

Market Comparison for Capilano Highlands for 03 and YTD 04

	2003	YTD 2004
Total number of sold listings	58	49
Total sales price of sold listings	\$35,843,500	\$32,571,900
Total listing price of sold listing	\$35,999,550	\$32,896,200
Average sales price of sold listings	\$617,991	\$664,733
Average listing price of sold listings	\$620,682	\$671,351
Average discount on the sales of listings	0.43%	0.99%
Average age of the listing sold	41	46
Average number of bedrooms of sales	4.0	3.5
Average number of bathrooms of sales	2.6	2.3
Average finished sqf of the house	2585	2262
Average lot sqf	9150	12691
Average days in the market of sold listings	26	21
Total Number of Listings	63	67
Total Listing Price	\$39,230,450	\$46,160,500
Average listing Price	\$622,706	\$688,963
Average age of the listing sold	41	44
Average number of bedrooms of sales	4.0	3.7
Average number of bathrooms of sales	2.5	2.4
Average finished sqf of the house	2600	2372
Average lot sqf	9202	11680
Average days on the market of total listings	34	37