

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

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**SnapStats Publishing**

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# METRO VANCOUVER EDITION

Downtown  
Westside  
Eastside  
North Vancouver  
West Vancouver  
Richmond  
Tsawwassen  
Ladner



## Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 300,000	2	0	NA
300,001 – 400,000	5	5	100%
400,001 – 500,000	23	9	39%
500,001 – 600,000	61	38	62%
600,001 – 700,000	102	49	48%
700,001 – 800,000	89	33	37%
800,001 – 900,000	71	26	37%
900,001 – 1,000,000	64	21	33%
1,000,001 – 1,250,000	77	23	30%
1,250,001 – 1,500,000	66	20	30%
1,500,001 – 1,750,000	49	9	18%
1,750,001 – 2,000,000	54	6	11%
2,000,001 – 2,250,000	17	5	29%
2,250,001 – 2,500,000	28	6	21%
2,500,001 – 2,750,000	17	0	NA
2,750,001 – 3,000,000	22	0	NA
3,000,001 – 3,500,000	17	6	35%
3,500,001 – 4,000,000	24	2	8%
4,000,001 – 4,500,000	7	1	14%
4,500,001 – 5,000,000	13	0	NA
5,000,001 & Greater	50	3	6%
TOTAL*	858	262	31%

0 to 1 Bedroom	341	154	45%
2 Bedrooms	408	96	24%
3 Bedrooms	97	10	10%
4 Bedrooms & Greater	12	2	17%
TOTAL*	858	262	31%

SnapStats®	March	April	Variance
Inventory	712	858	21%
Solds	363	262	-28%
Sale Price	\$735,000	\$774,000	5%
Sale Price SQFT	\$1,041	\$1,057	2%
Sale to List Price Ratio	99%	98%	-1%
Days on Market	12	9	-25%

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

## Community CONDOS & TOWNHOMES

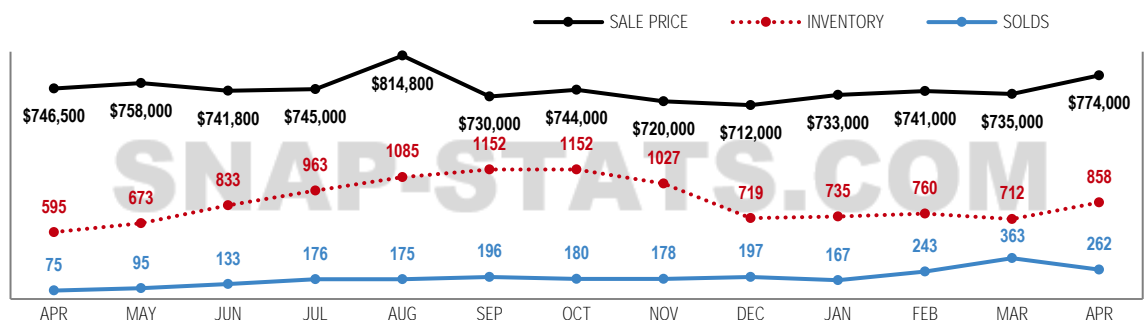
SnapStats®	Inventory	Sales	Sales Ratio
Coal Harbour	131	31	24%
Downtown	301	106	35%
Westend	183	48	26%
Yaletown	243	77	32%
TOTAL*	858	262	31%

## Market Summary

- Market Type Indicator **VANCOUVER DOWNTOWN ATTACHED**: 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\*\* \$500,000 to \$600,000 with average 62% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes minimum \$5 mil, Coal Harbour and 3 bedroom properties
- Sellers Best Bet\*\* Selling homes in Downtown 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	2	0	NA
1,250,001 – 1,500,000	4	0	NA
1,500,001 – 1,750,000	0	0	NA
1,750,001 – 2,000,000	12	4	33%
2,000,001 – 2,250,000	13	8	62%
2,250,001 – 2,500,000	24	11	46%
2,500,001 – 2,750,000	26	12	46%
2,750,001 – 3,000,000	51	24	47%
3,000,001 – 3,500,000	53	20	38%
3,500,001 – 4,000,000	91	20	22%
4,000,001 – 4,500,000	48	9	19%
4,500,001 – 5,000,000	57	12	21%
5,000,001 & Greater	242	18	7%
TOTAL*	623	138	22%

2 Bedrooms & Less	14	6	43%
3 to 4 Bedrooms	205	53	26%
5 to 6 Bedrooms	300	65	22%
7 Bedrooms & More	104	14	13%
TOTAL*	623	138	22%

SnapStats®	March	April	Variance
Inventory	513	623	21%
Solds	145	138	-5%
Sale Price	\$3,518,000	\$3,300,000	-6%
Sale Price SQFT	\$1,112	\$1,179	6%
Sale to List Price Ratio	98%	103%	5%
Days on Market	10	9	-10%

\*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

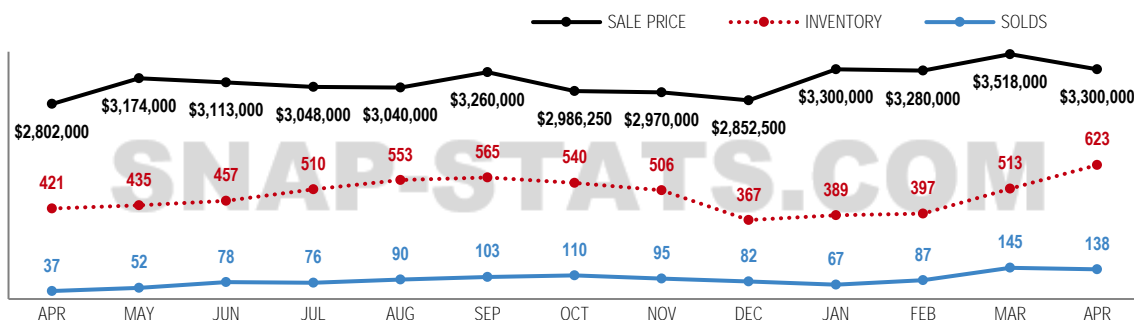
SnapStats®	Inventory	Sales	Sales Ratio
Arbutus	21	4	19%
Cambie	46	10	22%
Dunbar	84	27	32%
Fairview	0	0	NA
Falsecreek	2	0	NA
Kerrisdale	28	8	29%
Kitsilano	42	17	40%
Mackenzie Heights	21	4	19%
Marpole	49	10	20%
Mount Pleasant	3	1	33%
Oakridge	18	0	NA
Point Grey	65	16	25%
Quilchena	22	2	9%
SW Marine	22	6	27%
Shaughnessy	53	7	13%
South Cambie	12	1	8%
South Granville	73	14	19%
Southlands	40	8	20%
University	22	3	14%
TOTAL*	623	138	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 3% above list price
- Most Active Price Band\*\* \$2 mil to \$2.25 mil with average 62% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes minimum \$5 mil, Quilchena, South Cambie and minimum 7 bedroom properties
- Sellers Best Bet\*\* Selling homes in Dunbar, Kitsilano, Mount Pleasant and up to 2 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	5	2	40%
400,001 – 500,000	23	5	22%
500,001 – 600,000	51	35	69%
600,001 – 700,000	71	54	76%
700,001 – 800,000	78	36	46%
800,001 – 900,000	86	44	51%
900,001 – 1,000,000	73	27	37%
1,000,001 – 1,250,000	111	57	51%
1,250,001 – 1,500,000	115	46	40%
1,500,001 – 1,750,000	85	20	24%
1,750,001 – 2,000,000	72	8	11%
2,000,001 – 2,250,000	17	6	35%
2,250,001 – 2,500,000	26	0	NA
2,500,001 – 2,750,000	18	2	11%
2,750,001 – 3,000,000	11	3	27%
3,000,001 – 3,500,000	10	0	NA
3,500,001 – 4,000,000	4	0	NA
4,000,001 – 4,500,000	4	0	NA
4,500,001 – 5,000,000	2	0	NA
5,000,001 & Greater	4	0	NA
TOTAL*	867	345	40%

