

July 09 Numbers

Now to the YTD 2009 [first six months] vs. 2008 figures for our North Shore. North Van detached homes sold are down by less than 1% from last year, attached (t/homes) are now up by 13% and apartments down by 9% from '08. Detached average prices down 8% and inventory June 30th, down by 37%. Average prices down 9% (t/hse) and down by 16% (apts). Inventory (t/hse) 29% lower than '08 and (apt) down from '08 by 28%. As mentioned above, all N/Van inventory is lower than last year. Demand and the general level of sales are clearly increasing month by month.

In West Van, detached number of sales YTD has dropped, as of June 30th by 10% from '08. Average price down 21% and inventory June 30th down 20% from '08. On the condo side – attached (t/hses) sold has dropped to 11 vs. 31 units last year; average price down 29%. Active listings are down from '08 by 20%. Apartments sold reflect an 8% drop YTD vs '08; with average price down 20% and active listings up 28% from end of June '08.

Overall North Shore demand maintains its improving trend and with all inventories continuing to drop month over month, the seller continues to have a better chance of selling.

Again, visit my website to see and “hear” the new developments. Continue my commitment to keep you... www.OnTopOfTheMarket.ca - the “go to” 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 “update” - send a request now to 988-7368 or visit www.OnTopOfTheMarket.ca

Alan