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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 APRIL- MAY 2024

Spring is Here!

As the winter and ski season comes to an end, I think we are all looking forward to sunnier and warmer weather for all those outdoor activities. We did our first trip to Costa Rica for spring break and doing University visits for Julian(18) who will be graduating from Rockridge Secondary in June. Jake (17) is weeks away from getting his drivers license and had a great trip to Italy with his school and Ryan (13) had a successful season on the WVSS basketball team.

- Average Detached Price in West Van for 2024 is: \$3,472,000 vs. \$3,679,000 in 2023. **A decrease of 5%.**
- 109 Homes Sold in 2024 vs to 127 in 2023. **A decrease of 14%.** Homes Listed 424 in 2024 vs 337 in 2023. **Increase of 25%.** 48 condos sold in 2024 vs 77 in 2023. **Increase of 38%.** Average Condo Unit Price in 2024 is \$1,839,000 vs \$1,542,000 in 2023. **An increase of 19%.**
- Average Detached Price in North Van for 2024 is: \$2,353,000 vs. \$2,229,000 in 2023. **Increase of 6%**
- 161 Homes Sold in 2024 vs 208 in 2023. **A decrease of 22%.** Homes listed 229 in 2024 vs 176 in 2023. **Increase of 30%.** Average Attached Unit in 2024 is \$894,000 vs \$855,000 in 2023. **An increase of 4%.** 297 condos sold in 2024 vs 344 in 2023. **Decrease of 13%**
- Average Detached Price in Van West for 2024 is: \$3,758,000 vs. \$3,955,000 in 2023. **An decrease of 4%.**
- 206 Homes Sold in 2024 vs 280 in 2023. **A decrease of 26%.** Homes listed 557 in 2024 vs 491 in 2023. **Increase of 13%.**
- Average Deatched Price Sunshine Coast for 2024 is \$1,079,000 vs. \$1,084,000 in 2023. **No Change.**
- 109 Detached Homes Sold in 2024 compared to 113 in 2023. **A decrease of 3%**
- Average Detached Price in Whistler for 2024 is \$3,609,000 vs. \$2,948,000 in 2023. **Increase of 22%.**
- 26 Homes Sold in 2024 vs 36 in 2023. **A decrease of 27%.** Homes listed 108 in 2024 vs 80 in 2023. **Increase of 35%.**
- Average Price Condo Whistler in 2024 is \$868,000 vs \$809,000 in 2023. **An increase of 7%.**
- Average Price Townhome Whistler in 2024 is \$1,745,000 vs \$1,755,000 in 2023. **No Change.**
- Average Detached Price Kelowna in 2024 is \$986,000. **A decrease of 1.3% 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.

SOME OF TOM'S SOLDS IN 2024



221 E. QUEENS, NORTH VANCOUVER, BC

Queens Row Upper Lonsdale
\$1,998,000

SOLD



1066 SHAVINGTON STREET, NORTH VANCOUVER, BC

North Vancouver Family Home
\$1,895,000

SOLD



4-1717 DUCHESS AVENUE, WEST VANCOUVER, BC

Ambleside Luxury One Suite Per Fl...
\$2,488,000

SOLD



1157 DUCHESS AVENUE, WEST VANCOUVER, BC

Panoramic Views in Ambleside
\$3,298,000

SOLD



1085 LAWSON AVENUE, WEST VANCOUVER, BC

Classic Heritage Style in Ambleside
\$3,298,000

SOLD



919 YOUNETTE DRIVE, WEST VANCOUVER, BC

Sentinel Hill Executive Living and ...
\$3,595,000

SOLD

JUST A FEW FACTS ON MY EXPERIENCE + RESULTS

- #1 Realtor in West Vancouver in 2024 (homes sold in Ambleside-Dundarave-Sentinel Hill)*
- #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 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.*



Costa Rica 2024



Jake in Florence, Italy



Happy 87th Birthday Mom - Sylvia

LISTED BY TOM



5215 Keith Road CAULFEILD West Vancouver \$3,688,000

Floating Penthouse in the Sky with Panoramic Ocean Views! One of West Vancouver's most striking Westcoast Modern residences. This incredible one of a kind, 3 bedroom gem features a cantilevered living room that floats like an island into the commanding ocean and island views. All of this on a rare nearly 1/2 acre parcel of land on cul-de-sac blocks from the water.