0 to 1 Bedroom	244	129	53%
2 Bedrooms	414	160	39%
3 Bedrooms	194	50	26%
4 Bedrooms & Greater	15	6	40%
TOTAL*	867	345	40%

SnapStats®	March	April	Variance
Inventory	773	867	12%
Solds	353	345	-2%
Sale Price	\$903,000	\$900,000	0%
Sale Price SQFT	\$976	\$974	0%
Sale to List Price Ratio	100%	101%	1%
Days on Market	10	9	-10%

\*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

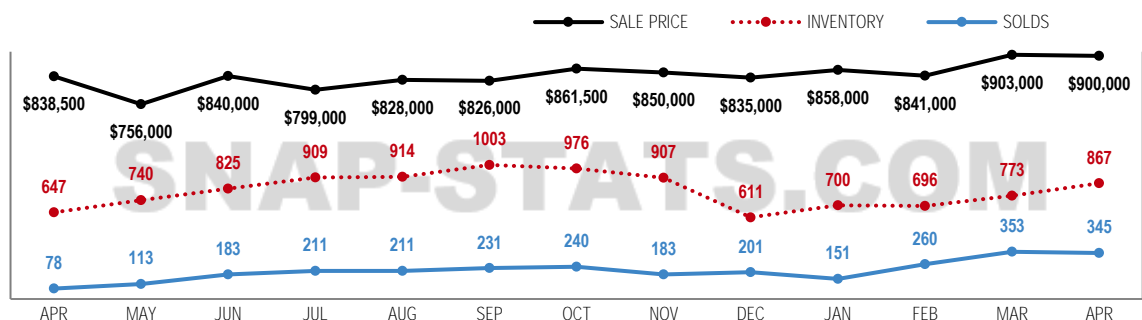
SnapStats®	Inventory	Sales	Sales Ratio
Arbutus	3	0	NA
Cambie	149	22	15%
Dunbar	17	5	29%
Fairview	91	68	75%
Falsecreek	77	50	65%
Kerrisdale	25	10	40%
Kitsilano	110	67	61%
Mackenzie Heights	1	3	300%*
Marpole	99	35	35%
Mount Pleasant	11	9	82%
Oakridge	16	5	31%
Point Grey	21	3	14%
Quilchena	7	7	100%
SW Marine	10	3	30%
Shaughnessy	8	2	25%
South Cambie	42	7	17%
South Granville	31	11	35%
Southlands	1	0	NA
University	148	38	26%
TOTAL*	867	345	40%

## Market Summary

- Market Type Indicator **VANCOUVER WESTSIDE ATTACHED**: Sellers Market at 40% Sales Ratio average (4 in 10 homes selling rate)
- Homes are selling on average 1% above list price
- Most Active Price Band\*\* \$600,000 to \$700,000 with average 76% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.75 mil to \$2 mil, Cambie, Point Grey, South Cambie and 3 bedroom properties
- Sellers Best Bet\*\* Selling homes in Fairview, Falsecreek, Kitsilano, Mount Pleasant 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	1	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	8	2	25%
1,250,001 – 1,500,000	76	33	43%
1,500,001 – 1,750,000	97	59	61%
1,750,001 – 2,000,000	150	52	35%
2,000,001 – 2,250,000	63	30	48%
2,250,001 – 2,500,000	76	20	26%
2,500,001 – 2,750,000	41	9	22%
2,750,001 – 3,000,000	51	7	14%
3,000,001 – 3,500,000	36	7	19%
3,500,001 – 4,000,000	9	0	NA
4,000,001 – 4,500,000	5	0	NA
4,500,001 – 5,000,000	4	0	NA
5,000,001 & Greater	4	0	NA
TOTAL*	621	220	35%

2 Bedrooms & Less	28	8	29%
3 to 4 Bedrooms	187	74	40%
5 to 6 Bedrooms	284	114	40%
7 Bedrooms & More	122	24	20%
TOTAL*	621	220	35%

SnapStats®	March	April	Variance
Inventory	462	621	34%
Solds	245	220	-10%
Sale Price	\$1,768,000	\$1,840,000	4%
Sale Price SQFT	\$790	\$816	3%
Sale to List Price Ratio	105%	108%	3%
Days on Market	8	9	13%

## Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Champlain Heights	2	1	50%
Collingwood	117	10	9%
Downtown	0	0	NA
Fraser	32	21	66%
Fraserview	33	19	58%
Grandview Woodland	46	20	43%
Hastings	11	5	45%
Hastings Sunrise	10	13	130%*
Killarney	55	18	33%
Knight	48	17	35%
Main	26	14	54%
Mount Pleasant	15	5	33%
Renfrew Heights	51	20	39%
Renfrew	59	29	49%
South Marine	4	1	25%
South Vancouver	70	18	26%
Strathcona	4	5	125%*
Victoria	38	4	11%
TOTAL*	621	220	35%

