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Your Real Estate Market Snapshot

**Mid July - Mid August
2008**



Summer Statistics Summary

After passing the half-way-mark of 2008 we can observe much about our real estate market trends by examining the last six months, and by comparing them with the first six months of 2007. First, let's take a look at active listings. At the end of June the number of detached houses listed in West Van was 546 with the highest priced listing at \$19,800,000, the lowest price at \$719,000 (in Lion's Bay), and an average list price of \$2,451,971. Detached listings in North Van were at 448; the highest priced listing was \$7,399,000, the lowest price \$569,500, and an average listing price of \$1,113,694. (cont below)



At the end of June, West Van was seeing 145 attached listings (apartments, townhouses etc) compared with 626 in North Van. List prices for West Van showed a high of \$8,900,000, a low of \$299,000, with an average of \$1,251,670. North Van had a high of \$2,199,900, a low of \$199,900, and an average of \$528,735.

Detached Sales Jan-June	West Vancouver		North Vancouver	
	2008	2007	2008	2007
Sold	333	408	529	664
High Price	\$6,900,000	\$10,500,000	\$3,100,000	\$2,350,000
Low Price	\$790,000	\$622,000	\$401,000	\$410,000
Ave Price	\$1,862,942	\$1,728,546	\$1,003,299	\$859,804
Days on Mkt	55	57	26	25

And finally, on to the sales information! When examining the number of detached house sales in 2008 year-to-date in comparison with 2007 year-to-date we see an 18% decrease in West Vancouver and a 20% decrease in North Vancouver. Many people seem to think that these numbers mean that prices are plummeting; however that is not the case. In fact, West Van experienced an

8% increase in sale prices of detached houses this year, and numbers are up 17% North Van! And product is not just sitting on the market longer either – it took two days less on average to sell a house in West Van this year, and one day longer in North Van.

Attached Sales Jan-June	West Vancouver		North Vancouver	
	2008	2007	2008	2007
Sold	118	144	677	833
High Price	\$4,100,000	\$4,600,000	\$2,399,000	\$1,305,000
Low Price	\$255,000	\$245,000	\$198,000	\$185,000
Ave Price	\$965,918	\$890,427	\$477,952	\$418,342
Days on Mkt	55	49	30	30

Similar trends can be seen across the North Shore for attached sales. There has been a 22-23% decrease in number of attached sales in North and West Van in 2008 year-to-date compared with 2007, but prices are still on the rise. Attached sales prices increased 8% in West Van, and 14% in North Van. The average days on market increased by 6 days in West Van, and remained steady at 30 days in North Van.

About Me - I am a dedicated and licensed REALTOR® who was born and raised on the North Shore. My focus is on outstanding customer service. I strive to provide an information based, pressure free approach to helping you buy and sell your next home. I am happy to answer any questions you may have. To ensure that you consistently receive these monthly Market Updates please contact me to get on my no-obligation mailing list.

make your move

Featured Listings

Renovated Caulfeild Home



What a great home! Classic Poskitt design and updated with a brand new kitchen, gleaming hardwood floors, beautiful baths and a wonderful layout over three floors. Walkout from lower level to a private West-facing patio.

\$1,298,000

4750 Headland Crt, WV

Best Value in Dundarave!



Immaculate and spacious one bedroom in a well-run co-op in the heart of Dundarave. Bonus: the maintenance fee includes taxes, hot water, caretaker, and cable/satellite! Buy at a fabulous time of year to enjoy the outdoor pool and patio area. Come see the value.

\$349,900

#215-2290 Marine Dr, WV

Sudoku Puzzle

2						6	3
1			8	4	2	7	
	7		5	6		8	
7			6	2			8
		6				9	
8			4	5			7
	4			7	9		3
	9	8	4	1			6
3	2						1

Daily Sudoku: Thu 19-Jun-2008

easy

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Enjoy this number game! For how to play and solutions, visit www.juliakennett.com/Newsletter.ubr

Creative Canvasses

I have seen some very neat and personal artwork created by making canvasses. All you need is a few supplies and you can make custom art to brighten up and fit any wall!

For this 36x46 inch canvass:

Fabric from Merimekko about \$60 (www.marimekkovancouver.com)

- you can use any type of fabric from anywhere

Wood stretching bars about \$15 from Opus Framing and Art Supplies

- these come in 2-inch intervals to fit any wall

You also need a staple gun, an iron, and a spray bottle. Iron, then dampen the fabric with the spray bottle. Assemble the frame and align the fabric. Set the first 4 staples, one in the middle of each side, then work outwards towards the corners evenly on all sides. Fold the corners so that the fabric lies flat, and you are done. Hang and enjoy!



Eco-Logical

Digitech

www.digitechlaser.com

Digitech produces one of the more environmentally-friendly printer cartridges available on the market today. They use a unique process to create a renewed laser toner cartridge by disassembling and recycling used ones rather than just re-filling it with new toner. The renewable toner cartridges are as good as, if not better than new. Each cartridge comes with a standard one year, same day replacement warranty.

The best part? The professional and uniformed staff will deliver the cartridges personally to your office, as well as pick up your empty cartridges - all free of charge and within one day. Most of their deliveries are done using Toyota Prius hybrid vehicles. Digitech is a green business every step of the way!



Fast delivery.



Live support.



No contracts.

It's easy being green