

Everything you need to know about your Real Estate Market Today!

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SnapStats Publishing

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METRO VANCOUVER EDITION

Downtown
Westside
Eastside
North Vancouver
West Vancouver
Richmond
Tsawwassen
Ladner



Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 300,000	2	1	50%
300,001 – 400,000	6	2	33%
400,001 – 500,000	26	9	35%
500,001 – 600,000	69	16	23%
600,001 – 700,000	103	28	27%
700,001 – 800,000	78	16	21%
800,001 – 900,000	64	15	23%
900,001 – 1,000,000	72	9	13%
1,000,001 – 1,250,000	94	11	12%
1,250,001 – 1,500,000	64	11	17%
1,500,001 – 1,750,000	47	7	15%
1,750,001 – 2,000,000	47	1	2%
2,000,001 – 2,250,000	18	1	6%
2,250,001 – 2,500,000	22	1	5%
2,500,001 – 2,750,000	14	3	21%
2,750,001 – 3,000,000	19	0	NA
3,000,001 – 3,500,000	17	1	6%
3,500,001 – 4,000,000	13	0	NA
4,000,001 – 4,500,000	9	0	NA
4,500,001 – 5,000,000	6	0	NA
5,000,001 & Greater	43	1	2%
TOTAL*	833	133	16%

0 to 1 Bedroom	336	79	24%
2 Bedrooms	394	47	12%
3 Bedrooms	92	7	8%
4 Bedrooms & Greater	11	0	NA
TOTAL*	833	133	16%

SnapStats®	May	June	Variance
Inventory	673	833	24%
Solds	95	133	40%
Sale Price	\$758,000	\$741,800	-2%
Sale Price SQFT	\$993	\$1,083	9%
Sale to List Price Ratio	97%	98%	1%
Days on Market	21	14	-33%

*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Community CONDOS & TOWNHOMES

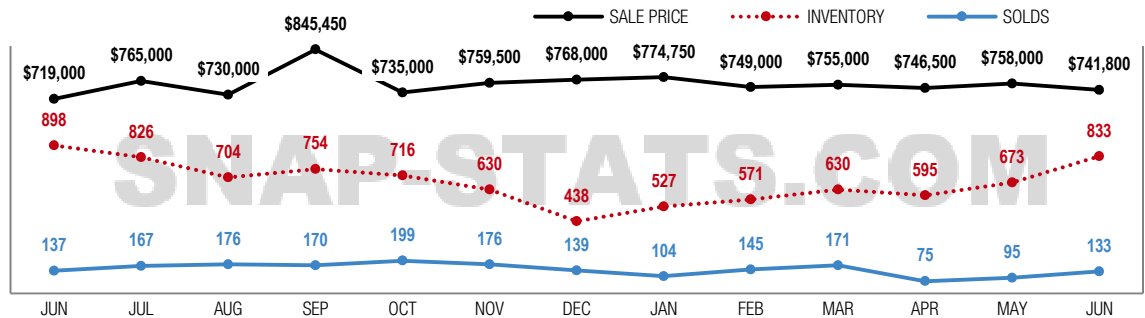
SnapStats®	Inventory	Sales	Sales Ratio
Coal Harbour	112	9	8%
Downtown	308	37	12%
Westend	179	27	15%
Yaletown	234	60	26%
TOTAL*	833	133	16%

Market Summary

- Market Type Indicator **VANCOUVER DOWNTOWN ATTACHED**: Balanced Market at 16% Sales Ratio average (1.6 in 10 homes selling ratio)
- Homes are selling on average 2% below list price
- Most Active Price Band** \$400,000 to \$500,000 with average 35% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.75 mil to \$2 mil / \$5 mil plus, Coal Harbour and 3 bedroom properties
- Sellers Best Bet** Selling homes in Yaletown and up to 1 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



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Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 300,000	0	0	NA
300,001 – 400,000	0	0	NA
400,001 – 500,000	0	0	NA
500,001 – 600,000	0	1	NA*
600,001 – 700,000	0	2	NA*
700,001 – 800,000	1	0	NA
800,001 – 900,000	0	0	NA
900,001 – 1,000,000	0	0	NA
1,000,001 – 1,250,000	0	1	NA*
1,250,001 – 1,500,000	1	0	NA
1,500,001 – 1,750,000	2	1	50%
1,750,001 – 2,000,000	5	1	20%
2,000,001 – 2,250,000	9	6	67%
2,250,001 – 2,500,000	24	9	38%
2,500,001 – 2,750,000	19	9	47%
2,750,001 – 3,000,000	31	7	23%
3,000,001 – 3,500,000	61	13	21%
3,500,001 – 4,000,000	60	13	22%
4,000,001 – 4,500,000	29	3	10%
4,500,001 – 5,000,000	41	2	5%
5,000,001 & Greater	174	10	6%
TOTAL*	457	78	17%

2 Bedrooms & Less	9	1	11%
3 to 4 Bedrooms	149	27	18%
5 to 6 Bedrooms	233	36	15%
7 Bedrooms & More	66	14	21%
TOTAL*	457	78	17%

SnapStats®	May	June	Variance
Inventory	435	457	5%
Solds	52	78	50%
Sale Price	\$3,174,000	\$3,113,000	-2%
Sale Price SQFT	\$1,115	\$929	-17%
Sale to List Price Ratio	103%	97%	-6%
Days on Market	27	20	-26%

*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Community DETACHED HOUSES

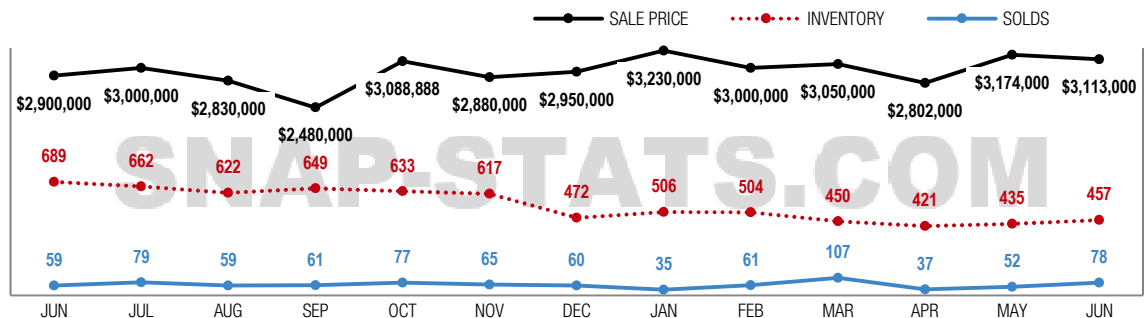
SnapStats®	Inventory	Sales	Sales Ratio
Arbutus	11	2	18%
Cambie	31	12	39%
Dunbar	60	8	13%
Fairview	1	0	NA
Falsecreek	2	0	NA
Kerrisdale	37	7	19%
Kitsilano	20	4	20%
Mackenzie Heights	17	3	18%
Marpole	22	2	9%
Mount Pleasant	3	1	33%
Oakridge	14	3	21%
Point Grey	60	11	18%
Quilchena	13	1	8%
SW Marine	24	1	4%
Shaughnessy	50	8	16%
South Cambie	6	0	NA
South Granville	42	6	14%
Southlands	29	4	14%
University	15	5	33%
TOTAL*	457	78	17%

Market Summary

- Market Type Indicator **VANCOUVER WESTSIDE DETACHED**: Balanced Market at 17% Sales Ratio average (1.7 in 10 homes selling rate)
- Homes are selling on average 3% below list price
- Most Active Price Band** \$2 mil to \$2.25 mil with average 67% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes minimum \$4.5 mil, Marpole, Quilchena, SW Marine and up to 2 bedroom properties
- Sellers Best Bet** Selling homes in Cambie, University and minimum 7 bedroom properties

