

the **rossetti** real estate review

January 2012

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After another slow December, January has gotten off to a busy start. New listing in North Vancouver rose a whopping 319% from December, while West Vancouver saw a 393% increase. Although these may seem like alarming numbers, they are for the most part in-line with past increases.

In North Vancouver, total sales rose 28% from January 2011, while new and total listings increased (18% and 5% respectively).

West Vancouver saw sales decrease slightly from January 2011, down 11%, while new and total listings increased (36% and 20% respectively).

Early in January, BC Assessment distributed new property assessments. Many were surprised to see assessments had risen significantly from last year. The assessments are a reflection of July 2011 values, when the market was perhaps stronger than it is today. If you have any questions about your assessment, or would like information to support an appeal, we will be pleased to assist you.

If you are thinking of making a move, either now or in the coming months, start planning early. Our team would be pleased to offer suggestions for preparing your home for the market and offer tips on renovations that offer the best return at resale.

Sincerely,

Jordan | Aaron | and Tony Rossetti

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Data Source: Real Estate Board of Greater Vancouver Multiple Listing Service



January 2012

North Vancouver **Market** Trends

Houses

Market Analysis (sale averages*):

	Jan 2012	Dec 2011	Jan 2011
Sales	57	53	46
List Price (LP) (\$)	1,050,882	1,069,487	991,408
Sale Price (SP) (\$)	1,039,676	1,038,266	964,795
Days on Market (DOM)	33	57	43

January 2012 High & Low Sales

	Beds	Baths	SqFt	LP (\$)	SP (\$)	DOM
High	7	6	5,070	2,348,000	2,325,000	211
Low	0	0	0	699,000	695,000	0

Townhomes + Apartments

Market Analysis (sale averages*):

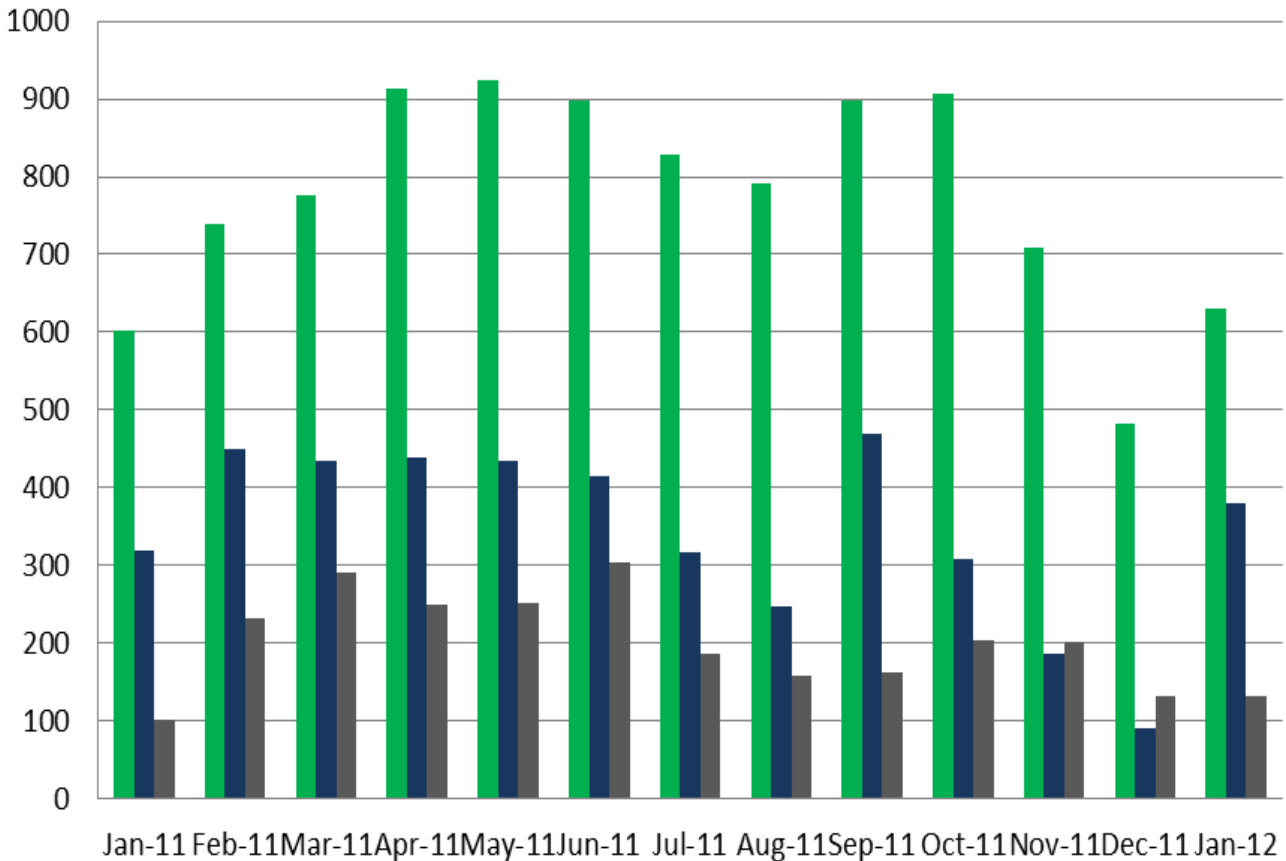
	Jan 2012	Dec 2011	Jan 2011
Sales	74	79	52
List Price (\$)	505,257	423,180	459,895
Sale Price (\$)	494,745	412,146	451,132
Days on Market (DOM)	55	62	60

January 2012 High & Low Sales

	Beds	Baths	SqFt	LP (\$)	SP (\$)	DOM
High	5	4	2,634	1,058,000	1,060,000	242
Low	0	1	450	154,900	151,000	0

