

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	0	2	NA*
300,001 – 400,000	11	1	9%
400,001 – 500,000	42	9	21%
500,001 – 600,000	98	29	30%
600,001 – 700,000	145	22	15%
700,001 – 800,000	109	23	21%
800,001 – 900,000	82	25	30%
900,001 – 1,000,000	93	23	25%
1,000,001 – 1,250,000	115	8	7%
1,250,001 – 1,500,000	76	8	11%
1,500,001 – 1,750,000	67	6	9%
1,750,001 – 2,000,000	54	5	9%
2,000,001 – 2,250,000	16	2	13%
2,250,001 – 2,500,000	32	4	13%
2,500,001 – 2,750,000	15	3	20%
2,750,001 – 3,000,000	22	0	NA
3,000,001 – 3,500,000	23	0	NA
3,500,001 – 4,000,000	19	0	NA
4,000,001 – 4,500,000	10	2	20%
4,500,001 – 5,000,000	9	1	11%
5,000,001 & Greater	47	2	4%
TOTAL*	1085	175	16%

0 to 1 Bedroom	459	93	20%
2 Bedrooms	507	71	14%
3 Bedrooms	107	11	10%
4 Bedrooms & Greater	12	0	NA
TOTAL*	1085	175	16%

SnapStats®	July	August	Variance
Inventory	963	1085	13%
Solds	176	175	-1%
Sale Price	\$745,000	\$814,800	9%
Sale Price SQFT	\$1,029	\$1,084	5%
Sale to List Price Ratio	99%	100%	1%
Days on Market	12	16	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

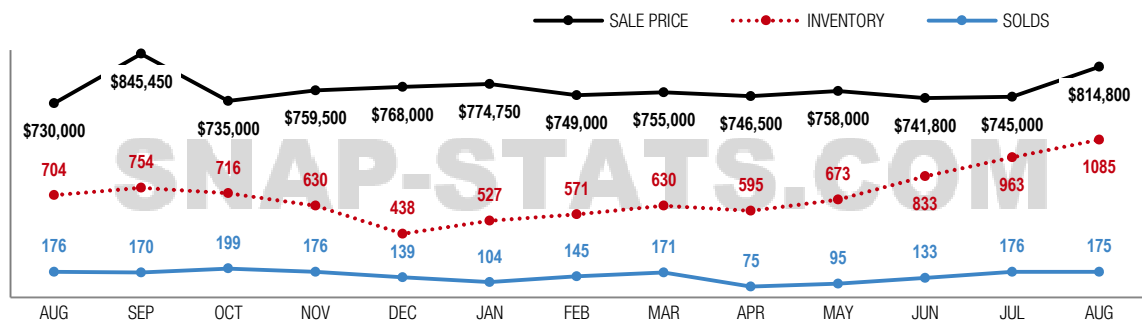
SnapStats®	Inventory	Sales	Sales Ratio
Coal Harbour	141	24	17%
Downtown	408	61	15%
Westend	235	40	17%
Yaletown	301	50	17%
TOTAL*	1085	175	16%

## Market Summary

- Market Type Indicator **VANCOUVER DOWNTOWN ATTACHED**: Balanced Market at 16% Sales Ratio average (1.6 in 10 homes selling rate)
- Homes are selling on average 100% of list price
- Most Active Price Band\*\* \$500,000 to \$600,000 / \$800,000 to \$900,000 with average 30% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes \$5 mil plus, Downtown and 3 bedroom properties
- Sellers Best Bet\*\* Selling homes in Coal Harbour, Westend, 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	0	NA
600,001 – 700,000	0	0	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	0	NA
1,250,001 – 1,500,000	2	0	NA
1,500,001 – 1,750,000	4	2	50%
1,750,001 – 2,000,000	14	8	57%
2,000,001 – 2,250,000	12	4	33%
2,250,001 – 2,500,000	34	12	35%
2,500,001 – 2,750,000	19	9	47%
2,750,001 – 3,000,000	39	9	23%
3,000,001 – 3,500,000	61	19	31%
3,500,001 – 4,000,000	77	11	14%
4,000,001 – 4,500,000	36	9	25%
4,500,001 – 5,000,000	52	3	6%
5,000,001 & Greater	202	4	2%
TOTAL*	553	90	16%

2 Bedrooms & Less	12	2	17%
3 to 4 Bedrooms	177	33	19%
5 to 6 Bedrooms	271	46	17%
7 Bedrooms & More	93	9	10%
TOTAL*	553	90	16%

SnapStats®	July	August	Variance
Inventory	510	553	8%
Solds	76	90	18%
Sale Price	\$3,048,000	\$3,040,000	0%
Sale Price SQFT	\$1,042	\$1,025	-2%
Sale to List Price Ratio	102%	98%	-4%
Days on Market	10	17	70%

\*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

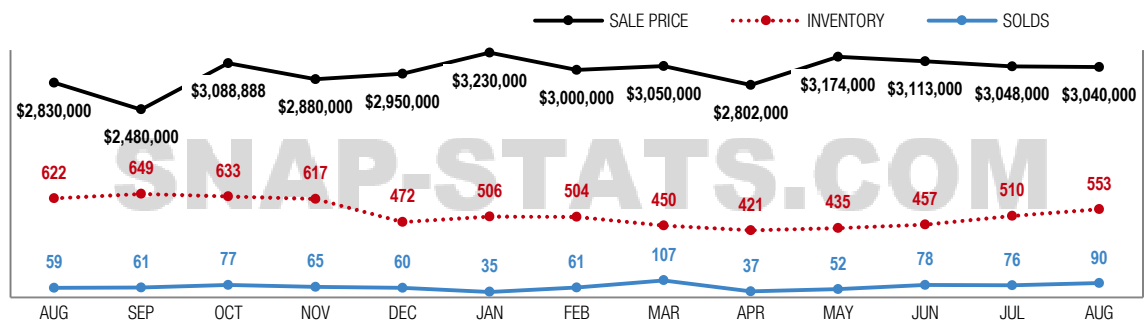
SnapStats®	Inventory	Sales	Sales Ratio
Arbutus	18	5	28%
Cambie	33	9	27%
Dunbar	82	14	17%
Fairview	2	0	NA
Falsecreek	2	1	50%
Kerrisdale	26	4	15%
Kitsilano	32	8	25%
Mackenzie Heights	20	5	25%
Marpole	33	6	18%
Mount Pleasant	4	1	25%
Oakridge	13	2	15%
Point Grey	71	11	15%
Quilchena	21	4	19%
SW Marine	28	5	18%
Shaughnessy	61	1	2%
South Cambie	7	2	29%
South Granville	53	7	13%
Southlands	32	4	13%
University	15	1	7%
TOTAL*	553	90	16%

