

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

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SnapStats Publishing

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February 2021

Produced & Published by SnapStats® Publishing Co.
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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	0	NA
300,001 – 400,000	5	3	60%
400,001 – 500,000	31	13	42%
500,001 – 600,000	60	40	67%
600,001 – 700,000	85	51	60%
700,001 – 800,000	85	34	40%
800,001 – 900,000	68	26	38%
900,001 – 1,000,000	55	13	24%
1,000,001 – 1,250,000	67	16	24%
1,250,001 – 1,500,000	58	15	26%
1,500,001 – 1,750,000	37	8	22%
1,750,001 – 2,000,000	35	8	23%
2,000,001 – 2,250,000	13	3	23%
2,250,001 – 2,500,000	17	3	18%
2,500,001 – 2,750,000	13	3	23%
2,750,001 – 3,000,000	20	1	5%
3,000,001 – 3,500,000	23	2	9%
3,500,001 – 4,000,000	22	0	NA
4,000,001 – 4,500,000	9	1	11%
4,500,001 – 5,000,000	7	2	29%
5,000,001 & Greater	48	1	2%
TOTAL*	760	243	32%

0 to 1 Bedroom	323	132	41%
2 Bedrooms	344	99	29%
3 Bedrooms	85	12	14%
4 Bedrooms & Greater	8	0	NA
TOTAL*	760	243	32%

SnapStats®	January	February	Variance
Inventory	735	760	3%
Solds	167	243	46%
Sale Price	\$733,000	\$741,000	1%
Sale Price SQFT	\$1,019	\$1,029	1%
Sale to List Price Ratio	98%	98%	0%
Days on Market	32	12	-63%

Community CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
Coal Harbour	113	21	19%
Downtown	271	105	39%
Westend	160	41	26%
Yaletown	216	76	35%
TOTAL*	760	243	32%

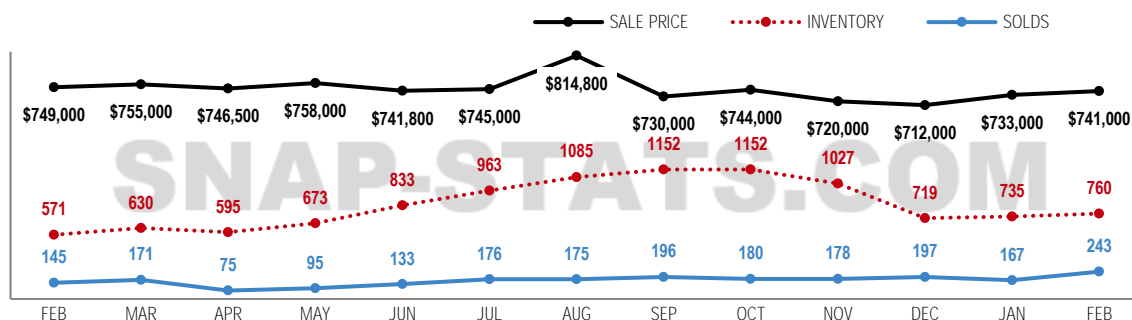
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **VANCOUVER DOWNTOWN ATTACHED**: Sellers Market at 32% Sales Ratio average (3.2 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band** \$500,000 to \$600,000 with average 67% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes minimum \$5 mil, Coal Harbour and 3 bedroom properties
- Sellers Best Bet** Selling homes in Downtown, 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	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	0	NA
1,250,001 – 1,500,000	0	1	NA*
1,500,001 – 1,750,000	0	0	NA
1,750,001 – 2,000,000	6	1	17%
2,000,001 – 2,250,000	4	3	75%
2,250,001 – 2,500,000	16	5	31%
2,500,001 – 2,750,000	7	18	257%*
2,750,001 – 3,000,000	32	10	31%
3,000,001 – 3,500,000	38	15	39%
3,500,001 – 4,000,000	49	11	22%
4,000,001 – 4,500,000	33	12	36%
4,500,001 – 5,000,000	28	2	7%
5,000,001 & Greater	184	9	5%
TOTAL*	397	87	22%

2 Bedrooms & Less	7	4	57%
3 to 4 Bedrooms	129	41	32%
5 to 6 Bedrooms	199	35	18%
7 Bedrooms & More	62	7	11%
TOTAL*	397	87	22%

SnapStats®	January	February	Variance
Inventory	389	397	2%
Solds	67	87	30%
Sale Price	\$3,300,000	\$3,280,000	-1%
Sale Price SQFT	\$1,120	\$1,130	1%
Sale to List Price Ratio	95%	100%	5%
Days on Market	45	11	-76%

*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

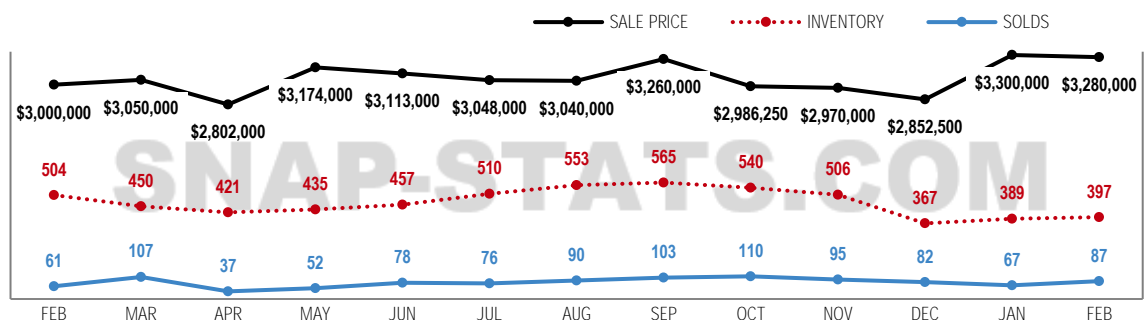
SnapStats®	Inventory	Sales	Sales Ratio
Arbutus	16	2	13%
Cambie	20	8	40%
Dunbar	41	16	39%
Fairview	1	0	NA
Falsecreek	1	0	NA
Kerrisdale	17	8	47%
Kitsilano	18	9	50%
Mackenzie Heights	8	3	38%
Marpole	25	4	16%
Mount Pleasant	1	0	NA
Oakridge	11	0	NA
Point Grey	51	13	25%
Quilchena	13	5	38%
SW Marine	15	2	13%
Shaughnessy	50	4	8%
South Cambie	9	2	22%
South Granville	60	5	8%
Southlands	24	6	25%
University	16	0	NA
TOTAL*	397	87	22%