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Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 300,000	0	0	NA
300,001 – 400,000	3	1	33%
400,001 – 500,000	19	7	37%
500,001 – 600,000	46	30	65%
600,001 – 700,000	89	23	26%
700,001 – 800,000	88	25	28%
800,001 – 900,000	64	17	27%
900,001 – 1,000,000	88	25	28%
1,000,001 – 1,250,000	102	16	16%
1,250,001 – 1,500,000	112	20	18%
1,500,001 – 1,750,000	73	7	10%
1,750,001 – 2,000,000	64	3	5%
2,000,001 – 2,250,000	16	3	19%
2,250,001 – 2,500,000	17	1	6%
2,500,001 – 2,750,000	12	2	17%
2,750,001 – 3,000,000	12	1	8%
3,000,001 – 3,500,000	9	1	11%
3,500,001 – 4,000,000	3	1	33%
4,000,001 – 4,500,000	0	0	NA
4,500,001 – 5,000,000	3	0	NA
5,000,001 & Greater	5	0	NA
TOTAL*	825	183	22%

0 to 1 Bedroom	227	69	30%
2 Bedrooms	388	89	23%
3 Bedrooms	191	24	13%
4 Bedrooms & Greater	19	1	5%
TOTAL*	825	183	22%

SnapStats®	May	June	Variance
Inventory	740	825	11%
Solds	113	183	62%
Sale Price	\$756,000	\$840,000	11%
Sale Price SQFT	\$933	\$932	0%
Sale to List Price Ratio	98%	101%	3%
Days on Market	16	10	-38%

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Community CONDOS & TOWNHOMES

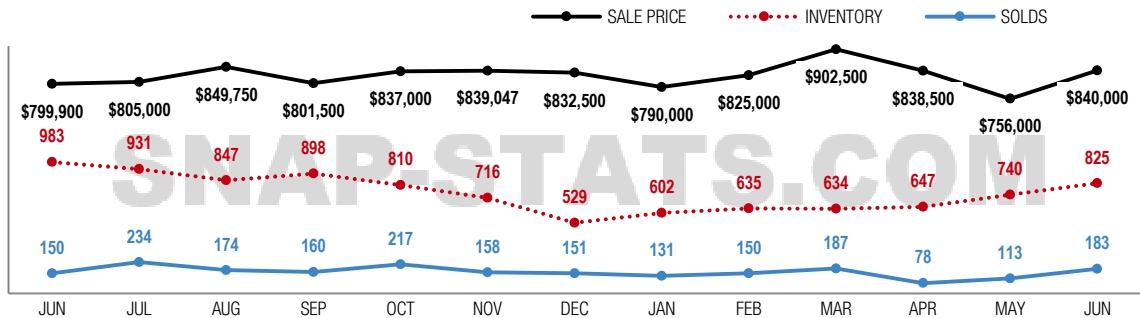
SnapStats®	Inventory	Sales	Sales Ratio
Arbutus	0	0	NA
Cambie	103	11	11%
Dunbar	8	2	25%
Fairview	96	38	40%
Falsecreek	91	30	33%
Kerrisdale	30	5	17%
Kitsilano	95	49	52%
Mackenzie Heights	1	0	NA
Marpole	80	14	18%
Mount Pleasant	14	5	36%
Oakridge	24	1	4%
Point Grey	18	4	22%
Quilchena	13	2	15%
SW Marine	11	0	NA
Shaughnessy	9	1	11%
South Cambie	29	2	7%
South Granville	41	1	2%
Southlands	3	0	NA
University	159	18	11%
TOTAL*	825	183	22%

Market Summary

- Market Type Indicator **VANCOUVER WESTSIDE ATTACHED**: Sellers Market at 22% Sales Ratio average (2.2 in 10 homes selling rate)
- Homes are selling on average 1% above list price
- Most Active Price Band** \$500,000 to \$600,000 with average 65% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.75 mil to \$2 mil, Oakridge, South Cambie, South Granville and minimum 4 bedroom properties
- Sellers Best Bet** Selling homes in Fairview, Kitsilano and up to 1 bedroom properties

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Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 300,000	0	0	NA
300,001 – 400,000	0	0	NA
400,001 – 500,000	0	0	NA
500,001 – 600,000	0	0	NA
600,001 – 700,000	0	0	NA
700,001 – 800,000	0	0	NA
800,001 – 900,000	2	0	NA
900,001 – 1,000,000	4	1	25%
1,000,001 – 1,250,000	27	14	52%
1,250,001 – 1,500,000	64	36	56%
1,500,001 – 1,750,000	94	30	32%
1,750,001 – 2,000,000	52	10	19%
2,000,001 – 2,250,000	36	4	11%
2,250,001 – 2,500,000	56	6	11%
2,500,001 – 2,750,000	22	3	14%
2,750,001 – 3,000,000	33	0	NA
3,000,001 – 3,500,000	8	0	NA
3,500,001 – 4,000,000	3	0	NA
4,000,001 – 4,500,000	0	0	NA
4,500,001 – 5,000,000	0	0	NA
5,000,001 & Greater	3	1	33%
TOTAL*	404	105	26%

2 Bedrooms & Less	18	9	50%
3 to 4 Bedrooms	134	46	34%
5 to 6 Bedrooms	174	42	24%
7 Bedrooms & More	78	8	10%
TOTAL*	404	105	26%

SnapStats®	May	June	Variance
Inventory	357	404	13%
Solds	64	105	64%
Sale Price	\$1,450,000	\$1,525,000	5%
Sale Price SQFT	\$658	\$710	8%
Sale to List Price Ratio	99%	102%	3%
Days on Market	20	8	-60%

*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Community DETACHED HOUSES

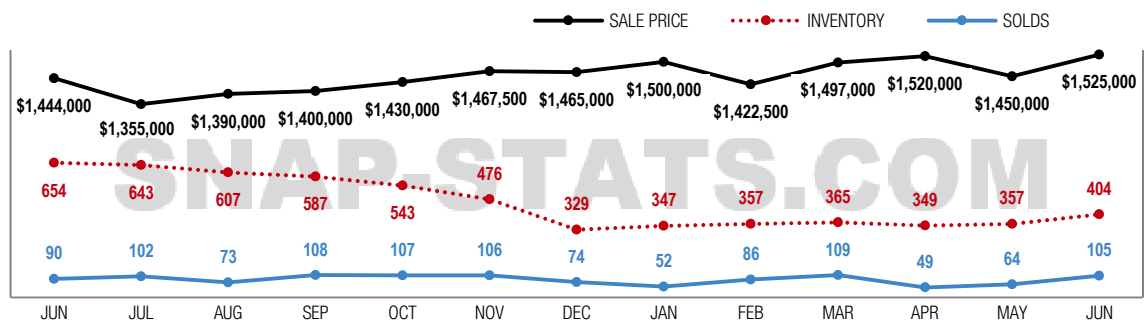
SnapStats®	Inventory	Sales	Sales Ratio
Champlain Heights	1	1	100%
Collingwood	54	10	19%
Downtown	1	0	NA
Fraser	29	12	41%
Fraserview	11	5	45%
Grandview Woodland	30	5	17%
Hastings	4	4	100%
Hastings Sunrise	14	5	36%
Killarney	39	12	31%
Knight	44	6	14%
Main	9	3	33%
Mount Pleasant	2	3	150%*
Renfrew Heights	36	9	25%
Renfrew	57	15	26%
South Marine	3	0	NA
South Vancouver	41	9	22%
Strathcona	5	3	60%
Victoria	24	3	13%
TOTAL*	404	105	26%

