl 6994 Hycroft Rd 6944 Hycroft Rd 1341 Inglewood Ave 1714 Inglewood Ave 1430 Inglewood Ave 1031 Inglewood Ave 1768 Inglewood Ave 1031 Inglewood Ave 1144 Inglewood Ave 2317 Inglewood Ave 2215 Inglewood Ave 1264 Inglewood Ave 943 Inglewood Ave 1240 Inglewood Ave 310 Inglewood Ave 865 Inglewood Ave 1435 Inglewood Ave 1714 Inglewood Ave 620 Inglewood Ave 1581 Inglewood Ave 1031 Inglewood Ave 435 Inglewood Ave 1465 Inglewood Ave 2334 Jefferson Ave 955 Jefferson Ave 1248 Jefferson Ave 1275 Jefferson Ave 2141 Jefferson Ave 2337 Jefferson Ave 1235 Jefferson Ave 1227 Jefferson Ave 2141 Jefferson Ave 880 Jefferson Ave 927 Jefferson Ave 1528 Jefferson Ave 1227 Jefferson Ave 1929 Jefferson Ave 1397 Jefferson Ave 916 Jefferson Ave 1253 Keith Rd 4910 Keith Rd 5430 Keith Rd 1261 Keith Rd 465 Keith Rd #102 - 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2418 Marine Drive #206 - 2418 Marine Drive #6 - 2130 Marine Drive 3090 Mathers Ave 2337 Mathers Ave 2522 Mathers Ave 2695 Mathers Ave 1777 Mathers Ave 2780 Mathers Ave 1349 Mathers Ave 3660 Mathers Ave 2522 Mathers Ave 1166 Mathers Ave 1538 Mathers Ave	2304 Mathers Ave 1086 Mathers Ave 3666 Mathers Ave 3670 McKechnie 4782 Meadfeild Court 4873 Meadfeild Court 5281 Marine Drive 5406 Meadfeild Lane 1039 MillStream Rd 5479 Monte Bre Cres 5361 Montiverdi Pl 4284 Morgan Cres 360 Moyne Drive 340 Mulgrave Pl 2390 Nelson Ave 2686 Nelson Ave 2650 Nelson Ave 1930 Nelson Ave 1925 Nepal Cres 1240 Nepal Cres 535 Newcroft Pl 415 Newdale Court 510 Newdale Rd 630 Newdale Rd 5515 Ocean Pl 5515 Ocean Pl 242 Onslow Rd 2316 Orchard Lane 2358 Orchard Lane 2291 Orchard Lane 1125 Ottaburn Rd 1317 Ottaburn Rd 1325 Ottaburn Rd 2548 Ottawa Ave 2568 Ottawa Ave 1295 Ottawa Ave 1348 Ottawa Ave 1524 Ottawa Ave 6240 Overstone Drive 2205 Palmerston Ave 2358 Palmerston Ave 2352 Palmerston Ave 716 Parkside Rd 670 Parkside Rd 670 Parkside Rd 630 Parkside Rd 4785 Piccadilly South 4646 Piccadilly North 4695 Piccadilly North 4695 Piccadilly North 4701 Piccadilly South 4713 Piccadilly South 3040 Procter Ave 20A - 2550 Queens Ave 2550 Queens Ave 1725 Queens Ave 1770 Queens Ave 1820 Queens Ave 1840 Queens Ave 1395 Queens Ave 1390 Queens Ave 2558 Queens Ave 3321 Radcliffe Ave 1525 Rena Cres 1582 Rena Cres 1511 Rena Cres 570 Robin Hood Rd	4204 Rockridge Cres 4196 Rockridge Rd 4196 Rockridge Rd 4254 Rockridge Rd 4045 Rose Cres 2750 Rosebery Ave 2740 Rosebery Ave 2730 Rosebery Ave 2730 Rosebery Ave 6426 Rosebery Ave 2490 Rosebery Ave 6432 Rosebery Ave 6586 Rosebery Ave 6586 Rosebery Ave 4448 Ross Cres 1371 Ross Rd 4719 Rutland Ave 6252 St. Georges Cres 6252 St. Georges Cres 388 Stevens Drive 420 Stevens Rd 286 Stevens Rd 192 Stevens Rd 4432 Stone Cres 4432 Stone Cres 10 Sweetwater Pl 6271 Taylor Drive 1645 Taylor Way 5E - 338 Taylor Way 12C - 328 Taylor Way 17B - 328 Taylor Way 10C - 328 Taylor Way 40891 The Cres 4880 The Dale 4796 The Highway 4784 The Highway 545 Thetford Pl 5294 Timberfeild Rd 2062 Westdean Cres 5538 Westhaven Rd 5336 Westhaven Wynd 2342 Westhill Drive 2342 Westhill Drive 3326 Westmount Rd 3360 Westmount Rd 5721 Westport Court 5604 Westport Pl 5703 Westport Wynd 5703 Westport Wynd 3782 Westridge Ave 3770 Westridge Ave 1364 Whitby Rd 4655 Willow Creek Rd 4620 Willow Creek Rd 4657 Woodgreen Drive 4732 Woodley Drive 1446 Woods Drive 940 Younette Drive 919 Younette Drive 961 Younette Drive 961 Younette Drive 960 Younette Drive 818 Younette Drive 814 Younette Drive
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CALL TOM FOR AN UP-TO-DATE MARKET EVALUATION OF YOUR HOME!

