

AVERAGE PRICE 2022-2021 BY NEIGHBOURHOOD

Neighbourhood Comparison Report-West Vancouver

Area	Year	# of Sales	Average Price	Price Increase or decrease	\$ ↑↓
Altamont	2022	2	\$13,275,000	N/A	
	2021	12	\$5,382,000		
Ambleside	2022	26	\$3,082,000	-2%	↓
	2021	38	\$3,150,000		
Bayridge	2022	10	\$3,578,000	38%	↑
	2021	12	\$2,583,000		
British Properties	2022	26	\$3,928,000	-5%	↓
	2021	45	\$4,132,000		
Caulfeild	2022	15	\$3,646,000	9%	↑
	2021	29	\$3,336,000		
Cedardale	2022	6	\$3,460,000	18%	↑
	2021	2	\$2,925,000		
Chartwell Canterbury	2022	7	\$5,335,000	-16%	↓
	2021	8	\$6,341,000		
Chelsea Park	2022	4	\$4,390,000	N/A	
	2021	3	\$4,366,000		
Cypress & Sandy Cove	2022	6	\$4,045,000	-9%	↓
	2021	13	\$4,438,000		
Cypress Park Est.	2022	8	\$3,562,000	29%	↑
	2021	9	\$2,752,000		
Dundarave	2022	19	\$3,818,000	N/A	
	2021	18	\$3,815,000		
Eagle Harbour	2022	10	\$2,552,000	-5%	↓
	2021	28	\$2,677,000		
EagleRidge Gleneagle	2022	12	\$3,930,000	25%	↑
	2021	11	\$3,130,000		
Glenmore	2022	10	\$2,676,000	-20%	↓
	2021	5	\$3,338,000		

West Vancouver Comparison from January 1, 2022 - May 16, 2022 vs January 1, 2021- May 16, 2021 N/A - Note enough sales for AVERAGE

Neighbourhood Comparison Report-North Vancouver

Area	Year	# of Sales	Average Price	Price Increase or decrease	\$ ↑↓
Blueridge	2022	19	\$2,376,000	25%	↑
	2021	16	\$1,904,000		
Boulevard	2022	16	\$2,500,000	20%	↑
	2021	26	\$2,082,000		
Calverhall	2022	13	\$2,266,000	21%	↑
	2021	16	\$1,868,000		
Canyon Heights	2022	32	\$2,638,000	10%	↑
	2021	53	\$2,384,000		
Capilano	2022	7	\$1,897,000	-5%	↓
	2021	11	\$1,997,000		
Central Lonsdale	2022	27	\$2,299,000	10%	↑
	2021	32	\$2,091,000		
Deep Cove	2022	12	\$2,556,000	14%	↑
	2021	27	\$2,243,000		
Upper & Lower Delbrook	2022	17	\$2,594,000	-4%	↓
	2021	27	\$2,490,000		
Dollarton	2022	11	\$2,742,000	23%	↑
	2021	8	\$2,221,000		
Edgemont	2022	17	\$3,092,000	12%	↑
	2021	49	\$2,748,000		
Forest Hills	2022	6	\$3,585,000	4%	↑
	2021	11	\$3,422,000		
Grouse Woods	2022	1	\$2,450,000	14%	↑
	2021	8	\$2,144,000		
Indian River	2022	7	\$2,077,000	12%	↑
	2021	14	\$1,855,000		

Statistics from Jan 1st, 2022 to May 16, 2022 compared to Jan 1st, 2021 to May 16, 2021 * N/A Not enough sales for AVERAGE

Area	Year	# of Sales	Average Price	Price Increase or decrease	\$ ↑↓
Horseshoe Bay	2022	4	\$2,337,000	17%	↑
	2021	3	\$1,999,000		
LionsBay Howe Sound	2022	9	\$2,680,000	15%	↑
	2021	18	\$2,331,000		
Olde Caulfeild	2022	3	\$4,113,000	N/A	
	2021	1	\$3,550,000		
Queens	2022	13	\$3,939,000	-10%	↓
	2021	10	\$4,366,000		
Rockridge	2022	1	\$2,600,000	N/A	
	2021	1	\$4,225,000		
Sentinel Hill	2022	12	\$2,817,000	-12%	↓
	2021	12	\$3,197,000		
Upper Caulfeild	2022	2	\$2,705,000	-26%	↓
	2021	8	\$3,647,000		
Westbay/ Westmount	2022	9	\$5,094,000	-11%	↓
	2021	26	\$5,709,000		
Westhill Whitby	2022	1	\$5,858,000	7%	↑
	2021	7	\$5,459,000		
Whytecliff	2022	2	\$3,945,000	51%	↑
	2021	3	\$2,603,000		
Waterfront	2022	6	\$4,846,000	-45%	↓
	2021	13	\$8,720,000		
Ambleside Apt	2022	36	\$1,273,000	2%	↑
	2021	39	\$1,243,000		
Dundarave Apt	2022	18	\$2,015,000	25%	↑
	2021	35	\$1,609,000		
West Van Detached	2022	222	\$3,628,000	-3%	↓
	2021	327	\$3,719,000		





TOM HASSAN

TOP 1% OF ROYAL LEPAGE AGENTS IN CANADA

604.809.9777 tom@tomhassan.com www.tomhassan.com

ROYAL LEPAGE Sussex

MARKET UPDATE MAY 2022

Just when we thought things were going back to normal...the world throws another curve ball with a war in Europe, interest rate increases and record breaking inflation. The real estate market continues to show resilience across the province in 2022. Prices are up in most areas but the number of sales are down. We are returning to a balanced market where supply is increasing and buyers have more choice. Well priced homes are still selling!

