

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	1	2	200%*
300,001 – 400,000	10	4	40%
400,001 – 500,000	36	15	42%
500,001 – 600,000	92	29	32%
600,001 – 700,000	135	33	24%
700,001 – 800,000	117	25	21%
800,001 – 900,000	101	17	17%
900,001 – 1,000,000	75	10	13%
1,000,001 – 1,250,000	79	21	27%
1,250,001 – 1,500,000	75	10	13%
1,500,001 – 1,750,000	52	8	15%
1,750,001 – 2,000,000	39	4	10%
2,000,001 – 2,250,000	20	0	NA
2,250,001 – 2,500,000	39	0	NA
2,500,001 – 2,750,000	17	0	NA
2,750,001 – 3,000,000	20	0	NA
3,000,001 – 3,500,000	19	0	NA
3,500,001 – 4,000,000	23	0	NA
4,000,001 – 4,500,000	11	0	NA
4,500,001 – 5,000,000	14	0	NA
5,000,001 & Greater	52	0	NA
TOTAL*	1027	178	17%

0 to 1 Bedroom	431	95	22%
2 Bedrooms	475	75	16%
3 Bedrooms	108	8	7%
4 Bedrooms & Greater	13	0	NA
TOTAL*	1027	178	17%

SnapStats®	October	November	Variance
Inventory	1152	1027	-11%
Solds	180	178	-1%
Sale Price	\$744,000	\$720,000	-3%
Sale Price SQFT	\$983	\$992	1%
Sale to List Price Ratio	99%	96%	-3%
Days on Market	16	21	31%

\*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

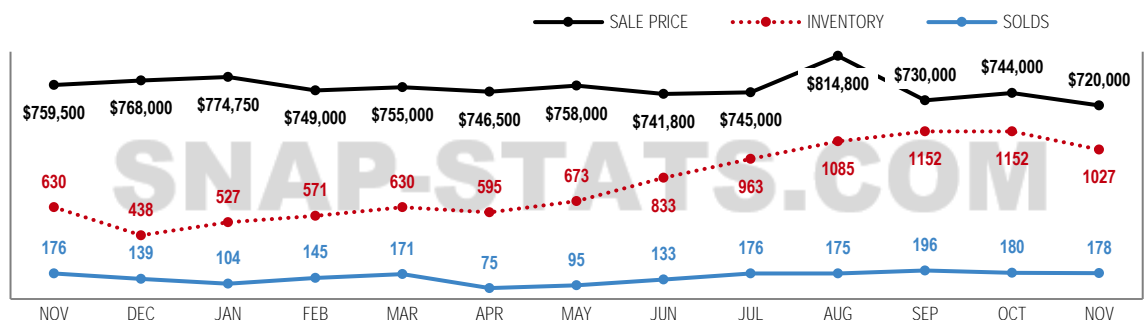
SnapStats®	Inventory	Sales	Sales Ratio
Coal Harbour	148	17	11%
Downtown	386	71	18%
Westend	201	33	16%
Yaletown	292	57	20%
TOTAL*	1027	178	17%

## Market Summary

- Market Type Indicator **VANCOUVER DOWNTOWN ATTACHED**: Balanced Market at 17% Sales Ratio average (1.7 in 10 homes selling)
- Homes are selling on average 4% below list price
- Most Active Price Band\*\* \$400,000 to \$500,000 with average 42% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.75 mil to \$2 mil, 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	0	NA
600,001 – 700,000	1	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	0	1	NA*
1,500,001 – 1,750,000	1	2	200%*
1,750,001 – 2,000,000	10	4	40%
2,000,001 – 2,250,000	13	9	69%
2,250,001 – 2,500,000	27	13	48%
2,500,001 – 2,750,000	24	9	38%
2,750,001 – 3,000,000	46	10	22%
3,000,001 – 3,500,000	48	15	31%
3,500,001 – 4,000,000	68	10	15%
4,000,001 – 4,500,000	40	5	13%
4,500,001 – 5,000,000	38	3	8%
5,000,001 & Greater	190	13	7%
TOTAL*	506	95	19%

2 Bedrooms & Less	11	2	18%
3 to 4 Bedrooms	163	39	24%
5 to 6 Bedrooms	256	44	17%
7 Bedrooms & More	76	10	13%
TOTAL*	506	95	19%

SnapStats®	October	November	Variance
Inventory	540	506	-6%
Solds	110	95	-14%
Sale Price	\$2,986,250	\$2,970,000	-1%
Sale Price SQFT	\$949	\$1,044	10%
Sale to List Price Ratio	100%	99%	-1%
Days on Market	11	21	91%

\*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

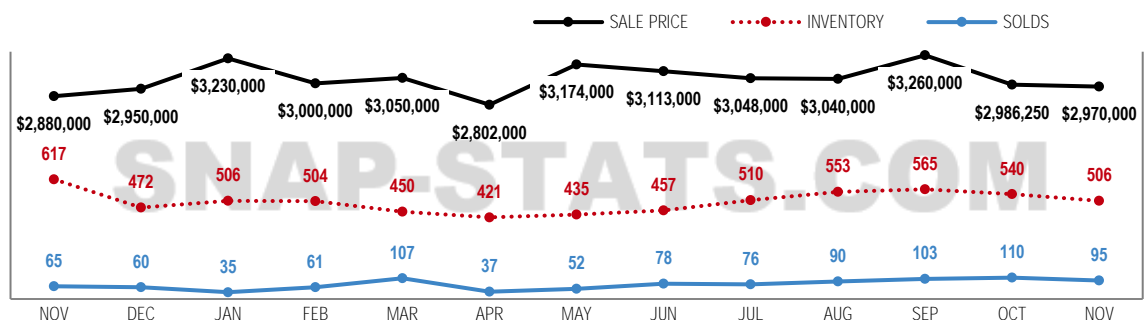
SnapStats®	Inventory	Sales	Sales Ratio
Arbutus	16	7	44%
Cambie	24	10	42%
Dunbar	70	12	17%
Fairview	2	0	NA
Falsecreek	0	0	NA
Kerrisdale	33	3	9%
Kitsilano	20	16	80%
Mackenzie Heights	21	1	5%
Marpole	33	3	9%
Mount Pleasant	2	0	NA
Oakridge	11	0	NA
Point Grey	65	15	23%
Quilchena	15	3	20%
SW Marine	21	3	14%
Shaughnessy	60	5	8%
South Cambie	11	1	9%
South Granville	54	7	13%
Southlands	33	8	24%
University	15	1	7%
TOTAL*	506	95	19%