Market Summary

- Market Type Indicator **VANCOUVER WESTSIDE DETACHED**: Sellers Market at 22% Sales Ratio average (2.2 in 10 homes selling rate)
- Homes are selling on average 100% of list price
- Most Active Price Band** \$2.5 mil to \$2.75 mil with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes minimum \$4.5 mil, Shaughnessy, South Granville and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Kerrisdale, Kitsilano and 3 to 4 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	4	0	NA
400,001 – 500,000	7	14	200%*
500,001 – 600,000	45	25	56%
600,001 – 700,000	72	53	74%
700,001 – 800,000	69	31	45%
800,001 – 900,000	64	27	42%
900,001 – 1,000,000	48	21	44%
1,000,001 – 1,250,000	94	38	40%
1,250,001 – 1,500,000	98	26	27%
1,500,001 – 1,750,000	58	13	22%
1,750,001 – 2,000,000	52	5	10%
2,000,001 – 2,250,000	14	2	14%
2,250,001 – 2,500,000	18	2	11%
2,500,001 – 2,750,000	17	1	6%
2,750,001 – 3,000,000	11	1	9%
3,000,001 – 3,500,000	12	0	NA
3,500,001 – 4,000,000	3	0	NA
4,000,001 – 4,500,000	3	0	NA
4,500,001 – 5,000,000	2	1	50%
5,000,001 & Greater	5	0	NA
TOTAL*	696	260	37%

0 to 1 Bedroom	185	110	59%
2 Bedrooms	334	120	36%
3 Bedrooms	158	29	18%
4 Bedrooms & Greater	19	1	5%
TOTAL*	696	260	37%

SnapStats®	January	February	Variance
Inventory	700	696	-1%
Solds	151	260	72%
Sale Price	\$858,000	\$841,000	-2%
Sale Price SQFT	\$938	\$950	1%
Sale to List Price Ratio	99%	100%	1%
Days on Market	23	9	-61%

*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

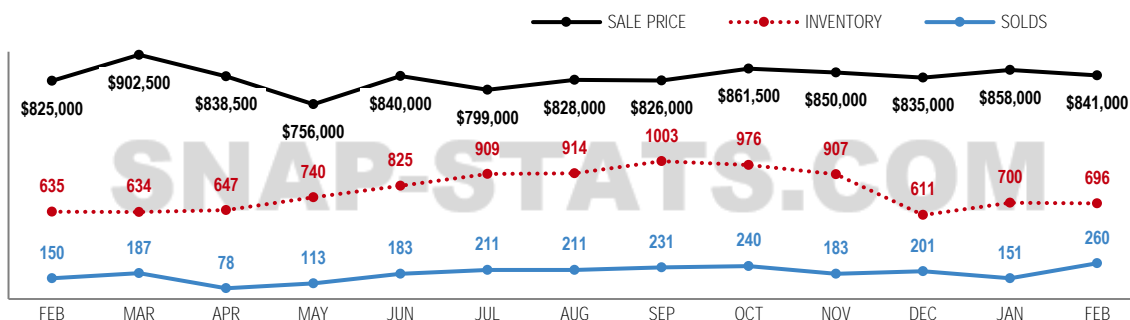
SnapStats®	Inventory	Sales	Sales Ratio
Arbutus	3	0	NA
Cambie	92	28	30%
Dunbar	20	2	10%
Fairview	62	44	71%
Falsecreek	71	39	55%
Kerrisdale	20	6	30%
Kitsilano	80	56	70%
Mackenzie Heights	2	0	NA
Marpole	81	21	26%
Mount Pleasant	10	6	60%
Oakridge	18	2	11%
Point Grey	8	6	75%
Quilchena	14	6	43%
SW Marine	7	4	57%
Shaughnessy	2	2	100%
South Cambie	31	4	13%
South Granville	34	5	15%
Southlands	2	1	50%
University	139	28	20%
TOTAL*	696	260	37%

Market Summary

- Market Type Indicator **VANCOUVER WESTSIDE ATTACHED**: Sellers Market at 37% Sales Ratio average (3.7 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 >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$2.5 mil to \$2.75, Dunbar, Oakridge, South Cambie and South Granville and minimum 4 bedrooms
- Sellers Best Bet** Selling homes in Fairview, Kitsilano, Point Grey and up to 1 bedrooms

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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	14	4	29%
1,250,001 – 1,500,000	60	32	53%
1,500,001 – 1,750,000	65	40	62%
1,750,001 – 2,000,000	54	26	48%
2,000,001 – 2,250,000	34	13	38%
2,250,001 – 2,500,000	46	6	13%
2,500,001 – 2,750,000	15	10	67%
2,750,001 – 3,000,000	36	3	8%
3,000,001 – 3,500,000	14	2	14%
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	5	0	NA
TOTAL*	353	136	39%

2 Bedrooms & Less	12	9	75%
3 to 4 Bedrooms	112	42	38%
5 to 6 Bedrooms	154	65	42%
7 Bedrooms & More	75	20	27%
TOTAL*	353	136	39%

SnapStats®	January	February	Variance
Inventory	314	353	12%
Solds	109	136	25%
Sale Price	\$1,735,000	\$1,700,000	-2%
Sale Price SQFT	\$744	\$748	1%
Sale to List Price Ratio	102%	103%	1%
Days on Market	14	8	-43%

*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

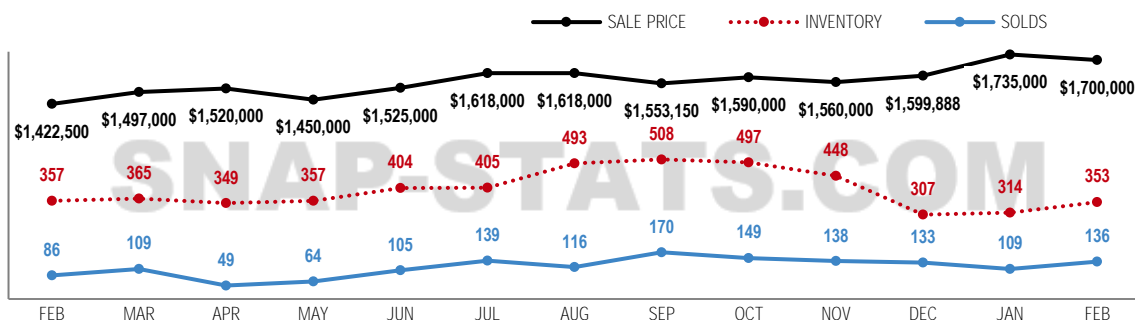
SnapStats®	Inventory	Sales	Sales Ratio
Champlain Heights	1	0	NA
Collingwood	68	8	12%
Downtown	0	0	NA
Fraser	21	9	43%
Fraserview	20	5	25%
Grandview Woodland	29	8	28%
Hastings	5	3	60%
Hastings Sunrise	9	5	56%
Killarney	27	18	67%
Knight	27	9	33%
Main	12	9	75%
Mount Pleasant	14	2	14%
Renfrew Heights	27	8	30%
Renfrew	34	16	47%
South Marine	4	1	25%
South Vancouver	31	25	81%
Strathcona	7	3	43%
Victoria	17	7	41%
TOTAL*	353	136	39%