## Market Summary

- Market Type Indicator **VANCOUVER WESTSIDE DETACHED**: Balanced Market at 16% Sales Ratio average (1.6 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band\*\* \$1.75 mil to \$2 mil with average 57% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes \$5 mil plus, Shaughnessy, University and minimum 7 bedroom properties
- Sellers Best Bet\*\* Selling homes in Arbutus, Cambie, Kitsilano, Mackenzie Heights and 3 to 4 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	4	1	25%
400,001 – 500,000	18	16	89%
500,001 – 600,000	46	25	54%
600,001 – 700,000	86	34	40%
700,001 – 800,000	84	26	31%
800,001 – 900,000	102	22	22%
900,001 – 1,000,000	87	22	25%
1,000,001 – 1,250,000	130	19	15%
1,250,001 – 1,500,000	123	20	16%
1,500,001 – 1,750,000	82	15	18%
1,750,001 – 2,000,000	53	5	9%
2,000,001 – 2,250,000	19	1	5%
2,250,001 – 2,500,000	20	2	10%
2,500,001 – 2,750,000	17	1	6%
2,750,001 – 3,000,000	16	0	NA
3,000,001 – 3,500,000	13	2	15%
3,500,001 – 4,000,000	6	0	NA
4,000,001 – 4,500,000	1	0	NA
4,500,001 – 5,000,000	4	0	NA
5,000,001 & Greater	3	0	NA
TOTAL*	914	211	23%

0 to 1 Bedroom	218	81	37%
2 Bedrooms	481	100	21%
3 Bedrooms	190	29	15%
4 Bedrooms & Greater	25	1	4%
TOTAL*	914	211	23%

SnapStats®	July	August	Variance
Inventory	909	914	1%
Solds	211	211	0%
Sale Price	\$799,000	\$828,000	4%
Sale Price SQFT	\$893	\$928	4%
Sale to List Price Ratio	100%	100%	0%
Days on Market	11	18	64%

\*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

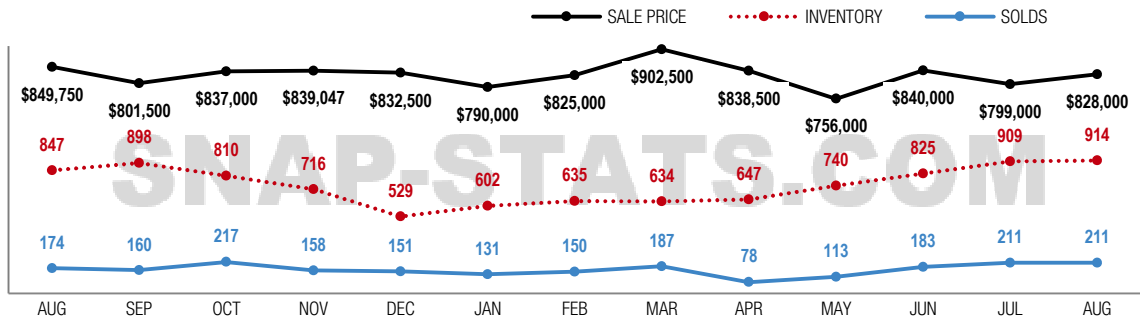
SnapStats®	Inventory	Sales	Sales Ratio
Arbutus	0	0	NA
Cambie	102	10	10%
Dunbar	12	2	17%
Fairview	100	56	56%
Falsecreek	91	25	27%
Kerrisdale	40	6	15%
Kitsilano	91	54	59%
Mackenzie Heights	6	0	NA
Marpole	99	13	13%
Mount Pleasant	11	4	36%
Oakridge	29	2	7%
Point Grey	15	2	13%
Quilchena	15	7	47%
SW Marine	18	1	6%
Shaughnessy	7	2	29%
South Cambie	42	3	7%
South Granville	41	1	2%
Southlands	3	1	33%
University	192	22	11%
TOTAL*	914	211	23%

## Market Summary

- Market Type Indicator **VANCOUVER WESTSIDE ATTACHED**: Sellers Market at 23% Sales Ratio average (2.3 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 89% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$2 mil to \$2.25 mil, Oakridge, SW Marine, South Cambie, South Granville and 4 plus bedrooms
- Sellers Best Bet\*\* Selling homes in Fairview, Kitsilano, Quilchena and up to 1 bedroom properties

\*\*With minimum inventory of 10 in most instances

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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	1	0	NA
800,001 – 900,000	1	0	NA
900,001 – 1,000,000	3	0	NA
1,000,001 – 1,250,000	27	11	41%
1,250,001 – 1,500,000	102	29	28%
1,500,001 – 1,750,000	92	41	45%
1,750,001 – 2,000,000	84	16	19%
2,000,001 – 2,250,000	43	16	37%
2,250,001 – 2,500,000	61	2	3%
2,500,001 – 2,750,000	26	0	NA
2,750,001 – 3,000,000	31	1	3%
3,000,001 – 3,500,000	9	0	NA
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	5	0	NA
<b>TOTAL*</b>	<b>493</b>	<b>116</b>	<b>24%</b>

2 Bedrooms & Less	26	2	8%
3 to 4 Bedrooms	144	51	35%
5 to 6 Bedrooms	214	43	20%
7 Bedrooms & More	109	20	18%
<b>TOTAL*</b>	<b>493</b>	<b>116</b>	<b>24%</b>

SnapStats®	July	August	Variance
Inventory	405	493	22%
Solds	139	116	-17%
Sale Price	\$1,618,000	\$1,618,000	0%
Sale Price SQFT	\$724	\$674	-7%
Sale to List Price Ratio	101%	101%	0%
Days on Market	8	12	50%

\*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

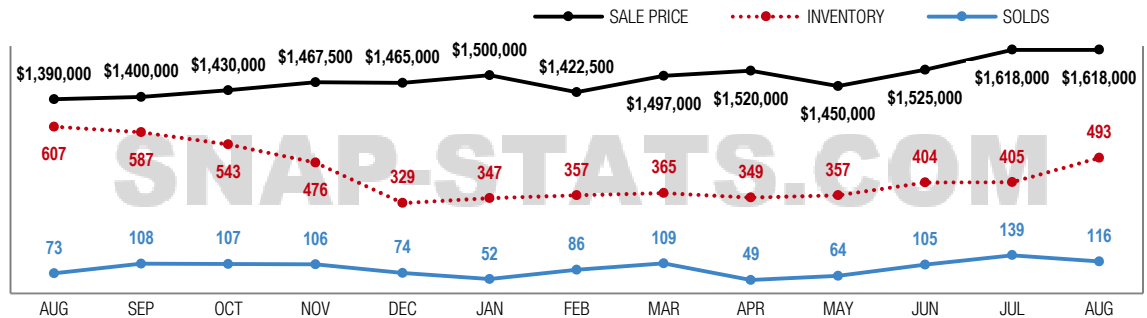
SnapStats®	Inventory	Sales	Sales Ratio
Champlain Heights	1	0	NA
Collingwood	78	10	13%
Downtown	0	0	NA
Fraser	39	9	23%
Fraserview	23	6	26%
Grandview Woodland	33	13	39%
Hastings	6	1	17%
Hastings Sunrise	10	7	70%
Killarney	51	12	24%
Knight	32	8	25%
Main	20	8	40%
Mount Pleasant	8	1	13%
Renfrew Heights	41	9	22%
Renfrew	57	13	23%
South Marine	5	0	NA
South Vancouver	60	10	17%
Strathcona	4	2	50%
Victoria	25	7	28%
<b>TOTAL*</b>	<b>493</b>	<b>116</b>	<b>24%</b>