## Market Summary

- Market Type Indicator **VANCOUVER WESTSIDE DETACHED**: Balanced Market at 19% Sales Ratio average (1.9 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band\*\* \$2 mil to \$2.25 mil with average 69% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes minimum \$4.5 mil, Kerrisdale, Mackenzie Heights, Shaughnessy, South Cambie and University
- Sellers Best Bet\*\* Selling homes in Kitsilano 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	3	2	67%
400,001 – 500,000	24	8	33%
500,001 – 600,000	61	17	28%
600,001 – 700,000	81	21	26%
700,001 – 800,000	83	27	33%
800,001 – 900,000	101	26	26%
900,001 – 1,000,000	86	26	30%
1,000,001 – 1,250,000	135	25	19%
1,250,001 – 1,500,000	123	15	12%
1,500,001 – 1,750,000	69	11	16%
1,750,001 – 2,000,000	50	0	NA
2,000,001 – 2,250,000	17	3	18%
2,250,001 – 2,500,000	17	0	NA
2,500,001 – 2,750,000	16	1	6%
2,750,001 – 3,000,000	16	0	NA
3,000,001 – 3,500,000	11	1	9%
3,500,001 – 4,000,000	4	0	NA
4,000,001 – 4,500,000	1	0	NA
4,500,001 – 5,000,000	3	0	NA
5,000,001 & Greater	6	0	NA
TOTAL*	907	183	20%

0 to 1 Bedroom	234	58	25%
2 Bedrooms	463	102	22%
3 Bedrooms	187	23	12%
4 Bedrooms & Greater	23	0	NA
TOTAL*	907	183	20%

SnapStats®	October	November	Variance
Inventory	976	907	-7%
Solds	240	183	-24%
Sale Price	\$861,500	\$850,000	-1%
Sale Price SQFT	\$924	\$901	-2%
Sale to List Price Ratio	98%	97%	-1%
Days on Market	13	16	23%

\*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

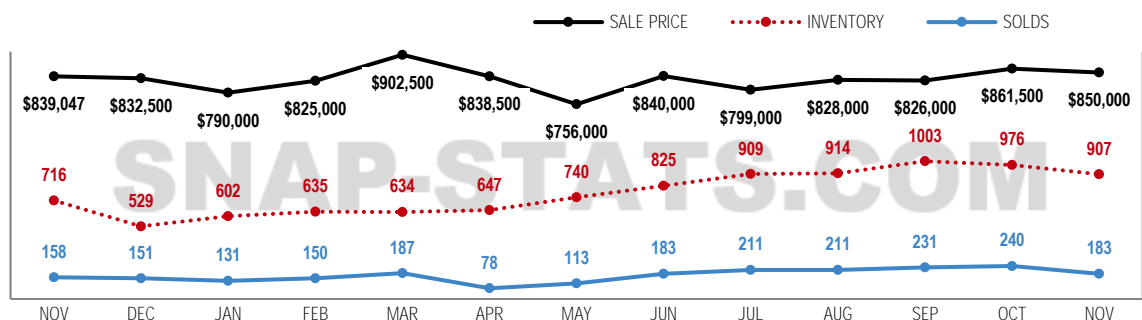
SnapStats®	Inventory	Sales	Sales Ratio
Arbutus	1	0	NA
Cambie	108	8	7%
Dunbar	18	4	22%
Fairview	102	45	44%
Falsecreek	81	28	35%
Kerrisdale	33	9	27%
Kitsilano	95	36	38%
Mackenzie Heights	1	0	NA
Marpole	110	13	12%
Mount Pleasant	15	4	27%
Oakridge	29	4	14%
Point Grey	20	5	25%
Quilchena	20	4	20%
SW Marine	17	2	12%
Shaughnessy	6	0	NA
South Cambie	35	2	6%
South Granville	44	2	5%
Southlands	2	2	100%
University	170	15	9%
TOTAL*	907	183	20%

### Market Summary

- Market Type Indicator **VANCOUVER WESTSIDE 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 / \$700,000 to \$800,000 with average 33% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$2.5 mil to \$2.75 mil, Cambie, South Cambie, South Granville and 3 bedroom properties
- Sellers Best Bet\*\* Selling homes in Fairview 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	2	NA*
900,001 – 1,000,000	3	0	NA
1,000,001 – 1,250,000	22	12	55%
1,250,001 – 1,500,000	72	42	58%
1,500,001 – 1,750,000	88	39	44%
1,750,001 – 2,000,000	84	16	19%
2,000,001 – 2,250,000	36	12	33%
2,250,001 – 2,500,000	54	9	17%
2,500,001 – 2,750,000	33	3	9%
2,750,001 – 3,000,000	27	1	4%
3,000,001 – 3,500,000	14	2	14%
3,500,001 – 4,000,000	7	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
TOTAL*	448	138	31%

2 Bedrooms & Less	24	8	33%
3 to 4 Bedrooms	138	54	39%
5 to 6 Bedrooms	195	58	30%
7 Bedrooms & More	91	18	20%
TOTAL*	448	138	31%

SnapStats®	October	November	Variance
Inventory	497	448	-10%
Solds	149	138	-7%
Sale Price	\$1,590,000	\$1,560,000	-2%
Sale Price SQFT	\$689	\$693	1%
Sale to List Price Ratio	100%	98%	-2%
Days on Market	10	12	20%

\*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

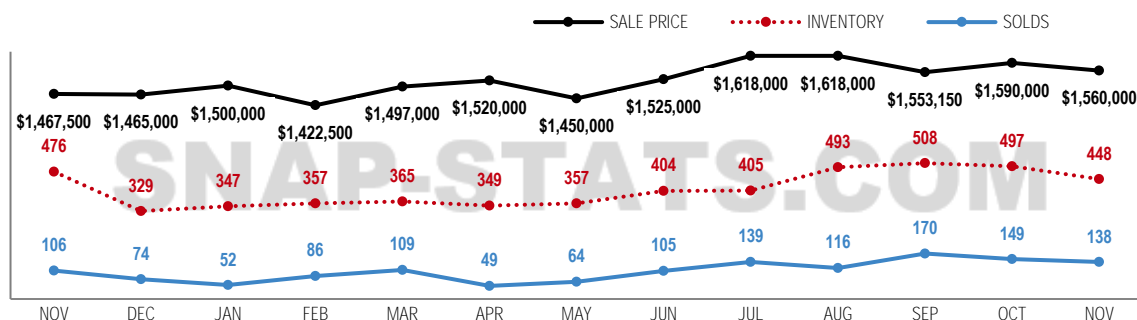
SnapStats®	Inventory	Sales	Sales Ratio
Champlain Heights	0	0	NA
Collingwood	76	8	11%
Downtown	0	0	NA
Fraser	26	16	62%
Fraserview	23	4	17%
Grandview Woodland	35	13	37%
Hastings	4	2	50%
Hastings Sunrise	5	7	140%*
Killarney	44	9	20%
Knight	28	11	39%
Main	19	11	58%
Mount Pleasant	9	3	33%
Renfrew Heights	51	11	22%
Renfrew	52	26	50%
South Marine	4	0	NA
South Vancouver	46	9	20%
Strathcona	8	3	38%
Victoria	18	5	28%
TOTAL*	448	138	31%