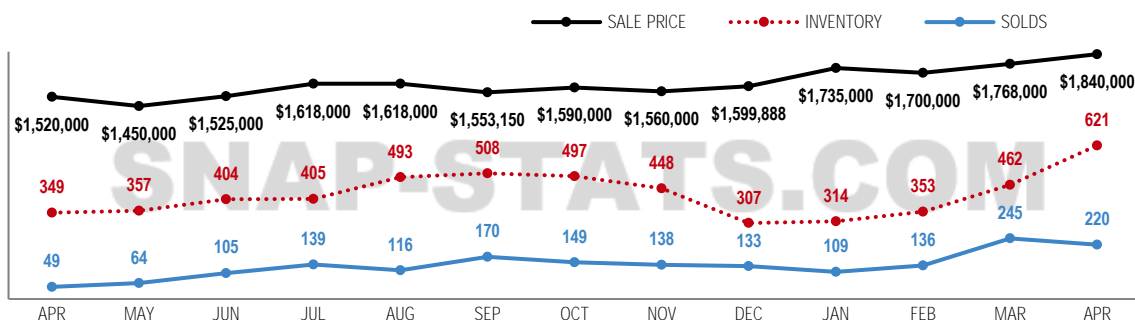
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## Market Summary

- Market Type Indicator **VANCOUVER EASTSIDE DETACHED**: Sellers Market at 35% Sales Ratio average (3.5 in 10 homes selling rate)
- Homes are selling on average 8% above list price
- Most Active Price Band\*\* \$1.5 mil to \$1.75 mil with average 61% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$2.75 mil to \$3 mil, Collingwood, Victoria and minimum 7 bedroom properties
- Sellers Best Bet\*\* Selling homes in Fraser, Hastings Sunrise and 3 to 6 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	1	50%
300,001 – 400,000	10	5	50%
400,001 – 500,000	52	30	58%
500,001 – 600,000	106	70	66%
600,001 – 700,000	74	41	55%
700,001 – 800,000	63	42	67%
800,001 – 900,000	61	27	44%
900,001 – 1,000,000	33	14	42%
1,000,001 – 1,250,000	39	36	92%
1,250,001 – 1,500,000	34	20	59%
1,500,001 – 1,750,000	9	4	44%
1,750,001 – 2,000,000	8	3	38%
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	3	0	NA
2,500,001 – 2,750,000	1	1	100%
2,750,001 – 3,000,000	0	0	NA
3,000,001 – 3,500,000	1	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	1	0	NA
5,000,001 & Greater	2	0	NA
TOTAL*	501	294	59%

0 to 1 Bedroom	168	118	70%
2 Bedrooms	227	132	58%
3 Bedrooms	97	42	43%
4 Bedrooms & Greater	9	2	22%
TOTAL*	501	294	59%

SnapStats®	March	April	Variance
Inventory	443	501	13%
Solds	372	294	-21%
Sale Price	\$677,250	\$702,500	4%
Sale Price SQFT	\$863	\$871	1%
Sale to List Price Ratio	100%	102%	2%
Days on Market	8	8	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

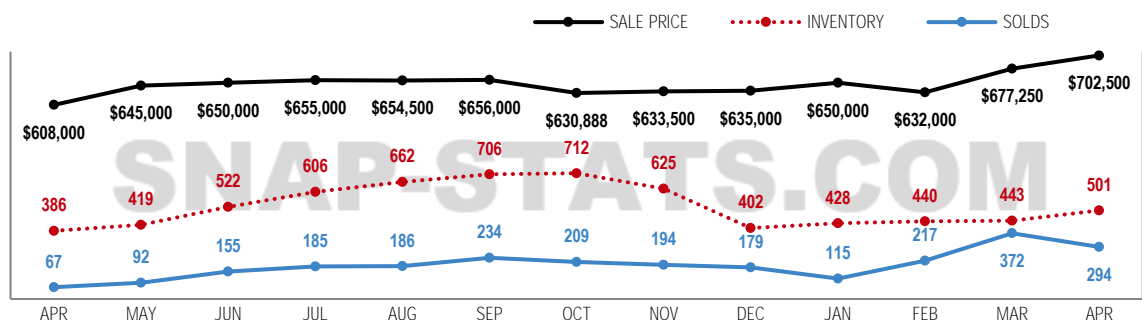
SnapStats®	Inventory	Sales	Sales Ratio
Champlain Heights	11	11	100%
Collingwood	108	41	38%
Downtown	48	25	52%
Fraser	18	8	44%
Fraserview	2	0	NA
Grandview Woodland	26	12	46%
Hastings	17	21	124%*
Hastings Sunrise	4	3	75%
Killarney	13	5	38%
Knight	15	7	47%
Main	9	10	111%*
Mount Pleasant	90	70	78%
Renfrew Heights	7	1	14%
Renfrew	7	7	100%
South Marine	70	49	70%
South Vancouver	10	1	10%
Strathcona	17	14	82%
Victoria	29	9	31%
TOTAL*	501	294	59%

## Market Summary

- Market Type Indicator **VANCOUVER EASTSIDE ATTACHED**: Sellers Market at 59% Sales Ratio average (5.9 in 10 homes selling rate)
- Homes are selling on average 2% above list price
- Most Active Price Band\*\* \$1 mil to \$1.25 mil with average 92% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.75 mil to \$2 mil, South Vancouver and minimum 4 bedroom properties
- Sellers Best Bet\*\* Selling homes in Champlain Heights, 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	1	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	1	0	NA
900,001 – 1,000,000	1	0	NA
1,000,001 – 1,250,000	1	1	100%
1,250,001 – 1,500,000	12	15	125%*
1,500,001 – 1,750,000	32	41	128%*
1,750,001 – 2,000,000	44	39	89%
2,000,001 – 2,250,000	18	34	189%*
2,250,001 – 2,500,000	29	16	55%
2,500,001 – 2,750,000	15	17	113%*
2,750,001 – 3,000,000	17	5	29%
3,000,001 – 3,500,000	18	7	39%
3,500,001 – 4,000,000	15	3	20%
4,000,001 – 4,500,000	4	3	75%
4,500,001 – 5,000,000	2	0	NA
5,000,001 & Greater	6	1	17%
TOTAL*	217	182	84%

2 Bedrooms & Less	7	6	86%
3 to 4 Bedrooms	98	95	97%
5 to 6 Bedrooms	92	72	78%
7 Bedrooms & More	20	9	45%
TOTAL*	217	182	84%

SnapStats®	March	April	Variance
Inventory	198	217	10%
Solds	174	182	5%
Sale Price	\$1,912,500	\$1,954,444	2%
Sale Price SQFT	\$728	\$740	2%
Sale to List Price Ratio	105%	106%	1%
Days on Market	7	8	14%

## Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Blueridge	6	7	117%*
Boulevard	8	8	100%
Braemar	3	0	NA
Calverhall	2	3	150%*
Canyon Heights	27	12	44%
Capilano	4	4	100%
Central Lonsdale	17	7	41%
Deep Cove	8	13	163%*
Delbrook	2	5	250%*
Dollarton	3	1	33%
Edgemont	15	11	73%
Forest Hills	7	6	86%
Grouse Woods	1	3	300%*
Harbourside	0	0	NA
Indian Arm	2	0	NA
Indian River	0	4	NA*
Lower Lonsdale	5	3	60%
Lynn Valley	20	29	145%*
Lynnmoor	5	2	40%
Mosquito Creek	6	1	17%
Norqate	3	4	133%*
Northlands	1	1	100%
Pemberton Heights	5	5	100%
Pemberton	7	2	29%
Princess Park	4	0	NA
Queensbury	3	5	167%*
Roche Point	0	0	NA
Seymour	2	3	150%*
Tempe	3	1	33%
Upper Delbrook	11	7	64%
Upper Lonsdale	23	26	113%*
Westlynn	10	3	30%
Westlynn Terrace	0	0	NA
Windsor Park	3	5	167%*
Woodlands-Sunshine Cascade	1	1	100%
TOTAL*	217	182	84%

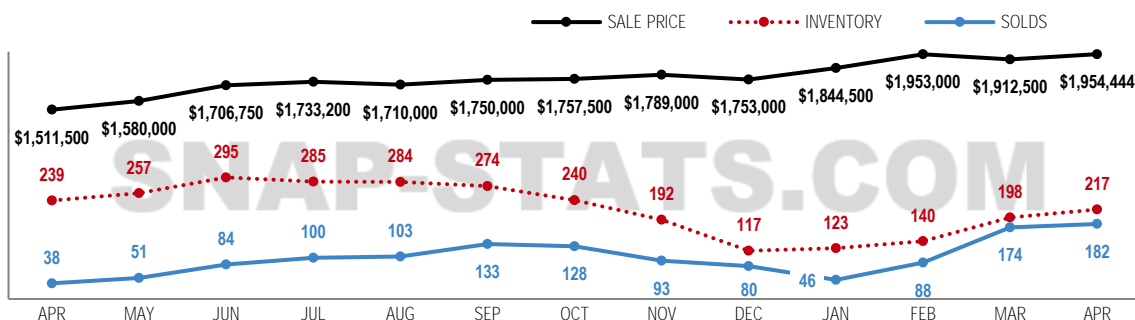
\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

## Market Summary

- Market Type Indicator **NORTH VANCOUVER DETACHED**: Sellers Market at 84% Sales Ratio average (8.4 in 10 homes selling rate)
- Homes are selling on average 6% 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 \$3.5 mil to \$4 mil, Canyon Heights, Central Lonsdale, Westlynn and minimum 7 bedrooms
- Sellers Best Bet\*\* Selling homes in Boulevard, Deep Cove, Lynn Valley, Upper Lonsdale and 3 to 4 bedrooms

\*\*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	4	44%
400,001 – 500,000	28	21	75%
500,001 – 600,000	38	42	111%*
600,001 – 700,000	42	39	93%
700,001 – 800,000	49	25	51%
800,001 – 900,000	36	31	86%
900,001 – 1,000,000	31	26	84%
1,000,001 – 1,250,000	41	49	120%*
1,250,001 – 1,500,000	41	33	80%
1,500,001 – 1,750,000	18	6	33%
1,750,001 – 2,000,000	8	4	50%
2,000,001 – 2,250,000	5	1	20%
2,250,001 – 2,500,000	3	2	67%
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	3	1	33%
3,000,001 – 3,500,000	3	0	NA
3,500,001 – 4,000,000	1	0	NA
4,000,001 – 4,500,000	2	0	NA
4,500,001 – 5,000,000	0	1	NA*
5,000,001 & Greater	3	0	NA
TOTAL*	361	285	79%

0 to 1 Bedroom	89	73	82%
2 Bedrooms	179	134	75%
3 Bedrooms	74	67	91%
4 Bedrooms & Greater	19	11	58%
TOTAL*	361	285	79%

SnapStats®	March	April	Variance
Inventory	333	361	8%
Solds	278	285	3%
Sale Price	\$797,900	\$838,000	5%
Sale Price SQFT	\$840	\$859	2%
Sale to List Price Ratio	100%	102%	2%
Days on Market	7	8	14%

## 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	4	0	NA
Capilano	2	1	50%
Central Lonsdale	64	44	69%
Deep Cove	1	3	300%*
Delbrook	0	0	NA
Dollarton	0	1	NA*
Edgemont	5	5	100%
Forest Hills	0	0	NA
Grouse Woods	0	1	NA*
Harbourside	6	4	67%
Indian Arm	0	0	NA
Indian River	4	5	125%*
Lower Lonsdale	101	66	65%
Lynn Valley	27	34	126%*
Lynn timer	44	26	59%
Mosquito Creek	12	12	100%
Norgate	9	9	100%
Northlands	5	9	180%*
Pemberton Heights	1	3	300%*
Pemberton	42	24	57%
Princess Park	0	0	NA
Queensbury	4	3	75%
Roche Point	16	24	150%*
Seymour	0	1	NA*
Tempe	0	0	NA
Upper Delbrook	0	0	NA
Upper Lonsdale	13	7	54%
Westlynn	1	2	200%*
Westlynn Terrace	0	0	NA
Windsor Park	0	0	NA
Woodlands-Sunshine Cascade	0	0	NA
TOTAL*	361	285	79%

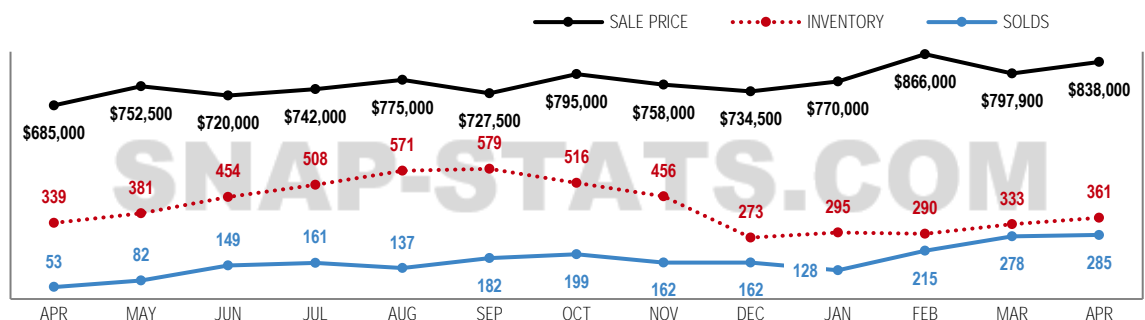
\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

