

TOM HASSAN

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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

EXTRAORDINARY HOMES SOLD BY TOM HASSAN 1000 + HOMES SOLD + 30 YEARS EXPERIENCE

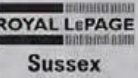
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CALL TOM FOR AN UP-TO-DATE MARKET EVALUATION OF YOUR HOME!

TOM HASSAN

TOP 1% OF ROYAL LEPAGE AGENTS IN CANADA

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FALL 2026 REAL ESTATE MARKET UPDATE

As we head into Fall 2026, West and North Vancouver buyers have considerably more choice than in recent years. Sales remain below historical averages and higher inventory has created more negotiating room, particularly in the detached market. For sellers, accurate pricing, presentation and a strong marketing strategy are increasingly important. Quality homes in desirable locations continue to attract buyers.

One of the most interesting stories in 2026 is how differently individual North Shore neighbourhoods are performing. Rather than one market moving uniformly up or down, buyers are being increasingly selective, with location, condition, views, lot quality and pricing making a significant difference. North Vancouver detached prices have remained relatively resilient despite fewer sales, while West Vancouver has seen a more noticeable adjustment. With buyers having more choice, the headline numbers don't always tell the whole story — what is happening in your particular neighbourhood matters more than ever.

One of the biggest long-term stories on the North Shore remains housing density. Provincial legislation is requiring West Vancouver to accommodate significantly more housing, while North Vancouver is also facing pressure for increased density around transit corridors and established town centres. The North Shore is clearly evolving toward a greater mix of townhomes, apartments and transit-oriented development. Despite these changes, West and North Vancouver remain among the most desirable places to live in Canada.

2026 YEAR-TO-DATE MARKET SUMMARY



WEST VANCOUVER – DETACHED

Average price: \$3,340,000
vs \$3,634,000 in 2025 | ↓ 8%
252 sales vs 274 | ↓ 8%
469 listings vs 586 | ↓ 19%



NORTH VANCOUVER – DETACHED

Average price: \$2,238,000
vs \$2,291,000 in 2025 | ↓ 2%
469 sales vs 535 | ↓ 12%
324 listings vs 397 | ↓ 18%



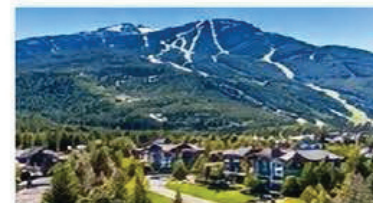
VANCOUVER WEST – DETACHED

Average price: \$3,402,000
vs \$3,549,000 in 2025 | ↓ 4%
526 sales vs 469 | ↑ 12%
672 listings vs 777 | ↓ 13%



SUNSHINE COAST – DETACHED

Average price: \$1,052,000
vs \$1,049,000 in 2025 | No change
307 sales vs 371 | ↓ 17%
438 listings vs 491 | ↓ 10%



WHISTLER – DETACHED

Average price: \$3,186,000
vs \$3,077,000 in 2025 | ↑ 3%
83 sales vs 76 | ↑ 9%
140 listings vs 146 | ↓ 4%



WHISTLER – APARTMENTS

Average price: \$840,000
vs \$884,000 in 2025 | ↓ 4%
160 sales vs 159 | No change
160 listings vs 149 | ↑ 7%



WHISTLER – TOWNHOMES

Average price: \$1,632,000
vs \$1,505,000 in 2025 | ↑ 8%
125 sales vs 160 | ↓ 21%
120 listings vs 91 | ↑ 31%



KELOWNA – DETACHED

Average price: \$1,097,000
vs \$1,049,000 in 2025 | ↓ 4.3%*

*Kelowna percentage shown as supplied in the market summary.

Thinking of selling or simply curious what your property is worth?

Please 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.



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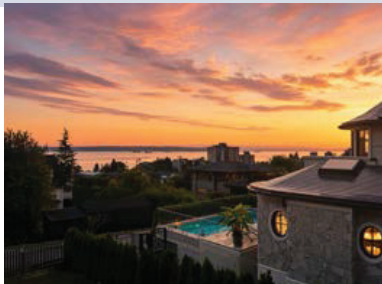
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If you wish to receive this newsletter by EMAIL, please let me know.