## Market Summary

- Market Type Indicator **VANCOUVER EASTSIDE DETACHED**: Sellers Market at 31% Sales Ratio average (3.1 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band\*\* \$1.25 mil to \$1.5 mil with average 58% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$2.75 mil to \$3 mil, Collingwood, Fraserview and minimum 7 bedroom properties
- Sellers Best Bet\*\* Selling homes in Fraser, Main, Renfrew and 3 to 4 bedroom properties

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## Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 300,000	2	2	100%
300,001 – 400,000	20	14	70%
400,001 – 500,000	78	28	36%
500,001 – 600,000	129	41	32%
600,001 – 700,000	97	31	32%
700,001 – 800,000	75	20	27%
800,001 – 900,000	64	22	34%
900,001 – 1,000,000	44	15	34%
1,000,001 – 1,250,000	56	15	27%
1,250,001 – 1,500,000	32	4	13%
1,500,001 – 1,750,000	9	2	22%
1,750,001 – 2,000,000	7	0	NA
2,000,001 – 2,250,000	3	0	NA
2,250,001 – 2,500,000	5	0	NA
2,500,001 – 2,750,000	1	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	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*	625	194	31%

0 to 1 Bedroom	231	84	36%
2 Bedrooms	270	83	31%
3 Bedrooms	113	26	23%
4 Bedrooms & Greater	11	1	9%
TOTAL*	625	194	31%

SnapStats®	October	November	Variance
Inventory	712	625	-12%
Solds	209	194	-7%
Sale Price	\$630,888	\$633,500	0%
Sale Price SQFT	\$788	\$815	4%
Sale to List Price Ratio	97%	99%	2%
Days on Market	10	12	20%

\*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

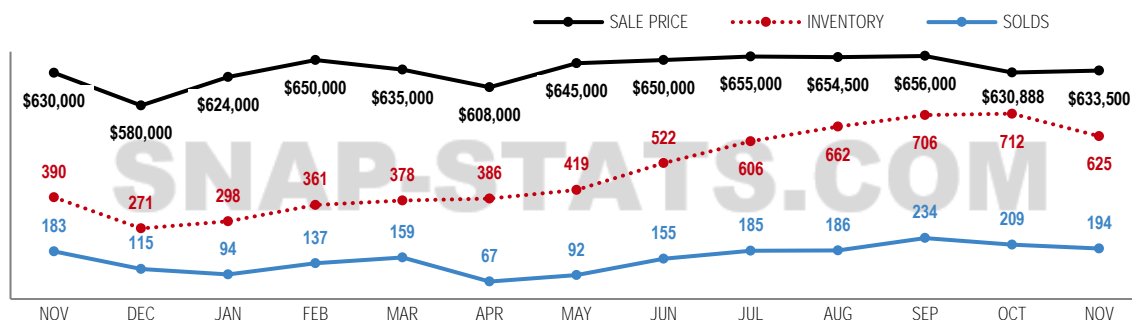
SnapStats®	Inventory	Sales	Sales Ratio
Champlain Heights	11	4	36%
Collingwood	170	32	19%
Downtown	52	18	35%
Fraser	12	3	25%
Fraserview	1	0	NA
Grandview Woodland	13	9	69%
Hastings	26	19	73%
Hastings Sunrise	13	2	15%
Killarney	14	1	7%
Knight	17	7	41%
Main	13	13	100%
Mount Pleasant	112	45	40%
Renfrew Heights	7	1	14%
Renfrew	20	4	20%
South Marine	73	23	32%
South Vancouver	3	3	100%
Strathcona	34	4	12%
Victoria	34	6	18%
TOTAL*	625	194	31%

## Market Summary

- Market Type Indicator **VANCOUVER EASTSIDE ATTACHED**: Sellers Market at 31% Sales Ratio average (3.1 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band\*\* \$300,000 to \$400,000 with average 70% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.25 mil to \$1.5 mil, Killarney, Strathcona and minimum 4 bedroom properties
- Sellers Best Bet\*\* Selling homes in Grandview Woodland, Hastings, Main 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	1	0	NA
500,001 – 600,000	0	0	NA
600,001 – 700,000	0	1	NA*
700,001 – 800,000	0	0	NA
800,001 – 900,000	0	1	NA*
900,001 – 1,000,000	2	0	NA
1,000,001 – 1,250,000	3	2	67%
1,250,001 – 1,500,000	12	12	100%
1,500,001 – 1,750,000	31	25	81%
1,750,001 – 2,000,000	40	25	63%
2,000,001 – 2,250,000	19	9	47%
2,250,001 – 2,500,000	20	5	25%
2,500,001 – 2,750,000	8	2	25%
2,750,001 – 3,000,000	11	3	27%
3,000,001 – 3,500,000	16	6	38%
3,500,001 – 4,000,000	14	2	14%
4,000,001 – 4,500,000	10	0	NA
4,500,001 – 5,000,000	2	0	NA
5,000,001 & Greater	3	0	NA
TOTAL*	192	93	48%

2 Bedrooms & Less	6	1	17%
3 to 4 Bedrooms	82	52	63%
5 to 6 Bedrooms	81	36	44%
7 Bedrooms & More	23	4	17%
TOTAL*	192	93	48%

SnapStats®	October	November	Variance
Inventory	240	192	-20%
Solds	128	93	-27%
Sale Price	\$1,757,500	\$1,789,000	2%
Sale Price SQFT	\$704	\$677	-4%
Sale to List Price Ratio	98%	102%	4%
Days on Market	8	12	50%

## Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Blueridge	2	5	250%*
Boulevard	7	7	100%
Braemar	1	0	NA
Calverhall	5	6	120%*
Canyon Heights	26	9	35%
Capilano	5	1	20%
Central Lonsdale	14	4	29%
Deep Cove	6	4	67%
Delbrook	3	3	100%
Dollarton	7	4	57%
Edgemont	19	5	26%
Forest Hills	8	4	50%
Grouse Woods	1	1	100%
Harbourside	0	0	NA
Indian Arm	1	1	100%
Indian River	1	3	300%*
Lower Lonsdale	5	2	40%
Lynn Valley	12	7	58%
Lynnmoor	5	0	NA
Mosquito Creek	1	0	NA
Norqate	4	3	75%
Northlands	0	0	NA
Pemberton Heights	5	2	40%
Pemberton	2	1	50%
Princess Park	2	2	100%
Queensbury	4	2	50%
Roche Point	1	1	100%
Seymour	4	1	25%
Tempe	1	1	100%
Upper Delbrook	7	5	71%
Upper Lonsdale	25	4	16%
Westlynn	4	3	75%
Westlynn Terrace	0	1	NA*
Windsor Park	0	1	NA*
Woodlands-Sunshine Cascade	4	0	NA
TOTAL*	192	93	48%