## Market Summary

- Market Type Indicator **NORTH VANCOUVER ATTACHED**: Sellers Market at 79% Sales Ratio average (7.9 in 10 homes selling rate)
- Homes are selling on average 2% above list price
- Most Active Price Band\*\* \$1 mil to \$1.25 mil with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.5 mil to \$1.75 mil, Lynn timer, Pemberton, Upper Lonsdale and minimum 4 bedroom properties
- Sellers Best Bet\*\* Selling homes in Lynn Valley, Mosquito Creek, Norgate, Northlands, Roche Point 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	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	2	0	NA
1,250,001 – 1,500,000	3	1	33%
1,500,001 – 1,750,000	2	0	NA
1,750,001 – 2,000,000	10	2	20%
2,000,001 – 2,250,000	7	8	114%*
2,250,001 – 2,500,000	31	8	26%
2,500,001 – 2,750,000	21	10	48%
2,750,001 – 3,000,000	44	5	11%
3,000,001 – 3,500,000	39	9	23%
3,500,001 – 4,000,000	45	11	24%
4,000,001 – 4,500,000	26	8	31%
4,500,001 – 5,000,000	38	6	16%
5,000,001 & Greater	143	11	8%
TOTAL*	411	79	19%

2 Bedrooms & Less	14	4	29%
3 to 4 Bedrooms	176	42	24%
5 to 6 Bedrooms	190	31	16%
7 Bedrooms & More	31	2	6%
TOTAL*	411	79	19%

SnapStats®	March	April	Variance
Inventory	350	411	17%
Solds	96	79	-18%
Sale Price	\$3,025,000	\$3,400,000	12%
Sale Price SQFT	\$828	\$959	16%
Sale to List Price Ratio	98%	98%	0%
Days on Market	9	11	22%

## Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Altamont	17	0	NA
Ambleside	46	17	37%
Bayridge	14	3	21%
British Properties	64	12	19%
Canterbury	8	0	NA
Caulfield	22	5	23%
Cedardale	4	0	NA
Chartwell	34	0	NA
Chelsea Park	3	1	33%
Cypress	8	2	25%
Cypress Park Estates	11	1	9%
Deer Ridge	0	0	NA
Dundarave	24	3	13%
Eagle Harbour	7	9	129%*
Eagleridge	2	0	NA
Furry Creek	5	1	20%
Gleneagles	9	2	22%
Glenmore	26	1	4%
Horseshoe Bay	7	0	NA
Howe Sound	6	2	33%
Lions Bay	10	2	20%
Olde Caulfield	5	1	20%
Panorama Village	0	0	NA
Park Royal	5	1	20%
Porteau Cove	0	0	NA
Queens	22	1	5%
Rockridge	2	1	50%
Sandy Cove	2	0	NA
Sentinel Hill	17	1	6%
Upper Caulfield	4	2	50%
West Bay	7	1	14%
Westhill	6	1	17%
Westmount	7	6	86%
Whitby Estates	3	1	33%
Whytecliff	4	2	50%
TOTAL*	411	79	19%

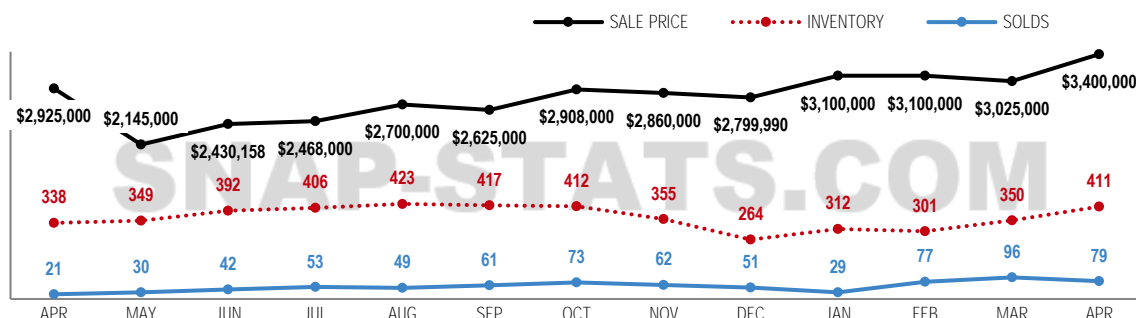
\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

## Market Summary

- Market Type Indicator **WEST VANCOUVER 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\*\* \$2 mil to \$2.25 mil with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes minimum \$5 mil, Cypress Park Estates, Glenmore, Queens, Sentinel Hill and minimum 7 bedroom properties
- Sellers Best Bet\*\* Selling homes in Eagle Harbour and up to 2 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	0	1	NA*
400,001 – 500,000	1	5	500%*
500,001 – 600,000	4	1	25%
600,001 – 700,000	3	3	100%
700,001 – 800,000	7	4	57%
800,001 – 900,000	5	0	NA
900,001 – 1,000,000	5	1	20%
1,000,001 – 1,250,000	7	3	43%
1,250,001 – 1,500,000	14	4	29%
1,500,001 – 1,750,000	12	1	8%
1,750,001 – 2,000,000	10	2	20%
2,000,001 – 2,250,000	6	2	33%
2,250,001 – 2,500,000	4	1	25%
2,500,001 – 2,750,000	2	1	50%
2,750,001 – 3,000,000	3	1	33%
3,000,001 – 3,500,000	4	0	NA
3,500,001 – 4,000,000	6	1	17%
4,000,001 – 4,500,000	0	0	NA
4,500,001 – 5,000,000	2	0	NA
5,000,001 & Greater	8	1	13%
TOTAL*	103	32	31%

0 to 1 Bedroom	20	8	40%
2 Bedrooms	55	17	31%
3 Bedrooms	24	7	29%
4 Bedrooms & Greater	4	0	NA
TOTAL*	103	32	31%

SnapStats®	March	April	Variance
Inventory	108	103	-5%
Solds	40	32	-20%
Sale Price	\$1,219,500	\$1,074,000	-12%
Sale Price SQFT	\$1,063	\$997	-6%
Sale to List Price Ratio	94%	98%	4%
Days on Market	23	15	-35%

## Community CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
Altamont	0	0	NA
Ambleside	32	8	25%
Bayridge	0	0	NA
British Properties	1	0	NA
Canterbury	0	0	NA
Caulfield	0	0	NA
Cedardale	3	3	100%
Chartwell	0	0	NA
Chelsea Park	1	0	NA
Cypress	0	0	NA
Cypress Park Estates	2	1	50%
Deer Ridge	2	0	NA
Dundarave	23	10	43%
Eagle Harbour	0	0	NA
Eagleridge	0	0	NA
Furry Creek	4	1	25%
Gleneagles	0	0	NA
Glenmore	1	0	NA
Horseshoe Bay	3	0	NA
Howe Sound	0	0	NA
Lions Bay	0	0	NA
Olde Caulfield	0	0	NA
Panorama Village	8	3	38%
Park Royal	15	5	33%
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	8	1	13%
Whytecliff	0	0	NA
TOTAL*	103	32	31%

