

AVERAGE PRICE 2023 vs 2022 BY NEIGHBOURHOOD

Neighbourhood Comparison Report-West Vancouver

Area	Year	# of Sales	Average Price	Price Increase or decrease	\$ ↑↓
Altamont	2023	11	\$7,015,000	-14%	↓
	2022	11	\$7,925,000		
Ambleside	2023	44	\$3,067,000	3%	↑
	2022	55	\$2,969,000		
Bayridge	2023	13	\$3,127,000	-9%	↓
	2022	20	\$3,424,000		
British Properties	2023	48	\$4,531,000	19%	↑
	2022	52	\$3,805,000		
Caulfeild	2023	32	\$3,099,000	No Change	
	2022	34	\$3,097,000		
Cedardale	2023	5	\$3,211,000	-4%	↓
	2022	7	\$3,355,000		
Chartwell Canterbury	2023	18	\$5,736,000	-7%	↓
	2022	15	\$6,148,000		
Chelsea Park	2023	2	\$3,232,000	-26%	↓
	2022	4	\$4,390,000		
Cypress & Sandy Cove	2023	8	\$4,209,000	19%	↑
	2022	10	\$3,525,000		
Cypress Park Est.	2023	11	\$3,103,000	-9%	↓
	2022	20	\$3,399,000		
Dundarave	2023	30	\$3,601,000	-4%	↓
	2022	31	\$3,757,000		
Eagle Harbour	2023	15	\$2,768,000	No Change	
	2022	17	\$2,778,000		
EagleRidge Gleneagle	2023	13	\$2,991,000	-30%	↓
	2022	22	\$4,260,000		
Glenmore	2023	17	\$2,992,000	2%	↑
	2022	20	\$2,918,000		

Area	Year	# of Sales	Average Price	Price Increase or decrease	\$ ↑↓
Horseshoe Bay	2023	9	\$2,073,000	-8%	↓
	2022	7	\$2,263,000		
LionsBay Howe Sound	2023	9	\$2,181,000	-12%	↓
	2022	19	\$2,479,000		
Olde Caulfeild	2023	4	\$3,161,000	-3%	↓
	2022	8	\$3,261,000		
Queens	2023	10	\$3,851,000	-11%	↓
	2022	17	\$4,319,000		
Rockridge	2023	2	\$6,462,000	56%	↑
	2022	4	\$4,137,000		
Sentinel Hill	2023	22	\$3,298,000	11%	↑
	2022	19	\$2,963,000		
Upper Caulfeild	2023	2	\$2,982,000	No Change	
	2022	8	\$2,976,000		
Westbay/ Westmount	2023	19	\$4,408,000	-21%	↓
	2022	14	\$5,603,000		
Westhill Whitby	2023	7	\$5,415,000	22%	↑
	2022	3	\$4,429,000		
Whytecliff	2023	4	\$3,052,000	9%	↑
	2022	5	\$2,801,000		
Waterfront	2023	8	\$5,937,000	-15%	↓
	2022	11	\$7,002,000		
Ambleside Apt	2023	76	\$1,274,000	6%	↑
	2022	81	\$1,203,000		
Dundarave Apt	2023	59	\$1,529,000	-19%	↓
	2022	59	\$1,879,000		
West Van Detached	2023	368	\$3,631,000	1%	↑
	2022	432	\$3,590,000		

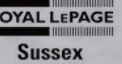
West Vancouver Comparison from January 1, 2023 - December 31, 2023 vs January 1, 2022 - December 31, 2022 N/A - Note enough sales for AVERAGE

Neighbourhood Comparison Report-North Vancouver

Area	Year	# of Sales	Average Price	Price Increase or decrease	\$ ↑↓
Blueridge	2023	29	\$2,061,000	-6%	↓
	2022	36	\$2,188,000		
Boulevard	2023	29	\$2,436,000	6%	↑
	2022	31	\$2,286,000		
Calverhall	2023	17	\$1,920,000	-5%	↓
	2022	23	\$2,027,000		
Canyon Heights	2023	65	\$2,649,000	3%	↑
	2022	67	\$2,566,000		
Capilano	2023	5	\$2,070,000	No Change	
	2022	13	\$2,063,000		
Central Lonsdale	2023	49	\$2,070,000	-5%	↓
	2022	63	\$2,186,000		
Deep Cove	2023	27	\$2,233,000	-8%	↓
	2022	30	\$2,441,000		
Upper & Lower Delbrook	2023	40	\$2,445,000	-4%	↓
	2022	31	\$2,557,000		
Dollarton	2023	19	\$2,671,000	-25%	↓
	2022	17	\$3,447,000		
Edgemont	2023	41	\$2,888,000	No Change	
	2022	33	\$2,860,000		
Forest Hills	2023	12	\$2,567,000	-14%	↓
	2022	15	\$2,999,000		
Grouse Woods	2023	14	\$2,284,000	-3%	↓
	2022	7	\$2,359,000		
Indian River	2023	11	\$2,002,000	1%	↑
	2022	14	\$1,970,000		