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REAL ESTATE MARKET UPDATE JUNE 2025

Summer is just around the corner! Our family continues to busy with many changes. Julian (19) finished his first year of University and will be working for the summer; Jake (18) graduates from Sentinel Secondary and is off to Japan with 3 other friends including an exchange student from Tokyo; Ryan (14) is juggling his love of basketball and golf.

The Real Estate market continues to be resilient on the North Shore, Sunshine Coast and Whistler with challenges in the Downtown Apartment market and detached homes in Vancouver Westside. Some Condo pre-sale projects have been cancelled. The Weston (22nd/Gordon) in West Vancouver was changed from a condo project into a rental building after disappointing sales activity. With all these changes you would think there would be dramatic price corrections...but detached homes seem to be stable with small corrections in specific neighbourhoods.

Average Detached Price in West Van for 2025 is: \$3,550,000 vs. \$3,608,000 in 2023. **Decrease 1%.**

- **143 Homes Sold in 2025 vs to 170 in 2024. Decrease of 15%.** Homes Listed 547 in 2025 vs 504 in 2024. **Increase of 9%.** Average Condo for 2025 is: \$1,450,000 vs \$1,660,000 in 2024. **Decrease 13%.**

Average Detached Price in North Van for 2025 is: \$2,380,000 vs. \$2,426,000 in 2024. **Decrease of 1%.**

- **304 Homes Sold in 2025 vs 309 in 2024. Decrease of 2%.** Homes listed 376 in 2025 vs 284 in 2024. **Increase of 32%.** Average Condo for 2025 is \$864,000 vs \$883,000 in 2024. **Decrease of 2%.**

Average Detached Price in Van West for 2025 is: \$3,521,000 vs. \$3,835,000 in 2024. **Decrease of 8%.**

- **228 Homes Sold in 2025 vs 356 in 2023. Decrease of 35%.** Homes listed 780 in 2025 vs 639 in 2024. **Increase of 22%.** Average Condo for 2025 is \$999,000 vs \$1,012,000 in 2024. **Decrease of 1%**

Average Deatched Price Sunshine Coast for 2025 is \$1,041,000 vs. \$1,077,000 in 2024. **Decrease 3%.**

- **191 Detached Homes Sold in 2025 compared to 188 in 2024. Increase of 1%**

Average Detached Price in Whistler for 2025 is \$3,451,000 vs. \$3,036,000 in 2024. **Increase 13%.** 33 Homes Sold in 2025 vs 48 in 2024. **Decrease of 31%.** Whistler Attached Price in 2025 is \$1,415,000 vs \$1,663,000 in 2024. **Decrease of 14%.** 89 Sales in 2025 vs 76 in 2024. **Increase 17%.**

Average Detached Van/ Gulf Islands for 2025 is \$971,000 vs. \$1,584,000 in 2024. **Decrease 38%.**

- **18 Homes Sold in 2025 vs 16 in 2024. Increase 12%.**

Average Detached Price Kelowna in 2025 is \$1,150,000 vs \$1,047,000 in 2024. **Increase 9%.**

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. Have a great Summer!

tomhassan@gmail.com or call me direct: 604-809-9777.