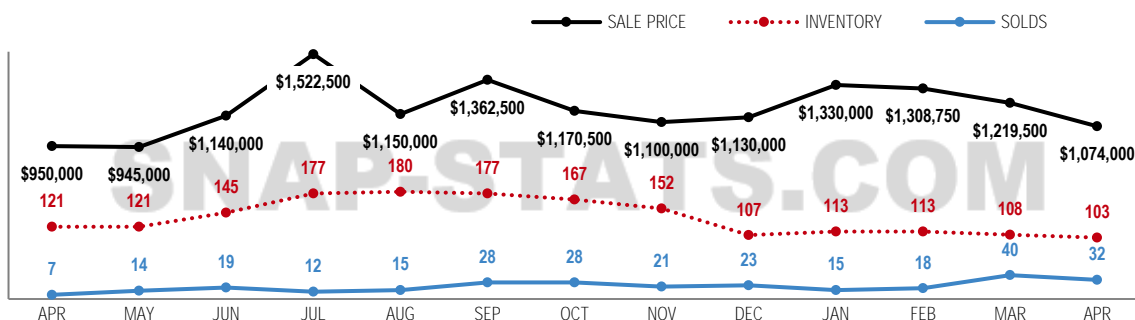
\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

## Market Summary

- Market Type Indicator **WEST VANCOUVER ATTACHED**: 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 29% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.5 mil to \$1.75 mil, Whitby Estates and 3 bedroom properties
- Sellers Best Bet\*\* Selling homes in Dundarave, Panorama Village, Park Royal and up to 1 bedroom properties

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

## 13 Month Market Trend



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## Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 300,000	0	0	NA
300,001 – 400,000	1	0	NA
400,001 – 500,000	0	0	NA
500,001 – 600,000	1	0	NA
600,001 – 700,000	0	0	NA
700,001 – 800,000	0	0	NA
800,001 – 900,000	1	0	NA
900,001 – 1,000,000	1	0	NA
1,000,001 – 1,250,000	10	3	30%
1,250,001 – 1,500,000	45	31	69%
1,500,001 – 1,750,000	110	51	46%
1,750,001 – 2,000,000	99	26	26%
2,000,001 – 2,250,000	46	22	48%
2,250,001 – 2,500,000	49	10	20%
2,500,001 – 2,750,000	42	13	31%
2,750,001 – 3,000,000	56	5	9%
3,000,001 – 3,500,000	40	6	15%
3,500,001 – 4,000,000	37	1	3%
4,000,001 – 4,500,000	12	0	NA
4,500,001 – 5,000,000	10	1	10%
5,000,001 & Greater	12	1	8%
TOTAL*	572	170	30%

2 Bedrooms & Less	21	2	10%
3 to 4 Bedrooms	225	84	37%
5 to 6 Bedrooms	278	75	27%
7 Bedrooms & More	48	9	19%
TOTAL*	572	170	30%

SnapStats®	March	April	Variance
Inventory	491	572	16%
Solds	231	170	-26%
Sale Price	\$1,850,000	\$1,751,000	-5%
Sale Price SQFT	\$689	\$681	-1%
Sale to List Price Ratio	103%	103%	0%
Days on Market	11	10	-9%

## Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Boyd Park	18	4	22%
Bridgeport	20	1	5%
Brighthouse	12	0	NA
Brighthouse South	3	0	NA
Broadmoor	42	4	10%
East Cambie	16	8	50%
East Richmond	12	1	8%
Garden City	18	8	44%
Gilmore	2	0	NA
Granville	49	15	31%
Hamilton	8	3	38%
Ironwood	21	6	29%
Lackner	12	5	42%
McLennan	12	3	25%
McLennan North	5	0	NA
McNair	38	9	24%
Quilchena	22	7	32%
Riverdale	43	15	35%
Saunders	28	9	32%
Sea Island	7	3	43%
Seafair	34	18	53%
South Arm	16	9	56%
Steveston North	40	10	25%
Steveston South	9	7	78%
Steveston Village	7	7	100%
Terra Nova	10	1	10%
West Cambie	20	4	20%
Westwind	7	3	43%
Woodwards	41	10	24%
TOTAL*	572	170	30%

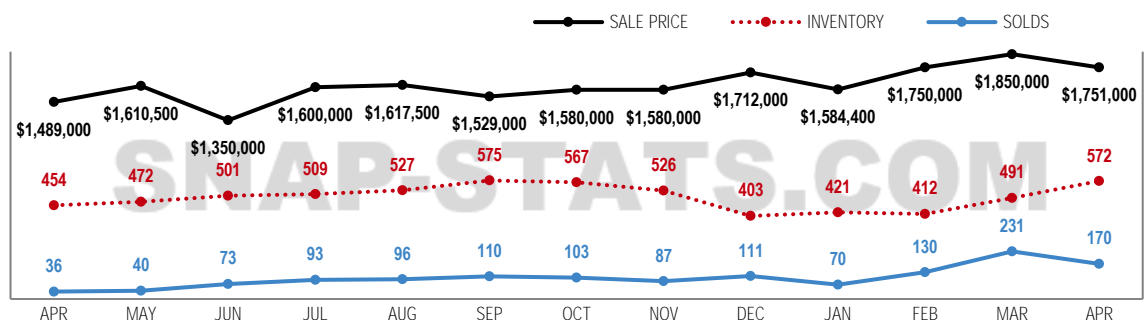
\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

## Market Summary

- Market Type Indicator **RICHMOND DETACHED**: Sellers Market at 30% Sales Ratio average (3 in 10 homes selling rate)
- Homes are selling on average 3% above list price
- Most Active Price Band\*\* \$1.25 mil to \$1.5 mil with average 69% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$3.5 mil to \$4 mil, Bridgeport, Broadmoor, East Richmond and up to 2 bedroom properties
- Sellers Best Bet\*\* Selling homes in East Cambie, Seafair, South Arm 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	29	10	34%
300,001 – 400,000	21	23	110%*
400,001 – 500,000	65	48	74%
500,001 – 600,000	112	72	64%
600,001 – 700,000	123	81	66%
700,001 – 800,000	131	65	50%
800,001 – 900,000	101	54	53%
900,001 – 1,000,000	83	40	48%
1,000,001 – 1,250,000	84	55	65%
1,250,001 – 1,500,000	55	23	42%
1,500,001 – 1,750,000	20	1	5%
1,750,001 – 2,000,000	7	0	NA
2,000,001 – 2,250,000	2	1	50%
2,250,001 – 2,500,000	3	0	NA
2,500,001 – 2,750,000	2	0	NA
2,750,001 – 3,000,000	2	0	NA
3,000,001 – 3,500,000	1	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	1	0	NA
5,000,001 & Greater	0	0	NA
TOTAL*	845	473	56%