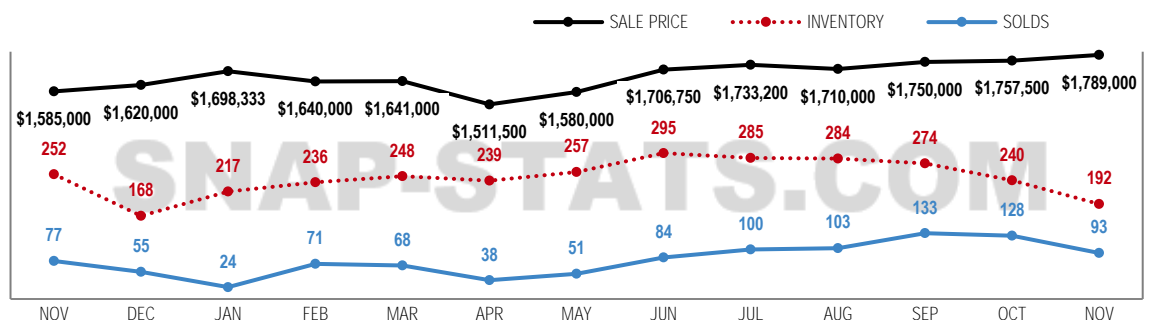
\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

## Market Summary

- Market Type Indicator **NORTH VANCOUVER DETACHED**: Sellers Market at 48% Sales Ratio average (4.8 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 100% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$3.5 mil to \$4 mil, Upper Lonsdale and minimum 7 bedroom properties
- Sellers Best Bet\*\* Selling homes in Forest Hills, Lynn Valley 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	1	0	NA
300,001 – 400,000	10	6	60%
400,001 – 500,000	46	11	24%
500,001 – 600,000	54	25	46%
600,001 – 700,000	61	25	41%
700,001 – 800,000	57	25	44%
800,001 – 900,000	46	26	57%
900,001 – 1,000,000	35	20	57%
1,000,001 – 1,250,000	73	15	21%
1,250,001 – 1,500,000	36	6	17%
1,500,001 – 1,750,000	15	0	NA
1,750,001 – 2,000,000	5	0	NA
2,000,001 – 2,250,000	5	2	40%
2,250,001 – 2,500,000	0	1	NA*
2,500,001 – 2,750,000	2	0	NA
2,750,001 – 3,000,000	3	0	NA
3,000,001 – 3,500,000	4	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	0	0	NA
5,000,001 & Greater	2	0	NA
TOTAL*	456	162	36%

0 to 1 Bedroom	127	45	35%
2 Bedrooms	229	83	36%
3 Bedrooms	78	26	33%
4 Bedrooms & Greater	22	8	36%
TOTAL*	456	162	36%

SnapStats®	October	November	Variance
Inventory	516	456	-12%
Solds	199	162	-19%
Sale Price	\$795,000	\$758,000	-5%
Sale Price SQFT	\$789	\$764	-3%
Sale to List Price Ratio	98%	97%	-1%
Days on Market	17	18	6%

## Community CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
Blueridge	2	0	NA
Boulevard	0	0	NA
Braemar	0	0	NA
Calverhall	0	0	NA
Canyon Heights	0	0	NA
Capilano	4	4	100%
Central Lonsdale	71	15	21%
Deep Cove	4	1	25%
Delbrook	1	1	100%
Dollarton	1	0	NA
Edgemont	10	3	30%
Forest Hills	0	0	NA
Grouse Woods	1	0	NA
Harbourside	6	5	83%
Indian Arm	0	0	NA
Indian River	1	1	100%
Lower Lonsdale	154	52	34%
Lynn Valley	33	23	70%
Lynn timer	34	11	32%
Mosquito Creek	19	11	58%
Norgate	9	2	22%
Northlands	11	4	36%
Pemberton Heights	2	1	50%
Pemberton	54	9	17%
Princess Park	0	0	NA
Queensbury	8	0	NA
Roche Point	18	10	56%
Seymour	3	3	100%
Tempe	0	0	NA
Upper Delbrook	2	1	50%
Upper Lonsdale	7	3	43%
Westlynn	1	2	200%*
Westlynn Terrace	0	0	NA
Windsor Park	0	0	NA
Woodlands-Sunshine Cascade	0	0	NA
TOTAL*	456	162	36%

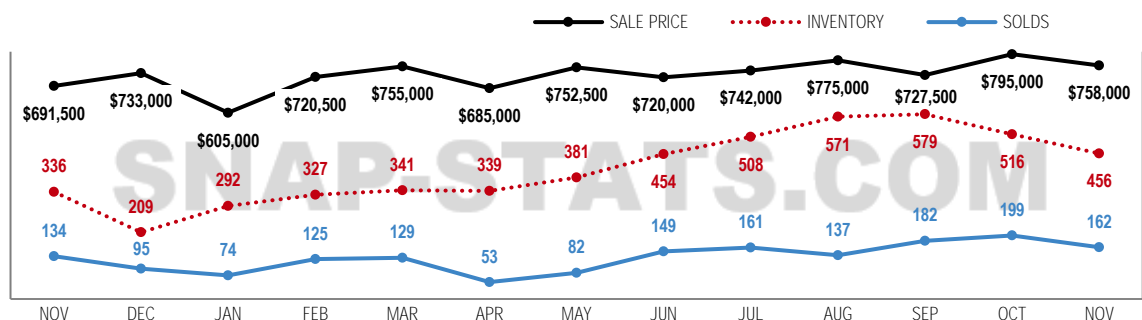
\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

## Market Summary

- Market Type Indicator **NORTH VANCOUVER ATTACHED**: Sellers Market at 36% Sales Ratio average (3.6 in 10 homes selling rate)
- Homes are selling on average 3% below list price
- Most Active Price Band\*\* \$300,000 to \$400,000 with average 60% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.25 mil to \$1.5 mil, Central Lonsdale, Norgate, Pemberton and 3 bedroom properties
- Sellers Best Bet\*\* Selling homes in Lynn Valley, Mosquito Creek, Roche Point and all except 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	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	1	0	NA
1,000,001 – 1,250,000	0	1	NA*
1,250,001 – 1,500,000	4	3	75%
1,500,001 – 1,750,000	3	2	67%
1,750,001 – 2,000,000	18	8	44%
2,000,001 – 2,250,000	10	6	60%
2,250,001 – 2,500,000	21	5	24%
2,500,001 – 2,750,000	18	3	17%
2,750,001 – 3,000,000	37	5	14%
3,000,001 – 3,500,000	29	10	34%
3,500,001 – 4,000,000	38	4	11%
4,000,001 – 4,500,000	16	3	19%
4,500,001 – 5,000,000	33	3	9%
5,000,001 & Greater	127	9	7%
TOTAL*	355	62	17%

2 Bedrooms & Less	9	1	11%
3 to 4 Bedrooms	161	33	20%
5 to 6 Bedrooms	162	27	17%
7 Bedrooms & More	23	1	4%
TOTAL*	355	62	17%

SnapStats®	October	November	Variance
Inventory	412	355	-14%
Solds	73	62	-15%
Sale Price	\$2,908,000	\$2,860,000	-2%
Sale Price SQFT	\$730	\$787	8%
Sale to List Price Ratio	90%	92%	2%
Days on Market	30	36	20%

## Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Altamont	16	0	NA
Ambleside	36	7	19%
Bayridge	9	2	22%
British Properties	69	11	16%
Canterbury	5	1	20%
Caulfield	22	7	32%
Cedardale	5	1	20%
Chartwell	29	5	17%
Chelsea Park	2	0	NA
Cypress	7	0	NA
Cypress Park Estates	10	0	NA
Deer Ridge	0	0	NA
Dundarave	15	4	27%
Eagle Harbour	10	4	40%
Eagleridge	0	1	NA*
Furry Creek	5	1	20%
Gleneagles	9	2	22%
Glenmore	17	1	6%
Horseshoe Bay	2	2	100%
Howe Sound	3	1	33%
Lions Bay	12	2	17%
Old Caulfield	3	0	NA
Panorama Village	0	0	NA
Park Royal	3	0	NA
Porteau Cove	0	0	NA
Queens	8	0	NA
Rockridge	2	0	NA
Sandy Cove	2	0	NA
Sentinel Hill	8	4	50%
Upper Caulfield	7	1	14%
West Bay	9	2	22%
Westhill	8	0	NA
Westmount	14	3	21%
Whitby Estates	6	0	NA
Whytecliff	2	0	NA
TOTAL*	355	62	17%

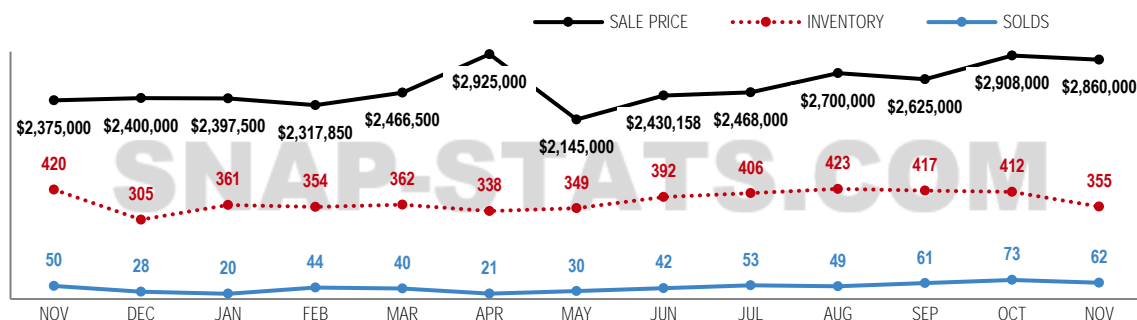
\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

## Market Summary

- Market Type Indicator **WEST VANCOUVER DETACHED**: Balanced Market at 17% Sales Ratio average (1.7 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 60% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes minimum \$5 mil, Glenmore and minimum 7 bedroom properties
- Sellers Best Bet\*\* Selling homes in Sentinel Hill 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	1	0	NA
400,001 – 500,000	3	0	NA
500,001 – 600,000	8	1	13%
600,001 – 700,000	7	5	71%
700,001 – 800,000	11	1	9%
800,001 – 900,000	10	0	NA
900,001 – 1,000,000	9	2	22%
1,000,001 – 1,250,000	11	3	27%
1,250,001 – 1,500,000	28	2	7%
1,500,001 – 1,750,000	10	3	30%
1,750,001 – 2,000,000	7	2	29%
2,000,001 – 2,250,000	7	1	14%
2,250,001 – 2,500,000	9	0	NA
2,500,001 – 2,750,000	3	0	NA
2,750,001 – 3,000,000	5	1	20%
3,000,001 – 3,500,000	3	0	NA
3,500,001 – 4,000,000	9	0	NA
4,000,001 – 4,500,000	1	0	NA
4,500,001 – 5,000,000	1	0	NA
5,000,001 & Greater	9	0	NA
TOTAL*	152	21	14%

0 to 1 Bedroom	30	4	13%
2 Bedrooms	81	14	17%
3 Bedrooms	35	3	9%
4 Bedrooms & Greater	6	0	NA
TOTAL*	152	21	14%

SnapStats®	October	November	Variance
Inventory	167	152	-9%
Solds	28	21	-25%
Sale Price	\$1,170,500	\$1,100,000	-6%
Sale Price SQFT	\$931	\$855	-8%
Sale to List Price Ratio	96%	85%	-11%
Days on Market	21	33	57%

## Community CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
Altamont	0	0	NA
Ambleside	43	7	16%
Bayridge	0	0	NA
British Properties	1	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	3	2	67%
Deer Ridge	3	0	NA
Dundarave	37	6	16%
Eagle Harbour	0	0	NA
Eagleridge	0	0	NA
Furry Creek	4	0	NA
Gleneagles	0	0	NA
Glenmore	1	0	NA
Horseshoe Bay	1	0	NA
Howe Sound	5	1	20%
Lions Bay	1	0	NA
Old Caulfield	1	0	NA
Panorama Village	12	2	17%
Park Royal	28	3	11%
Porteau Cove	0	0	NA
Queens	0	0	NA
Rockridge	0	0	NA
Sandy Cove	0	0	NA
Sentinel Hill	0	0	NA
Upper Caulfield	0	0	NA
West Bay	0	0	NA
Westhill	0	0	NA
Westmount	0	0	NA
Whitby Estates	7	0	NA
Whytecliff	0	0	NA
TOTAL*	152	21	14%

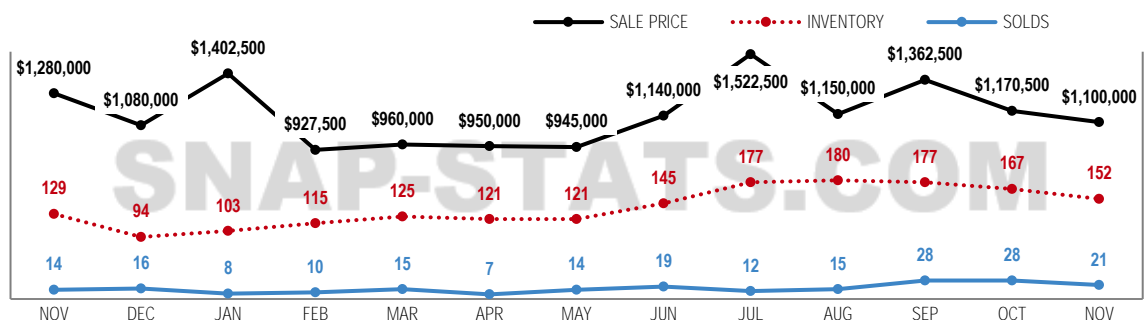
\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