Market Summary

- Market Type Indicator **VANCOUVER EASTSIDE DETACHED**: Sellers Market at 26% Sales Ratio average (2.6 in 10 homes selling rate)
- Homes are selling on average 2% above list price
- Most Active Price Band** \$1.25 mil to \$1.5 mil with average 56% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$2 mil to \$2.5 mil, Knight, Victoria and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Fraser, Fraserview and up to 2 bedroom properties

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SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 300,000	2	0	NA
300,001 – 400,000	19	5	26%
400,001 – 500,000	53	28	53%
500,001 – 600,000	110	29	26%
600,001 – 700,000	87	31	36%
700,001 – 800,000	62	25	40%
800,001 – 900,000	54	10	19%
900,001 – 1,000,000	33	11	33%
1,000,001 – 1,250,000	44	13	30%
1,250,001 – 1,500,000	33	3	9%
1,500,001 – 1,750,000	9	0	NA
1,750,001 – 2,000,000	4	0	NA
2,000,001 – 2,250,000	2	0	NA
2,250,001 – 2,500,000	6	0	NA
2,500,001 – 2,750,000	2	0	NA
2,750,001 – 3,000,000	0	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	1	0	NA
4,000,001 – 4,500,000	1	0	NA
4,500,001 – 5,000,000	0	0	NA
5,000,001 & Greater	0	0	NA
TOTAL*	522	155	30%

0 to 1 Bedroom	186	70	38%
2 Bedrooms	245	68	28%
3 Bedrooms	83	16	19%
4 Bedrooms & Greater	8	1	13%
TOTAL*	522	155	30%

SnapStats®	May	June	Variance
Inventory	419	522	25%
Solds	92	155	68%
Sale Price	\$645,000	\$650,000	1%
Sale Price SQFT	\$831	\$802	-3%
Sale to List Price Ratio	99%	100%	1%
Days on Market	12	9	-25%

*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Community CONDOS & TOWNHOMES

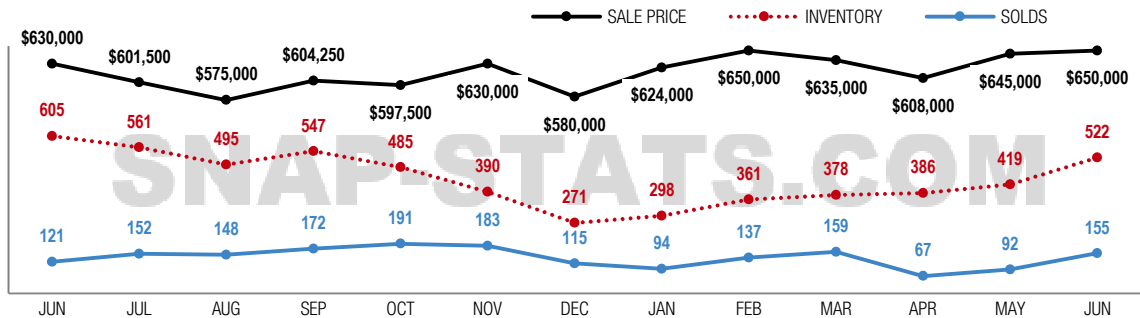
SnapStats®	Inventory	Sales	Sales Ratio
Champlain Heights	11	5	45%
Collingwood	102	14	14%
Downtown	55	6	11%
Fraser	12	4	33%
Fraserview	1	0	NA
Grandview Woodland	23	13	57%
Hastings	25	9	36%
Hastings Sunrise	4	0	NA
Killarney	10	0	NA
Knight	8	1	13%
Main	7	3	43%
Mount Pleasant	88	47	53%
Renfrew Heights	7	0	NA
Renfrew	14	7	50%
South Marine	93	26	28%
South Vancouver	2	0	NA
Strathcona	34	14	41%
Victoria	26	6	23%
TOTAL*	522	155	30%

Market Summary

- Market Type Indicator **VANCOUVER EASTSIDE ATTACHED**: Sellers Market at 30% Sales Ratio average (3 in 10 homes selling rate)
- Homes are selling on average 100% of list price
- Most Active Price Band** \$400,000 to \$500,000 with average 53% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.25 mil to \$1.5 mil, Collingwood, Downtown, Knight and minimum 4 bedroom properties
- Sellers Best Bet** Selling homes in Champlain Heights, Grandview Woodland, Mount Pleasant, Renfrew and Strathcona.

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Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 300,000	0	0	NA
300,001 – 400,000	0	0	NA
400,001 – 500,000	1	0	NA
500,001 – 600,000	0	1	NA*
600,001 – 700,000	1	0	NA
700,001 – 800,000	2	0	NA
800,001 – 900,000	0	0	NA
900,001 – 1,000,000	2	0	NA
1,000,001 – 1,250,000	3	7	233%*
1,250,001 – 1,500,000	44	17	39%
1,500,001 – 1,750,000	46	20	43%
1,750,001 – 2,000,000	48	19	40%
2,000,001 – 2,250,000	24	2	8%
2,250,001 – 2,500,000	24	7	29%
2,500,001 – 2,750,000	21	4	19%
2,750,001 – 3,000,000	21	2	10%
3,000,001 – 3,500,000	22	4	18%
3,500,001 – 4,000,000	13	1	8%
4,000,001 – 4,500,000	12	0	NA
4,500,001 – 5,000,000	4	0	NA
5,000,001 & Greater	7	0	NA
TOTAL*	295	84	28%

2 Bedrooms & Less	5	3	60%
3 to 4 Bedrooms	135	44	33%
5 to 6 Bedrooms	121	36	30%
7 Bedrooms & More	34	1	3%
TOTAL*	295	84	28%

SnapStats®	May	June	Variance
Inventory	257	295	15%
Solds	51	84	65%
Sale Price	\$1,580,000	\$1,706,750	8%
Sale Price SQFT	\$644	\$668	4%
Sale to List Price Ratio	99%	98%	-1%
Days on Market	8	7	-13%

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Community DETACHED HOUSES

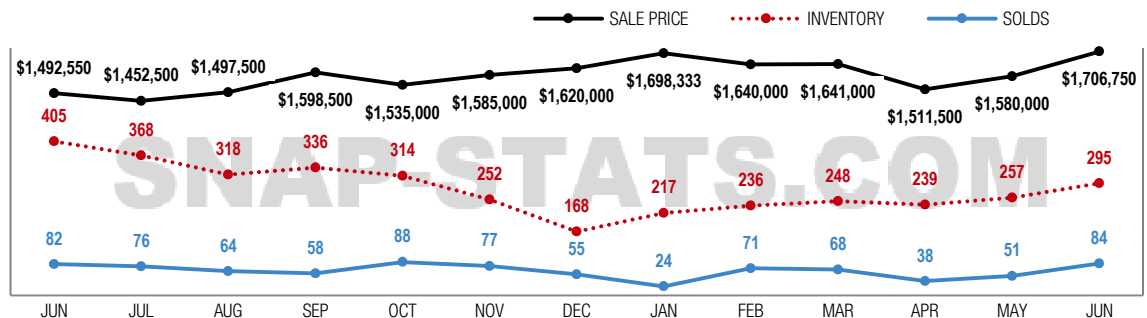
SnapStats®	Inventory	Sales	Sales Ratio
Blueridge	10	4	40%
Boulevard	11	5	45%
Braemar	0	0	NA
Calverhall	13	1	8%
Canyon Heights	35	10	29%
Capilano	5	1	20%
Central Lonsdale	23	6	26%
Deep Cove	13	3	23%
Delbrook	9	1	11%
Dollarton	8	1	13%
Edgemont	23	4	17%
Forest Hills	10	6	60%
Grouse Woods	1	0	NA
Harbourside	0	0	NA
Indian Arm	3	1	33%
Indian River	6	2	33%
Lower Lonsdale	5	1	20%
Lynn Valley	28	13	46%
Lynnmoor	6	0	NA
Mosquito Creek	3	0	NA
Norgate	2	2	100%
Northlands	0	0	NA
Pemberton Heights	8	0	NA
Pemberton	1	1	100%
Princess Park	3	2	67%
Queensbury	6	1	17%
Roche Point	2	2	100%
Seymour	3	3	100%
Tempe	0	0	NA
Upper Delbrook	12	3	25%
Upper Lonsdale	30	8	27%
Westlynn	6	1	17%
Westlynn Terrace	3	0	NA
Windsor Park	2	2	100%
Woodlands-Sunshine Cascade	5	0	NA
TOTAL*	295	84	28%