* Average list and sale price is reported as mean average price

north vancouver **sales** vs. new & total listings



	Jan-11	Feb-11	Mar-11	Apr-11	May-11	Jun-11	Jul-11	Aug-11	Sep-11	Oct-11	Nov-11	Dec-11	Jan-12
Total Listings	602	739	777	913	925	897	828	791	897	907	708	483	631
New Listings	319	449	434	438	434	414	316	247	469	308	187	91	379
Sales	102	232	290	249	252	304	186	158	162	203	201	132	131

West Vancouver **Market** Trends

Houses

Market Analysis (sale averages*):

	Jan 2012	Dec 2011	Jan 2011
Sales	39	66	46
List Price (\$)	2,352,033	2,102,875	1,935,775
Sale Price (\$)	2,225,021	1,989,189	1,838,160
Days on Market	51	51	55

January 2012 High & Low Sales

	Beds	Baths	SqFt	LP (\$)	SP (\$)	DOM
High	6	8	12,050	6,895,000	5,700,000	235
Low	2	0	720	79,900	76,000	0

Townhomes + Apartments

Market Analysis (sale averages*):

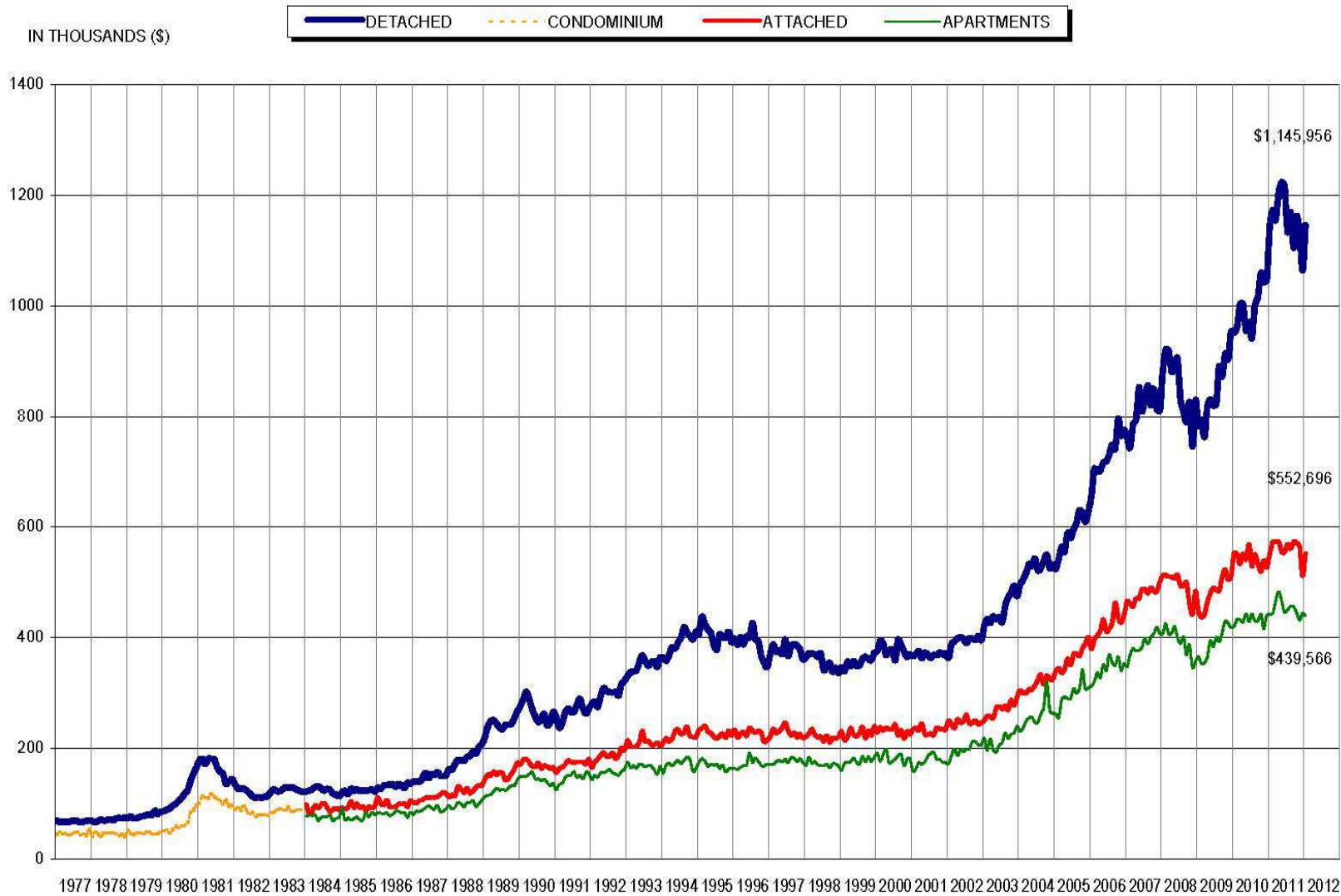
Townhomes + Apartments	Jan 2012	Dec 2011	Jan 2011
Sales	22	22	
List Price (\$)	980,315	864,670	792,511
Sale Price (\$)	941,291	825,200	761,722
Days on Market	65	52	65

January 2012 High & Low Sales

	Beds	Baths	SqFt	LP (\$)	SP (\$)	DOM
High	3	4	2,884	3,780,000	3,500,000	202
Low	0	1	575	294,000	294,000	0

* Average list and sale price is reported as mean average price

Residential Average Sale Prices - January 1977 to January 2012



NOTE: From 1977 - 1984 condominium averages were not separated into attached & apartment.