## Market Summary

- Market Type Indicator **VANCOUVER EASTSIDE DETACHED**: Sellers Market at 24% Sales Ratio average (2.4 in 10 homes selling rate)
- Homes are selling on average 1% above list price
- Most Active Price Band\*\* \$1.5 mil to \$1.75 mil with average 45% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$2.25 mil to \$2.5 mil / \$2.75 mil to \$3 mil, Collingwood, Mount Pleasant and South Vancouver
- Sellers Best Bet\*\* Selling homes in Hastings Sunrise and 3 to 4 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	2	0	NA
300,001 – 400,000	23	6	26%
400,001 – 500,000	82	21	26%
500,001 – 600,000	134	42	31%
600,001 – 700,000	104	41	39%
700,001 – 800,000	81	27	33%
800,001 – 900,000	65	14	22%
900,001 – 1,000,000	49	9	18%
1,000,001 – 1,250,000	56	14	25%
1,250,001 – 1,500,000	41	7	17%
1,500,001 – 1,750,000	10	3	30%
1,750,001 – 2,000,000	5	0	NA
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	6	1	17%
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	1	100%
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*	662	186	28%

0 to 1 Bedroom	239	92	38%
2 Bedrooms	317	71	22%
3 Bedrooms	97	21	22%
4 Bedrooms & Greater	9	2	22%
TOTAL*	662	186	28%

SnapStats®	July	August	Variance
Inventory	606	662	9%
Solds	185	186	1%
Sale Price	\$655,000	\$654,500	0%
Sale Price SQFT	\$814	\$851	5%
Sale to List Price Ratio	99%	99%	0%
Days on Market	11	11	0%

\*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

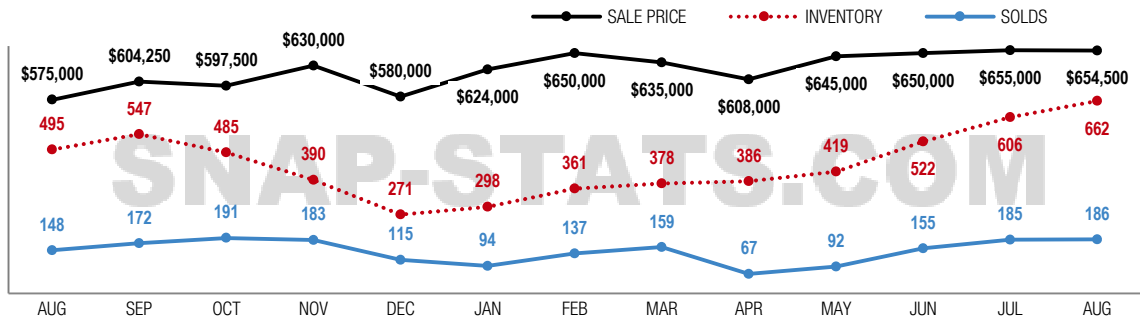
SnapStats®	Inventory	Sales	Sales Ratio
Champlain Heights	14	3	21%
Collingwood	136	17	13%
Downtown	67	6	9%
Fraser	20	8	40%
Fraserview	1	0	NA
Grandview Woodland	22	18	82%
Hastings	30	8	27%
Hastings Sunrise	10	1	10%
Killarney	18	2	11%
Knight	14	2	14%
Main	17	4	24%
Mount Pleasant	111	63	57%
Renfrew Heights	5	1	20%
Renfrew	18	4	22%
South Marine	94	29	31%
South Vancouver	3	0	NA
Strathcona	43	12	28%
Victoria	39	8	21%
TOTAL*	662	186	28%

## Market Summary

- Market Type Indicator **VANCOUVER EASTSIDE ATTACHED**: Sellers Market at 28% Sales Ratio average (2.8 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band\*\* \$600,000 to \$700,000 with average 39% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.25 mil to \$1.5 mil, Downtown and minimum 2 bedroom properties
- Sellers Best Bet\*\* Selling homes in Grandview Woodland, Mount Pleasant 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	1	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	0	0	NA
700,001 – 800,000	1	0	NA
800,001 – 900,000	0	0	NA
900,001 – 1,000,000	1	0	NA
1,000,001 – 1,250,000	9	4	44%
1,250,001 – 1,500,000	36	21	58%
1,500,001 – 1,750,000	39	30	77%
1,750,001 – 2,000,000	48	19	40%
2,000,001 – 2,250,000	21	14	67%
2,250,001 – 2,500,000	33	3	9%
2,500,001 – 2,750,000	14	4	29%
2,750,001 – 3,000,000	17	5	29%
3,000,001 – 3,500,000	24	2	8%
3,500,001 – 4,000,000	16	0	NA
4,000,001 – 4,500,000	16	0	NA
4,500,001 – 5,000,000	2	0	NA
5,000,001 & Greater	5	0	NA
<b>TOTAL*</b>	<b>284</b>	<b>103</b>	<b>36%</b>

2 Bedrooms & Less	10	0	NA
3 to 4 Bedrooms	129	53	41%
5 to 6 Bedrooms	112	44	39%
7 Bedrooms & More	33	6	18%
<b>TOTAL*</b>	<b>284</b>	<b>103</b>	<b>36%</b>

SnapStats®	July	August	Variance
Inventory	285	284	0%
Solds	100	103	3%
Sale Price	\$1,733,200	\$1,710,000	-1%
Sale Price SQFT	\$616	\$613	0%
Sale to List Price Ratio	97%	98%	1%
Days on Market	17	14	-18%

\*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

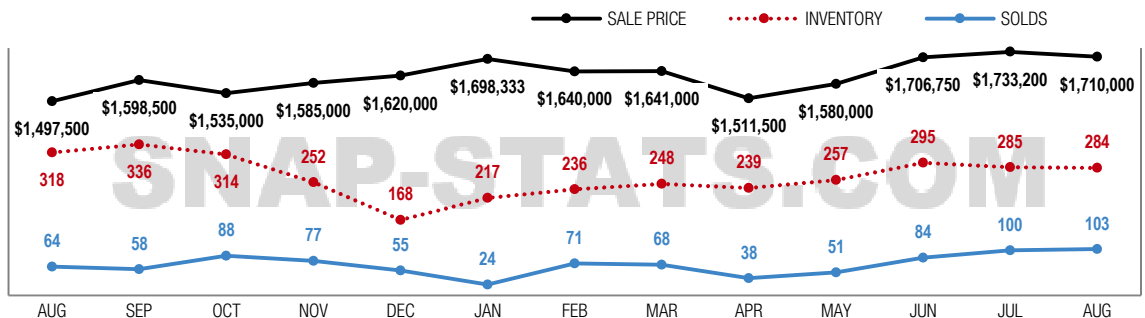
SnapStats®	Inventory	Sales	Sales Ratio
Blueridge	6	9	150%*
Boulevard	15	2	13%
Braemar	2	0	NA
Calverhall	11	0	NA
Canyon Heights	36	9	25%
Capilano	5	3	60%
Central Lonsdale	17	10	59%
Deep Cove	12	6	50%
Delbrook	8	2	25%
Dollarton	7	1	14%
Edgemont	28	1	4%
Forest Hills	11	1	9%
Grouse Woods	1	2	200%*
Harbourside	0	0	NA
Indian Arm	2	1	50%
Indian River	5	4	80%
Lower Lonsdale	5	1	20%
Lynn Valley	19	18	95%
Lynnmoor	7	0	NA
Mosquito Creek	2	1	50%
Norgate	3	1	33%
Northlands	1	0	NA
Pemberton Heights	11	2	18%
Pemberton	3	2	67%
Princess Park	5	1	20%
Queensbury	2	2	100%
Roche Point	1	1	100%
Seymour	5	1	20%
Tempe	1	1	100%
Upper Delbrook	16	4	25%
Upper Lonsdale	24	9	38%
Westlynn	5	2	40%
Westlynn Terrace	1	2	200%*
Windsor Park	3	3	100%
Woodlands-Sunshine Cascade	4	1	25%
<b>TOTAL*</b>	<b>284</b>	<b>103</b>	<b>36%</b>