Market Summary

- Market Type Indicator **VANCOUVER EASTSIDE DETACHED**: Sellers Market at 39% Sales Ratio average (3.9 in 10 homes selling rate)
- Homes are selling on average 3% above list price
- Most Active Price Band** \$2.5 mil to \$2.75 mil with average 67% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$2.75 mil to \$3 mil, Collingwood, Mount Pleasant and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Killarney, Main, South Vancouver and up to 2 bedroom properties

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Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 300,000	3	1	33%
300,001 – 400,000	13	6	46%
400,001 – 500,000	55	36	65%
500,001 – 600,000	84	53	63%
600,001 – 700,000	76	35	46%
700,001 – 800,000	53	20	38%
800,001 – 900,000	50	18	36%
900,001 – 1,000,000	39	17	44%
1,000,001 – 1,250,000	29	18	62%
1,250,001 – 1,500,000	20	10	50%
1,500,001 – 1,750,000	7	2	29%
1,750,001 – 2,000,000	3	1	33%
2,000,001 – 2,250,000	2	0	NA
2,250,001 – 2,500,000	2	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	0	0	NA
4,500,001 – 5,000,000	0	0	NA
5,000,001 & Greater	1	0	NA
TOTAL*	440	217	49%

0 to 1 Bedroom	158	103	65%
2 Bedrooms	196	89	45%
3 Bedrooms	80	24	30%
4 Bedrooms & Greater	6	1	17%
TOTAL*	440	217	49%

SnapStats®	January	February	Variance
Inventory	428	440	3%
Solds	115	217	89%
Sale Price	\$650,000	\$632,000	-3%
Sale Price SQFT	\$779	\$837	7%
Sale to List Price Ratio	100%	101%	1%
Days on Market	26	8	-69%

*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

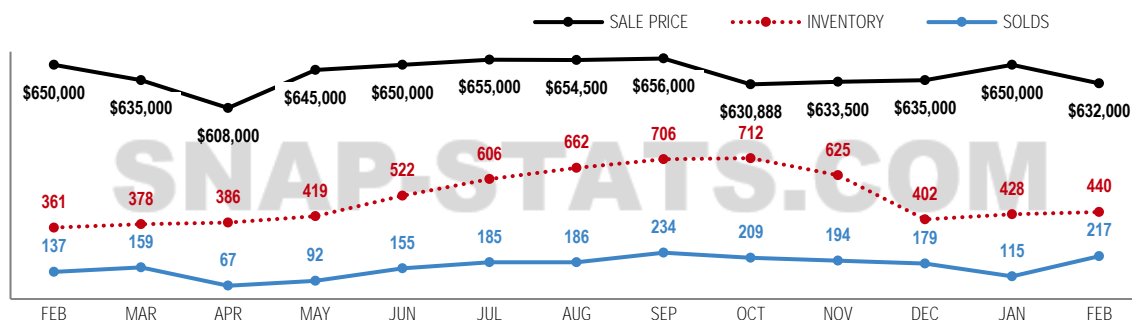
SnapStats®	Inventory	Sales	Sales Ratio
Champlain Heights	5	3	60%
Collingwood	118	33	28%
Downtown	30	10	33%
Fraser	15	7	47%
Fraserview	0	0	NA
Grandview Woodland	17	9	53%
Hastings	16	17	106%*
Hastings Sunrise	10	4	40%
Killarney	9	6	67%
Knight	16	6	38%
Main	8	6	75%
Mount Pleasant	73	50	68%
Renfrew Heights	7	1	14%
Renfrew	15	10	67%
South Marine	60	34	57%
South Vancouver	1	0	NA
Strathcona	20	17	85%
Victoria	20	4	20%
TOTAL*	440	217	49%

Market Summary

- Market Type Indicator **VANCOUVER EASTSIDE ATTACHED**: Sellers Market at 49% Sales Ratio average (4.9 in 10 homes selling rate)
- Homes are selling on average 1% above list price
- Most Active Price Band** \$400,000 to \$600,000 with average 64% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$800,000 to \$900,000, Collingwood, Victoria and 3 bedroom properties
- Sellers Best Bet** Selling homes in Hastings, Main, Strathcona 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	0	0	NA
900,001 – 1,000,000	0	0	NA
1,000,001 – 1,250,000	4	0	NA
1,250,001 – 1,500,000	11	5	45%
1,500,001 – 1,750,000	25	23	92%
1,750,001 – 2,000,000	30	24	80%
2,000,001 – 2,250,000	7	12	171%*
2,250,001 – 2,500,000	17	9	53%
2,500,001 – 2,750,000	10	3	30%
2,750,001 – 3,000,000	7	5	71%
3,000,001 – 3,500,000	11	3	27%
3,500,001 – 4,000,000	4	1	25%
4,000,001 – 4,500,000	9	3	33%
4,500,001 – 5,000,000	1	0	NA
5,000,001 & Greater	4	0	NA
TOTAL*	140	88	63%

2 Bedrooms & Less	6	1	17%
3 to 4 Bedrooms	62	47	76%
5 to 6 Bedrooms	57	37	65%
7 Bedrooms & More	15	3	20%
TOTAL*	140	88	63%

SnapStats®	January	February	Variance
Inventory	123	140	14%
Solds	46	88	91%
Sale Price	\$1,844,500	\$1,953,000	6%
Sale Price SQFT	\$741	\$757	2%
Sale to List Price Ratio	103%	104%	1%
Days on Market	10	8	-20%

Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Blueridge	2	0	NA
Boulevard	5	3	60%
Braemar	1	0	NA
Calverhall	7	1	14%
Canyon Heights	20	10	50%
Capilano	2	2	100%
Central Lonsdale	10	6	60%
Deep Cove	6	4	67%
Delbrook	0	1	NA*
Dollarton	2	3	150%*
Edgemont	14	14	100%
Forest Hills	4	0	NA
Grouse Woods	0	3	NA*
Harbourside	0	0	NA
Indian Arm	0	0	NA
Indian River	1	7	700%*
Lower Lonsdale	5	1	20%
Lynn Valley	14	6	43%
Lynnmoor	4	1	25%
Mosquito Creek	3	0	NA
Norqate	4	1	25%
Northlands	1	0	NA
Pemberton Heights	4	1	25%
Pemberton	3	0	NA
Princess Park	1	0	NA
Queensbury	0	3	NA*
Roche Point	0	2	NA*
Seymour	3	1	33%
Tempe	1	0	NA
Upper Delbrook	3	3	100%
Upper Lonsdale	15	12	80%
Westlynn	2	3	150%*
Westlynn Terrace	1	0	NA
Windsor Park	1	0	NA
Woodlands-Sunshine Cascade	1	0	NA
TOTAL*	140	88	63%

