

AVERAGE PRICE 2023 vs 2022 BY NEIGHBOURHOOD

Neighbourhood Comparison Report-West Vancouver

Area	Year	# of Sales	Average Price	Price Increase or decrease	\$ ↑↓
Altamont	2023	3	\$5,129,000	-48%	↓
	2022	4	\$10,650,000		
Ambleside	2023	18	\$2,872,000	-7%	↓
	2022	27	\$3,086,000		
Bayridge	2023	7	\$3,200,000	-16%	↓
	2022	11	\$3,794,000		
British Properties	2023	13	\$5,768,000	52%	↑
	2022	29	\$3,783,000		
Caulfeild	2023	15	\$3,125,000	-10%	↓
	2022	18	\$3,462,000		
Cedardale	2023	2	\$3,037,000	-12%	↓
	2022	6	\$3,460,000		
Chartwell Canterbury	2023	5	\$7,427,000	39%	↑
	2022	7	\$5,335,000		
Chelsea Park	2023	2	\$3,232,000	-26%	↓
	2022	4	\$4,390,000		
Cypress & Sandy Cove	2023	3	\$5,283,000	30%	↑
	2022	6	\$4,045,000		
Cypress Park Est.	2023	4	\$3,019,000	-14%	↓
	2022	9	\$3,481,000		
Dundarave	2023	15	\$3,663,000	-8%	↓
	2022	21	\$4,005,000		
Eagle Harbour	2023	7	\$3,465,000	33%	↑
	2022	11	\$2,600,000		
EagleRidge Gleneagle	2023	6	\$3,282,000	-15%	↓
	2022	15	\$3,864,000		
Glenmore	2023	8	\$2,501,000	-410%	↓
	2022	11	\$2,730,000		

West Vancouver Comparison from January 1, 2023 - May 23, 2023 vs January 1, 2022- May 23, 2022 N/A - Note enough sales for AVERAGE

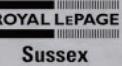
Area	Year	# of Sales	Average Price	Price Increase or decrease	\$ ↑↓
Horseshoe Bay	2023	4	\$2,325,000	-2%	↓
	2022	5	\$2,370,000		
LionsBay Howe Sound	2023	5	\$2,094,000	-19%	↓
	2022	10	\$2,596,000		
Olde Caulfeild	2023	3	\$2,958,000	-28%	↓
	2022	3	\$4,113,000		
Queens	2023	6	\$4,123,000	2%	↑
	2022	14	\$4,050,000		
Rockridge	2023	0		N/A	
	2022	1			
Sentinel Hill	2023	9	\$3,057,000	8%	↑
	2022	13	\$2,819,000		
Upper Caulfeild	2023	0		N/A	
	2022	3	\$2,628,000		
Westbay/ Westmount	2023	7	\$4,371,000	-14%	↓
	2022	9	\$5,094,000		
Westhill Whitby	2023	3	\$5,710,000	N/A	
	2022	1			
Whytecliff	2023	3	\$3,420,000	-13%	↓
	2022	2	\$3,945,000		
Waterfront	2023	6	\$5,733,000	18%	↑
	2022	6	\$4,846,000		
Ambleside Apt	2023	28	\$1,183,000	-5%	↓
	2022	40	\$1,244,000		
Dundarave Apt	2023	25	\$1,594,000	-17%	↓
	2022	21	\$1,918,000		
West Van Detached	2023	151	\$3,653,000	No Change	↑
	2022	246	\$3,629,000		