0 to 1 Bedroom	134	90	67%
2 Bedrooms	403	205	51%
3 Bedrooms	256	129	50%
4 Bedrooms & Greater	52	49	94%
TOTAL*	845	473	56%

SnapStats®	March	April	Variance
Inventory	817	845	3%
Solds	523	473	-10%
Sale Price	\$694,500	\$709,800	2%
Sale Price SQFT	\$707	\$684	-3%
Sale to List Price Ratio	99%	101%	2%
Days on Market	12	10	-17%

## Community CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
Boyd Park	17	6	35%
Bridgeport	32	22	69%
Brighthouse	298	111	37%
Brighthouse South	62	56	90%
Broadmoor	8	5	63%
East Cambie	5	6	120%*
East Richmond	3	3	100%
Garden City	10	4	40%
Gilmore	0	0	NA
Granville	23	7	30%
Hamilton	19	25	132%*
Ironwood	26	12	46%
Lackner	0	2	NA*
McLennan	2	0	NA
McLennan North	63	40	63%
McNair	2	1	50%
Quilchena	1	1	100%
Riverdale	16	13	81%
Saunders	6	14	233%*
Sea Island	0	0	NA
Seafair	1	0	NA
South Arm	21	5	24%
Steveston North	8	6	75%
Steveston South	37	29	78%
Steveston Village	13	5	38%
Terra Nova	5	7	140%*
West Cambie	156	85	54%
Westwind	1	2	200%*
Woodwards	10	6	60%
TOTAL*	845	473	56%

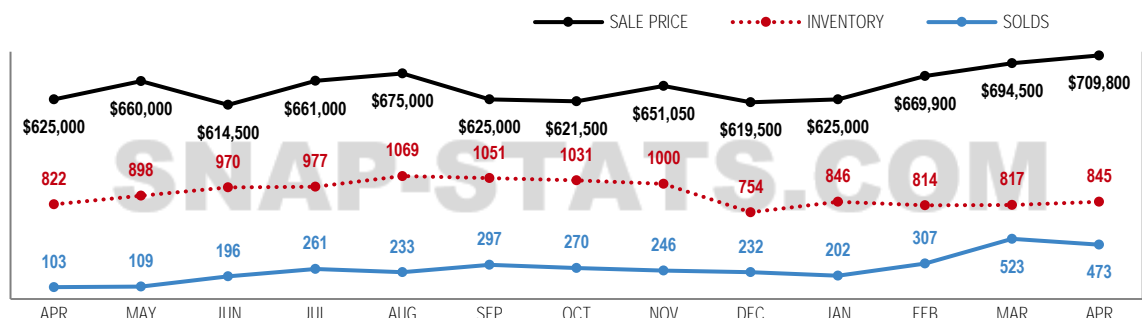
\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

## Market Summary

- Market Type Indicator **RICHMOND ATTACHED**: Sellers Market at 56% Sales Ratio average (5.6 in 10 homes selling rate)
- Homes are selling on average 1% above list price
- Most Active Price Band\*\* \$300,000 to \$400,000 with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.5 mil to \$1.75 mil, Granville, South Arm and 2 to 3 bedroom properties
- Sellers Best Bet\*\* Selling homes in Brighthouse South, Hamilton, Saunders 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	1	1	100%
1,000,001 – 1,250,000	15	9	60%
1,250,001 – 1,500,000	41	19	46%
1,500,001 – 1,750,000	9	6	67%
1,750,001 – 2,000,000	19	3	16%
2,000,001 – 2,250,000	4	1	25%
2,250,001 – 2,500,000	7	2	29%
2,500,001 – 2,750,000	2	1	50%
2,750,001 – 3,000,000	6	0	NA
3,000,001 – 3,500,000	4	0	NA
3,500,001 – 4,000,000	4	2	50%
4,000,001 – 4,500,000	1	0	NA
4,500,001 – 5,000,000	1	0	NA
5,000,001 & Greater	0	0	NA
TOTAL*	114	44	39%

2 Bedrooms & Less	7	1	14%
3 to 4 Bedrooms	67	27	40%
5 to 6 Bedrooms	38	16	42%
7 Bedrooms & More	2	0	NA
TOTAL*	114	44	39%

SnapStats®	March	April	Variance
Inventory	97	114	18%
Solds	57	44	-23%
Sale Price	\$1,438,000	\$1,360,000	-5%
Sale Price SQFT	\$559	\$513	-8%
Sale to List Price Ratio	103%	100%	-3%
Days on Market	13	10	-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 DETACHED HOUSES

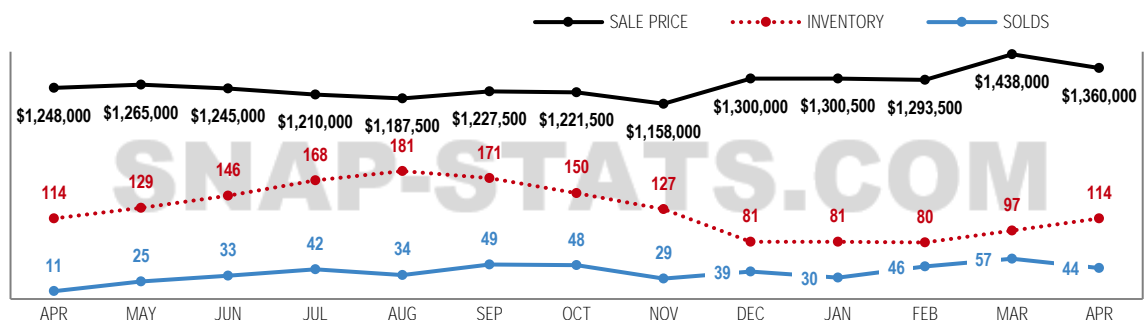
SnapStats®	Inventory	Sales	Sales Ratio
Beach Grove	13	6	46%
Boundary Beach	6	2	33%
Cliff Drive	19	5	26%
English Bluff	14	3	21%
Pebble Hill	22	15	68%
Tsawwassen Central	24	12	50%
Tsawwassen East	5	1	20%
Tsawwassen North	11	0	NA
TOTAL*	114	44	39%