- Average Detached Price in **West Van** for 2022 is: \$3,602,000 vs. \$3,666,000 in 2021. **A decrease of 1%.**
- **231 Detached Homes Sold in 2022 compared to 345 in 2021. A decrease of 33%.**
- **Detached Listings are down 13% compared to same time in 2021.**

- Average Detached Price in **North Van** for 2022 is: \$2,400,000 vs. \$2,132,000 in 2021. **An increase of 12%.**
- **678 Detached Homes Sold in 2022 compared to 1002 in 2021. A decrease of 32%**
- **Detached Listings are down 19% compared to same time in 2021.**

- Average Detached Price in **Van West** for 2022 is: \$4,097,000 vs. \$3,890,000 in 2021. **An increase of 5%.**
- **425 Detached Homes Sold in 2022 compared to 558 in 2021. A decrease of 23%.**
- **Detached Listings are down 6% compared to same time in 2021.**

- Average Detached Price **Sunshine Coast** for 2022 is \$1,206,000 vs. \$1,007,000 in 2021. **An increase of 19%.**
- **253 Detached Homes Sold in 2022 compared to 384 in 2021. A decrease of 34%.**
- **Detached Listings are up 2% compared to same time in 2021.**

- Average Detached Price in **Whistler** for 2022 is \$3,966,000 vs. \$2,787,000 in 2021. **An increase of 42%.**
- Average Attached Price in Whistler for 2022 is \$1,669,000 vs \$1,362,000 in 2021. **An increase of 22%.**

- Average Detached Price **Van and Gulf Island** in 2022 is \$1,108,000 vs. \$876,000 in 2021. **An increase of 26%.**

- Average Detached Price in **Kelowna** for 2022 is \$1,284,000. **An increase of 24% compared to 2021.**

As a West Van resident for over 50 years and a Realtor who sells on the North Shore and Sunshine Coast for over 30 years, I believe I can offer you real estate services you can **TRUST**. Let my **1000+ sales** and impeccable professional record work for you to sell or buy your real estate.

- **Top Realtor on the North Shore for over 30 Years with 1000+ Sales on the North Shore.**
- **Top 1% Realtor in Vancouver and Top 5 in Royal Le Page Sussex.**
- **Personal Attention to Your Real Estate. I personally show all my listings.**

Please feel free to contact me for a non obligation confidential assessment of your property. It would be my pleasure to help you and your family with your real estate needs.