Market Summary

- Market Type Indicator **NORTH VANCOUVER DETACHED**: Sellers Market at 28% Sales Ratio average (2.8 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band** \$1.5 mil to \$1.75 mil with average 43% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$2 mil to \$2.25 mil / \$3.5 mil to \$4 mil, Calverhall, Delbrook, Edgemont and 7 plus bedrooms
- Sellers Best Bet** Selling homes in Blueridge, Boulevard, Forest Hills, Lynn Valley and 3 to 4 bedroom properties

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SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 300,000	0	3	NA*
300,001 – 400,000	6	6	100%
400,001 – 500,000	26	14	54%
500,001 – 600,000	53	28	53%
600,001 – 700,000	58	21	36%
700,001 – 800,000	51	20	39%
800,001 – 900,000	73	19	26%
900,001 – 1,000,000	35	13	37%
1,000,001 – 1,250,000	86	24	28%
1,250,001 – 1,500,000	38	1	3%
1,500,001 – 1,750,000	12	0	NA
1,750,001 – 2,000,000	2	0	NA
2,000,001 – 2,250,000	6	0	NA
2,250,001 – 2,500,000	1	0	NA
2,500,001 – 2,750,000	2	0	NA
2,750,001 – 3,000,000	1	0	NA
3,000,001 – 3,500,000	2	0	NA
3,500,001 – 4,000,000	1	0	NA
4,000,001 – 4,500,000	0	0	NA
4,500,001 – 5,000,000	1	0	NA
5,000,001 & Greater	0	0	NA
TOTAL*	454	149	33%

0 to 1 Bedroom	102	45	44%
2 Bedrooms	241	71	29%
3 Bedrooms	91	33	36%
4 Bedrooms & Greater	20	0	NA
TOTAL*	454	149	33%

SnapStats®	May	June	Variance
Inventory	381	454	19%
Solds	82	149	82%
Sale Price	\$752,500	\$720,000	-4%
Sale Price SQFT	\$766	\$804	5%
Sale to List Price Ratio	95%	99%	4%
Days on Market	15	10	-33%

*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Community CONDOS & TOWNHOMES

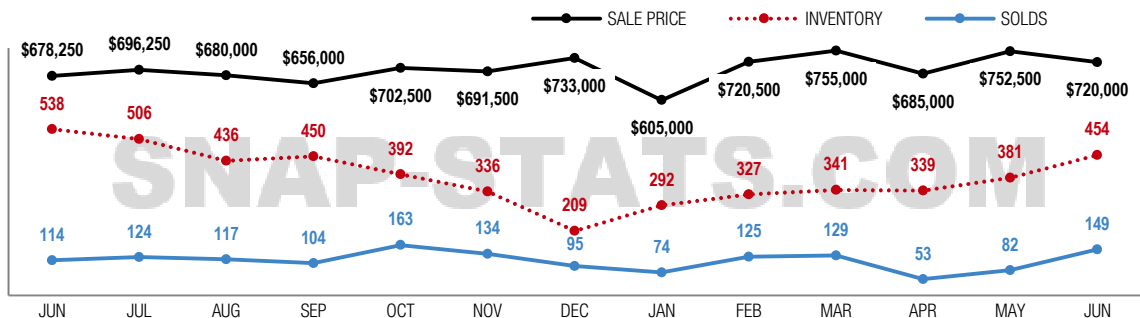
SnapStats®	Inventory	Sales	Sales Ratio
Blueridge	1	0	NA
Boulevard	0	0	NA
Braemar	0	0	NA
Calverhall	0	0	NA
Canyon Heights	1	0	NA
Capilano	4	1	25%
Central Lonsdale	74	24	32%
Deep Cove	0	3	NA*
Delbrook	2	0	NA
Dollarton	0	0	NA
Edgemont	15	1	7%
Forest Hills	0	0	NA
Grouse Woods	0	1	NA*
Harbourside	8	1	13%
Indian Arm	0	0	NA
Indian River	8	3	38%
Lower Lonsdale	152	45	30%
Lynn Valley	23	13	57%
Lynn timer	28	15	54%
Mosquito Creek	24	5	21%
Norgate	10	2	20%
Northlands	11	3	27%
Pemberton Heights	2	1	50%
Pemberton	32	15	47%
Princess Park	0	0	NA
Queensbury	8	0	NA
Roche Point	29	8	28%
Seymour	5	2	40%
Tempe	0	0	NA
Upper Delbrook	0	0	NA
Upper Lonsdale	13	3	23%
Westlynn	4	3	75%
Westlynn Terrace	0	0	NA
Windsor Park	0	0	NA
Woodlands-Sunshine Cascade	0	0	NA
TOTAL*	454	149	33%

Market Summary

- Market Type Indicator **NORTH VANCOUVER ATTACHED**: Sellers Market at 33% Sales Ratio average (3.3 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band** \$400,000 to \$600,000 with average 54% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.25 mil to \$1.5 mil, Edgemont, Harbourside and 2 bedroom properties
- Sellers Best Bet** Selling homes in Lynn Valley, Lynn timer, Pemberton and up to 1 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



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Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 300,000	0	0	NA
300,001 – 400,000	0	0	NA
400,001 – 500,000	0	0	NA
500,001 – 600,000	0	0	NA
600,001 – 700,000	0	0	NA
700,001 – 800,000	0	0	NA
800,001 – 900,000	0	0	NA
900,001 – 1,000,000	0	0	NA
1,000,001 – 1,250,000	1	3	300%*
1,250,001 – 1,500,000	5	2	40%
1,500,001 – 1,750,000	7	7	100%
1,750,001 – 2,000,000	21	3	14%
2,000,001 – 2,250,000	8	5	63%
2,250,001 – 2,500,000	35	2	6%
2,500,001 – 2,750,000	16	5	31%
2,750,001 – 3,000,000	41	1	2%
3,000,001 – 3,500,000	35	4	11%
3,500,001 – 4,000,000	37	3	8%
4,000,001 – 4,500,000	27	0	NA
4,500,001 – 5,000,000	37	0	NA
5,000,001 & Greater	122	7	6%
TOTAL*	392	42	11%

2 Bedrooms & Less	10	2	20%
3 to 4 Bedrooms	172	21	12%
5 to 6 Bedrooms	184	16	9%
7 Bedrooms & More	26	3	12%
TOTAL*	392	42	11%