Neighbourhood Comparison Report-North Vancouver

Area	Year	# of Sales	Average Price	Price Increase or decrease	\$ ↑↓
Blueridge	2023	19	\$2,034,000	-12%	↓
	2022	24	\$2,315,000		
Boulevard	2023	11	\$2,605,000	6%	↑
	2022	19	\$2,460,000		
Calverhall	2023	7	\$1,902,000	-13%	↓
	2022	15	\$2,187,000		
Canyon Heights	2023	26	\$2,577,000	-4%	↓
	2022	37	\$2,678,000		
Capilano	2023	3	\$2,109,000	2%	↑
	2022	10	\$2,071,000		
Central Lonsdale	2023	22	\$2,388,000	5%	↑
	2022	34	\$2,271,000		
Deep Cove	2023	16	\$2,157,000	-13%	↓
	2022	15	\$2,478,000		
Upper & Lower Delbrook	2023	16	\$2,653,000	2%	↑
	2022	17	\$2,594,000		
Dollarton	2023	6	\$2,357,000	-14%	↓
	2022	12	\$2,662,000		
Edgemont	2023	19	\$3,139,000	4%	↑
	2022	21	\$3,029,000		
Forest Hills	2023	6	\$2,667,000	-22%	↓
	2022	7	\$3,419,000		
Grouse Woods	2023	6	\$2,179,000	-9%	↓
	2022	3	\$2,408,000		
Indian River	2023	7	\$2,118,000	0%	↑
	2022	9	\$2,110,000		

Statistics from Jan 1st, 2023 to June 7, 2023 compared to Jan 1st, 2022 to June 7, 2022 * N/A Not enough sales for AVERAGE

Area	Year	# of Sales	Average Price	Price Increase or decrease	\$ ↑↓
Lower Lonsdale	2023	4	\$2,809,000	73%	↑
	2022	10	\$1,626,000		
Lynn Valley	2023	36	\$2,091,000	-6%	↓
	2022	54	\$2,233,000		
Norgate	2023	5	\$1,720,000	-20%	↓
	2022	3	\$2,146,000		
Pemberton Heights	2023	7	\$2,557,000	-13%	↓
	2022	10	\$2,885,000		
Princess Park	2023	7	\$2,361,000	8%	↑
	2022	6	\$2,187,000		
Queensbury	2023	10	\$1,778,000	-23%	↓
	2022	10	\$2,300,000		
Seymour	2023	3	\$2,302,000	12%	↑
	2022	8	\$2,050,000		
Upper Lonsdale	2023	30	\$2,276,000	-8%	↓
	2022	43	\$2,470,000		
Westlynn/ WL Terrace	2023	21	\$1,844,000	-11%	↓
	2022	29	\$2,107,000		
Windsor Park	2023	1	\$1,770,000	-5%	↓
	2022	4	\$1,860,000		
Waterfront	2023	4	\$2,550,000	16%	↑
	2022	10	\$2,203,000		
Apartments	2023	641	\$979,821	-7%	↓
	2022	933	\$1,051,000		
North Van Detached	2023	313	\$2,281,000	-4%	↓
	2022	432	\$2,369,000		



TOM HASSAN

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#2 REALTOR IN WEST VANCOUVER FOR 2022*

The Right Realtor to Sell Your West Vancouver Home. Call Today For An Up-To-Date Home Evaluation.

*Based on MLS Units in West Vancouver Only

REAL ESTATE MARKET UPDATE JUNE 2023

Summer is just around the corner and the weather has arrived! Hope you are able to plan some time with family around BC or take that long delayed holiday overseas. So far in 2023 the real estate market continues to show resilience even with unfavorable inflation and mortgage increases. Prices are changing depending on the price range and location but its clear that it is harder for buyers to qualify in this market so there are less sales compared to the same time last year and within some price brackets it has turned into a Buyers Market. **In 2022, I ended up the #2 Realtor in West Vancouver based on MLS Units in West Vancouver only.** This is the first time I have achieved this and a special thank you to all my Clients for trusting me with their real estate business.