Tom Hassan

CALL TOM HASSAN FOR A MARKET EVALUATION

tomhassan@gmail.com OR 604-809-9777

SOLD BY TOM IN 2022



6240 OVERSTONE DRIVE, WEST VANCOUVER, BC

Once in a Lifetime!
\$4,198,000 Subject to Probate

SOLD



1288 GORDON AVENUE, WEST VANCOUVER, BC

Golden Block of Ambleside
\$3,598,000 Sold 2022

SOLD



955 JEFFERSON AVENUE, WEST VANCOUVER, BC

Ambleside Family Home
\$2,698,000

SOLD



3-1891 MARINE DRIVE, WEST VANCOUVER, BC

Ambleside Village Lifestyle
\$1,299,000 Sold 2022

SOLD



1725 QUEENS AVENUE, WEST VANCOUVER, BC

English Country Estate In West Va...
\$3,150,000 Sold 2022

SOLD



1645 TAYLOR WAY BOULEVARD, WEST VANCOUVER, BC

Prime British Properties
\$2,628,000 Sold 2022

SOLD



15-4957 MARINE DRIVE, WEST VANCOUVER, BC

Caulfeild Cove
\$1,590,000 Sold Over Asking

SOLD



2550 QUEENS AVENUE, WEST VANCOUVER, BC

Top 5 View in Vancouver
\$4,598,000 Sold March 2022

SOLD



443 NEWLANDS PLACE, WEST VANCOUVER, BC

Cedardale Post Modern
\$2,298,000 Sold 2022

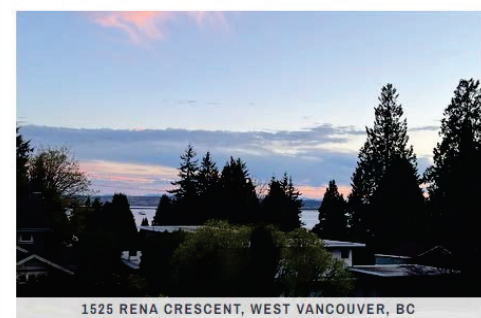
SOLD



759 HANDSWORTH ROAD, NORTH VANCOUVER, BC

Post and Beam Perfection
\$4,189,000

SOLD



1525 RENA CRESCENT, WEST VANCOUVER, BC

Ambleside Executive Style
\$2,695,000

SOLD



1024 LAWSON AVENUE, WEST VANCOUVER, BC

Stylish Ambleside Craftsman
\$2,599,900 Hot New Listing

SOLD



#212-2181 W. 56TH AVENUE, VANCOUVER, BC

Prime Kildara
\$699,900

SOLD



#1888-2516 FULLERTON AVENUE, NORTH VANCOUVER, BC

Woodcroft Designer 1 Bedroom
\$499,900

SOLD



#443 INGLEWOOD AVENUE, WEST VANCOUVER, BC

Character and Location
\$2,498,000 November Sold

SOLD



#888 THE DALE, WEST VANCOUVER, BC

Cul-de-sac in the Cove
\$3,298,000 December Sold

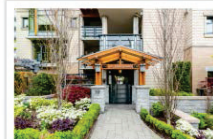
SOLD



#442 LAWSON AVENUE, WEST VANCOUVER, BC

West Coast Modern Architecture
\$3,198,000

SOLD



#393-550 37TH STREET, WEST VANCOUVER, BC

The Hollywood
\$2,198,000 Paul Merrick Design

SOLD

LISTED BY TOM

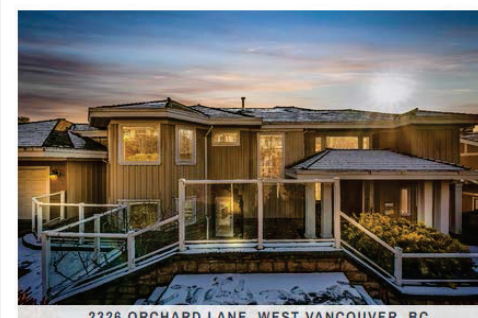


510 EASTCOT ROAD, WEST VANCOUVER, BC

Westcoast Contemporary in British Properties
\$5,880,000

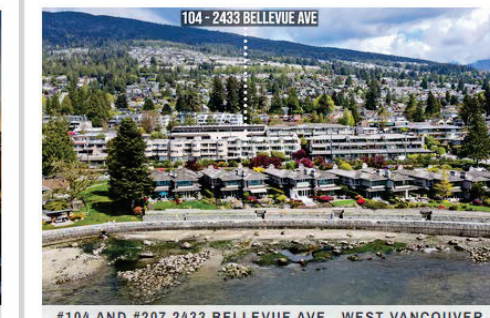


Lower British Properties- .75 acres of completely flat and private sunny south facing lot. This 5000 sq.ft. 5 bedroom home was designed by Mason Kent and features incredible attention to detail with vaulted ceilings-floating hardwood staircases, Shangril-La style ensuite, 3 car garage.



2326 ORCHARD LANE, WEST VANCOUVER, BC

Upper Dunderave Views
\$6,888,000



#104 AND #207 2433 BELLEVUE AVE., WEST VANCOUVER, BC

Live + Work from Dunderave Penth...
\$2,699,000 Hot New Listing

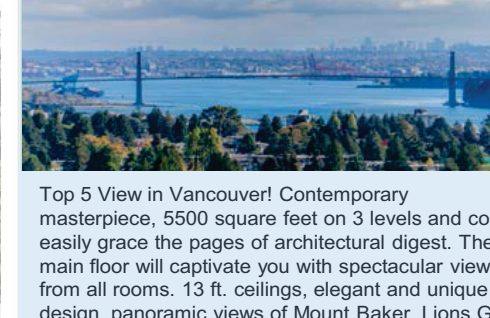


Dunderave 2 level Penthouse with amazing water views! 2 bedrooms, den and legal strata office attached, 2,078 sq.ft., 2 + parking spots. Use the office as part of your condo- rent it or sell it. 2 oversized balconies, skylights, gas F/P, 3 bathrooms. Location is amazing steps to the seawall and village. This is a one of kind property and a must see!



2558 QUEENS AVENUE, WEST VANCOUVER, BC

One of the Top 5 Views in Vancouver
\$5,750,000



Top 5 View in Vancouver! Contemporary masterpiece, 5500 square feet on 3 levels and could easily grace the pages of architectural digest. The main floor will captivate you with spectacular views from all rooms. 13 ft. ceilings, elegant and unique design, panoramic views of Mount Baker, Lions Gate Bridge, city skyline, Burrard Inlet, and Vancouver Island. 12,000 sq.ft. southside lot with no wires. This is special!



1523 LAWSON AVENUE, WEST VANCOUVER, BC

Prime Family Home in Ambleside
\$3,060,000

What's Happening with the Hassan Family



Our family recently enjoyed our first vacations in 2 years to Turks and Caicos and a trip to Las Vegas to watch Julian (16) compete in the US National Karate Competition. Both Julian and Ryan (11) competed in the BC Karate Championships and finished 2 and 3rd in the province. Jake (15) continues to balance skiing, karate and mountain biking. I am looking forward to a trip in July to watch Julian compete in St. John, Newfoundland for the National Karate Championships...in case you wondered...we are a karate family!