SnapStats®	May	June	Variance
Inventory	349	392	12%
Solds	30	42	40%
Sale Price	\$2,145,000	\$2,430,158	13%
Sale Price SQFT	\$655	\$653	0%
Sale to List Price Ratio	90%	92%	2%
Days on Market	47	38	-19%

*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Community DETACHED HOUSES

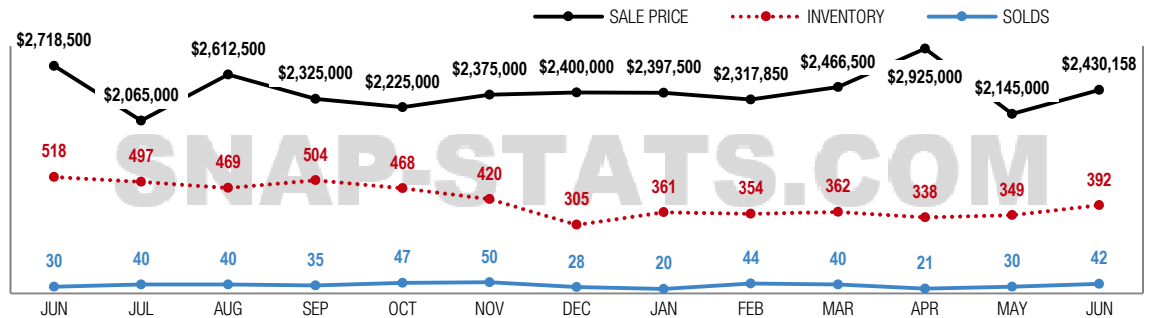
SnapStats®	Inventory	Sales	Sales Ratio
Altamont	12	0	NA
Ambleside	45	4	9%
Bayridge	13	2	15%
British Properties	74	9	12%
Canterbury	5	1	20%
Caulfield	19	2	11%
Cedardale	3	0	NA
Chartwell	29	0	NA
Chelsea Park	5	0	NA
Cypress	5	2	40%
Cypress Park Estates	12	2	17%
Deer Ridge	0	0	NA
Dundarave	30	1	3%
Eagle Harbour	18	3	17%
Eagleridge	4	0	NA
Furry Creek	2	1	50%
Gleneagles	11	2	18%
Glenmore	13	1	8%
Horseshoe Bay	8	2	25%
Howe Sound	11	1	9%
Lions Bay	4	4	100%
Old Caulfield	4	0	NA
Panorama Village	0	0	NA
Park Royal	2	0	NA
Porteau Cove	0	0	NA
Queens	9	1	11%
Rockridge	1	0	NA
Sandy Cove	1	0	NA
Sentinel Hill	6	1	17%
Upper Caulfield	8	0	NA
West Bay	12	2	17%
Westhill	3	0	NA
Westmount	16	0	NA
Whitby Estates	3	0	NA
Whytecliff	4	1	25%
TOTAL*	392	42	11%

Market Summary

- Market Type Indicator **WEST VANCOUVER DETACHED**: Buyers Market at 11% Sales Ratio average (1.1 in 10 homes selling rate)
- Homes are selling on average 8% below list price
- Most Active Price Band** \$2 mil to \$2.25 mil with average 63% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$2.75 mil to \$3 mil, Ambleside, Dundarave, Glenmore, Howe Sound and 5 to 6 bedroom properties
- Sellers Best Bet** Selling homes in Horseshoe Bay and up to 2 bedroom properties

**With minimum inventory of 10 in most instances

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Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 300,000	0	0	NA
300,001 – 400,000	1	0	NA
400,001 – 500,000	5	0	NA
500,001 – 600,000	11	3	27%
600,001 – 700,000	6	0	NA
700,001 – 800,000	10	1	10%
800,001 – 900,000	8	0	NA
900,001 – 1,000,000	5	1	20%
1,000,001 – 1,250,000	18	6	33%
1,250,001 – 1,500,000	21	2	10%
1,500,001 – 1,750,000	12	1	8%
1,750,001 – 2,000,000	12	1	8%
2,000,001 – 2,250,000	5	0	NA
2,250,001 – 2,500,000	4	1	25%
2,500,001 – 2,750,000	4	0	NA
2,750,001 – 3,000,000	3	0	NA
3,000,001 – 3,500,000	5	0	NA
3,500,001 – 4,000,000	7	0	NA
4,000,001 – 4,500,000	0	1	NA*
4,500,001 – 5,000,000	1	0	NA
5,000,001 & Greater	7	2	29%
TOTAL*	145	19	13%

0 to 1 Bedroom	30	5	17%
2 Bedrooms	85	11	13%
3 Bedrooms	27	3	11%
4 Bedrooms & Greater	3	0	NA
TOTAL*	145	19	13%

SnapStats®	May	June	Variance
Inventory	121	145	20%
Solds	14	19	36%
Sale Price	\$945,000	\$1,140,000	21%
Sale Price SQFT	\$844	\$866	3%
Sale to List Price Ratio	95%	97%	2%
Days on Market	66	12	-82%

*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Community CONDOS & TOWNHOMES

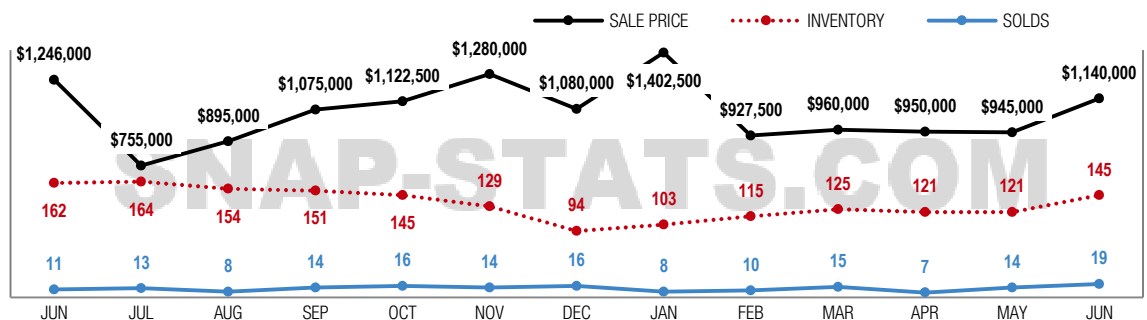
SnapStats®	Inventory	Sales	Sales Ratio
Altamont	0	0	NA
Ambleside	35	5	14%
Bayridge	0	0	NA
British Properties	1	0	NA
Canterbury	0	0	NA
Caulfield	0	0	NA
Cedardale	7	0	NA
Chartwell	0	0	NA
Chelsea Park	0	0	NA
Cypress	0	0	NA
Cypress Park Estates	6	0	NA
Deer Ridge	1	2	200%*
Dundarave	31	5	16%
Eagle Harbour	0	0	NA
Eagleridge	0	0	NA
Furry Creek	4	0	NA
Gleneagles	0	0	NA
Glenmore	0	0	NA
Horseshoe Bay	3	0	NA
Howe Sound	3	0	NA
Lions Bay	2	0	NA
Old Caulfield	1	0	NA
Panorama Village	18	3	17%
Park Royal	26	2	8%
Porteau Cove	0	0	NA
Queens	0	0	NA
Rockridge	0	0	NA
Sandy Cove	0	0	NA
Sentinel Hill	1	0	NA
Upper Caulfield	0	0	NA
West Bay	0	0	NA
Westhill	0	0	NA
Westmount	0	0	NA
Whitby Estates	6	2	33%
Whytecliff	0	0	NA
TOTAL*	145	19	13%