Area	Year	# of Sales	Average Price	Price Increase or decrease	\$ ↑↓
Lower Lonsdale	2023	12	\$2,226,000	41%	↑
	2022	17	\$1,570,000		
Lynn Valley	2023	86	\$2,102,000	-1%	↓
	2022	94	\$2,123,000		
Norgate	2023	15	\$1,734,000	-2%	↓
	2022	7	\$1,769,000		
Pemberton Heights	2023	17	\$2,421,000	-12%	↓
	2022	24	\$2,756,000		
Princess Park	2023	14	\$2,225,000	No Change	
	2022	13	\$2,220,000		
Queensbury	2023	16	\$1,990,000	-11%	↓
	2022	15	\$2,235,000		
Seymour	2023	8	\$2,087,000	10%	↑
	2022	11	\$1,890,000		
Upper Lonsdale	2023	67	\$2,361,000	2%	↑
	2022	76	\$2,307,000		
Westlynn/ WL Terrace	2023	37	\$1,894,000	-10%	↓
	2022	48	\$2,116,000		
Windsor Park	2023	3	\$2,431,000	34%	↑
	2022	12	\$1,811,000		
Waterfront	2023	9	\$3,120,000	-36%	↓
	2022	9	\$4,868,000		
Apartments	2023	992	\$992,000	-1%	↓
	2022	1002	\$1,002,000		
North Van Detached	2023	687	\$2,277,000	No Change	
	2022	751	\$2,280,000		

Statistics from Jan 1st, 2023 to December 31, 2023 compared to Jan 1st, 2022 to December 31, 2022 * N/A Not enough sales for AVERAGE



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 JANUARY 2024

Happy New Year!

2023 is over and I know our family is really looking forward to 2024. Julian is in grade 12 and applying to University, Jake is in grade 11 and taking his ski instructors course and Ryan is in grade 8 and is on the WVSS basketball team. I have recovered from an achilles rupture last year. In the real estate market- there were lots of challenges in 2023- prices stabilized and there was very little price change, higher interest rates, a slowing economy, inflation and too many others to mention. Moving ahead to 2024, I am hoping interest rates and inflation buck the trend and actually go down and we return to a balanced real estate market.

- **Average Detached Price in West Van** for 2023 is: \$3,645,000 vs. \$3,575,000 in 2022. **An increase of 1%**
- 368 Homes Sold in 2023 vs to 437 in 2022. **A decrease of 15%.** 220 condos sold in 2023 vs 171 in 2022. **Increase of 28%.**
- **Median Detached Price in North Van** for 2023 is: \$2,227,500 vs. \$2,288,000 in 2022. **No Change**
- 693 Homes Sold in 2023 vs 751 in 2022. **A decrease of 7%** 1079 condos sold in 2023 vs 1208 in 2022. **Decrease of 10%.**
- **Median Detached Price in Van West** for 2023 is: \$4,069,000 vs. \$3,904,000 in 2022. **An increase of 4%.**
- 818 Homes Sold in 2023 vs 860 in 2022. **A decrease of 4%.**
- **Median Deatched Price Sunshine Coast** for 2023 is \$1,112,000 vs. \$1,141,000 in 2022. **A decrease of 2%.**
- 383 Detached Homes Sold in 2023 compared to 502 in 2022. **A decrease of 23%**
- **Median Detached Price in Whistler** for 2023 is \$3,178,000 vs. \$3,602,000 in 2022. **A decrease of 11%.**
- 118 Homes Sold in 2023 vs 126 in 2022. **A decrease of 6%.**
- **Median Price Attached Whistler** in 2023 is \$1,726,000 vs \$1,679,000 in 2022. **An increase of 5%**
- **Average Detached Price Van Gulf Island** in 2023 is \$975,000 vs. \$1,072,000 in 2022. **A decrease of 5%.**
- **Average Detached Price Kelowna** in 2023 is \$1,104,000. **A decrease of 10% compared to 2022.**

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.**
- **#3 Realtor in West Vancouver in 2023 and #2 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