MLS
PRESIDENTS CLUB
2023

1000+
Homes Sold

Top Realtor
30+ Years

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AMBLESIDE DEVELOPMENT PROPERTY - 12,674 SQUARE FEET!



863 15th Street, West Van • \$2,398,000

Built in 1919! 1st time for sale. 5 bedroom 2 level character home is one of Ambleside's original homes on 60 x 212 foot (12,674 square feet) lot. Many updates including newer kitchen. No heritage designation on the home which allows re-development including possible Heritage Revitalization Agreement Approval from the District of West Vancouver (like the Rush, Vinson and Clegg Houses) increase to density, coach house on the property (ask listing realtor for details), sub-division, investor holding property (registered 2 bedroom garden suite) or just live in and enjoy.

1 + 2 BEDROOM DUNDARAVE - WATERFRONT



#102 - 2246 Bellevue

2 bedroom, 2 bathroom designer ultra modern renovation with waterfront views from every room! SW corner unit, no stairs or elevator required with 2 parking spots next to your front door. Feels just like a beach house!

\$2,150,000

#301 - 2246 Bellevue

1 bedroom renovated to perfection with waterfront views from every room! Gourmet open kitchen, quartz counters, enclosed balcony. The Dolphin is one of WV's best managed buildings. A must see!

\$1,198,000

WESTROYAL'S BEST VIEW EVER!



12C - 328 Taylor Way, West Van • \$1,350,000

Rarely available "C" unit 2 bedroom + solarium/den renovated 1324 sq.ft. apartment in coveted 328 Tower with unobstructed views of Mount Baker to Lions Gate Bridge, City skyline and westerly water views. Views from all primary rooms + 2 open sun decks. Award winning amenities, indoor pool, recreation common room, 2 parking spots, freezer storage, pet friendly. New master bathroom, kitchen cabinets, hardwood floors, gas fireplace... a must see

SOLD IN MAY BY TOM



1015 Aubeneau Crescent
Sentinel Hill. 1950s Post modern contemporary. Best View Ever!

\$3,498,000

SOLD BY TOM IN ONE WEEK

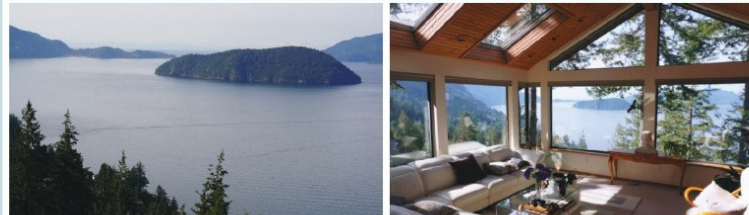


#203-2246 Bellevue Ave, West Van

Townhouse style 1 bedroom with level street access.

\$998,000

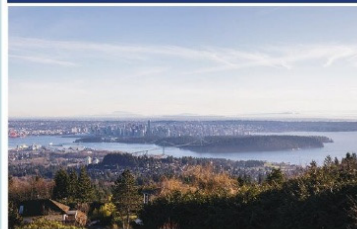
LIONS BAY HALF ACRE CONTEMPORARY



170 Mountain Drive, Lions Bay \$2,398,000

Unobstructed views of Howe Sound, Bowyer Island and West Vancouver coastline from almost one half acre of land (18,900 sq.ft.). 3 Bedroom Custom built by architect Dick Goldammer with all primary rooms facing the incredible views. Main floor features vaulted ceilings and spectacular living room floor to ceiling windows, skylights, covered deck with jaw dropping views. Detached 2 car garage with bathroom and second floor convert to coach house or home office and additional flat building site. Endless opportunities.