- Average Detached Price in West Van for 2023 is: \$3,653,000 vs. \$3,629,000 in 2022. **No change**
- **168 Detached Homes Sold in 2023 compared to 252 in 2022 during same time period. A decrease of 33%**
- Detached Listings are down 9% from the same time last year.
- Average Detached Price in North Van for 2023 is: \$2,274,000 vs. \$2,392,000 in 2022. **A decrease of 4%**
- **559 Detached Homes Sold in 2023 compared to 763 in 2022. A decrease of 25%**
- Detached Listings are down 11% from the same time last year.
- Average Detached Price in Van West for 2023 is: \$3,999,000 vs. \$4,095,000 in 2022. **A decrease of 2%**
- **389 Detached Homes Sold in 2023 compared to 468 in 2022. A decrease of 16%**
- Detached Listings are down 26%
- Average Detached Price Sunshine Coast for 2023 is \$1,110,000 vs. \$1,201,000 in 2022. **A decrease of 8%.**
- **164 Detached Homes Sold in 2023 compared to 283 in 2022. A decrease of 42%**
- Detached Listings are up 48% compared to same time last year.
- Average Attached Price in Whistler for 2023 is \$1,668,000 vs. \$1,651,000 in 2022. **An increase of 1%.**
- **88 Attached homes Sold in 2023 compared to 113 in 2022. A decrease of 22%**
- Average Detached Price Van and Gulf Island in 2023 is \$1,008,000 vs. \$1,089,000 in 2022. **A decrease of 7%.**

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.
- #2 Realtor in West Vancouver in 2022 based on MLS Units in West Vancouver.
- Personal Attention to Your Real Estate. I personally show all my listings.

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 2023

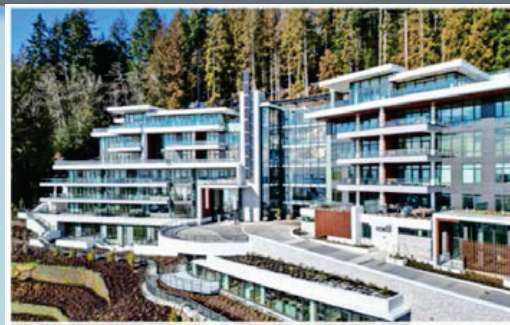
LISTED BY TOM



974 ESQUIMALT AVENUE, WEST VANCOUVER, BC

Best View in West Vancouver
\$3,088,000

SOLD



#502 - 3101 BURFIELD PLACE, WEST VANCOUVER, BC

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

SOLD



6079 SAKINAW WATSON ISLAND, PENDER HARBOUR, BC

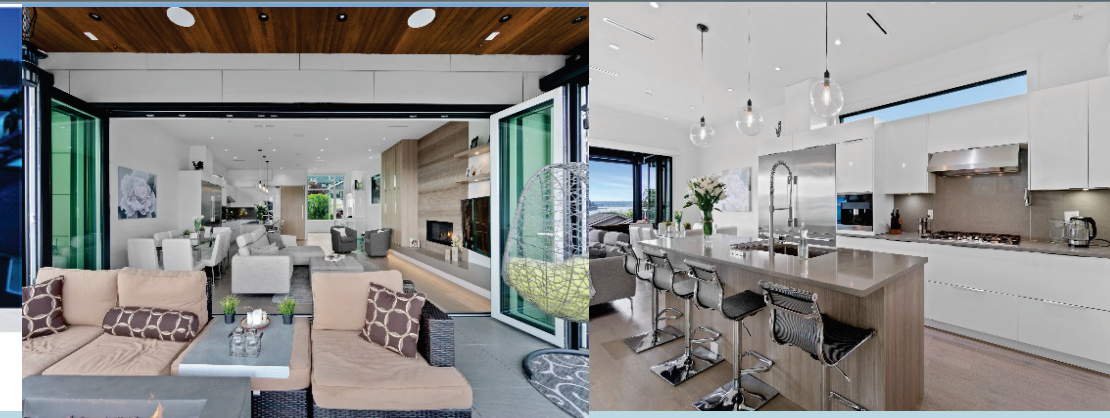
Offer Pending on Private Island
\$2,595,000

SOLD



1216 DUCHESS AVENUE, WEST VANCOUVER, BC

Contemporary Ocean View by Ambleside Beach
\$4,395,000



1215 DUCHESS AVENUE- AMBLESIDE. Ultimate contemporary ocean view home in Ambleside Beach neighbourhood. Custom built 3100 sq.ft. 3 bedrooms+ 3 levels truly delivers best in quality craftsmanship + luxury finishings. Be impressed by floating glass+steel staircase-main floor with incredible bridge, city harbour views. Impressive open concept with connecting living+dining+ den+incredible Chef's kitchen with waterfall quartz island, SS appliances, custom cabinetry connecting to inside + outside View Room with accordion doors, covered StruXure sensor louvers pergola w/ electric blind system. Escape to the bedroom floor with Primary Suite, private covered deck w/ metal shade arbor, 4 seasons style ensuite + 2 more bdrms. Downstairs media room + separate inlaw suite. AC, radiant in floor heat, HRV, generator+ more! A must see!