JUST LISTED!

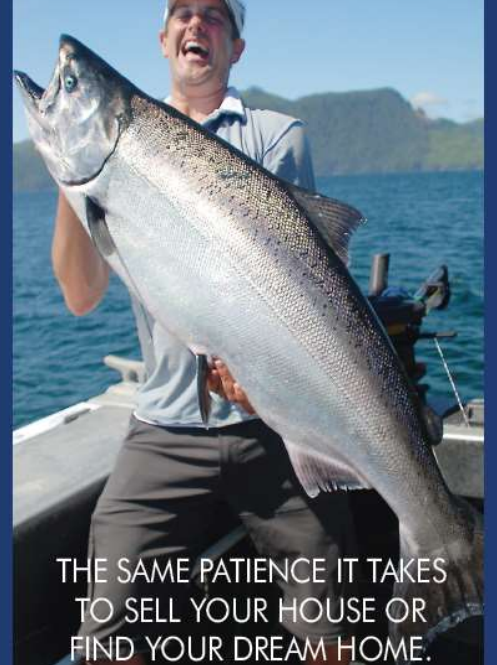
LOT 24 - SAKINAW LAKE - PENDER HARBOUR



\$1,250,000



"IT TAKES PATIENCE TO CATCH
THE FISH OF A LIFETIME."



THE SAME PATIENCE IT TAKES
TO SELL YOUR HOUSE OR
FIND YOUR DREAM HOME.

1000
HOMES SOLD

+

1000
FISH CAUGHT



Sakinaw Lake Waterfront Cabins- 2 hours from West Vancouver on Sunshine Coast

117 Sakinaw \$3,298,000
Sakinaw Woods Road Access

Lot 2 Sakinaw \$1,198,000
Ruggels Bay Boat Access + Parking

15133 Cowell \$1,799,000
4 acres, road access, 2 bedrooms

DL6707 Sakinaw \$1,195,000
1 Acre, renovated, boat access

AVERAGE PRICE 2024 vs 2023 BY NEIGHBOURHOOD

Neighbourhood Comparison Report-West Vancouver

Area	Year	# of Sales	Average Price	Price Increase or decrease	\$ ↑↓
Altamont	2024	1	\$3,250,000		
	2023	2	\$4,994,000		Not Available
Ambleside	2024	16	\$3,335,000	21%	↑
	2023	13	\$2,746,000		
Bayridge	2024	1	\$2,825,000		
	2023	5	\$3,096,000		N/A
British Properties	2024	13	\$4,232,000	-19%	↓
	2023	11	\$5,200,000		
Caulfeild	2024	7	\$3,442,000	14%	↑
	2023	12	\$3,008,000		
Cedardale	2024	1	\$2,450,000		
	2023	1	\$3,000,000		N/A
Chartwell Canterbury	2024	6	\$5,311,000	-35%	↓
	2023	4	\$8,247,000		
Chelsea Park	2024	0			
	2023	2	\$3,232,000		N/A
Cypress & Sandy Cove	2024	2	\$2,612,000	-50%	↓
	2023	3	\$5,283,000		
Cypress Park Est.	2024	5	\$2,699,000	8%	↑
	2023	2	\$2,495,000		
Dundarave	2024	7	\$3,750,000	2%	↑
	2023	14	\$3,694,000		
Eagle Harbour	2024	2	\$2,774,000	-19%	↓
	2023	4	\$3,409,000		
EagleRidge Gleneagle	2024	5	\$2,767,000	-22%	↓
	2023	5	\$3,552,000		
Glenmore	2024	1	\$3,000,000		
	2023	3	\$2,629,000		N/A