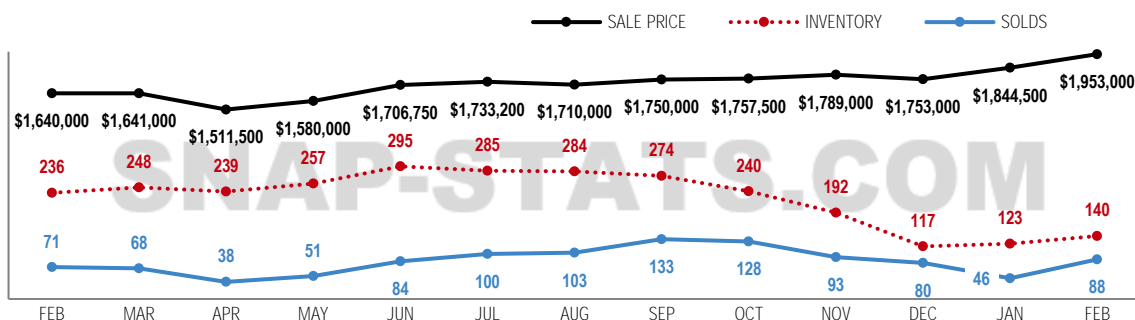
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **NORTH VANCOUVER DETACHED**: Sellers Market at 63% Sales Ratio average (6.3 in 10 homes selling rate)
- Homes are selling on average 4% above list price
- Most Active Price Band** \$2 mil to \$2.25 mil with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$3 mil to \$3.5 mil, Canyon Heights and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Edgemont, Upper Lonsdale and 3 to 4 bedroom properties

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SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 300,000	0	0	NA
300,001 – 400,000	6	1	17%
400,001 – 500,000	28	13	46%
500,001 – 600,000	34	25	74%
600,001 – 700,000	31	30	97%
700,001 – 800,000	29	27	93%
800,001 – 900,000	27	23	85%
900,001 – 1,000,000	23	35	152%*
1,000,001 – 1,250,000	39	36	92%
1,250,001 – 1,500,000	32	13	41%
1,500,001 – 1,750,000	18	8	44%
1,750,001 – 2,000,000	12	2	17%
2,000,001 – 2,250,000	3	1	33%
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	2	1	50%
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	1	0	NA
TOTAL*	290	215	74%

0 to 1 Bedroom	74	49	66%
2 Bedrooms	141	104	74%
3 Bedrooms	56	46	82%
4 Bedrooms & Greater	19	16	84%
TOTAL*	290	215	74%

SnapStats®	January	February	Variance
Inventory	295	290	-2%
Solds	128	215	68%
Sale Price	\$770,000	\$866,000	12%
Sale Price SQFT	\$791	\$838	6%
Sale to List Price Ratio	97%	102%	5%
Days on Market	18	8	-56%

Community CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
Blueridge	0	1	NA*
Boulevard	0	0	NA
Braemar	0	0	NA
Calverhall	0	0	NA
Canyon Heights	3	2	67%
Capilano	0	2	NA*
Central Lonsdale	53	43	81%
Deep Cove	1	3	300%*
Delbrook	0	0	NA
Dollarton	1	0	NA
Edgemont	8	2	25%
Forest Hills	0	0	NA
Grouse Woods	0	0	NA
Harbourside	5	5	100%
Indian Arm	0	0	NA
Indian River	1	3	300%*
Lower Lonsdale	87	54	62%
Lynn Valley	21	21	100%
Lynnmoor	27	11	41%
Mosquito Creek	13	2	15%
Norqate	6	5	83%
Northlands	1	14	1400%*
Pemberton Heights	0	1	NA*
Pemberton	41	22	54%
Princess Park	0	0	NA
Queensbury	4	4	100%
Roche Point	11	15	136%*
Seymour	1	1	100%
Tempe	0	0	NA
Upper Delbrook	0	0	NA
Upper Lonsdale	6	1	17%
Westlynn	0	3	NA*
Westlynn Terrace	0	0	NA
Windsor Park	0	0	NA
Woodlands-Sunshine Cascade	0	0	NA
TOTAL*	290	215	74%

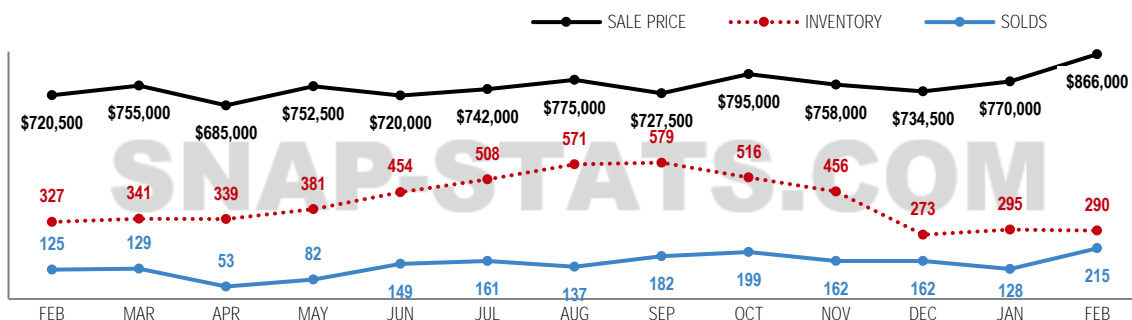
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **NORTH VANCOUVER ATTACHED**: Sellers Market at 74% Sales Ratio average (7.4 in 10 homes selling rate)
- Homes are selling on average 2% above list price
- Most Active Price Band** \$900,000 to \$1 mil with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.75 mil to \$2 mil, Edgemont, Mosquito Creek and up to 1 bedroom properties
- Sellers Best Bet** Selling homes in Lynn Valley, Northlands, Roche Point and minimum 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	0	0	NA
1,000,001 – 1,250,000	0	2	NA*
1,250,001 – 1,500,000	2	0	NA
1,500,001 – 1,750,000	2	1	50%
1,750,001 – 2,000,000	13	7	54%
2,000,001 – 2,250,000	8	5	63%
2,250,001 – 2,500,000	17	8	47%
2,500,001 – 2,750,000	12	8	67%
2,750,001 – 3,000,000	25	6	24%
3,000,001 – 3,500,000	27	10	37%
3,500,001 – 4,000,000	31	9	29%
4,000,001 – 4,500,000	20	5	25%
4,500,001 – 5,000,000	26	3	12%
5,000,001 & Greater	118	13	11%
TOTAL*	301	77	26%

2 Bedrooms & Less	13	1	8%
3 to 4 Bedrooms	124	41	33%
5 to 6 Bedrooms	143	33	23%
7 Bedrooms & More	21	2	10%
TOTAL*	301	77	26%

SnapStats®	January	February	Variance
Inventory	312	301	-4%
Solds	29	77	166%
Sale Price	\$3,100,000	\$3,100,000	0%
Sale Price SQFT	\$737	\$839	14%
Sale to List Price Ratio	94%	97%	3%
Days on Market	37	25	-32%

Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Altamont	17	4	24%
Ambleside	22	10	45%
Bayridge	3	5	167%*
British Properties	60	12	20%
Canterbury	5	1	20%
Caulfield	17	6	35%
Cedardale	3	0	NA
Chartwell	24	1	4%
Chelsea Park	1	1	100%
Cypress	6	4	67%
Cypress Park Estates	10	1	10%
Deer Ridge	0	0	NA
Dundarave	16	5	31%
Eagle Harbour	8	6	75%
Eagleridge	1	1	100%
Furry Creek	5	1	20%
Gleneagles	7	1	14%
Glenmore	16	0	NA
Horseshoe Bay	3	1	33%
Howe Sound	4	1	25%
Lions Bay	8	4	50%
Olde Caulfield	6	0	NA
Panorama Village	0	0	NA
Park Royal	3	0	NA
Porteau Cove	0	0	NA
Queens	9	1	11%
Rockridge	2	0	NA
Sandy Cove	2	2	100%
Sentinel Hill	5	5	100%
Upper Caulfield	7	0	NA
West Bay	8	1	13%
Westhill	5	1	20%
Westmount	13	2	15%
Whitby Estates	5	0	NA
Whytecliff	0	0	NA
TOTAL*	301	77	26%

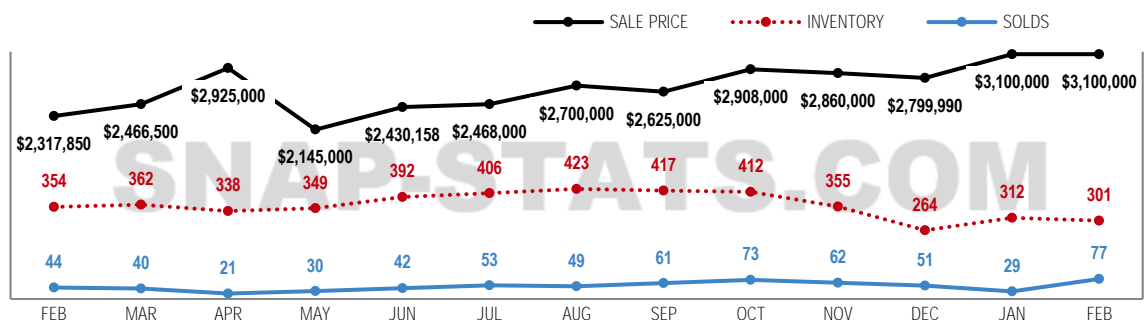
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **WEST VANCOUVER DETACHED**: Sellers Market at 26% Sales Ratio average (2.6 in 10 homes selling rate)
- Homes are selling on average 3% below list price
- Most Active Price Band** \$2.5 mil to \$2.75 mil with average 67% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes minimum \$4.5 mil, Chartwell, Cypress Park Estates, Queens and up to 2 bedroom properties
- Sellers Best Bet** Selling homes in Eagle Harbour, Lions Bay 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	2	1	50%
500,001 – 600,000	4	0	NA
600,001 – 700,000	6	1	17%
700,001 – 800,000	8	2	25%
800,001 – 900,000	7	1	14%
900,001 – 1,000,000	4	1	25%
1,000,001 – 1,250,000	8	2	25%
1,250,001 – 1,500,000	15	3	20%
1,500,001 – 1,750,000	11	1	9%
1,750,001 – 2,000,000	6	3	50%
2,000,001 – 2,250,000	4	1	25%
2,250,001 – 2,500,000	8	1	13%
2,500,001 – 2,750,000	2	0	NA
2,750,001 – 3,000,000	2	0	NA
3,000,001 – 3,500,000	5	1	20%
3,500,001 – 4,000,000	9	0	NA
4,000,001 – 4,500,000	0	0	NA
4,500,001 – 5,000,000	3	0	NA
5,000,001 & Greater	8	0	NA
TOTAL*	113	18	16%

0 to 1 Bedroom	24	1	4%
2 Bedrooms	56	12	21%
3 Bedrooms	30	5	17%
4 Bedrooms & Greater	3	0	NA
TOTAL*	113	18	16%

SnapStats®	January	February	Variance
Inventory	113	113	0%
Solds	15	18	20%
Sale Price	\$1,330,000	\$1,308,750	-2%
Sale Price SQFT	\$1,090	\$847	-22%
Sale to List Price Ratio	99%	99%	0%
Days on Market	93	20	-78%

Community CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
Altamont	0	0	NA
Ambleside	36	6	17%
Bayridge	0	0	NA
British Properties	0	0	NA
Canterbury	0	0	NA
Caulfield	0	0	NA
Cedardale	2	1	50%
Chartwell	0	0	NA
Chelsea Park	1	1	100%
Cypress	0	0	NA
Cypress Park Estates	3	1	33%
Deer Ridge	3	0	NA
Dundarave	26	2	8%
Eagle Harbour	0	0	NA
Eagleridge	0	0	NA
Furry Creek	3	1	33%
Gleneagles	0	0	NA
Glenmore	1	0	NA
Horseshoe Bay	0	0	NA
Howe Sound	2	1	50%
Lions Bay	0	0	NA
Olde Caulfield	0	0	NA
Panorama Village	9	2	22%
Park Royal	20	3	15%
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*	113	18	16%

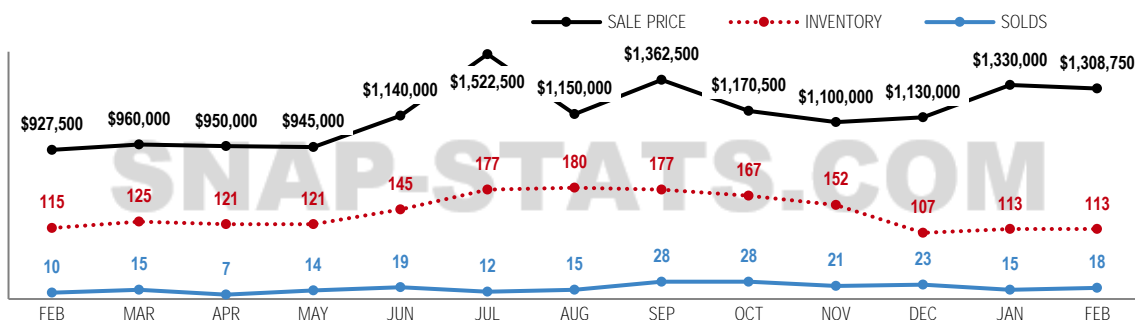
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **WEST VANCOUVER ATTACHED**: Balanced Market at 16% Sales Ratio average (1.6 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band** \$700,000 to \$800,000 / \$1 mil to \$1.25 mil with average 25% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.5 mil to \$1.75 mil, Dundarave and up to 1 bedroom properties
- Sellers Best Bet** Selling homes in 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	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	0	0	NA
800,001 – 900,000	0	0	NA
900,001 – 1,000,000	0	1	NA*
1,000,001 – 1,250,000	5	6	120%*
1,250,001 – 1,500,000	36	30	83%
1,500,001 – 1,750,000	49	29	59%
1,750,001 – 2,000,000	69	15	22%
2,000,001 – 2,250,000	33	13	39%
2,250,001 – 2,500,000	54	15	28%
2,500,001 – 2,750,000	28	13	46%
2,750,001 – 3,000,000	42	5	12%
3,000,001 – 3,500,000	36	0	NA
3,500,001 – 4,000,000	29	2	7%
4,000,001 – 4,500,000	13	1	8%
4,500,001 – 5,000,000	5	0	NA
5,000,001 & Greater	10	0	NA
TOTAL*	412	130	32%