## Market Summary

- Market Type Indicator **NORTH VANCOUVER DETACHED**: Sellers Market at 36% Sales Ratio average (3.6 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 77% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$3 mil to \$3.5 mil, Edgemont, Forest Hills and minimum 7 bedroom properties
- Sellers Best Bet\*\* Selling homes in Blueridge, Central Lonsdale, Deep Cove, Lynn Valley and 3 to 6 bedroom properties

\*\*With minimum inventory of 10 in most instances

## 13 Month Market Trend



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## Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 300,000	0	0	NA
300,001 – 400,000	7	3	43%
400,001 – 500,000	47	16	34%
500,001 – 600,000	73	21	29%
600,001 – 700,000	79	19	24%
700,001 – 800,000	72	12	17%
800,001 – 900,000	66	17	26%
900,001 – 1,000,000	59	16	27%
1,000,001 – 1,250,000	83	24	29%
1,250,001 – 1,500,000	47	9	19%
1,500,001 – 1,750,000	12	0	NA
1,750,001 – 2,000,000	6	0	NA
2,000,001 – 2,250,000	4	0	NA
2,250,001 – 2,500,000	4	0	NA
2,500,001 – 2,750,000	3	0	NA
2,750,001 – 3,000,000	3	0	NA
3,000,001 – 3,500,000	3	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	1	0	NA
TOTAL*	571	137	24%

0 to 1 Bedroom	149	36	24%
2 Bedrooms	299	59	20%
3 Bedrooms	108	33	31%
4 Bedrooms & Greater	15	9	60%
TOTAL*	571	137	24%

SnapStats®	July	August	Variance
Inventory	508	571	12%
Solds	161	137	-15%
Sale Price	\$742,000	\$775,000	4%
Sale Price SQFT	\$784	\$779	-1%
Sale to List Price Ratio	98%	98%	0%
Days on Market	8	11	38%

\*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

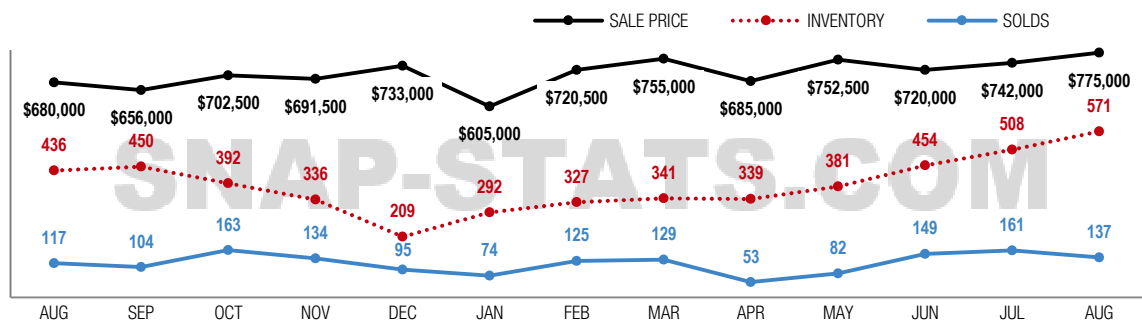
SnapStats®	Inventory	Sales	Sales Ratio
Blueridge	0	0	NA
Boulevard	0	0	NA
Braemar	0	0	NA
Calverhall	0	0	NA
Canyon Heights	0	1	NA*
Capilano	6	0	NA
Central Lonsdale	85	18	21%
Deep Cove	1	1	100%
Delbrook	2	0	NA
Dollarton	0	0	NA
Edgemont	18	1	6%
Forest Hills	0	0	NA
Grouse Woods	0	1	NA*
Harbourside	11	5	45%
Indian Arm	0	0	NA
Indian River	10	3	30%
Lower Lonsdale	178	38	21%
Lynn Valley	51	13	25%
Lynnmoor	32	14	44%
Mosquito Creek	32	3	9%
Norgate	16	0	NA
Northlands	15	3	20%
Pemberton Heights	0	1	NA*
Pemberton	46	11	24%
Princess Park	0	0	NA
Queensbury	3	2	67%
Roche Point	45	10	22%
Seymour	3	5	167%*
Tempe	0	0	NA
Upper Delbrook	1	0	NA
Upper Lonsdale	14	5	36%
Westlynn	2	2	100%
Westlynn Terrace	0	0	NA
Windsor Park	0	0	NA
Woodlands-Sunshine Cascade	0	0	NA
TOTAL*	571	137	24%

## Market Summary

- Market Type Indicator **NORTH VANCOUVER ATTACHED**: Sellers Market at 24% Sales Ratio average (2.4 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band\*\* \$400,000 to \$500,000 with average 34% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$700,000 to \$800,000, Edgemont, Mosquito Creek and 2 bedroom properties
- Sellers Best Bet\*\* Selling homes in Harbourside, Lynnmoor and minimum 4 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	0	1	NA*
1,250,001 – 1,500,000	4	1	25%
1,500,001 – 1,750,000	6	3	50%
1,750,001 – 2,000,000	26	4	15%
2,000,001 – 2,250,000	19	5	26%
2,250,001 – 2,500,000	28	6	21%
2,500,001 – 2,750,000	21	5	24%
2,750,001 – 3,000,000	41	5	12%
3,000,001 – 3,500,000	35	4	11%
3,500,001 – 4,000,000	45	2	4%
4,000,001 – 4,500,000	24	2	8%
4,500,001 – 5,000,000	30	2	7%
5,000,001 & Greater	144	9	6%
TOTAL*	423	49	12%

2 Bedrooms & Less	12	1	8%
3 to 4 Bedrooms	172	24	14%
5 to 6 Bedrooms	206	21	10%
7 Bedrooms & More	33	3	9%
TOTAL*	423	49	12%

SnapStats®	July	August	Variance
Inventory	406	423	4%
Solds	53	49	-8%
Sale Price	\$2,468,000	\$2,700,000	9%
Sale Price SQFT	\$777	\$684	-12%
Sale to List Price Ratio	99%	96%	-3%
Days on Market	25	35	40%

## Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Altamont	16	3	19%
Ambleside	46	4	9%
Bayridge	14	0	NA
British Properties	72	7	10%
Canterbury	6	1	17%
Caulfield	27	3	11%
Cedardale	5	1	20%
Chartwell	27	3	11%
Chelsea Park	4	1	25%
Cypress	9	1	11%
Cypress Park Estates	12	2	17%
Deer Ridge	0	0	NA
Dundarave	26	6	23%
Eagle Harbour	16	3	19%
Eagleridge	3	0	NA
Furry Creek	3	0	NA
Gleneagles	8	4	50%
Glenmore	15	0	NA
Horseshoe Bay	7	3	43%
Howe Sound	10	0	NA
Lions Bay	7	3	43%
Old Caulfield	3	0	NA
Panorama Village	0	0	NA
Park Royal	2	1	50%
Porteau Cove	0	0	NA
Queens	11	0	NA
Rockridge	2	0	NA
Sandy Cove	2	0	NA
Sentinel Hill	16	1	6%
Upper Caulfield	8	2	25%
West Bay	15	0	NA
Westhill	6	0	NA
Westmount	16	0	NA
Whitby Estates	7	0	NA
Whytecliff	2	0	NA
TOTAL*	423	49	12%

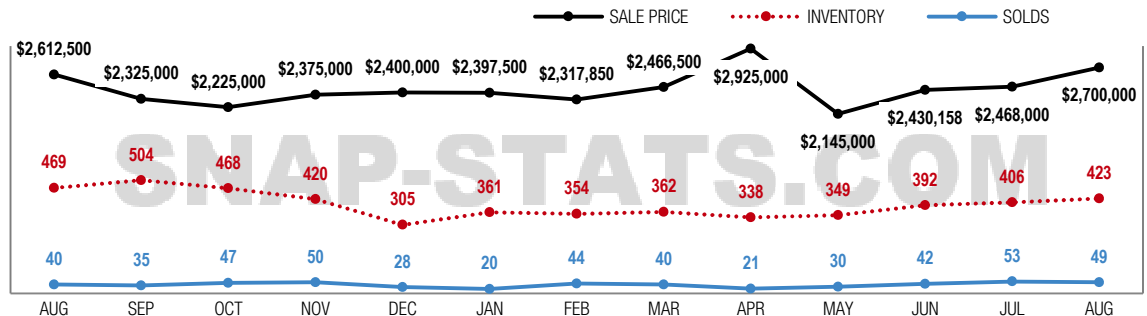
\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

## Market Summary

- Market Type Indicator **WEST VANCOUVER DETACHED**: Balanced Market at 12% Sales Ratio average (1.2 in 10 homes selling rate)
- Homes are selling on average 4% below list price
- Most Active Price Band\*\* \$2 mil to \$2.25 mil with average 26% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$3.5 mil to \$4 mil, Sentinel Hill and up to 2 bedroom properties
- Sellers Best Bet\*\* Selling homes in Gleneagles and 3 to 4 bedroom properties

\*\*With minimum inventory of 10 in most instances

## 13 Month Market Trend



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## Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 300,000	0	0	NA
300,001 – 400,000	2	0	NA
400,001 – 500,000	5	2	40%
500,001 – 600,000	9	0	NA
600,001 – 700,000	9	0	NA
700,001 – 800,000	10	4	40%
800,001 – 900,000	13	1	8%
900,001 – 1,000,000	3	0	NA
1,000,001 – 1,250,000	17	1	6%
1,250,001 – 1,500,000	29	3	10%
1,500,001 – 1,750,000	14	1	7%
1,750,001 – 2,000,000	13	3	23%
2,000,001 – 2,250,000	10	0	NA
2,250,001 – 2,500,000	9	0	NA
2,500,001 – 2,750,000	5	0	NA
2,750,001 – 3,000,000	8	0	NA
3,000,001 – 3,500,000	2	0	NA
3,500,001 – 4,000,000	10	0	NA
4,000,001 – 4,500,000	2	0	NA
4,500,001 – 5,000,000	1	0	NA
5,000,001 & Greater	9	0	NA
TOTAL*	180	15	8%

0 to 1 Bedroom	31	4	13%
2 Bedrooms	103	10	10%
3 Bedrooms	43	0	NA
4 Bedrooms & Greater	3	1	33%
TOTAL*	180	15	8%

SnapStats®	July	August	Variance
Inventory	177	180	2%
Solds	12	15	25%
Sale Price	\$1,522,500	\$1,150,000	-24%
Sale Price SQFT	\$1,200	\$983	-18%
Sale to List Price Ratio	90%	92%	2%
Days on Market	22	43	95%

\*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

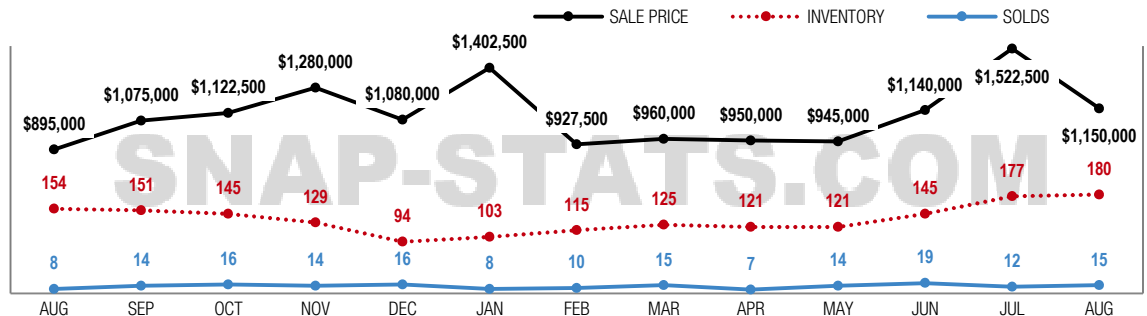
SnapStats®	Inventory	Sales	Sales Ratio
Altamont	0	0	NA
Ambleside	49	3	6%
Bayridge	0	0	NA
British Properties	0	0	NA
Canterbury	0	0	NA
Caulfield	0	0	NA
Cedardale	4	0	NA
Chartwell	0	0	NA
Chelsea Park	1	0	NA
Cypress	0	0	NA
Cypress Park Estates	8	1	13%
Deer Ridge	2	0	NA
Dundarave	40	2	5%
Eagle Harbour	0	0	NA
Eagleridge	0	0	NA
Furry Creek	6	1	17%
Gleneagles	0	0	NA
Glenmore	0	0	NA
Horseshoe Bay	2	0	NA
Howe Sound	4	1	25%
Lions Bay	2	1	50%
Old Caulfield	1	0	NA
Panorama Village	20	2	10%
Park Royal	33	3	9%
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	7	1	14%
Whytecliff	0	0	NA
TOTAL*	180	15	8%

