

AVERAGE PRICE 2022-2021 BY NEIGHBOURHOOD

Neighbourhood Comparison Report-West Vancouver

Area	Year	# of Sales	Average Price	Price Increase or decrease	\$ ↑↓
Altamont	2022	8	\$9,587,000	74%	↑
	2021	16	\$5,495,000		
Ambleside	2022	42	\$3,023,000	-3%	↓
	2021	65	\$3,105,000		
Bayridge	2022	13	\$3,724,000	21%	↑
	2021	16	\$3,061,000		
British Properties	2022	40	\$3,664,000	-12%	↓
	2021	64	\$4,150,000		
Caulfeild	2022	28	\$3,353,000	-16%	↓
	2021	44	\$4,003,000		
Cedardale	2022	6	\$3,460,000	30%	↑
	2021	6	\$2,663,000		
Chartwell Canterbury	2022	9	\$6,455,000	10%	↑
	2021	15	\$5,835,000		
Chelsea Park	2022	4	\$4,390,000	Same	
	2021	3	\$4,366,000		
Cypress & Sandy Cove	2022	8	\$3,731,000	-18%	↓
	2021	18	\$4,530,000		
Cypress Park Est.	2022	15	\$3,246,000	18%	↑
	2021	16	\$2,754,000		
Dundarave	2022	26	\$3,849,000	4%	↑
	2021	29	\$3,700,000		
Eagle Harbour	2022	14	\$2,956,000	13%	↑
	2021	34	\$2,607,000		
EagleRidge Gleneagle	2022	17	\$3,985,000	16%	↑
	2021	16	\$3,422,000		
Glenmore	2022	16	\$3,039,000	4%	↑
	2021	15	\$2,923,000		

Area	Year	# of Sales	Average Price	Price Increase or decrease	\$ ↑↓
Horseshoe Bay	2022	6	\$2,286,000	28%	↑
	2021	11	\$1,779,000		
LionsBay Howe Sound	2022	15	\$2,660,000	15%	↑
	2021	32	\$2,310,000		
Olde Caulfeild	2022	6	\$3,396,000	17%	↑
	2021	2	\$2,884,000		
Queens	2022	15	\$4,033,000	10%	↑
	2021	17	\$3,774,000		
Rockridge	2022	3	\$4,583,000	-3%	↓
	2021	2	\$4,737,000		
Sentinel Hill	2022	17	\$2,947,000	Same	
	2021	21	\$2,960,000		
Upper Caulfeild	2022	7	\$2,980,000	-16%	↓
	2021	11	\$3,559,000		
Westbay/Westmount	2022	12	\$5,033,000	-9%	↓
	2021	35	\$5,533,000		
Westhill Whitby	2022	2	\$4,929,000	-3%	↓
	2021	9	\$5,099,000		
Whytecliff	2022	3	\$3,381,000	38%	↑
	2021	8	\$2,451,000		
Waterfront	2022	9	\$6,469,000	-20%	↓
	2021	20	\$8,105,000		
Ambleside Apt	2022	58	\$1,240,000	2%	↑
	2021	68	\$1,209,000		
Dundarave Apt	2022	47	\$2,063,000	38%	↑
	2021	55	\$1,488,000		
West Van Detached	2022	341	\$3,622,000	-1%	↓
	2021	516	\$3,630,000		

West Vancouver Comparison from January 1, 2022 - September 10, 2022 vs January 1, 2021 - September 10, 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	27	\$2,265,000	20%	↑
	2021	28	\$1,883,000		
Boulevard	2022	25	\$2,251,000	7%	↑
	2021	40	\$2,104,000		
Calverhall	2022	16	\$2,154,000	19%	↑
	2021	24	\$1,802,000		
Canyon Heights	2022	49	\$2,581,000	6%	↑
	2021	76	\$2,425,000		
Capilano	2022	11	\$2,142,000	-2%	↓
	2021	20	\$2,184,000		
Central Lonsdale	2022	51	\$2,168,000	8%	↑
	2021	57	\$2,004,000		
Deep Cove	2022	22	\$2,455,000	11%	↑
	2021	36	\$2,207,000		
Upper & Lower Delbrook	2022	25	\$2,607,000	10%	↑
	2021	45	\$2,358,000		
Dollarton	2022	14	\$2,706,000	4%	↑
	2021	16	\$2,583,000		
Edgemont	2022	27	\$2,884,000	Same	
	2021	65	\$2,863,000		
Forest Hills	2022	11	\$2,992,000	-12%	↓
	2021	19	\$3,402,000		
Grouse Woods	2022	3	\$2,408,000	11%	↑
	2021	10	\$2,170,000		
Indian River	2022	12	\$1,976,000	8%	↑
	2021	19	\$1,827,000		