LISTED BY TOM HASSAN



Penthouse 1845 Bellevue Avenue \$1,479,000 2 Bedroom Renovated 2 Parking Spots Best View Ever!



1180 Fulton \$2,595,000 Best Ambleside View 3500 sq.ft

1430 Nelson \$2,595,000 View + 13,000 Sq.ft.

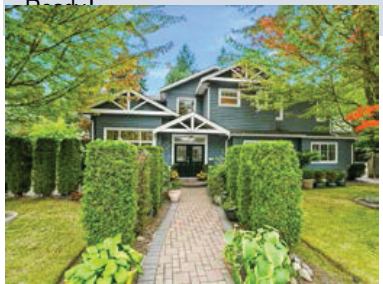


5811 Eagle Island \$1,495,000 Unique 3 Bedroom Cottage + Coach House, Garden Paradise + 11,400 sq.ft. lot



#15-4957 Marine \$1,699,000. 2150 sq.ft. 3 Bedrooms

1591 Haywood \$2,065,000 7000 sq.ft. lot Permit



1417 Woods Drive Edgemont Village North Van- 4500 Sq.Ft. 6 Bedrooms \$2,998,000



12C 328 Taylor \$1,299,000. 2 Bdrm 1324 sq.ft

25-2236 Folkestone

5812 Eagle Island

Neighbourhood Comparison Report-West Vancouver

Area	Year	# of Sales	Average Price	Price Increase or decrease	\$ ↑↓
Altamont	2026	7	\$5,924,000	17%	↑
	2025	5	\$5,038,000		
Ambleside	2026	34	\$2,719,000	-8%	↓
	2025	21	\$2,964,000		
Bayridge	2026	7	\$2,202,000	-26%	↓
	2025	7	\$2,992,000		
British Properties	2026	33	\$4,254,000	-8%	↓
	2025	45	\$4,618,000		
Caulfeild	2026	14	\$2,981,000	-22%	↓
	2025	19	\$3,862,000		
Cedardale	2026	4	\$1,870,000	-35%	↓
	2025	4	\$2,878,000		
Chartwell Canterbury	2026	9	\$3,761,000	0%	N/A
	2025	10	\$3,732,000		
Chelsea Park	2026	2	\$2,580,000	10%	↑
	2025	2	\$2,325,000		
Cypress & Sandy Cove	2026	9	\$3,336,000	-30%	↓
	2025	12	\$4,795,000		
Cypress Park Est.	2026	14	\$2,928,000	-6%	↓
	2025	7	\$3,111,000		
Dundarave	2026	20	\$4,057,000	10%	↑
	2025	24	\$3,684,000		
Eagle Harbour	2026	10	\$2,556,000	-3%	↓
	2025	9	\$2,630,000		
EagleRidge Gleneagle	2026	15	\$3,758,000	-14%	↓
	2025	9	\$4,354,000		
Glenmore	2026	6	\$2,535,000	4%	↑
	2025	9	\$2,426,000		
Horseshoe Bay	2026	2	\$1,976,000	-36%	↓
	2025	4	\$3,100,000		

Area	Year	# of Sales	Average Price	Price Increase or decrease	\$ ↑↓
Lions Bay Howe Sound	2026	9	\$2,301,000	10%	↑
	2025	12	\$2,100,000		
Olde Caulfeild	2026	3	\$2,960,000	-34%	↓
	2025	5	\$4,465,000		
Queens	2026	5	\$2,460,000	-40%	↓
	2025	9	\$4,087,000		
Rockridge	2026	2	\$5,291,000	-44%	↓
	2025	5	\$3,386,000		
Sentinel Hill	2026	8	\$2,378,000	-39%	↓
	2025	12	\$3,850,000		
Upper Caulfeild	2026	6	\$3,119,000	-8%	↓
	2025	3	\$3,406,000		
Westbay/ Westmount	2026	11	\$4,306,000	-15%	↓
	2025	7	\$4,940,000		
Westhill Whitby	2026	4	\$4,306,000	-13%	↓
	2025	8	\$4,940,000		
Whytecliff	2026	1	\$2,450,000	N/A	
	2025	8	\$2,231,000		
Waterfront	2026	10	\$7,332,000	-4%	↓
	2025	9	\$7,664,000		
Ambleside Apt	2026	33	\$1,121,000	-28%	↓
	2025	47	\$1,558,000		
Ambleside Waterfront Apt	2026	2	\$4,240,000	13%	↑
	2025	6	\$3,751,000		
Dundarave Apt	2026	36	\$2,309,000	12%	↑
	2025	30	\$2,052,000		
Dundarave Waterfront Apt	2026	14	\$3,114,000	36%	↑
	2025	8	\$2,284,000		
West Van Detached	2026	244	\$3,351,000	-8%	↓
	2025	264	\$3,659,000		

