



GRANT GARDNER
YOUR FAMILY AND FRIENDS REALTOR

Tel: 604. 984.9711
Email: grant@grantgardner.com
Always Looking Out For Your Best Interest

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Wishing you and your family the best of health, happiness and good fortune in the coming year.

“Other things may change us, but we start and end with the family.” – Anthony Brandt

North Shore Market Update 5 Year Review

	North Vancouver					West Vancouver				
	Median Sale Price	Average Sale Price	% Increase/Decrease avg. price over prev yr	Sales	Average Days on Market	Median Sale Price	Average Sale Price	% Increase/Decrease avg. price over prev yr	Sales	Average Days on Market
Houses										
2006	729,850	778,332	+14.5%	1153	28	1,269,000	1,569,000	+21.5%	731	51
2005	645,000	679,828	+11.5%	1231	31	1,050,000	1,292,039	+11.8%	743	66
2004	572,000	609,444	+16.1%	1211	30	920,000	1,155,569	+26.2%	766	59
2003	490,000	524,834	+17.0%	1364	30	755,000	915,611	+17.9%	835	68
2002	422,350	448,623	+9.2%	1392	35	644,500	776,714	0.00%	832	79
Attached (Townhomes)										
2006	481,750	487,224	+12.7%	360	21	835,000	895,061	-6.5%	55	49
2005	427,750	432,477	+14.0%	482	31	811,196	957,811	+41.3%	76	74
2004	377,500	379,385	+15.3%	373	24	629,906	677,691	+15.1%	83	62
2003	319,950	329,108	+13.1%	404	25	501,250	588,712	+4.2%	84	157
2002	285,500	290,893	+7.5%	433	36	558,000	565,087	+5.0%	96	159
Apartments										
2006	300,000	328,270	+15.4%	997	26	641,000	849,268	+40.3%	190	62
2005	267,900	284,541	+17.6%	1157	30	490,000	605,280	+9.8%	221	44
2004	223,000	241,921	+18.7%	1100	34	450,000	551,369	+38%	185	56
2003	189,900	203,822	+15.2%	1197	30	350,000	399,772	+12.7%	204	37
2002	164,000	176,987	+6.2%	1060	53	292,500	354,599	+20.5%	195	61

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