

RECENT SALES



3420 Delbrook Avenue
North Vancouver



778 Donegal Place
North Vancouver



410 - 124 West 3rd Street
North Vancouver



113 - 365 East 1st Street
North Vancouver

Real Estate Info Letter
May 2012
Compliments of:

Dodi Thorhaug

RE/MAX

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From the Desk of

Dodi Thorhaug

Servicing Vancouver's North Shore and Coal Harbour!

The 5 Year Trend

As we move toward the Summer, let's have a look at how our markets have performed over the last five years and into the first four months of 2012.

The one truth about real estate in Greater Vancouver is, even during a tough year like 2009, owning property will always be a good investment.

If you are planning on selling or buying to change your lifestyle, knowing when and how to capitalize on any market condition is where I can help you.

Comparing the average median prices between 2007 to 2011, and again against the first few months of 2012, property across the North Shore and Downtown are still showing positive growth.

The key to understanding each individual micro market is to analyze what demographic and psychographic factors are driving sales. And, who is moving into a market and who is moving out? Then it is our job to work together to market effectively against these driving factors. One of the main reasons for growth will be value vs price. These are all things I can advise you on.

I can further track buying habits via my website Eg: what properties are generating the most interest, at what price, and in what neighbourhood.

I hope you find this information useful. If you have any questions about your community or property I am always available to help. And If you know of anyone embarking on a change in lifestyle your referrals are always welcome too!

Dodi

Average Median Sales Price 5 Year Trend*

Micro Market	2007	2008	2009	2010	2011	2011 vs 2007
North Vancouver Detached	\$805,000	\$875,000	\$825,000	\$870,000	\$930,000	+16%
North Vancouver Attached	\$389,000	\$412,500	\$394,000	\$420,000	\$414,000	+6%
West Vancouver Detached	\$1,402,500	\$1,469,000	\$1,295,000	\$1,485,000	\$1,775,000	+27%
Coal Harbour Attached	\$417,000	\$430,000	\$428,000	\$457,500	\$485,000	+16%

North Vancouver Detached April 2012*

	March 2012	April 2012	+/-
Inventory	270	321	+18.9%
Units Sold	120	118	even
Average Price	\$1,035,250	\$1,078,500	+4.2%
Hot for Sellers	Blueridge, Boulevard, Braemer, Canyon Heights, Capilano Highlands, Capilano, Central Lonsdale, Delbrook, Hamilton Heights, Indian River, Lower Lonsdale, Northlands, Queensbury, Upper Lonsdale, Westlynn, Westlynn Terrace		
Hot for Buyers	Calverhill, Deep Cove, Dollarton, Roche Point,		

North Vancouver Attached April 2012*

	March 2012	April 2012	+/-
Inventory	501	585	+16.8%
Units Sold	125	110	-12%
Average Price	\$465,000	\$420,500	-9.6%
Hot for Sellers	Canyon Heights, Capilano, Hamilton Heights, Indian River, Upper Lonsdale, Windsor Park		
Hot for Buyers	Calverhill, Deep Cove, Dollarton, Roche Point,		

West Vancouver Detached April 2012*

	March 2012	April 2012	+/-
Inventory	404	451	+11.6%
Units Sold	78	84	+7.7%
Average Price	\$1,855,000	\$1,833,500	-1.15%
Hot for Sellers	Ambleside, Bayridge, Eagleridge, Horseshoe Bay, Sentinel Hill		
Hot for Buyers	Altamont, Cedardale, Cypress, Eagle Harbour, Furry Creek, Old Caulfield, Queens, Westmount		

Downtown Attached April 2012*

	March 2012	April 2012	+/-
Inventory	1143	1243	+8.75%
Units Sold	274	230	-16%
Average Price	\$492,000	\$494,000	even
Hot for Sellers	Westend		
Hot for Buyers	Coal Harbour		

*Information is from sources believed to be reliable at the time. But the accuracy and completeness of this information is not guaranteed.