## Market Summary

- Market Type Indicator **WEST VANCOUVER ATTACHED**: Balanced Market at 14% Sales Ratio average (1.4 in 10 homes selling rate)
- Homes are selling on average 15% below list price
- Most Active Price Band\*\* \$1.5 mil to \$2 mil with average 30% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.25 mil to \$1.5 mil, Park Royal and 3 bedroom properties
- Sellers Best Bet\*\* Selling homes in Ambleside, Dundarave, Panorama Village and 2 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	2	0	NA
400,001 – 500,000	0	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	0	1	NA*
1,000,001 – 1,250,000	14	7	50%
1,250,001 – 1,500,000	60	26	43%
1,500,001 – 1,750,000	84	19	23%
1,750,001 – 2,000,000	90	12	13%
2,000,001 – 2,250,000	33	5	15%
2,250,001 – 2,500,000	61	7	11%
2,500,001 – 2,750,000	34	9	26%
2,750,001 – 3,000,000	53	0	NA
3,000,001 – 3,500,000	31	1	3%
3,500,001 – 4,000,000	31	0	NA
4,000,001 – 4,500,000	12	0	NA
4,500,001 – 5,000,000	6	0	NA
5,000,001 & Greater	13	0	NA
TOTAL*	526	87	17%

2 Bedrooms & Less	15	2	13%
3 to 4 Bedrooms	198	41	21%
5 to 6 Bedrooms	279	42	15%
7 Bedrooms & More	34	2	6%
TOTAL*	526	87	17%

SnapStats®	October	November	Variance
Inventory	567	526	-7%
Solds	103	87	-16%
Sale Price	\$1,580,000	\$1,580,000	0%
Sale Price SQFT	\$603	\$579	-4%
Sale to List Price Ratio	99%	95%	-4%
Days on Market	16	23	44%

## Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Boyd Park	16	1	6%
Bridgeport	17	3	18%
Brighthouse	9	0	NA
Brighthouse South	4	1	25%
Broadmoor	47	5	11%
East Cambie	14	2	14%
East Richmond	10	0	NA
Garden City	19	3	16%
Gilmore	3	0	NA
Granville	59	8	14%
Hamilton	11	1	9%
Ironwood	13	4	31%
Lackner	15	3	20%
McLennan	9	0	NA
McLennan North	1	2	200%*
McNair	28	1	4%
Quilchena	15	9	60%
Riverdale	29	4	14%
Saunders	31	3	10%
Sea Island	3	1	33%
Seafair	37	7	19%
South Arm	13	1	8%
Steveston North	38	2	5%
Steveston South	18	6	33%
Steveston Village	7	1	14%
Terra Nova	4	4	100%
West Cambie	13	8	62%
Westwind	7	1	14%
Woodwards	36	6	17%
TOTAL*	526	87	17%

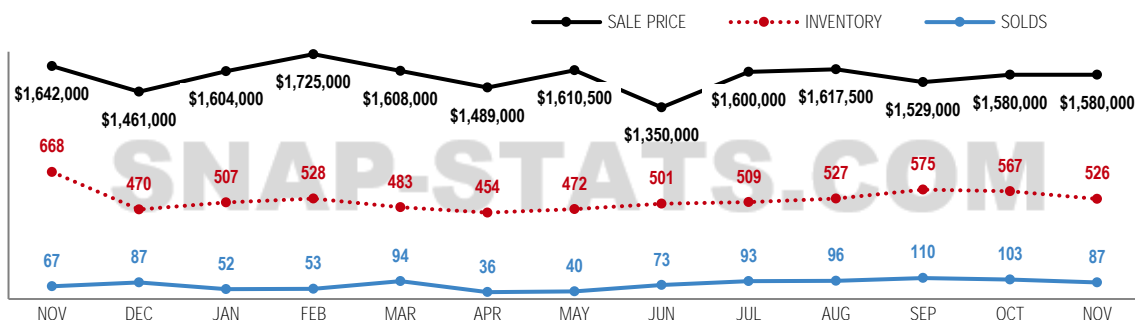
\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

## Market Summary

- Market Type Indicator **RICHMOND DETACHED**: Balanced Market at 17% Sales Ratio average (1.7 in 10 homes selling rate)
- Homes are selling on average 5% below list price
- Most Active Price Band\*\* \$1 mil to \$1.25 mil with average 50% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$3 mil to \$3.5 mil, Boyd Park, McNair, Steveston North and minimum 7 bedroom properties
- Sellers Best Bet\*\* Selling homes in Quilchena, West Cambie 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	22	3	14%
300,001 – 400,000	51	29	57%
400,001 – 500,000	101	31	31%
500,001 – 600,000	158	42	27%
600,001 – 700,000	167	34	20%
700,001 – 800,000	139	39	28%
800,001 – 900,000	113	26	23%
900,001 – 1,000,000	98	15	15%
1,000,001 – 1,250,000	89	20	22%
1,250,001 – 1,500,000	34	6	18%
1,500,001 – 1,750,000	9	0	NA
1,750,001 – 2,000,000	7	0	NA
2,000,001 – 2,250,000	1	1	100%
2,250,001 – 2,500,000	2	0	NA
2,500,001 – 2,750,000	1	0	NA
2,750,001 – 3,000,000	1	0	NA
3,000,001 – 3,500,000	3	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*	1000	246	25%

0 to 1 Bedroom	183	48	26%
2 Bedrooms	473	102	22%
3 Bedrooms	275	67	24%
4 Bedrooms & Greater	69	29	42%
TOTAL*	1000	246	25%

SnapStats®	October	November	Variance
Inventory	1031	1000	-3%
Solds	270	246	-9%
Sale Price	\$621,500	\$651,050	5%
Sale Price SQFT	\$647	\$643	-1%
Sale to List Price Ratio	99%	98%	-1%
Days on Market	20	24	20%

## Community CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
Boyd Park	14	7	50%
Bridgeport	61	5	8%
Brighthouse	354	73	21%
Brighthouse South	100	27	27%
Broadmoor	17	6	35%
East Cambie	11	1	9%
East Richmond	3	2	67%
Garden City	8	2	25%
Gilmore	0	0	NA
Granville	19	2	11%
Hamilton	23	4	17%
Ironwood	28	7	25%
Lackner	1	2	200%*
McLennan	0	0	NA
McLennan North	79	26	33%
McNair	2	0	NA
Quilchena	0	1	NA*
Riverdale	20	7	35%
Saunders	9	2	22%
Sea Island	0	0	NA
Seafair	0	3	NA*
South Arm	10	1	10%
Steveston North	6	2	33%
Steveston South	20	10	50%
Steveston Village	27	2	7%
Terra Nova	5	1	20%
West Cambie	166	44	27%
Westwind	1	2	200%*
Woodwards	16	7	44%
TOTAL*	1000	246	25%