1074 ESQUIMALT AVENUE, WEST VANCOUVER, BC

Ambleside Character and View
\$2,515,000

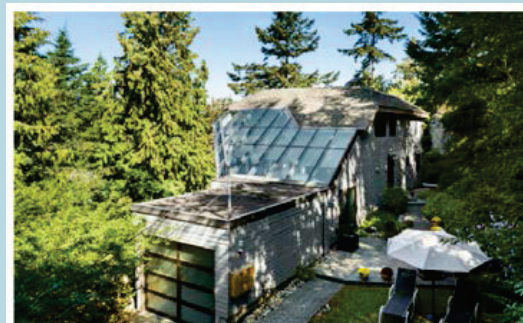
SOLD



1248 JEFFERSON AVENUE, WEST VANCOUVER, BC

Ambleside Perfection
\$2,499,000 Hot New Listing!

SOLD



6795 MARINE DRIVE, WEST VANCOUVER, BC

Whytecliff Contemporary With Oce...
\$2,399,000

SOLD



2517 MARINE DRIVE, WEST VANCOUVER, BC

Dundarave Village Duplex with Ocean View
\$2,499,000



#301-2246 BELLEVUE AVENUE, WEST VANCOUVER, BC

Live on the Waterfront
\$1,278,000



1446 WOODS DRIVE, NORTH VANCOUVER, BC

Walk to Edgemont Village
\$1,899,000

SOLD



8397 ARGYLE AVENUE, WEST VANCOUVER, BC

Horseshoe Bay Duplex
\$1,799,000

SOLD



12C 328 TAYLOR WAY, WEST VANCOUVER, BC

What a View!
\$1,188,000

SOLD



2090 26TH STREET, WEST VANCOUVER, BC

One of a Kind View Property
\$5,350,000



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

Central Lonsdale Duplex Like New
\$2,050,000



HOT NEW LISTING ON AMBLESIDE HILL

SAKINAW LAKE- Sunshine Coast

One of the warmest lakes in Canada is only 2 hours from West Vancouver. Discover Sakinaw Lake- Horseshoe Bay to Gibsons to Pender Harbour. The lake is already 76 degrees. Waterskiing, kayaking, fishing, sailing and enjoy community events like the Summer concerts, water ski tournaments. A great family legacy.



1030 DUCHESS AVENUE, WEST VANCOUVER, BC

Sausalito Lifestyle in Ambleside
\$4,250,000

OPEN HOUSE!
THUR 10-12 SAT + SUN 2-4PM



1030 DUCHESS AVENUE \$4,250,000. Sausalito Lifestyle on the Hill above Ambleside Beach. Custom built Craftsman styled by top designer. 4 bedroom 3 level home features one of the best close-in water views in WV. Chef's kitchen with large island, walk-in pantry, curved eating nook, cozy family room with fireplace, spacious separate dining room for entertaining and a classic couple's escape den/office. French doors open to an incredible 520 sqft patio to enjoy jaw dropping views of the beach, harbour and Vancouver Island. 3 bedrooms up with cathedral ceilings. Mbdm w/ private sundeck and huge walk-in closet + 2 kids bdms. Down perfect for kids with media + exercise room with level walk-out private yard, 4th bedroom and storage room, attached 2 car garage. Truly one of Ambleside's best properties on the market today.



122-7101 SAKINAW WOODS DRIVE, PENDER HARBOUR, BC

Sakinaw Lake
\$2,185,000 Road Access + Power



LOT 1 SAKINAW LAKE, PENDER HARBOUR, BC

The Last of the Best on Sakinaw Lake
\$2,850,000



BLOCK A SAKINAW LAKE, PENDER HARBOUR, BC

Sakinaw Lake Waterfront
\$1,250,000 Coming Soon