BRITISH PROPERTIES



1159 Eyremount Drive, West Van

Trophy Property! One of the biggest view properties in West Van. 42,000 sq.ft of land, 5000 sq.ft. Tudor Style home with swimming pool. Incredible view from of city, bridge and islands.

\$6,395,000

PRIME AMBLESIDE



1591 Haywood Ave, West Van

Start building your dream Craftsman styled home. Approved development with plans. Zoned RS-5 Single Family, permit allows for a FAR of .43 on 6,770 sq ft lot with all variances approved with preapproved building style.

\$2,480,000

ALTAMONT



2919 Tower Hill, West Van

Custom built 4 bedroom traditional contemporary home designed by award winning architect. 26,571 sq.ft. of sunny south facing land in a private and completely peaceful enclave in one of the most coveted neighbourhoods in West Vancouver.

\$4,198,000

CENTRAL LONSDALE



515 W.24th Street, North Van

Hotter than Hot! Central Lonsdale Development Opportunity. 4 bed, 2 level bungalow on southside of the street makes this the perfect property for renovation or build new. RS-1 zoning, 50 x 135 foot lot (6,750 square feet). South facing, buildable (0.5 FAR), potential for secondary suite and laneway house.

\$1,599,000

20 ACRES



8120 W. Sakinaw

Waterfront Acreage + Boat Access, 2 bedroom cabin on waterfront. Undivided 1/2 interest.1st time offered! .

\$998,000

Neighbourhood Comparison Report-West Vancouver

Area	Year	# of Sales	Average Price	Price Increase or decrease	\$ ↑↓
Altamont	2025	1	\$6,530,000	N/A	
	2024	5	\$5,234,000		
Ambleside	2025	12	\$3,275,000	-1%	↓
	2024	26	\$3,287,000		
Bayridge	2025	6	\$3,128,000	-9%	↓
	2024	5	\$3,443,000		
British Properties	2025	24	\$3,567,000	-15%	↓
	2024	19	\$4,194,000		
Caulfeild	2025	10	\$4,225,000	24%	↑
	2024	9	\$3,408,000		
Cedardale	2025	1	\$3,045,000	N/A	
	2024	2	\$2,850,000		
Chartwell Canterbury	2025	2	\$3,725,000	-29%	↓
	2024	7	\$5,266,000		
Chelsea Park	2025	0		N/A	
	2024	0			
Cypress & Sandy Cove	2025	6	\$4,516,000	21%	↑
	2024	4	\$3,735,000		
Cypress Park Est.	2025	5	\$2,791,000	-25%	↓
	2024	10	\$3,697,000		
Dundarave	2025	10	\$3,480,000	-1%	↓
	2024	19	\$3,492,000		
Eagle Harbour	2025	5	\$2,945,000	Same	
	2024	9	\$2,936,000		
EagleRidge Gleneagle	2025	3	\$2,156,000	-22%	↓
	2024	7	\$2,762,000		
Glenmore	2025	4	\$2,154,000	-50%	↓
	2024	2	\$4,394,000		

Area	Year	# of Sales	Average Price	Price Increase or decrease	\$ ↑↓
Horseshoe Bay	2025	0		N/A	
	2024	8	\$2,359,000		
LionsBay Howe Sound	2025	4	\$1,814,000	-14%	↓
	2024	5	\$2,103,000		
Olde Caulfeild	2025	4	\$4,906,000	-19%	↓
	2024	3	\$6,041,000		
Queens	2025	6	\$4,582,000	10%	↑
	2024	6	\$4,180,000		
Rockridge	2025	3	\$3,166,000	N/A	
	2024	0			
Sentinel Hill	2025	8	\$3,951,000	46%	↑
	2024	4	\$2,711,000		
Upper Caulfeild	2025	2	\$3,511,000	N/A	
	2024	1	\$3,300,000		
Westbay/ Westmount	2025	5	\$4,235,000	-23%	↓
	2024	7	\$5,521,000		
Westhill Whitby	2025	6	\$5,533,000	12%	↑
	2024	2	\$4,951,000		
Whytecliff	2025	3	\$1,982,000	-22%	↓
	2024	8	\$2,533,000		
Waterfront	2025	3	\$7,666,000	8%	↑
	2024	4	\$7,087,000		
Ambleside Apt	2025	22	\$1,184,000	-11%	↓
	2024	37	\$1,331,000		
Dundarave Apt	2025	15	\$2,319,000	4%	↑
	2024	23	\$2,226,000		
West Van Detached	2025	134	\$3,581,000	1%	↓
	2024	178	\$3,519,000		