1839 DUCHESS AVENUE, WEST VANCOUVER, BC

Sausalito Lifestyle In Ambleside
\$4,250,000

SOLD



2895 MATHERS AVENUE, WEST VANCOUVER, BC

Dundarave Beach Style House with...
\$3,065,000

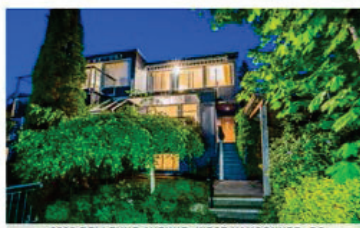
SOLD



5430 KEITH ROAD, WEST VANCOUVER, BC

A Perfect 10
\$2,188,000

SOLD



2303 BELLEVUE AVENUE, WEST VANCOUVER, BC

\$2,650,000

SOLD



1216 DUCHESS AVENUE, WEST VANCOUVER, BC

Contemporary Ocean View by Amb...
\$3,795,000

SOLD



12C 328 TAYLOR WAY, WEST VANCOUVER, BC

What a View!
\$1,188,000

SOLD



974 ESQUIMALT AVENUE, WEST VANCOUVER, BC

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

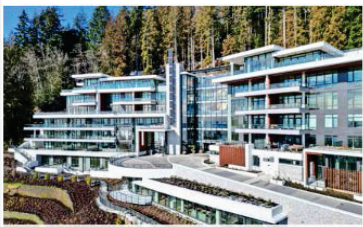
SOLD



4782 MEADFIELD COURT, WEST VANCOUVER, BC

Everyone Loves Caulfield
\$2,690,000

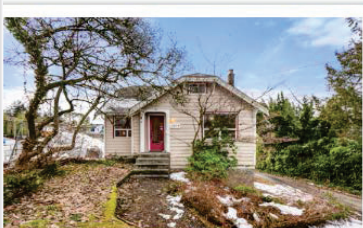
SOLD



#502 - 3101 BURFIELD PLACE, WEST VANCOUVER, BC

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

SOLD



1074 ESQUIMALT AVENUE, WEST VANCOUVER, BC

Ambleside Character and View
\$2,515,000

SOLD



3783 RIVIERE PLACE, NORTH VANCOUVER, BC

Edgemont Village
\$5,188,000

SOLD



303-533 WATERS EDGE CRESCENT, WEST VANCOUVER, BC

Luxury Living in West Van's Best L...
\$1,810,000

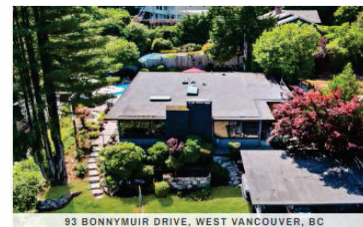
SOLD



547 HADDEN DRIVE, WEST VANCOUVER, BC

Lower British Properties
\$3,999,000

SOLD



93 BONNYMUIR DRIVE, WEST VANCOUVER, BC

Post Modern Braun House
\$2,650,000

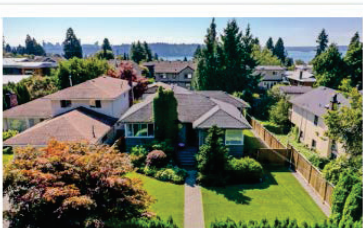
SOLD



6078 SAKINAW WATSON ISLAND, PENDER HARBOUR, BC

Private Island
\$2,595,000

SOLD



1248 JEFFERSON AVENUE, WEST VANCOUVER, BC

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

SOLD



601-788 ARTHUR ERICKSON PLACE, WEST VANCOUVER, BC

Where You Want to Live!
\$1,404,900

SOLD



6795 MARINE DRIVE, WEST VANCOUVER, BC

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

SOLD



1235 JEFFERSON AVENUE, WEST VANCOUVER, BC

Ambleside's Best Family Street
\$2,098,000

SOLD



6397 ARGYLE AVENUE, WEST VANCOUVER, BC

Horseshoe Bay Duplex
\$1,799,000

SOLD

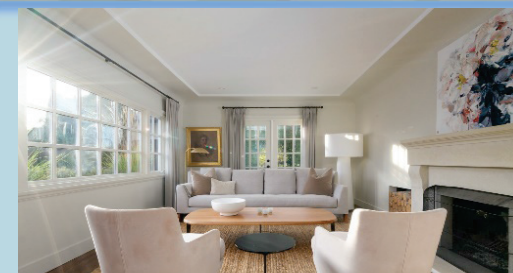


601-788 ARTHUR ERICKSON PLACE, WEST VANCOUVER, BC

Where You Want to Live!
\$1,404,900

SOLD

LISTED BY TOM



1085 Lawson Avenue – AMBLESIDE West Vancouver

\$3,350,000

Classic heritage style home with an elevated modern interior in the heart of Ambleside with Ocean views. Meticulously updated and re-built over the years, this 4-bedroom 3100 square foot home is a virtual showcase of timeless character seamlessly blended with a designer quality renovation on all 3 levels. Completely re-built with additions to create the perfect traditional family floor plan.



3215 Mathers Avenue – WESTMOUNT West Vancouver

\$4,899,000

Ron Thom Masterpiece in Westmount! This exquisite residence is a testament to the brilliance of the acclaimed firm Sharp, Thompson, Berwick, Pratt, and its design is steeped in the heritage of West Coast modern architecture. With a generous 5,857 square feet of living space on 3 levels, this 5 bedroom estate graces an expansive 16,133 square foot private corner lot.



919 Younette \$3,850,000 117 Sakinaw \$3,298,000 Lot 2 Sakinaw \$1,198,000 1066 Shavington \$1,895,000



Genevieve, Jake (16), Ryan (13), Sylvia, Julian (18) and Tom at Christmas Dinner 2023.