2 Bedrooms & Less	16	2	13%
3 to 4 Bedrooms	153	57	37%
5 to 6 Bedrooms	213	62	29%
7 Bedrooms & More	30	9	30%
TOTAL*	412	130	32%

SnapStats®	January	February	Variance
Inventory	421	412	-2%
Solds	70	130	86%
Sale Price	\$1,584,400	\$1,750,000	10%
Sale Price SQFT	\$630	\$664	5%
Sale to List Price Ratio	96%	100%	4%
Days on Market	31	29	-6%

Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Boyd Park	14	4	29%
Bridgeport	11	4	36%
Brighthouse	12	0	NA
Brighthouse South	2	0	NA
Broadmoor	40	5	13%
East Cambie	10	2	20%
East Richmond	6	1	17%
Garden City	19	6	32%
Gilmore	3	0	NA
Granville	49	21	43%
Hamilton	5	6	120%*
Ironwood	9	4	44%
Lackner	12	7	58%
McLennan	10	1	10%
McLennan North	2	1	50%
McNair	35	5	14%
Quilchena	14	6	43%
Riverdale	29	5	17%
Saunders	22	6	27%
Sea Island	0	3	NA*
Seafair	23	10	43%
South Arm	13	3	23%
Steveston North	23	6	26%
Steveston South	4	3	75%
Steveston Village	4	4	100%
Terra Nova	4	1	25%
West Cambie	9	1	11%
Westwind	8	4	50%
Woodwards	20	11	55%
TOTAL*	412	130	32%

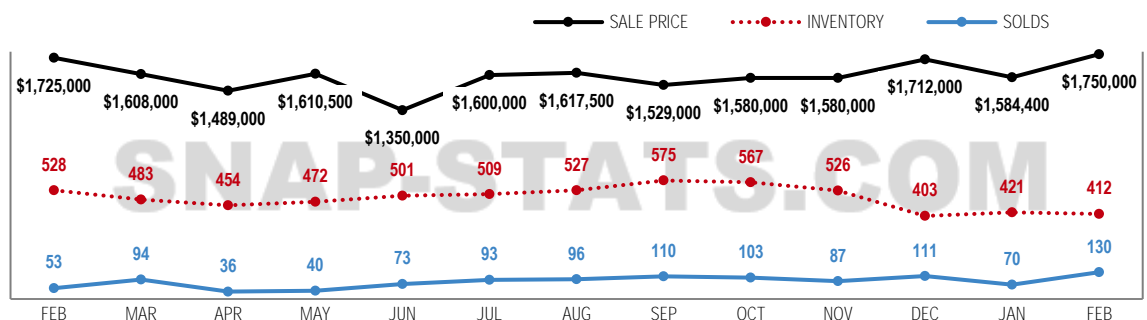
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **RICHMOND DETACHED**: Sellers Market at 32% Sales Ratio average (3.2 in 10 homes selling rate)
- Homes are selling on average 100% of list price
- Most Active Price Band** \$1.25 mil to \$1.5 mil with average 83% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$3.5 mil to \$4.5 mil, Broadmoor, McLennan, McNair, West Cambie and up to 2 bedrooms
- Sellers Best Bet** Selling homes in Lackner, Westwind, Woodward's and 3 to 4 bedrooms

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Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 300,000	33	2	6%
300,001 – 400,000	31	24	77%
400,001 – 500,000	72	36	50%
500,001 – 600,000	106	51	48%
600,001 – 700,000	129	54	42%
700,001 – 800,000	132	45	34%
800,001 – 900,000	94	31	33%
900,001 – 1,000,000	80	26	33%
1,000,001 – 1,250,000	73	28	38%
1,250,001 – 1,500,000	40	10	25%
1,500,001 – 1,750,000	6	0	NA
1,750,001 – 2,000,000	7	0	NA
2,000,001 – 2,250,000	2	0	NA
2,250,001 – 2,500,000	2	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	3	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	0	0	NA
TOTAL*	814	307	38%

0 to 1 Bedroom	126	73	58%
2 Bedrooms	406	121	30%
3 Bedrooms	226	86	38%
4 Bedrooms & Greater	56	27	48%
TOTAL*	814	307	38%

SnapStats®	January	February	Variance
Inventory	846	814	-4%
Solds	202	307	52%
Sale Price	\$625,000	\$669,900	7%
Sale Price SQFT	\$648	\$683	5%
Sale to List Price Ratio	98%	97%	-1%
Days on Market	30	13	-57%

Community CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
Boyd Park	8	8	100%
Bridgeport	48	12	25%
Brighthouse	273	72	26%
Brighthouse South	75	26	35%
Broadmoor	8	6	75%
East Cambie	9	4	44%
East Richmond	3	2	67%
Garden City	3	4	133%*
Gilmore	0	0	NA
Granville	27	4	15%
Hamilton	45	11	24%
Ironwood	21	4	19%
Lackner	0	0	NA
McLennan	0	0	NA
McLennan North	55	34	62%
McNair	0	1	NA*
Quilchena	0	1	NA*
Riverdale	14	7	50%
Saunders	13	2	15%
Sea Island	0	0	NA
Seafair	0	1	NA*
South Arm	11	3	27%
Steveston North	10	5	50%
Steveston South	15	10	67%
Steveston Village	25	4	16%
Terra Nova	3	7	233%*
West Cambie	137	66	48%
Westwind	2	1	50%
Woodwards	9	12	133%*
TOTAL*	814	307	38%