Market Summary

- Market Type Indicator **WEST VANCOUVER ATTACHED**: Balanced Market at 13% Sales Ratio average (1.3 in 10 homes selling rate)
- Homes are selling on average 3% below list price
- Most Active Price Band** \$1 mil to \$1.25 mil with average 33% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.5 mil to \$2 mil, Park Royal and 3 bedroom properties
- Sellers Best Bet** Selling homes in Ambleside, Dundarave, Panorama Village and up to 1 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



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Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 300,000	2	0	NA
300,001 – 400,000	2	0	NA
400,001 – 500,000	1	0	NA
500,001 – 600,000	1	0	NA
600,001 – 700,000	0	0	NA
700,001 – 800,000	0	0	NA
800,001 – 900,000	1	2	200%*
900,001 – 1,000,000	5	2	40%
1,000,001 – 1,250,000	26	17	65%
1,250,001 – 1,500,000	78	27	35%
1,500,001 – 1,750,000	71	9	13%
1,750,001 – 2,000,000	68	12	18%
2,000,001 – 2,250,000	35	2	6%
2,250,001 – 2,500,000	51	1	2%
2,500,001 – 2,750,000	38	1	3%
2,750,001 – 3,000,000	44	0	NA
3,000,001 – 3,500,000	27	0	NA
3,500,001 – 4,000,000	24	0	NA
4,000,001 – 4,500,000	9	0	NA
4,500,001 – 5,000,000	7	0	NA
5,000,001 & Greater	11	0	NA
TOTAL*	501	73	15%

2 Bedrooms & Less	17	1	6%
3 to 4 Bedrooms	213	41	19%
5 to 6 Bedrooms	243	28	12%
7 Bedrooms & More	28	3	11%
TOTAL*	501	73	15%

SnapStats®	May	June	Variance
Inventory	472	501	6%
Solds	40	73	83%
Sale Price	\$1,610,500	\$1,350,000	-16%
Sale Price SQFT	\$588	\$563	-4%
Sale to List Price Ratio	95%	96%	1%
Days on Market	33	15	-55%

*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Community DETACHED HOUSES

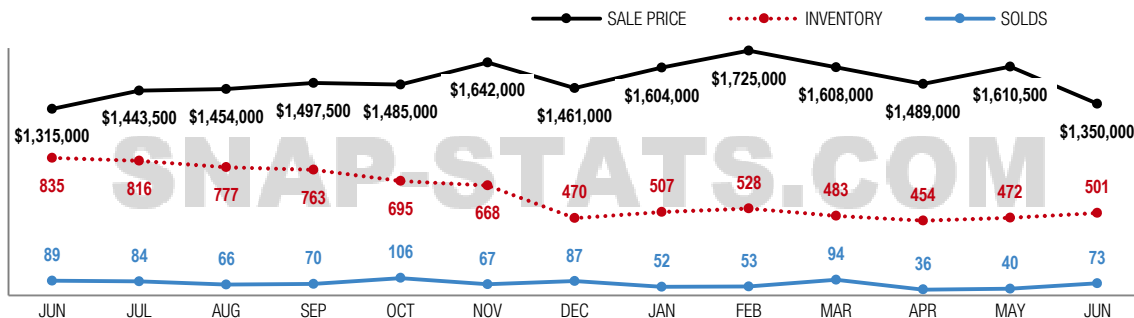
SnapStats®	Inventory	Sales	Sales Ratio
Boyd Park	10	4	40%
Bridgeport	22	0	NA
Brighthouse	6	0	NA
Brighthouse South	2	0	NA
Broadmoor	43	3	7%
East Cambie	8	1	13%
East Richmond	7	0	NA
Garden City	13	2	15%
Gilmore	1	1	100%
Granville	53	3	6%
Hamilton	11	2	18%
Ironwood	16	3	19%
Lackner	17	1	6%
McLennan	8	0	NA
McLennan North	2	0	NA
McNair	18	1	6%
Quilchena	18	3	17%
Riverdale	33	3	9%
Saunders	25	5	20%
Sea Island	6	0	NA
Seafair	32	4	13%
South Arm	14	4	29%
Steveston North	24	9	38%
Steveston South	26	3	12%
Steveston Village	8	5	63%
Terra Nova	12	5	42%
West Cambie	18	5	28%
Westwind	12	1	8%
Woodwards	36	5	14%
TOTAL*	501	73	15%

Market Summary

- Market Type Indicator **RICHMOND DETACHED**: Balanced Market at 15% Sales Ratio average (1.5 in 10 homes selling rate)
- Homes are selling on average 4% below list price
- Most Active Price Band** \$1 mil to \$1.25 mil with average 65% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$2.25 mil to \$2.75 mil, Broadmoor, Granville, Lackner, McNair, Riverdale and Westwind
- Sellers Best Bet** Selling homes in Boyd Park, Steveston Village, Terra Nova and 3 to 4 bedroom properties

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SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 300,000	23	2	9%
300,001 – 400,000	47	18	38%
400,001 – 500,000	87	37	43%
500,001 – 600,000	153	38	25%
600,001 – 700,000	130	23	18%
700,001 – 800,000	154	29	19%
800,001 – 900,000	110	23	21%
900,001 – 1,000,000	115	15	13%
1,000,001 – 1,250,000	86	9	10%
1,250,001 – 1,500,000	45	1	2%
1,500,001 – 1,750,000	7	1	14%
1,750,001 – 2,000,000	5	0	NA
2,000,001 – 2,250,000	1	0	NA
2,250,001 – 2,500,000	3	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	0	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	4	0	NA
4,000,001 – 4,500,000	0	0	NA
4,500,001 – 5,000,000	0	0	NA
5,000,001 & Greater	0	0	NA
TOTAL*	970	196	20%

0 to 1 Bedroom	176	46	26%
2 Bedrooms	411	83	20%
3 Bedrooms	297	53	18%
4 Bedrooms & Greater	86	14	16%
TOTAL*	970	196	20%

SnapStats®	May	June	Variance
Inventory	898	970	8%
Solds	109	196	80%
Sale Price	\$660,000	\$614,500	-7%
Sale Price SQFT	\$579	\$654	13%
Sale to List Price Ratio	94%	97%	3%
Days on Market	38	24	-37%

*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Community CONDOS & TOWNHOMES

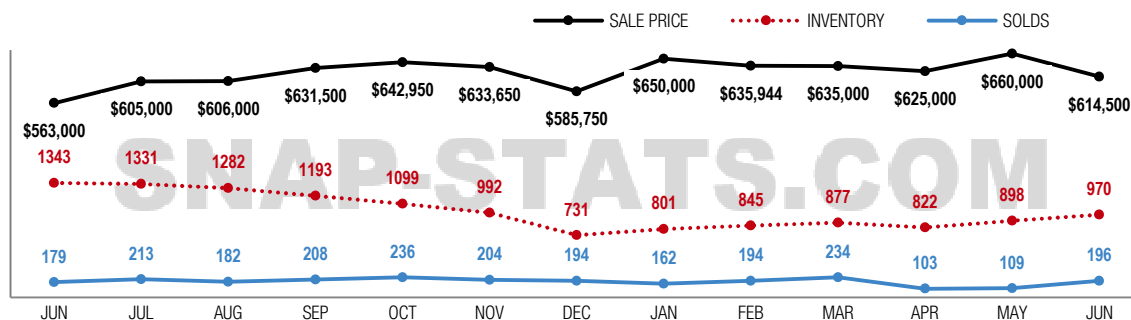
SnapStats®	Inventory	Sales	Sales Ratio
Boyd Park	13	5	38%
Bridgeport	34	3	9%
Brighthouse	301	33	11%
Brighthouse South	98	22	22%
Broadmoor	21	1	5%
East Cambie	19	5	26%
East Richmond	6	1	17%
Garden City	9	1	11%
Gilmore	0	0	NA
Granville	26	1	4%
Hamilton	32	8	25%
Ironwood	23	5	22%
Lackner	1	2	200%*
McLennan	0	0	NA
McLennan North	90	11	12%
McNair	1	1	100%
Quilchena	3	0	NA
Riverdale	16	10	63%
Saunders	7	3	43%
Sea Island	2	0	NA
Seafair	1	0	NA
South Arm	9	4	44%
Steveston North	14	2	14%
Steveston South	31	11	35%
Steveston Village	29	3	10%
Terra Nova	14	4	29%
West Cambie	150	57	38%
Westwind	3	0	NA
Woodwards	17	3	18%
TOTAL*	970	196	20%