West Vancouver Comparison from January 1, 2026 - September 15, 2025 vs January 1, 2025 - September 15, 2025 *N/A - Note enough sales for AVERAGE

Neighbourhood Comparison Report-North Vancouver

Area	Year	# of Sales	Average Price	Price Increase or decrease	\$ ↑↓
Blueridge	2026	21	\$2,086,000	-4%	↓
	2025	29	\$2,165,000		
Boulevard	2026	18	\$2,051,000	-11%	↓
	2025	32	\$2,308,000		
Calverhall	2026	12	\$1,885,000	3%	↑
	2025	20	\$1,827,000		
Canyon Heights	2026	47	\$2,505,000	No Change	
	2025	42	\$2,502,000		
Capilano	2026	3	\$2,358,000	-18%	↓
	2025	5	\$2,860,000		
Central Lonsdale	2026	30	\$1,978,000	-3%	↓
	2025	27	\$2,039,000		
Deep Cove	2026	29	\$2,606,000	10%	↑
	2025	33	\$2,371,000		
Upper & Lower Delbrook	2026	15	\$2,508,000	-5%	↓
	2025	24	\$2,635,000		
Dollarton	2026	15	\$2,191,000	-15%	↓
	2025	9	\$2,566,000		
Edgemont	2026	12	\$2,817,000	-9%	↓
	2025	30	\$3,085,000		
Forest Hills	2026	15	\$3,260,000	-3%	↓
	2025	10	\$3,367,000		
Grouse Woods	2026	5	\$2,144,000	-1%	↓
	2025	9	\$2,159,000		
Indian River	2026	13	\$2,028,000	-8%	↓
	2025	13	\$2,206,000		

Area	Year	# of Sales	Average Price	Price Increase or decrease	\$ ↑↓
Lower Lonsdale	2026	12	\$2,027,000	Same	
	2025	11	\$2,033,000		
Lynn Valley	2026	60	\$2,017,000	-9%	↓
	2025	75	\$2,218,000		
Norgate	2026	9	\$1,476,000	-10%	↓
	2025	7	\$1,640,000		
Pemberton Heights	2026	12	\$2,569,000	25%	↑
	2025	11	\$2,057,000		
Princess Park	2026	11	\$2,437,000	10%	↑
	2025	8	\$2,222,000		
Queensbury	2026	7	\$1,963,000	1%	↑
	2025	4	\$1,938,000		
Seymour	2026	11	\$1,979,000	-10%	↓
	2025	11	\$2,214,000		
Upper Lonsdale	2026	50	\$2,406,000	3%	↑
	2025	42	\$2,320,000		
Westlynn/ WL Terrace	2026	22	\$1,903,000	-8%	↓
	2025	28	\$2,072,000		
Windsor Park	2026	6	\$1,967,000	3%	↑
	2025	7	\$1,906,000		
Waterfront	2026	10	\$3,485,000	25%	↑
	2025	10	\$2,792,000		
Apartments	2026	867	\$1,000,000	-2%	↓
	2025	979	\$1,024,000		
North Van Detached	2026	458	\$2,242,000	-2%	↓
	2025	521	\$2,294,000		

Statistics from Jan 1st, 2026 to September 15, 2025 compared to Jan 1st, 2025 to September 15, 2025. * N/A Not enough sales for AVERAGE