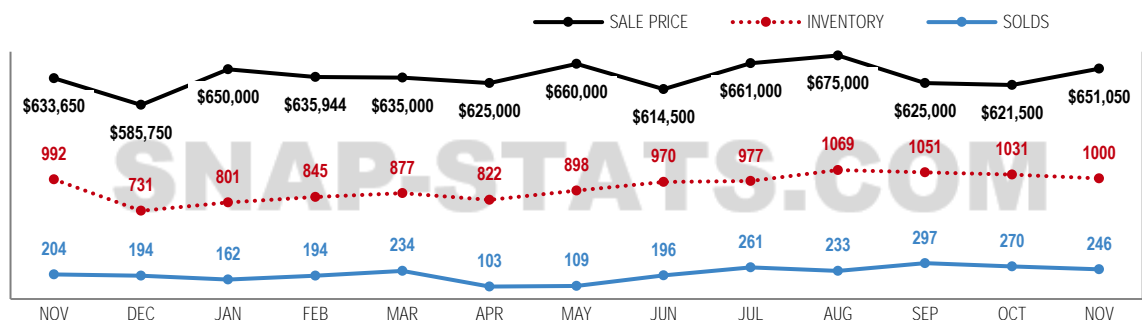
\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

## Market Summary

- Market Type Indicator **RICHMOND ATTACHED**: Sellers Market at 25% Sales Ratio average (2.5 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 57% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$0 to \$300,000, Bridgeport, East Cambie, Granville, Steveston Village and 2 bedroom properties
- Sellers Best Bet\*\* Selling homes in Boyd Park, Steveston South 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	1	NA*
900,001 – 1,000,000	8	4	50%
1,000,001 – 1,250,000	26	12	46%
1,250,001 – 1,500,000	28	6	21%
1,500,001 – 1,750,000	20	3	15%
1,750,001 – 2,000,000	14	0	NA
2,000,001 – 2,250,000	5	1	20%
2,250,001 – 2,500,000	4	1	25%
2,500,001 – 2,750,000	3	0	NA
2,750,001 – 3,000,000	1	1	100%
3,000,001 – 3,500,000	7	0	NA
3,500,001 – 4,000,000	5	0	NA
4,000,001 – 4,500,000	3	0	NA
4,500,001 – 5,000,000	3	0	NA
5,000,001 & Greater	0	0	NA
TOTAL*	127	29	23%

2 Bedrooms & Less	6	1	17%
3 to 4 Bedrooms	77	20	26%
5 to 6 Bedrooms	40	7	18%
7 Bedrooms & More	4	1	25%
TOTAL*	127	29	23%

SnapStats®	October	November	Variance
Inventory	150	127	-15%
Solds	48	29	-40%
Sale Price	\$1,221,500	\$1,158,000	-5%
Sale Price SQFT	\$506	\$470	-7%
Sale to List Price Ratio	98%	97%	-1%
Days on Market	19	34	79%

\*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

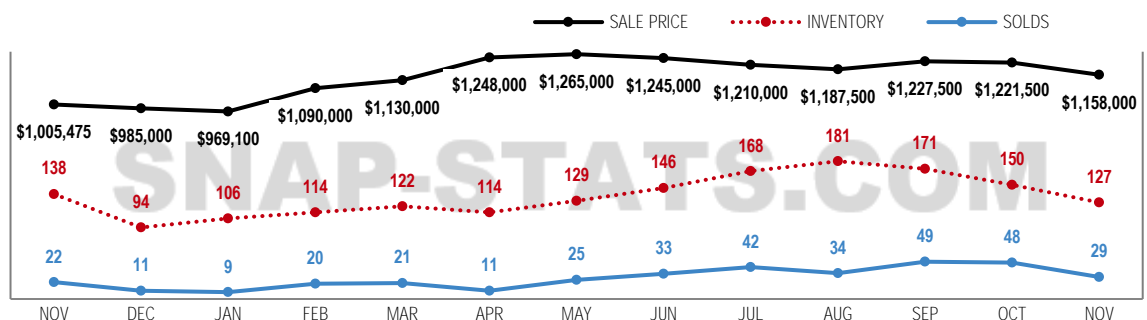
SnapStats®	Inventory	Sales	Sales Ratio
Beach Grove	5	2	40%
Boundary Beach	4	2	50%
Cliff Drive	11	3	27%
English Bluff	22	3	14%
Pebble Hill	26	5	19%
Tsawwassen Central	25	8	32%
Tsawwassen East	4	2	50%
Tsawwassen North	30	4	13%
TOTAL*	127	29	23%

## 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\*\* \$900,000 to \$1 mil with average 50% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.5 mil to \$1.75 mil, Tsawwassen North, English Bluff and 5 to 6 bedroom properties
- Sellers Best Bet\*\* Selling homes in Tsawwassen Central 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	2	22%
400,001 – 500,000	16	5	31%
500,001 – 600,000	30	10	33%
600,001 – 700,000	23	4	17%
700,001 – 800,000	6	1	17%
800,001 – 900,000	6	0	NA
900,001 – 1,000,000	8	1	13%
1,000,001 – 1,250,000	4	1	25%
1,250,001 – 1,500,000	0	0	NA
1,500,001 – 1,750,000	3	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
<b>TOTAL*</b>	<b>105</b>	<b>24</b>	<b>23%</b>

0 to 1 Bedroom	15	5	33%
2 Bedrooms	64	13	20%
3 Bedrooms	19	4	21%
4 Bedrooms & Greater	7	2	29%
<b>TOTAL*</b>	<b>105</b>	<b>24</b>	<b>23%</b>

SnapStats®	October	November	Variance
Inventory	114	105	-8%
Solds	26	24	-8%
Sale Price	\$583,950	\$562,400	-4%
Sale Price SQFT	\$484	\$456	-6%
Sale to List Price Ratio	96%	100%	4%
Days on Market	33	39	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 CONDOS & TOWNHOMES

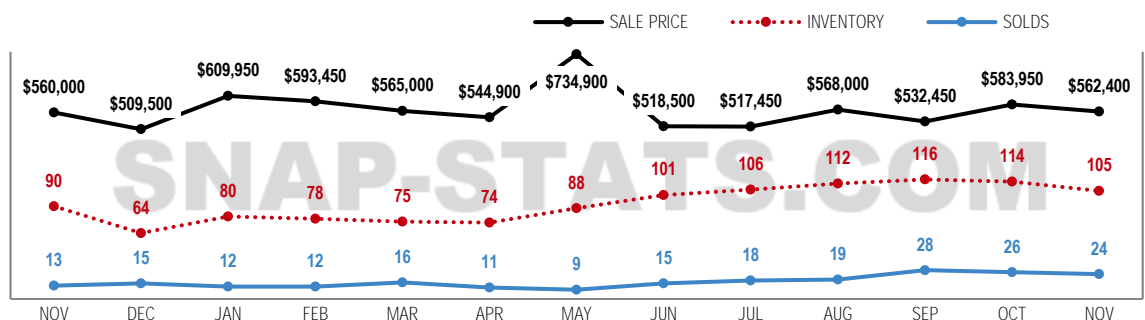
SnapStats®	Inventory	Sales	Sales Ratio
Beach Grove	12	3	25%
Boundary Beach	6	1	17%
Cliff Drive	21	2	10%
English Bluff	0	0	NA
Pebble Hill	0	0	NA
Tsawwassen Central	12	1	8%
Tsawwassen East	2	0	NA
Tsawwassen North	52	17	33%
<b>TOTAL*</b>	<b>105</b>	<b>24</b>	<b>23%</b>