Market Summary

- Market Type Indicator **RICHMOND ATTACHED**: Balanced Market at 20% Sales Ratio average (2 in 10 homes selling rate)
- Homes are selling on average 3% below list price
- Most Active Price Band** \$400,000 to \$500,000 with average 43% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.25 mil to \$1.5 mil, Broadmoor, Granville and minimum 4 bedroom properties
- Sellers Best Bet** Selling homes in Riverdale, South Arm and up to 1 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



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Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 300,000	0	0	NA
300,001 – 400,000	0	0	NA
400,001 – 500,000	0	0	NA
500,001 – 600,000	0	0	NA
600,001 – 700,000	0	0	NA
700,001 – 800,000	0	0	NA
800,001 – 900,000	5	1	20%
900,001 – 1,000,000	19	5	26%
1,000,001 – 1,250,000	37	11	30%
1,250,001 – 1,500,000	35	7	20%
1,500,001 – 1,750,000	13	4	31%
1,750,001 – 2,000,000	8	3	38%
2,000,001 – 2,250,000	2	1	50%
2,250,001 – 2,500,000	7	0	NA
2,500,001 – 2,750,000	2	0	NA
2,750,001 – 3,000,000	6	0	NA
3,000,001 – 3,500,000	3	1	33%
3,500,001 – 4,000,000	5	0	NA
4,000,001 – 4,500,000	0	0	NA
4,500,001 – 5,000,000	3	0	NA
5,000,001 & Greater	1	0	NA
TOTAL*	146	33	23%

2 Bedrooms & Less	7	2	29%
3 to 4 Bedrooms	100	28	28%
5 to 6 Bedrooms	37	3	8%
7 Bedrooms & More	2	0	NA
TOTAL*	146	33	23%

SnapStats®	May	June	Variance
Inventory	129	146	13%
Solds	25	33	32%
Sale Price	\$1,265,000	\$1,245,000	-2%
Sale Price SQFT	\$462	\$514	11%
Sale to List Price Ratio	98%	97%	-1%
Days on Market	14	29	107%

*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Community DETACHED HOUSES

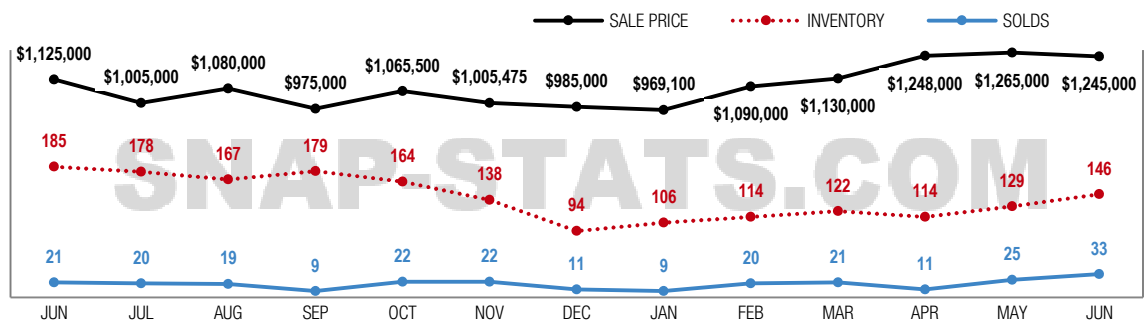
SnapStats®	Inventory	Sales	Sales Ratio
Beach Grove	6	11	183%*
Boundary Beach	9	2	22%
Cliff Drive	14	1	7%
English Bluff	21	5	24%
Pebble Hill	33	4	12%
Tsawwassen Central	18	5	28%
Tsawwassen East	15	2	13%
Tsawwassen North	30	3	10%
TOTAL*	146	33	23%

Market Summary

- Market Type Indicator **TSAWWASSEN DETACHED**: Sellers Market at 23% Sales Ratio average (2.3 in 10 homes selling rate)
- Homes are selling on average 3% below list price
- Most Active Price Band** \$1.75 mil to \$2 mil with average 38% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.25 mil to \$1.5 mil, Cliff Drive, Pebble Hill, Tsawwassen East / North and 5 plus bedrooms
- Sellers Best Bet** Selling homes in Beach Grove and 3 to 4 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



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SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 300,000	0	0	NA
300,001 – 400,000	5	2	40%
400,001 – 500,000	21	5	24%
500,001 – 600,000	38	5	13%
600,001 – 700,000	18	1	6%
700,001 – 800,000	5	2	40%
800,001 – 900,000	3	0	NA
900,001 – 1,000,000	2	0	NA
1,000,001 – 1,250,000	8	0	NA
1,250,001 – 1,500,000	0	0	NA
1,500,001 – 1,750,000	0	0	NA
1,750,001 – 2,000,000	0	0	NA
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	0	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	1	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 – 4,500,000	0	0	NA
4,500,001 – 5,000,000	0	0	NA
5,000,001 & Greater	0	0	NA
TOTAL*	101	15	15%

0 to 1 Bedroom	8	4	50%
2 Bedrooms	76	8	11%
3 Bedrooms	15	2	13%
4 Bedrooms & Greater	2	1	50%
TOTAL*	101	15	15%

SnapStats®	May	June	Variance
Inventory	88	101	15%
Solds	9	15	67%
Sale Price	\$734,900	\$518,500	-29%
Sale Price SQFT	\$488	\$438	-10%
Sale to List Price Ratio	100%	99%	-1%
Days on Market	44	31	-30%

*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Community CONDOS & TOWNHOMES

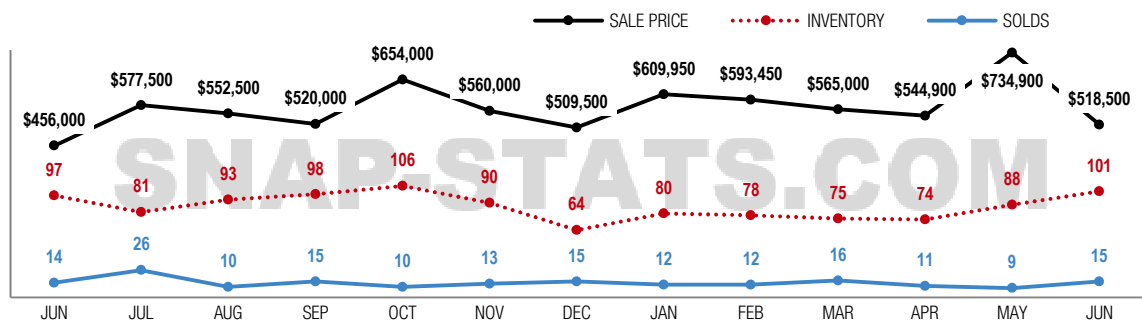
SnapStats®	Inventory	Sales	Sales Ratio
Beach Grove	15	2	13%
Boundary Beach	0	0	NA
Cliff Drive	26	3	12%
English Bluff	0	0	NA
Pebble Hill	0	0	NA
Tsawwassen Central	14	0	NA
Tsawwassen East	1	0	NA
Tsawwassen North	45	10	22%
TOTAL*	101	15	15%

