

## January 08 Numbers

Now for the current 2008 "pinch of salt" figures! - North Van detached sold 46 vs 50 in Jan last year, attached (t/homes) 16 vs 26 and apartments 63 sold vs 52 in '07. Detached average prices +35% and inventory now down by 4%. Average prices up 16% (t/hse) and up by 23% (apts). Inventory (t/hse) 5% lower than '07 and (apt) up from '07 by 42%. This defies the overall inventory pattern which has been lower in all categories but is caused by the many "new construction" units listed in the later months.

In West Vancouver, detached number of sales up marginally 2%. Average price up 22% and inventory up 28% over '07. On the condo side - attached (t/hses) sold are unchanged from 2007; average price down 4% based on 2 sales YTD. Active listings now almost double last year at 41 vs 21. Apartments reflect 11 sold vs 3 in Jan '07; with average price up (26%) from '07 and active listings up 1% over '07. North Shore demand is still healthy with inventory generally a little higher.

The sales figures are factual. The projections are just my opinion folks at the 1 furlong mark in a 12 furlong race. Oh, and by the way, "aunt Agatha" is just a fiction.

Again, visit my website to see and "hear" 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 "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 [alanskinner@shaw.ca](mailto:alanskinner@shaw.ca) and you'll be assured receipt; phone me at (604) 988-7368 or visit [www.OnTopOfTheMarket.ca](http://www.OnTopOfTheMarket.ca). Feel free to forward to a friend!