Area	Year	# of Sales	Average Price	Price Increase or decrease	\$ ↑↓
Horseshoe Bay	2024	4	\$2,372,000		
	2023	2	\$2,300,000	3%	↑
LionsBay Howe Sound	2024	5	\$2,325,000	41%	↑
	2023	4	\$1,643,000		
Olde Caulfeild	2024	1	\$5,400,000		
	2023	2	\$2,362,000		No Change
Queens	2024	3	\$4,093,000	1%	↑
	2023	5	\$4,068,000		
Rockridge	2024	0			
	2023	0			No Change
Sentinel Hill	2024	4	\$2,711,000	-19%	↓
	2023	4	\$3,328,000		
Upper Caulfeild	2024	0			
	2023	0			No Change
Westbay/ Westmount	2024	4	\$5,675,000	19%	↑
	2023	6	\$4,782,000		
Westhill Whitby	2024	1	\$5,707,000		
	2023	3	\$5,710,000		No Change
Whytecliff	2024	4	\$2,421,000	4%	↑
	2023	2	\$2,330,000		
Waterfront	2024	2	\$6,900,000	9%	↑
	2023	3	\$6,349,000		
Ambleside Apt	2024	14	\$1,311,000	10%	↑
	2023	21	\$1,195,000		
Dundarave Apt	2024	11	\$2,530,000	60%	↑
	2023	19	\$1,580,000		
West Van Detached	2024	100	\$3,407,000	-9%	↓
	2023	109	\$3,750,000		

West Vancouver Comparison from January 1, 2024 - April 15, 2024 vs January 1, 2023- April 15, 2023 *N/A - Note enough sales for AVERAGE

Neighbourhood Comparison Report-North Vancouver

Area	Year	# of Sales	Average Price	Price Increase or decrease	\$ ↑↓
Blueridge	2024	6	\$2,381,000	20%	↑
	2023	9	\$1,982,000		
Boulevard	2024	6	\$2,576,000	0%	
	2023	8	\$2,577,000		No Change
Calverhall	2024	8	\$2,154,000	11%	↑
	2023	6	\$1,934,000		
Canyon Heights	2024	16	\$2,682,000	11%	↑
	2023	9	\$2,418,000		
Capilano	2024	2	\$2,099,000	-1%	↓
	2023	2	\$2,113,000		
Central Lonsdale	2024	10	\$2,324,000	-1%	↓
	2023	12	\$2,359,000		
Deep Cove	2024	5	\$2,540,000	21%	↑
	2023	6	\$2,086,000		
Upper & Lower Delbrook	2024	8	\$2,205,000	-19%	↓
	2023	12	\$2,707,000		
Dollarton	2024	5	\$2,696,000	10%	↑
	2023	3	\$2,452,000		
Edgemont	2024	4	\$3,043,000	15%	↑
	2023	10	\$2,644,000		
Forest Hills	2024	6	\$3,368,000	40%	↑
	2023	3	\$2,406,000		
Grouse Woods	2024	2	\$1,814,000	-16%	↓
	2023	4	\$2,159,000		
Indian River	2024	2	\$2,000,000	-1%	↓
	2023	4	\$2,028,000		

Area	Year	# of Sales	Average Price	Price Increase or decrease	\$ ↑↓
Lower Lonsdale	2024	0			
	2023	3	\$3,066,000		N/A
Lynn Valley	2024	15	\$2,336,000	11%	↑
	2023	23	\$2,100,000		
Norgate	2024	2	\$1,580,000	-8%	↓
	2023	3	\$1,718,000		
Pemberton Heights	2024	5	\$2,443,000	-17%	↓
	2023	2	\$2,936,000		
Princess Park	2024	3	\$2,155,000	17%	↑
	2023	2	\$1,831,000		
Queensbury	2024	1	\$1,950,000		
	2023	2	\$1,611,000		N/A
Seymour	2024	1	\$1,550,000		
	2023	1	\$1,785,000		N/A
Upper Lonsdale	2024	21	\$2,265,000	-2%	↓
	2023	19	\$2,316,000		
Westlynn/ WL Terrace	2024	13	\$2,216,000	28%	↑
	2023	15	\$1,726,000		
Windsor Park	2024	2	\$2,157,000	22%	
	2023	1	\$1,770,000		N/A
Waterfront	2024	1	\$4,000,000		
	2023	2	\$2,890,000		N/A
Apartments	2024	386	\$1,043,000	6%	↑
	2023	404	\$985,000		
North Van Detached	2024	154	\$2,382,000	7%	↑
	2023	177	\$2,214,000		

Statistics from Jan 1st, 2024 to April 17, 2024 compared to Jan 1st, 2023 to April 17, 2024. * N/A Not enough sales for AVERAGE