Housing Sales January to April 2012

*Source: Real Estate Board of Greater Vancouver May 2, 2012

PRICE RANGE	North Vancouver				West Vancouver				Vancouver West			
	DET	ATT	APT	TOTAL	DET	ATT	APT	TOTAL	DET	ATT	APT	TOTAL
UNDER \$199,999	1	0	3	4	1	0	0	1	0	0	13	13
200,000-299,999	0	1	65	66	0	0	5	5	1	1	70	72
300,000-399,999	0	8	102	110	0	0	8	8	1	5	325	331
400,000-499,999	0	9	70	79	0	0	6	6	1	11	289	301
500,000-599,999	2	24	33	59	0	1	4	5	3	19	163	185
600,000-699,999	3	29	15	47	0	1	7	8	0	25	126	151
700,000-799,999	48	22	10	80	2	3	7	12	1	20	75	96
800,000-899,999	70	16	2	88	4	8	4	16	1	28	51	80
900,000-999,999	60	4	3	67	5	4	4	13	4	14	37	55
1,000,000-1,099,999	56	3	1	60	4	0	1	5	6	16	26	48
1,100,000-1,199,999	35	1	0	36	12	1	4	17	7	11	12	30
1,200,000-1,299,999	36	3	0	39	15	2	3	20	11	19	11	41
1,300,000-1,399,999	28	0	0	28	19	2	1	22	27	9	19	55
1,400,000-1,499,999	14	0	0	14	16	1	1	18	27	3	10	40
1,500,000-1,599,999	15	0	0	15	11	2	2	15	34	2	11	47
1,600,000-1,699,999	11	0	0	11	15	1	3	19	32	4	6	42
1,700,000-1,799,999	5	0	0	5	17	0	1	18	33	0	6	39
1,800,000-1,899,999	4	0	0	4	15	1	0	16	26	3	5	34
1,900,000-1,999,999	2	0	0	2	8	1	0	9	32	1	4	37
2,000,000-2,099,999	2	0	0	2	9	1	0	10	24	2	2	28
2,100,000 +	7	0	0	7	114	3	3	120	273	8	30	311
TOTALS	399	120	304	823	267	32	64	363	544	201	1,291	2,036

Properties for Sale in your Neighbourhood



554 East Braemar Road

North Shore family home!
2,945 sq.ft. 2 level with 500 sq.ft. deck
Immaculate 3 bed & 2.5 bath
Hardwood floors, renovated kitchen!

\$1,038,000



400 Monterey Avenue

2,968 sq.ft. 2 level with chef's kitchen!
5 bed & 4 bath
In-Law suite
Prime Upper Delbrook with Views

\$1,388,000



272 East Osborne Road

1,543 sq.ft. Character home with views!
Upper Lonsdale 3 bed & 2 bath
Lower level with garden doors
Great North Shore location!

\$799,000



204 - 235 West 4th Street

Stunning & better than new!
609 sq.ft. 1 bed & 1 bath corner unit
Building completely rebuilt in 2007
Immediate possession!

\$309,000



1079 Lillooet Road

1,930 sq.ft. 3 level family townhome!
3 bed & 2.5 bath with in-law accommodation
Views of Grouse Mountain
Plenty of green space & pool!

\$509,000



584 Barnham Place

British Properties 20,825 sq.ft. Lot!
Immaculate 4 bed & 3.5 bath
Beautiful mountain views
Immediate Possession!

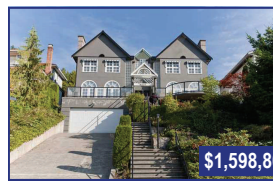
\$1,449,000



109 - 333 East 1st Street

Lower Lonsdale gem!
705 sq.ft. 1 bed 1 bath & den
Sun drenched fenced patio
City and harbour views!

\$369,000



4220 Starlight Way

Breathtaking views!
Prime Upper Delbrook cul-de-sac
4,400 sq.ft. 5 bed & 3.5 bath
Gourmet kitchen. Heated driveway!

\$1,598,800

For properties in your price range call... 604.644.3634

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