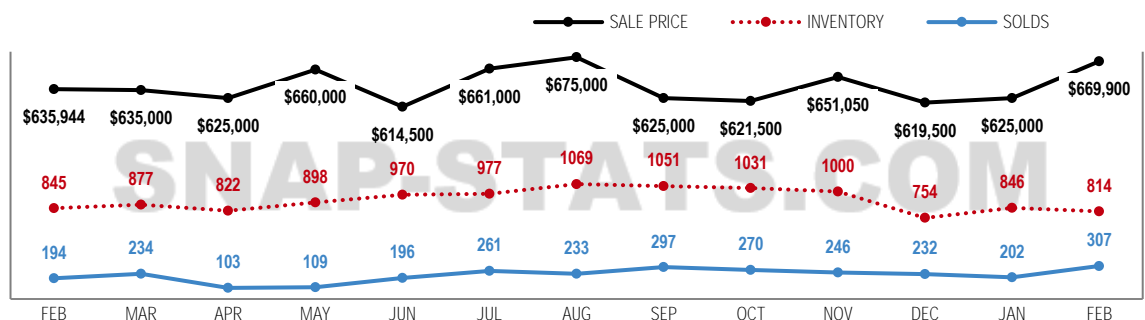
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **RICHMOND ATTACHED**: Sellers Market at 38% Sales Ratio average (3.8 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 77% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$0 to \$300,000, Granville, Ironwood, Saunders, Steveston Village and 2 bedroom properties
- Sellers Best Bet** Selling homes in Boyd Park, Broadmoor, Woodward 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	2	2	100%
1,000,001 – 1,250,000	15	16	107%*
1,250,001 – 1,500,000	22	12	55%
1,500,001 – 1,750,000	7	8	114%*
1,750,001 – 2,000,000	10	4	40%
2,000,001 – 2,250,000	4	1	25%
2,250,001 – 2,500,000	7	0	NA
2,500,001 – 2,750,000	3	0	NA
2,750,001 – 3,000,000	0	1	NA*
3,000,001 – 3,500,000	2	1	50%
3,500,001 – 4,000,000	5	1	20%
4,000,001 – 4,500,000	2	0	NA
4,500,001 – 5,000,000	1	0	NA
5,000,001 & Greater	0	0	NA
TOTAL*	80	46	58%

2 Bedrooms & Less	6	3	50%
3 to 4 Bedrooms	45	36	80%
5 to 6 Bedrooms	28	6	21%
7 Bedrooms & More	1	1	100%
TOTAL*	80	46	58%

SnapStats®	January	February	Variance
Inventory	81	80	-1%
Solds	30	46	53%
Sale Price	\$1,300,500	\$1,293,500	-1%
Sale Price SQFT	\$531	\$519	-2%
Sale to List Price Ratio	97%	101%	4%
Days on Market	36	7	-81%

*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

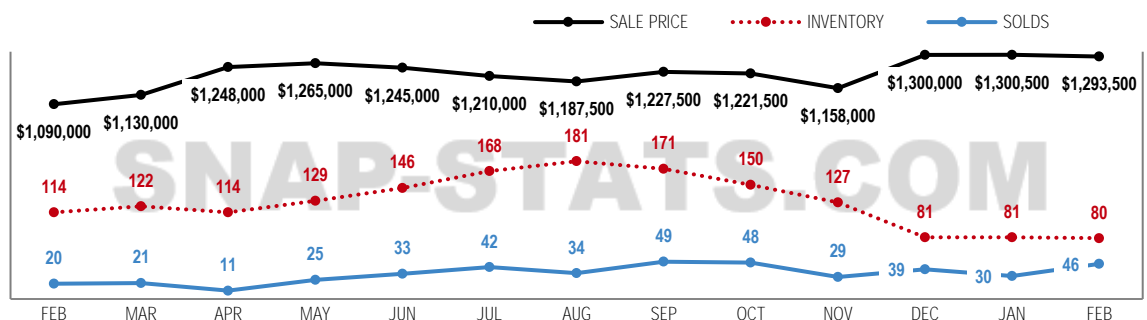
SnapStats®	Inventory	Sales	Sales Ratio
Beach Grove	8	4	50%
Boundary Beach	4	8	200%*
Cliff Drive	9	2	22%
English Bluff	18	4	22%
Pebble Hill	14	9	64%
Tsawwassen Central	15	8	53%
Tsawwassen East	3	4	133%*
Tsawwassen North	9	7	78%
TOTAL*	80	46	58%

Market Summary

- Market Type Indicator **TSAWWASSEN DETACHED**: Sellers Market at 57% Sales Ratio average (5.7 in 10 homes selling rate)
- Homes are selling on average 1% above list price
- Most Active Price Band** \$1 mil to \$1.25 mil / \$1.5 mil to \$1.75 mil with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.75 mil to \$2 mil, Cliff Drive, English Bluff and 5 to 6 bedroom properties
- Sellers Best Bet** Selling homes in Boundary Beach, Tsawwassen North 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	5	3	60%
400,001 – 500,000	12	5	42%
500,001 – 600,000	17	2	12%
600,001 – 700,000	15	5	33%
700,001 – 800,000	4	6	150%*
800,001 – 900,000	7	4	57%
900,001 – 1,000,000	5	4	80%
1,000,001 – 1,250,000	7	0	NA
1,250,001 – 1,500,000	0	0	NA
1,500,001 – 1,750,000	1	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*	73	29	40%

0 to 1 Bedroom	14	3	21%
2 Bedrooms	41	14	34%
3 Bedrooms	16	7	44%
4 Bedrooms & Greater	2	5	250%*
TOTAL*	73	29	40%

SnapStats®	January	February	Variance
Inventory	69	73	6%
Solds	24	29	21%
Sale Price	\$582,450	\$690,000	18%
Sale Price SQFT	\$448	\$486	8%
Sale to List Price Ratio	97%	99%	2%
Days on Market	46	47	2%

*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

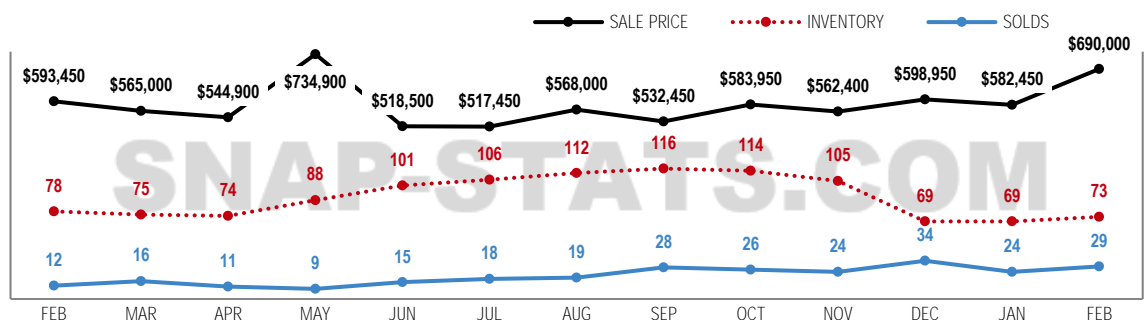
SnapStats®	Inventory	Sales	Sales Ratio
Beach Grove	7	4	57%
Boundary Beach	3	0	NA
Cliff Drive	9	7	78%
English Bluff	0	0	NA
Pebble Hill	0	0	NA
Tsawwassen Central	12	8	67%
Tsawwassen East	2	0	NA
Tsawwassen North	40	10	25%
TOTAL*	73	29	40%