## Market Summary

- Market Type Indicator **WEST VANCOUVER ATTACHED**: Buyers Market at 8% Sales Ratio average (8 in 100 homes selling rate)
- Homes are selling on average 8% below list price
- Most Active Price Band\*\* \$700,000 to \$800,000 with average 40% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1 mil to \$1.25 mil, Dundarave and 2 bedroom properties
- Sellers Best Bet\*\* Selling homes in Furry Creek 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	1	0	NA
300,001 – 400,000	1	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	0	0	NA
900,001 – 1,000,000	3	1	33%
1,000,001 – 1,250,000	17	15	88%
1,250,001 – 1,500,000	75	25	33%
1,500,001 – 1,750,000	86	17	20%
1,750,001 – 2,000,000	80	14	18%
2,000,001 – 2,250,000	35	7	20%
2,250,001 – 2,500,000	51	5	10%
2,500,001 – 2,750,000	40	3	8%
2,750,001 – 3,000,000	55	1	2%
3,000,001 – 3,500,000	31	6	19%
3,500,001 – 4,000,000	21	0	NA
4,000,001 – 4,500,000	10	2	20%
4,500,001 – 5,000,000	8	0	NA
5,000,001 & Greater	11	0	NA
TOTAL*	527	96	18%

2 Bedrooms & Less	13	0	NA
3 to 4 Bedrooms	211	46	22%
5 to 6 Bedrooms	272	45	17%
7 Bedrooms & More	31	5	16%
TOTAL*	527	96	18%

SnapStats®	July	August	Variance
Inventory	509	527	4%
Solds	93	96	3%
Sale Price	\$1,600,000	\$1,617,500	1%
Sale Price SQFT	\$624	\$595	-5%
Sale to List Price Ratio	100%	101%	1%
Days on Market	19	28	47%

\*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

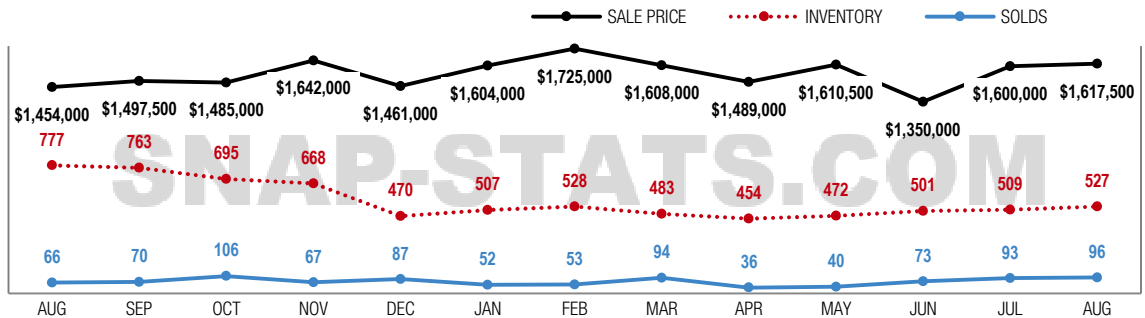
SnapStats®	Inventory	Sales	Sales Ratio
Boyd Park	13	2	15%
Bridgeport	17	1	6%
Brighthouse	10	0	NA
Brighthouse South	3	0	NA
Broadmoor	48	8	17%
East Cambie	11	3	27%
East Richmond	6	0	NA
Garden City	24	2	8%
Gilmore	2	0	NA
Granville	57	6	11%
Hamilton	10	3	30%
Ironwood	17	5	29%
Lackner	11	4	36%
McLennan	12	2	17%
McLennan North	3	2	67%
McNair	20	4	20%
Quilchena	15	4	27%
Riverdale	32	4	13%
Saunders	23	4	17%
Sea Island	4	1	25%
Seafair	41	4	10%
South Arm	10	3	30%
Steveston North	28	10	36%
Steveston South	23	6	26%
Steveston Village	9	1	11%
Terra Nova	9	5	56%
West Cambie	20	4	20%
Westwind	12	1	8%
Woodwards	37	7	19%
TOTAL*	527	96	18%

## Market Summary

- Market Type Indicator **RICHMOND DETACHED**: Balanced Market at 18% Sales Ratio average (1.8 in 10 homes selling rate)
- Homes are selling on average 1% above list price
- Most Active Price Band\*\* \$1 mil to \$1.25 mil with average 88% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$2.75 mil to \$3 mil, Bridgeport, Garden City, Westwind and minimum 5 bedrooms
- Sellers Best Bet\*\* Selling homes in Terra Nova and 3 to 4 bedroom properties

\*\*With minimum inventory of 10 in most instances

## 13 Month Market Trend



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## Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 300,000	21	2	10%
300,001 – 400,000	53	16	30%
400,001 – 500,000	109	26	24%
500,001 – 600,000	172	44	26%
600,001 – 700,000	159	39	25%
700,001 – 800,000	166	33	20%
800,001 – 900,000	124	25	20%
900,001 – 1,000,000	98	24	24%
1,000,001 – 1,250,000	97	18	19%
1,250,001 – 1,500,000	44	4	9%
1,500,001 – 1,750,000	7	1	14%
1,750,001 – 2,000,000	7	0	NA
2,000,001 – 2,250,000	3	0	NA
2,250,001 – 2,500,000	2	1	50%
2,500,001 – 2,750,000	1	0	NA
2,750,001 – 3,000,000	2	0	NA
3,000,001 – 3,500,000	2	0	NA
3,500,001 – 4,000,000	2	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*	1069	233	22%

0 to 1 Bedroom	190	42	22%
2 Bedrooms	491	96	20%
3 Bedrooms	310	71	23%
4 Bedrooms & Greater	78	24	31%
TOTAL*	1069	233	22%

SnapStats®	July	August	Variance
Inventory	977	1069	9%
Solds	261	233	-11%
Sale Price	\$661,000	\$675,000	2%
Sale Price SQFT	\$660	\$668	1%
Sale to List Price Ratio	99%	98%	-1%
Days on Market	19	19	0%

\*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

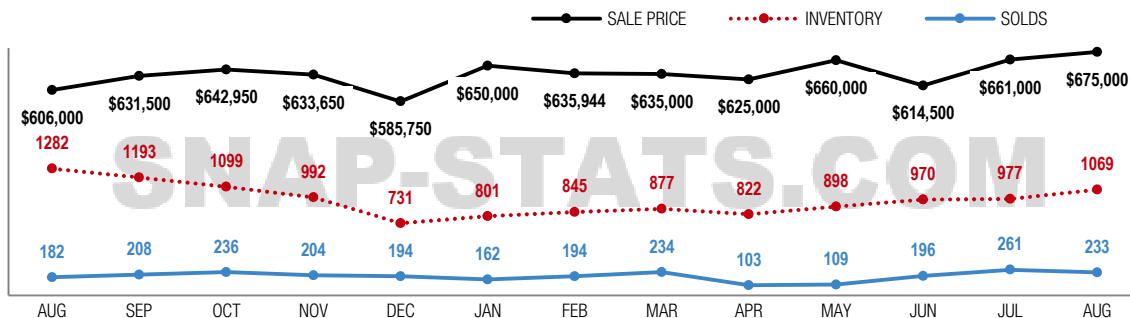
SnapStats®	Inventory	Sales	Sales Ratio
Boyd Park	18	6	33%
Bridgeport	41	4	10%
Brighthouse	370	64	17%
Brighthouse South	121	22	18%
Broadmoor	19	3	16%
East Cambie	14	5	36%
East Richmond	2	1	50%
Garden City	11	3	27%
Gilmore	0	0	NA
Granville	19	5	26%
Hamilton	28	2	7%
Ironwood	32	9	28%
Lackner	2	0	NA
McLennan	0	0	NA
McLennan North	88	22	25%
McNair	1	0	NA
Quilchena	3	0	NA
Riverdale	17	5	29%
Saunders	7	3	43%
Sea Island	0	1	NA*
Seafair	1	1	100%
South Arm	8	0	NA
Steveston North	8	3	38%
Steveston South	36	7	19%
Steveston Village	23	6	26%
Terra Nova	14	2	14%
West Cambie	173	51	29%
Westwind	2	1	50%
Woodwards	11	7	64%
TOTAL*	1069	233	22%

