

## August 08 Numbers

Now the seven month 2008 figures vs. 2007 - North Van detached homes sold down 20% from last year, attached (t/homes) down 19% and apartments down by 21% from &lsquo;07. Detached average prices +15% and inventory now up by 105%

Average prices up 8% (t/hse) and up by 12% (apts). Inventory (t/hse) 110% higher than &lsquo;07 and (apt) up from &lsquo;07 by 107% - both of these continue to be affected by slower absorption of new construction. While there is still demand, continuing high inventory will maintain a tempering of sales prices &ndash; continuing of the plateauing.

In West Van, detached number of sales has dropped by 25% from &lsquo;07. Average price up 7% and inventory now up 85% over &lsquo;07. On the condo side &ndash; attached (t/hses) sold are marginally up over 2007 5%; average price down 10% YTD. Active listings are now 57% over last year (55 vs 35). Apartments reflect 96 sold vs. 128 by July &lsquo;07; with average price up 12% from &lsquo;07 and active listings up 47% from &lsquo;07. Overall North Shore demand still evident with inventory remaining higher.

Again, visit my website to see and &ldquo;hear&rdquo; the new developments. I continue my commitment to keep you&hellip;. [www.OnTopOfTheMarket.ca](http://www.OnTopOfTheMarket.ca). This work in progress strives to be the &ldquo;go to&rdquo; site for North Shore Real Estate analysis and jumping off point for FULL market listing information.

To join the group getting the e-mail version of this &ldquo;update&rdquo; - send a request now to [alanskinner@shaw.ca](mailto:alanskinner@shaw.ca) and you&rsquo;ll be assured receipt; phone me at (604) 988-7368 or visit [www.OnTopOfTheMarket.ca](http://www.OnTopOfTheMarket.ca)