Market Summary

- Market Type Indicator **TSAWWASSEN ATTACHED**: Sellers Market at 40% Sales Ratio average (4 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 42% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$500,000 to \$600,000, Tsawwassen North and up to 1 bedroom properties
- Sellers Best Bet** Selling homes in Cliff Drive, Tsawwassen Central 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	1	0	NA
300,001 – 400,000	0	0	NA
400,001 – 500,000	1	0	NA
500,001 – 600,000	1	0	NA
600,001 – 700,000	2	0	NA
700,001 – 800,000	0	0	NA
800,001 – 900,000	1	0	NA
900,001 – 1,000,000	2	2	100%
1,000,001 – 1,250,000	10	14	140%*
1,250,001 – 1,500,000	12	16	133%*
1,500,001 – 1,750,000	9	3	33%
1,750,001 – 2,000,000	3	2	67%
2,000,001 – 2,250,000	2	1	50%
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	3	0	NA
4,500,001 – 5,000,000	0	0	NA
5,000,001 & Greater	0	0	NA
TOTAL*	48	38	79%

2 Bedrooms & Less	8	4	50%
3 to 4 Bedrooms	25	28	112%*
5 to 6 Bedrooms	15	6	40%
7 Bedrooms & More	0	0	NA
TOTAL*	48	38	79%

SnapStats®	January	February	Variance
Inventory	40	48	20%
Solds	14	38	171%
Sale Price	\$1,200,000	\$1,255,000	5%
Sale Price SQFT	\$585	\$567	-3%
Sale to List Price Ratio	103%	105%	2%
Days on Market	5	6	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

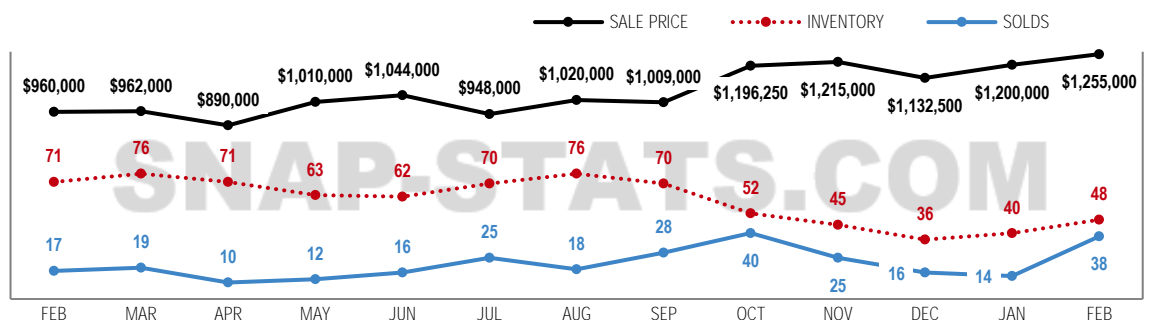
SnapStats®	Inventory	Sales	Sales Ratio
Annacis Island	0	0	NA
Delta Manor	6	6	100%
East Delta	0	1	NA*
Hawthorne	12	10	83%
Holly	10	5	50%
Ladner Elementary	7	5	71%
Ladner Rural	3	1	33%
Neilsen Grove	8	7	88%
Port Guichon	2	3	150%*
Tilbury	0	0	NA
Westham Island	0	0	NA
TOTAL*	48	38	79%

Market Summary

- Market Type Indicator **LADNER DETACHED**: Sellers Market at 79% Sales Ratio average (7.9 in 10 homes selling rate)
- Homes are selling on average 5% above list price
- Most Active Price Band** \$1 mil to \$1.5 mil with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.5 mil to \$1.75 mil, Holly and 5 to 6 bedroom properties
- Sellers Best Bet** Selling homes in Hawthorne, Neilsen Grove 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	1	0	NA
400,001 – 500,000	5	2	40%
500,001 – 600,000	5	3	60%
600,001 – 700,000	7	2	29%
700,001 – 800,000	6	4	67%
800,001 – 900,000	5	7	140%*
900,001 – 1,000,000	2	2	100%
1,000,001 – 1,250,000	4	2	50%
1,250,001 – 1,500,000	2	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*	37	22	59%

0 to 1 Bedroom	4	1	25%
2 Bedrooms	22	11	50%
3 Bedrooms	8	7	88%
4 Bedrooms & Greater	3	3	100%
TOTAL*	37	22	59%

SnapStats®	January	February	Variance
Inventory	32	37	16%
Solds	4	22	450%
Sale Price	\$720,000	\$788,000	9%
Sale Price SQFT	\$669	\$609	-9%
Sale to List Price Ratio	98%	101%	3%
Days on Market	89	4	-96%

*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

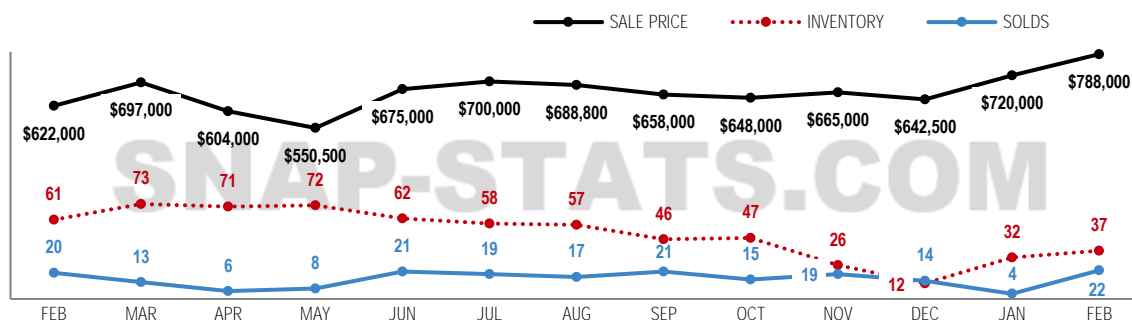
SnapStats®	Inventory	Sales	Sales Ratio
Annacis Island	0	0	NA
Delta Manor	6	3	50%
East Delta	0	0	NA
Hawthorne	5	2	40%
Holly	1	0	NA
Ladner Elementary	2	2	100%
Ladner Rural	0	0	NA
Neilsen Grove	23	14	61%
Port Guichon	0	0	NA
Tilbury	0	1	NA*
Westham Island	0	0	NA
TOTAL*	37	22	59%

Market Summary

- Market Type Indicator **LADNER ATTACHED**: Sellers Market at 59% Sales Ratio average (5.9 in 10 homes selling rate)
- Homes are selling on average 1% above list price
- Most Active Price Band** Insufficient data but with 7 sales \$800,000 to \$900,000
- Buyers Best Bet** Homes with 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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