## Market Summary

- Market Type Indicator **RICHMOND ATTACHED**: Sellers Market at 22% Sales Ratio average (2.2 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band\*\* \$300,000 to \$400,000 with average 30% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.25 mil to \$1.5 mil, Hamilton and 2 bedroom properties
- Sellers Best Bet\*\* Selling homes in Woodward and minimum 4 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	6	1	17%
900,001 – 1,000,000	8	8	100%
1,000,001 – 1,250,000	44	14	32%
1,250,001 – 1,500,000	52	8	15%
1,500,001 – 1,750,000	15	1	7%
1,750,001 – 2,000,000	21	2	10%
2,000,001 – 2,250,000	6	0	NA
2,250,001 – 2,500,000	9	0	NA
2,500,001 – 2,750,000	1	0	NA
2,750,001 – 3,000,000	7	0	NA
3,000,001 – 3,500,000	2	0	NA
3,500,001 – 4,000,000	5	0	NA
4,000,001 – 4,500,000	1	0	NA
4,500,001 – 5,000,000	4	0	NA
5,000,001 & Greater	0	0	NA
TOTAL*	181	34	19%

2 Bedrooms & Less	10	2	20%
3 to 4 Bedrooms	125	29	23%
5 to 6 Bedrooms	44	3	7%
7 Bedrooms & More	2	0	NA
TOTAL*	181	34	19%

SnapStats®	July	August	Variance
Inventory	168	181	8%
Solds	42	34	-19%
Sale Price	\$1,210,000	\$1,187,500	-2%
Sale Price SQFT	\$523	\$537	3%
Sale to List Price Ratio	99%	98%	-1%
Days on Market	22	15	-32%

\*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

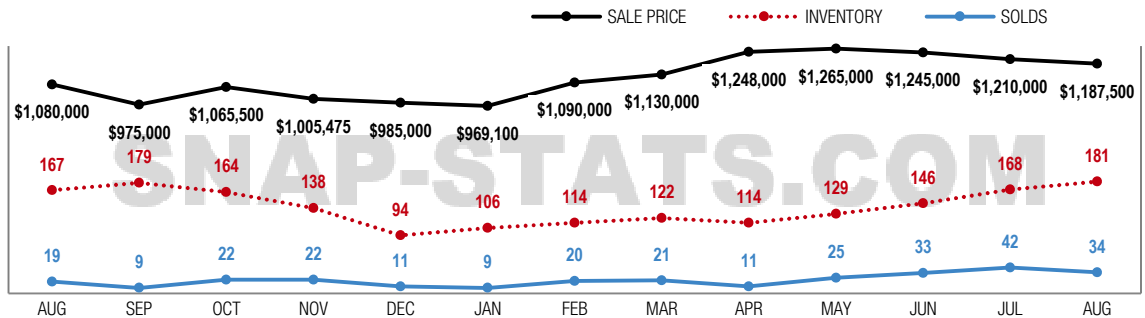
SnapStats®	Inventory	Sales	Sales Ratio
Beach Grove	14	2	14%
Boundary Beach	8	3	38%
Cliff Drive	15	2	13%
English Bluff	24	3	13%
Pebble Hill	41	7	17%
Tsawwassen Central	29	7	24%
Tsawwassen East	14	3	21%
Tsawwassen North	36	7	19%
TOTAL*	181	34	19%

## Market Summary

- Market Type Indicator **TSAWWASSEN DETACHED**: Balanced Market at 19% Sales Ratio average (1.9 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band\*\* \$900,000 to \$1 mil with average 100% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.5 mil to \$1.75 mil, Beach Grove, Cliff Drive, English Bluff and 5 to 6 bedroom properties
- Sellers Best Bet\*\* Selling homes in Boundary Beach and 3 to 4 bedroom properties

\*\*With minimum inventory of 10 in most instances

## 13 Month Market Trend



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## Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 300,000	0	0	NA
300,001 – 400,000	9	1	11%
400,001 – 500,000	19	7	37%
500,001 – 600,000	44	5	11%
600,001 – 700,000	21	3	14%
700,001 – 800,000	6	0	NA
800,001 – 900,000	6	0	NA
900,001 – 1,000,000	2	1	50%
1,000,001 – 1,250,000	4	1	25%
1,250,001 – 1,500,000	0	0	NA
1,500,001 – 1,750,000	1	1	100%
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*	112	19	17%

0 to 1 Bedroom	13	1	8%
2 Bedrooms	78	12	15%
3 Bedrooms	17	6	35%
4 Bedrooms & Greater	4	0	NA
TOTAL*	112	19	17%

SnapStats®	July	August	Variance
Inventory	106	112	6%
Solds	18	19	6%
Sale Price	\$517,450	\$568,000	10%
Sale Price SQFT	\$423	\$498	18%
Sale to List Price Ratio	98%	98%	0%
Days on Market	42	58	38%

\*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

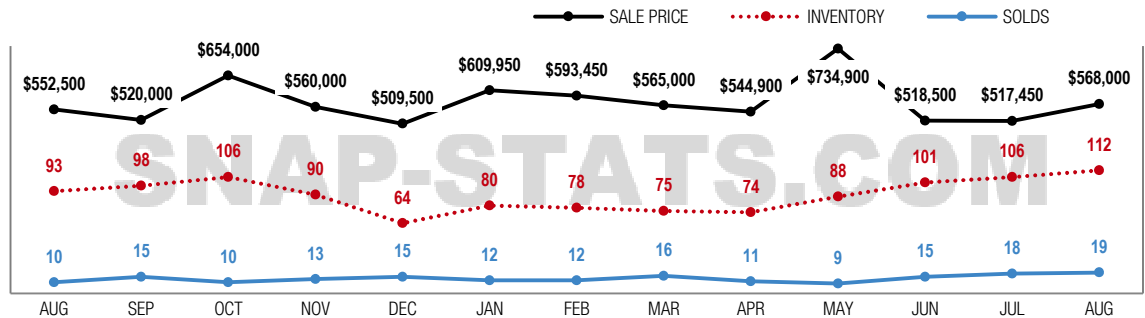
SnapStats®	Inventory	Sales	Sales Ratio
Beach Grove	16	5	31%
Boundary Beach	0	0	NA
Cliff Drive	27	6	22%
English Bluff	0	0	NA
Pebble Hill	0	0	NA
Tsawwassen Central	19	1	5%
Tsawwassen East	3	0	NA
Tsawwassen North	47	7	15%
TOTAL*	112	19	17%