Market Summary

- Market Type Indicator **TSAWWASSEN ATTACHED**: Balanced Market at 15% Sales Ratio average (1.5 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band** \$400,000 to \$500,000 with average 24% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$600,000 to \$700,000, Beach Grove, Cliff Drive and 2 to 3 bedroom properties
- Sellers Best Bet** Selling homes in Tsawwassen North and up to 1 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



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Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 300,000	0	0	NA
300,001 – 400,000	1	0	NA
400,001 – 500,000	0	0	NA
500,001 – 600,000	0	0	NA
600,001 – 700,000	2	1	50%
700,001 – 800,000	1	0	NA
800,001 – 900,000	9	1	11%
900,001 – 1,000,000	13	4	31%
1,000,001 – 1,250,000	13	7	54%
1,250,001 – 1,500,000	10	3	30%
1,500,001 – 1,750,000	8	0	NA
1,750,001 – 2,000,000	2	0	NA
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	0	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	0	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 – 4,500,000	1	0	NA
4,500,001 – 5,000,000	2	0	NA
5,000,001 & Greater	0	0	NA
TOTAL*	62	16	26%

2 Bedrooms & Less	9	1	11%
3 to 4 Bedrooms	41	13	32%
5 to 6 Bedrooms	11	2	18%
7 Bedrooms & More	1	0	NA
TOTAL*	62	16	26%

SnapStats®	May	June	Variance
Inventory	63	62	-2%
Solds	12	16	33%
Sale Price	\$1,010,000	\$1,044,000	3%
Sale Price SQFT	\$431	\$498	16%
Sale to List Price Ratio	94%	99%	5%
Days on Market	34	73	115%

*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Community DETACHED HOUSES

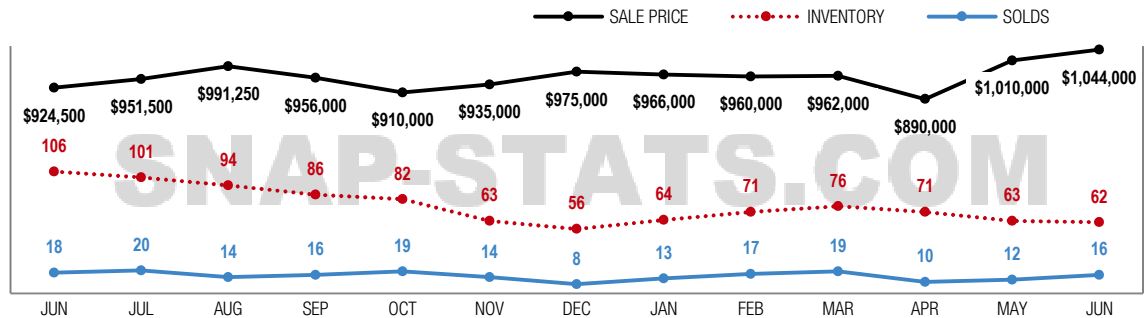
SnapStats®	Inventory	Sales	Sales Ratio
Annacis Island	0	0	NA
Delta Manor	7	1	14%
East Delta	1	0	NA
Hawthorne	13	4	31%
Holly	10	3	30%
Ladner Elementary	11	5	45%
Ladner Rural	1	0	NA
Neilsen Grove	15	3	20%
Port Guichon	3	0	NA
Tilbury	0	0	NA
Westham Island	1	0	NA
TOTAL*	62	16	26%

Market Summary

- Market Type Indicator **LADNER DETACHED**: Sellers Market at 26% Sales Ratio average (2.6 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band** \$1 mil to \$1.25 mil with average 54% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$800,000 to \$900,000, Neilsen Grove and up to 2 bedroom properties
- Sellers Best Bet** Selling homes in Ladner Elementary and 3 to 4 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



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snap-stats.com
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Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 300,000	0	0	NA
300,001 – 400,000	1	0	NA
400,001 – 500,000	11	3	27%
500,001 – 600,000	16	5	31%
600,001 – 700,000	13	3	23%
700,001 – 800,000	12	4	33%
800,001 – 900,000	6	2	33%
900,001 – 1,000,000	1	4	400%*
1,000,001 – 1,250,000	2	0	NA
1,250,001 – 1,500,000	0	0	NA
1,500,001 – 1,750,000	0	0	NA
1,750,001 – 2,000,000	0	0	NA
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	0	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	0	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 – 4,500,000	0	0	NA
4,500,001 – 5,000,000	0	0	NA
5,000,001 & Greater	0	0	NA
TOTAL*	62	21	34%

0 to 1 Bedroom	6	1	17%
2 Bedrooms	31	9	29%
3 Bedrooms	18	7	39%
4 Bedrooms & Greater	7	4	57%
TOTAL*	62	21	34%

SnapStats®	May	June	Variance
Inventory	72	62	-14%
Solds	8	21	163%
Sale Price	\$550,500	\$675,000	23%
Sale Price SQFT	\$446	\$489	10%
Sale to List Price Ratio	99%	94%	-5%
Days on Market	52	19	-63%

*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Community CONDOS & TOWNHOMES

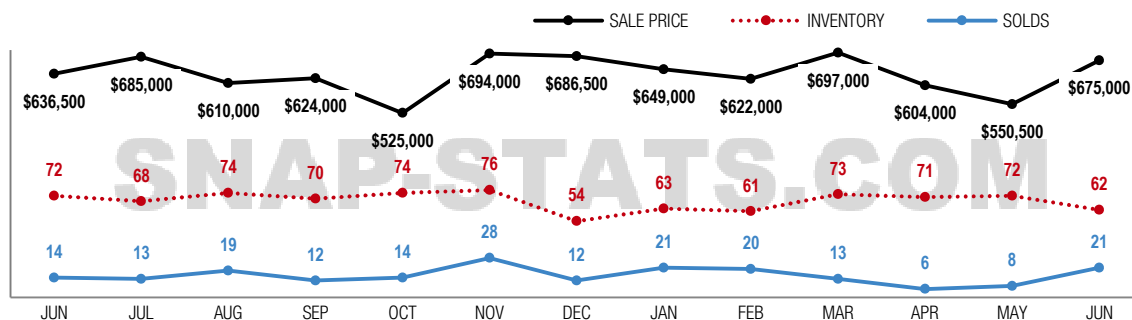
SnapStats®	Inventory	Sales	Sales Ratio
Annacis Island	0	0	NA
Delta Manor	12	3	25%
East Delta	1	0	NA
Hawthorne	10	3	30%
Holly	0	1	NA*
Ladner Elementary	19	4	21%
Ladner Rural	1	0	NA
Neilsen Grove	19	10	53%
Port Guichon	0	0	NA
Tilbury	0	0	NA
Westham Island	0	0	NA
TOTAL*	62	21	34%

Market Summary

- Market Type Indicator **LADNER ATTACHED**: Sellers Market at 34% Sales Ratio average (3.4 in 10 homes selling rate)
- Homes are selling on average 6% below list price
- Most Active Price Band** \$700,000 to \$800,000 with average 33% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$600,000 to \$700,000, Delta Manor, Ladner Elementary and 2 bedroom properties
- Sellers Best Bet** Selling homes in Neilsen Grove and 3 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



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