Area	Year	# of Sales	Average Price	Price Increase or decrease	\$ ↑↓
Lower Lonsdale	2022	13	\$1,685,000	-5%	↓
	2021	16	\$1,767,000		
Lynn Valley	2022	66	\$2,211,000	17%	↑
	2021	124	\$1,885,000		
Norgate	2022	5	\$1,817,000	20%	↑
	2021	19	\$1,510,000		
Pemberton Heights	2022	12	\$2,855,000	36%	↑
	2021	22	\$2,090,000		
Princess Park	2022	10	\$2,337,000	-5%	↓
	2021	9	\$2,466,000		
Queensbury	2022	10	\$2,300,000	31%	↑
	2021	14	\$1,750,000		
Seymour	2022	10	\$1,957,000	-2%	↓
	2021	13	\$1,995,000		
Upper Lonsdale	2022	54	\$2,391,000	10%	↑
	2021	104	\$2,166,000		
Westlynn/WL Terrace	2022	37	\$2,132,000	13%	↑
	2021	44	\$1,880,000		
Windsor Park	2022	7	\$1,773,000	-6%	↓
	2021	17	\$1,888,000		
Waterfront	2022	13	\$2,275,000	-6%	↓
	2021	16	\$2,427,000		
Apartments	2022	915	\$885,000	16%	↑
	2021	1220	\$760,000		
North Van Detached	2022	555	\$2,311,000	8%	↑
	2021	911	\$2,138,000		

Statistics from Jan 1st, 2022 to September 8, 2022 compared to Jan 1st, 2021 to September 8, 2021 * N/A Not enough sales for AVERAGE

MARKET UPDATE SEPTEMBER



TOM HASSAN

TOP 1% OF ROYAL LEPAGE AGENTS IN CANADA

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ROYAL LEPAGE
Sussex

I hope this summer you were able to visit your usual favorite places or travel somewhere new. We had a few great trips and spent lots of time with family and friends. We are happy that school is back and our kid's schedules are back to normal. Julian is 16, Jake is 15 and Ryan just turned 12. My busy Mom, Sylvia, is 85 and continues to play golf twice a week, swim and walk on the sea wall. 2022 continues to be a year of economic change...from high inflation to rising interest rates. What continues to be stable so far is the price of real estate in both North and West Vancouver, but the market has turned into a buyer's market in most neighbourhoods.

- Average Detached Price in West Van for 2022 is: \$3,624,000 vs. \$3,682,000 in 2021.
- **A decrease of 1%.**
- **1,119 Detached Homes Sold in 2022 compared to 1,263 in 2021. A decrease of 31%.**
- **Detached Listings are the same as in 2021 at 422.**

- Average Detached Price in North Van for 2022 is: \$2,324,000 vs. \$2,131,000 in 2021.
- **An increase of 9%.**
- **559 Detached Homes Sold in 2022 compared to 883 in 2021. A decrease of 36%.**
- **Detached Listings are up 31% compared to same time last year.**

- Average Detached Price in Van West for 2022 is: \$4,097,000 vs. \$3,859,000 in 2021.
- **An increase of 3%.**
- **1704 Detached Homes Sold in 2022 compared to 1978 in 2021. A decrease of 13%.**
- **Detached Listings are down 8%.**

- Average Detached Price Sunshine Coast for 2022 is \$1,176,000 vs. \$1,023,000 in 2021.
- **An increase of 14%.**
- **788 Detached Homes Sold in 2022 compared to 798 in 2021. A decrease of 1%.**
- **Detached Listings are up 69% compared to same time last year.**

- Average Attached Price in Whistler for 2022 is \$1,616,000 vs. \$1,357,000 in 2021.
- **An increase of 19%.**
- **150 Attached homes Sold in 2022 compared to 211 in 2021. A decrease of 28%.**

- Average Detached Price Van and Gulf Island in 2022 is \$1,054,000 vs. \$973,000 in 2021.
- **An increase of 8%.**

As a North Shore resident for over 50 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.