## Market Summary

- Market Type Indicator **TSAWWASSEN ATTACHED**: Balanced Market at 17% Sales Ratio average (1.7 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band\*\* \$400,000 to \$500,000 with average 37% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$300,000 to \$400,000 / \$500,000 to \$600,000, Tsawwassen Central and up to 1 bedrooms
- Sellers Best Bet\*\* Selling homes in Beach Grove and 3 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	1	0	NA
500,001 – 600,000	0	0	NA
600,001 – 700,000	1	0	NA
700,001 – 800,000	4	0	NA
800,001 – 900,000	7	1	14%
900,001 – 1,000,000	13	7	54%
1,000,001 – 1,250,000	17	8	47%
1,250,001 – 1,500,000	14	0	NA
1,500,001 – 1,750,000	10	2	20%
1,750,001 – 2,000,000	3	0	NA
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	1	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	1	0	NA
TOTAL*	76	18	24%

2 Bedrooms & Less	8	0	NA
3 to 4 Bedrooms	49	16	33%
5 to 6 Bedrooms	18	2	11%
7 Bedrooms & More	1	0	NA
TOTAL*	76	18	24%

SnapStats®	July	August	Variance
Inventory	70	76	9%
Solds	25	18	-28%
Sale Price	\$948,000	\$1,020,000	8%
Sale Price SQFT	\$460	\$448	-3%
Sale to List Price Ratio	99%	100%	1%
Days on Market	19	10	-47%

\*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

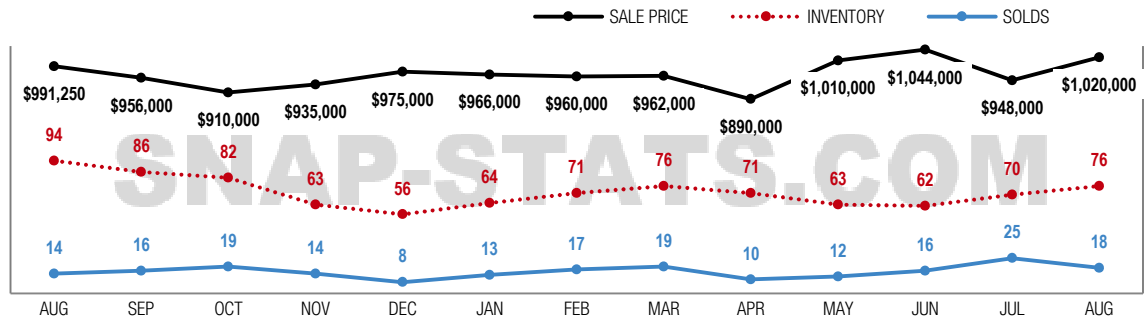
SnapStats®	Inventory	Sales	Sales Ratio
Annacis Island	0	0	NA
Delta Manor	8	0	NA
East Delta	1	0	NA
Hawthorne	20	7	35%
Holly	10	2	20%
Ladner Elementary	13	7	54%
Ladner Rural	4	0	NA
Neilsen Grove	12	2	17%
Port Guichon	7	0	NA
Tilbury	0	0	NA
Westham Island	1	0	NA
TOTAL*	76	18	24%

## Market Summary

- Market Type Indicator **LADNER DETACHED**: Sellers Market at 24% Sales Ratio average (2.4 in 10 homes selling rate)
- Homes are selling on average 100% of list price
- Most Active Price Band\*\* \$900,000 to \$1 mil with average 54% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.5 mil to \$1.75 mil, Neilsen Grove and 5 to 6 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



## Compliments of...

SnapStats Publishing  
SnapStats Publishing Company  
604.229.0521

snap-stats.com  
snapstatsinfo@gmail.com



## Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 300,000	0	0	NA
300,001 – 400,000	0	1	NA*
400,001 – 500,000	6	2	33%
500,001 – 600,000	17	2	12%
600,001 – 700,000	13	4	31%
700,001 – 800,000	9	7	78%
800,001 – 900,000	7	0	NA
900,001 – 1,000,000	3	0	NA
1,000,001 – 1,250,000	2	1	50%
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*	57	17	30%

0 to 1 Bedroom	5	2	40%
2 Bedrooms	27	8	30%
3 Bedrooms	20	6	30%
4 Bedrooms & Greater	5	1	20%
TOTAL*	57	17	30%

SnapStats®	July	August	Variance
Inventory	58	57	-2%
Solds	19	17	-11%
Sale Price	\$700,000	\$688,800	-2%
Sale Price SQFT	\$485	\$505	4%
Sale to List Price Ratio	97%	100%	3%
Days on Market	25	10	-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 CONDOS & TOWNHOMES

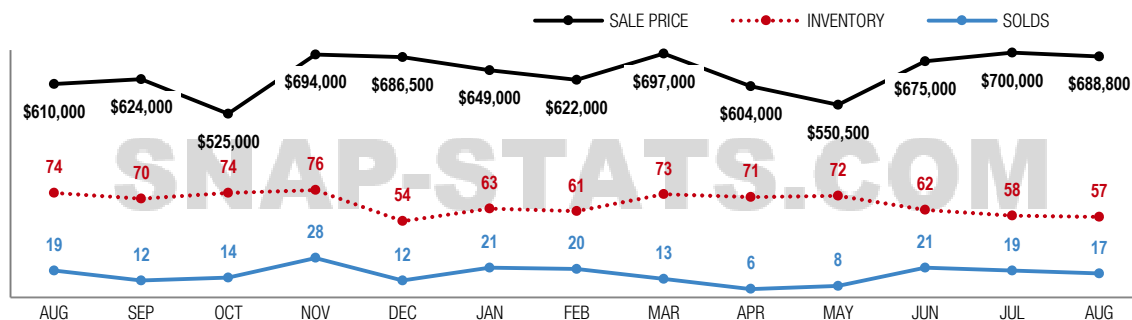
SnapStats®	Inventory	Sales	Sales Ratio
Annacis Island	0	0	NA
Delta Manor	10	2	20%
East Delta	1	0	NA
Hawthorne	7	3	43%
Holly	0	2	NA*
Ladner Elementary	19	5	26%
Ladner Rural	1	0	NA
Neilsen Grove	19	5	26%
Port Guichon	0	0	NA
Tilbury	0	0	NA
Westham Island	0	0	NA
TOTAL*	57	17	30%

## Market Summary

- Market Type Indicator **LADNER 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\*\* \$700,000 to \$800,000 with average 78% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$500,000 to \$600,000, Delta Manor and 2 to 3 bedroom properties
- Sellers Best Bet\*\* Selling homes in Ladner Elementary, Neilsen Grove and up to 1 bedroom properties

\*\*With minimum inventory of 10 in most instances

## 13 Month Market Trend



## Compliments of...

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