West Vancouver Comparison from January 1, 2025 - June 1, 2025 vs January 1, 2024 - June 1, 2024 *N/A - Note enough sales for AVERAGE

Neighbourhood Comparison Report-North Vancouver

Area	Year	# of Sales	Average Price	Price Increase or decrease	\$ ↑↓
Blueridge	2025	17	\$2,186,000	-45%	↓
	2024	14	\$2,277,000		
Boulevard	2025	21	\$2,345,000	-13%	↓
	2024	12	\$2,700,000		
Calverhall	2025	9	\$1,930,000	-12%	↓
	2024	13	\$2,196,000		
Canyon Heights	2025	29	\$2,569,000	-3%	↓
	2024	39	\$2,656,000		
Capilano	2025	4	\$2,626,000	3%	↑
	2024	4	\$2,543,000		
Central Lonsdale	2025	16	\$2,080,000	-14%	↓
	2024	26	\$2,426,000		
Deep Cove	2025	17	\$2,268,000	-6%	↓
	2024	9	\$2,420,000		
Upper & Lower Delbrook	2025	13	\$2,770,000	17%	↑
	2024	15	\$2,365,000		
Dollarton	2025	6	\$2,742,000	-2%	↓
	2024	11	\$2,794,000		
Edgemont	2025	13	\$3,257,000	3%	↑
	2024	15	\$3,146,000		
Forest Hills	2025	5	\$3,576,000	14%	↑
	2024	14	\$3,139,000		
Grouse Woods	2025	6	\$2,166,000	1%	↑
	2024	6	\$2,141,000		
Indian River	2025	5	\$2,204,000	3%	↑
	2024	6	\$2,135,000		

Area	Year	# of Sales	Average Price	Price Increase or decrease	\$ ↑↓
Lower Lonsdale	2025	6	\$2,449,000	-28%	↓
	2024	2	\$3,400,000		
Lynn Valley	2025	39	\$2,384,000	4%	↑
	2024	36	\$2,294,000		
Norgate	2025	3	\$1,606,000	-7%	↓
	2024	7	\$1,735,000		
Pemberton Heights	2025	5	\$2,072,000	-24%	↓
	2024	13	\$2,727,000		
Princess Park	2025	6	\$2,168,000	-11%	↓
	2024	6	\$2,436,000		
Queensbury	2025	1	\$2,377,000	10%	↑
	2024	4	\$2,154,000		
Seymour	2025	6	\$2,428,000	56%	↑
	2024		\$1,550,000		
Upper Lonsdale	2025	29	\$2,423,000	8%	↑
	2024	32	\$2,245,000		
Westlynn/ WL Terrace	2025	16	\$2,194,000	2%	↑
	2024	19	\$2,233,000		
Windsor Park	2025	3	\$1,939,000	-13%	↓
	2024	4	\$2,227,000		
Waterfront	2025	4	\$2,240,000	-20%	↓
	2024		\$2,802,000		
Apartments	2025	543	\$1,021,000	-3%	↓
	2024	696	\$1,048,000		
North Van Detached	2025	293	\$2,386,000	-3%	↓
	2024	332	\$2,464,000		

Statistics from Jan 1st, 2025 to June 1, 2025 compared to Jan 1st, 2024 to June 1, 2024. * N/A Not enough sales for AVERAGE