A Snap Shot of Average Sale Prices in West Vancouver

2022-	\$3,624,000
2021-	\$3,682,000
2020-	\$2,981,000
2019-	\$2,911,000
2018-	\$3,176,000
2017-	\$3,603,000
2016-	\$3,730,000
2015-	\$2,835,000
2014-	\$2,494,000
2009-	\$1,540,000
2008-	\$1,862,000
2007-	\$1,729,000
2006-	\$1,534,000

SOME OF TOM'S SOLDS IN 2022



6240 Overstone Drive
\$4,198,000 SOLD



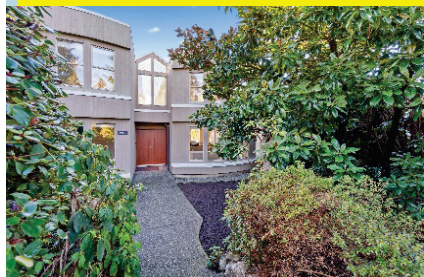
759 Handsworth N Van
\$4,189,000 SOLD



2558 Queens Avenue
\$5,750,000 SOLD



2550 Queens Ave.
\$4,598,000 SOLD



1288 Gordon Avenue
\$3,598,000 SOLD



955 Jefferson Avenue
\$2,698,000 SOLD



1725 Queens Avenue
\$3,150,000 SOLD



1024 Lawson Ave.
\$2,599,000 SOLD



443 Newlands Place
\$2,298,000 SOLD



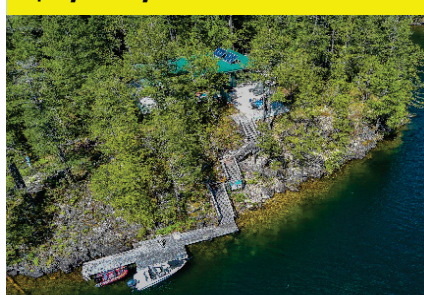
1645 Taylor Way
\$2,628,000 SOLD



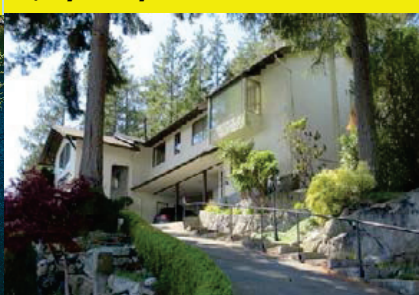
1525 Rena Cres. WV
\$2,695,000 SOLD



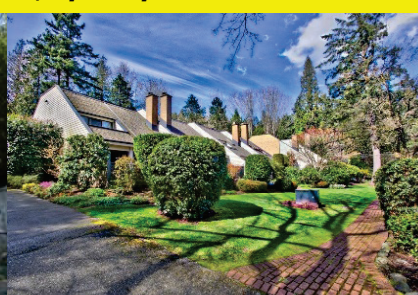
2373 Marine Dr.
\$2,595,000 SOLD



Sakinaw Lake Cabin
\$2,050,000 SOLD



4719 Rutland Rd WV
\$2,998,000 SOLD



15-4957 Marine Dr. WV
\$1,590,000 SOLD



35-2250 Folkestone
\$1,998,000 SOLD



4784 The Highway
\$2,550,000 SOLD



32 - 2246 Folkestone
\$1,225,000 SOLD



3 - 1891 Marine WV
\$1,299,000 SOLD



405-120 W. 4th NV
\$471,000 SOLD

LISTED BY TOM



#1 - 236 W. 18TH STREET, NORTH VANCOUVER, BC

Central Lonsdale Lifestyle
\$2,250,000

Duplex Central
Lonsdale. 3 bdrms.,
1 year new!



Duplex Central
Lonsdale. 2500 sq.ft.
5 years old

#2 - 657 W. 14TH STREET, NORTH VANCOUVER, BC

Central Lonsdale Duplex Like New
\$2,175,000



The Courtenay at Mulgrave Park.
Brand new- 2 bdrms, 1500 sq.ft.
Views!

#502 - 3101 BURFIELD PLACE, WEST VANCOUVER, BC

Luxury Has No Limits!
\$2,598,000

What's Happening with the Hassan Family



We had a great summer that started with Julian coming in 5th in Canada at the National Karate Tournament in St. John, Newfoundland. Jake, Ryan and Genevieve mastered wave surfing on Sakinaw Lake. My brother Doug and his son Dean joined Julian and I for a fishing trip on the top of Vancouver Island. Tom attended his 40th Sentinel Secondary School Reunion. The boys and I joined my mom Sylvia for a round of golf at the Pender Harbour Golf Course. Genevieve and I enjoyed a great few days in Osoyoos Wine Country. Julian starts grade 11, Jake grade 10 and Ryan grade 7. Time sure seems to fly by!