## Market Summary

- Market Type Indicator **TSAWWASSEN 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\*\* \$500,000 to \$600,000 with average 33% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$900,000 to \$1 mil, Tsawwassen Central 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	1	0	NA
500,001 – 600,000	1	0	NA
600,001 – 700,000	0	0	NA
700,001 – 800,000	2	0	NA
800,001 – 900,000	3	1	33%
900,001 – 1,000,000	2	5	250%*
1,000,001 – 1,250,000	13	8	62%
1,250,001 – 1,500,000	9	7	78%
1,500,001 – 1,750,000	5	2	40%
1,750,001 – 2,000,000	4	2	50%
2,000,001 – 2,250,000	2	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	2	0	NA
4,500,001 – 5,000,000	0	0	NA
5,000,001 & Greater	0	0	NA
TOTAL*	45	25	56%

2 Bedrooms & Less	7	2	29%
3 to 4 Bedrooms	25	15	60%
5 to 6 Bedrooms	11	7	64%
7 Bedrooms & More	2	1	50%
TOTAL*	45	25	56%

SnapStats®	October	November	Variance
Inventory	52	45	-13%
Solds	40	25	-38%
Sale Price	\$1,196,250	\$1,215,000	2%
Sale Price SQFT	\$529	\$481	-9%
Sale to List Price Ratio	100%	97%	-3%
Days on Market	18	20	11%

## Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Annacis Island	0	0	NA
Delta Manor	5	6	120%*
East Delta	0	0	NA
Hawthorne	7	5	71%
Holly	14	5	36%
Ladner Elementary	4	4	100%
Ladner Rural	4	0	NA
Neilsen Grove	6	4	67%
Port Guichon	4	1	25%
Tilbury	0	0	NA
Westham Island	1	0	NA
TOTAL*	45	25	56%

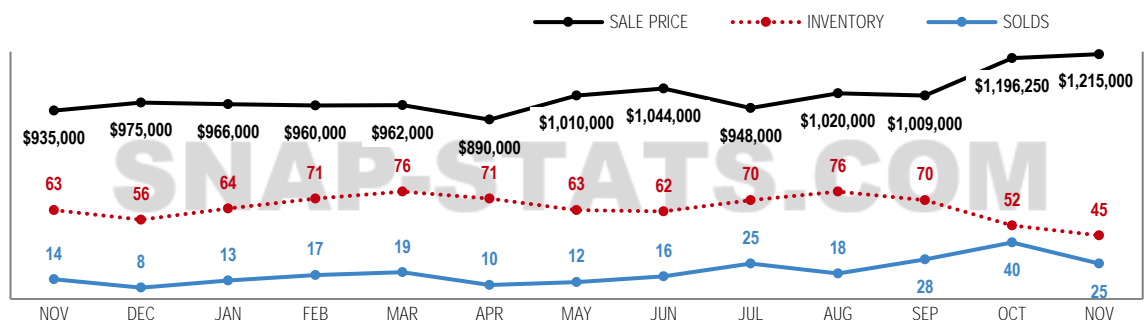
\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

## Market Summary

- Market Type Indicator **LADNER DETACHED**: Sellers Market at 56% Sales Ratio average (5.6 in 10 homes selling rate)
- Homes are selling on average 3% below list price
- Most Active Price Band\*\* \$1.25 mil to \$1.5 mil with average 78% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1 mil to \$1.25 mil and 3 to 4 bedroom properties
- Sellers Best Bet\*\* Selling homes in Holly and 5 to 6 bedroom properties

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

## 13 Month Market Trend



## Compliments of...

SnapStats Publishing  
SnapStats Publishing Company  
604.229.0521

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### Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 300,000	0	0	NA
300,001 – 400,000	0	0	NA
400,001 – 500,000	3	2	67%
500,001 – 600,000	8	6	75%
600,001 – 700,000	7	5	71%
700,001 – 800,000	1	3	300%*
800,001 – 900,000	5	2	40%
900,001 – 1,000,000	1	1	100%
1,000,001 – 1,250,000	1	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*	26	19	73%

0 to 1 Bedroom	2	1	50%
2 Bedrooms	13	7	54%
3 Bedrooms	10	11	110%*
4 Bedrooms & Greater	1	0	NA
TOTAL*	26	19	73%

SnapStats®	October	November	Variance
Inventory	47	26	-45%
Solds	15	19	27%
Sale Price	\$648,000	\$665,000	3%
Sale Price SQFT	\$487	\$471	-3%
Sale to List Price Ratio	100%	99%	-1%
Days on Market	28	27	-4%

\*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

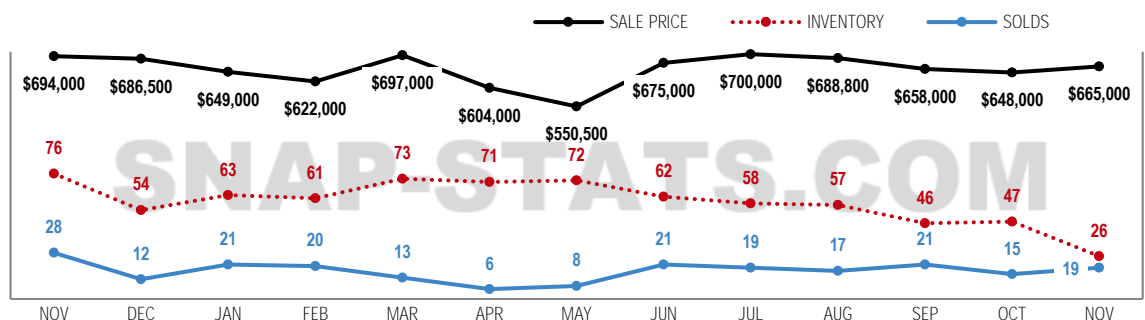
SnapStats®	Inventory	Sales	Sales Ratio
Annacis Island	0	0	NA
Delta Manor	5	7	140%*
East Delta	0	0	NA
Hawthorne	7	4	57%
Holly	0	2	NA*
Ladner Elementary	4	3	75%
Ladner Rural	0	0	NA
Neilsen Grove	7	3	43%
Port Guichon	0	0	NA
Tilbury	3	0	NA
Westham Island	0	0	NA
TOTAL*	26	19	73%

### Market Summary

- Market Type Indicator **LADNER ATTACHED**: Sellers Market at 73% Sales Ratio average (7.3 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band\*\* Insufficient data but with 6 sales \$500,000 to \$600,000
- Buyers Best Bet\*\* Insufficient data except for homes with 2 bedrooms
- Sellers Best Bet\*\* Insufficient data but with 7 sales Delta Manor and 3 bedroom properties

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

### 13 Month Market Trend



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