## Market Summary

- Market Type Indicator **TSAWWASSEN DETACHED**: Sellers Market at 39% Sales Ratio average (3.9 in 10 homes selling rate)
- Homes are selling on average 100% of list price
- Most Active Price Band\*\* \$1.5 mil to \$1.75 mil with average 67% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.75 mil to \$2 mil, English Bluff and Tsawwassen East
- Sellers Best Bet\*\* Selling homes in Pebble Hill, Tsawwassen Central 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	3	4	133%*
400,001 – 500,000	9	9	100%
500,001 – 600,000	9	6	67%
600,001 – 700,000	9	5	56%
700,001 – 800,000	10	6	60%
800,001 – 900,000	12	2	17%
900,001 – 1,000,000	7	2	29%
1,000,001 – 1,250,000	2	2	100%
1,250,001 – 1,500,000	0	0	NA
1,500,001 – 1,750,000	2	1	50%
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*	63	37	59%

0 to 1 Bedroom	8	7	88%
2 Bedrooms	34	21	62%
3 Bedrooms	19	3	16%
4 Bedrooms & Greater	2	6	300%*
TOTAL*	63	37	59%

SnapStats®	March	April	Variance
Inventory	61	63	3%
Solds	47	37	-21%
Sale Price	\$619,900	\$565,000	-9%
Sale Price SQFT	\$540	\$477	-12%
Sale to List Price Ratio	99%	98%	-1%
Days on Market	22	9	-59%

\*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

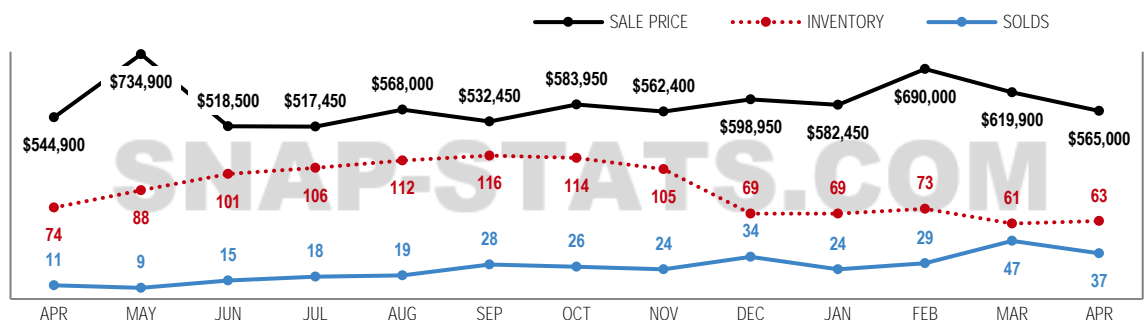
SnapStats®	Inventory	Sales	Sales Ratio
Beach Grove	5	3	60%
Boundary Beach	0	1	NA*
Cliff Drive	9	9	100%
English Bluff	0	0	NA
Pebble Hill	0	0	NA
Tsawwassen Central	14	4	29%
Tsawwassen East	0	1	NA*
Tsawwassen North	35	19	54%
TOTAL*	63	37	59%

## Market Summary

- Market Type Indicator **TSAWWASSEN ATTACHED**: Sellers Market at 59% Sales Ratio average (5.9 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 100% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$800,000 to \$900,000, Tsawwassen Central and 3 bedroom properties
- Sellers Best Bet\*\* Selling homes in Cliff Drive 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	3	0	NA
300,001 – 400,000	2	0	NA
400,001 – 500,000	1	0	NA
500,001 – 600,000	0	0	NA
600,001 – 700,000	1	1	100%
700,001 – 800,000	1	1	100%
800,001 – 900,000	3	0	NA
900,001 – 1,000,000	3	1	33%
1,000,001 – 1,250,000	11	9	82%
1,250,001 – 1,500,000	14	11	79%
1,500,001 – 1,750,000	18	6	33%
1,750,001 – 2,000,000	5	0	NA
2,000,001 – 2,250,000	3	0	NA
2,250,001 – 2,500,000	3	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	0	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	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	1	0	NA
TOTAL*	72	29	40%

2 Bedrooms & Less	14	2	14%
3 to 4 Bedrooms	38	21	55%
5 to 6 Bedrooms	19	6	32%
7 Bedrooms & More	1	0	NA
TOTAL*	72	29	40%

SnapStats®	March	April	Variance
Inventory	62	72	16%
Solds	49	29	-41%
Sale Price	\$1,273,800	\$1,325,000	4%
Sale Price SQFT	\$582	\$603	4%
Sale to List Price Ratio	102%	104%	2%
Days on Market	7	8	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.

## Community DETACHED HOUSES

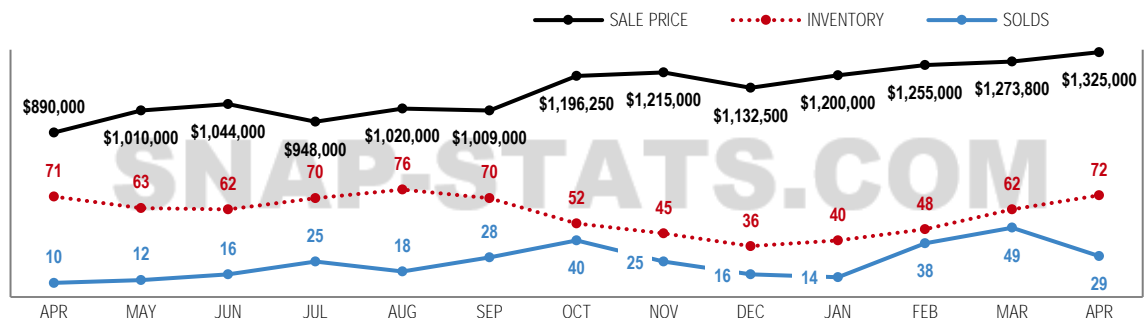
SnapStats®	Inventory	Sales	Sales Ratio
Annacis Island	0	0	NA
Delta Manor	4	5	125%*
East Delta	1	0	NA
Hawthorne	16	7	44%
Holly	19	8	42%
Ladner Elementary	8	3	38%
Ladner Rural	5	1	20%
Neilsen Grove	9	4	44%
Port Guichon	9	1	11%
Tilbury	0	0	NA
Westham Island	1	0	NA
TOTAL*	72	29	40%

## Market Summary

- Market Type Indicator **LADNER DETACHED**: Sellers Market at 40% Sales Ratio average (4 in 10 homes selling rate)
- Homes are selling on average 4% above list price
- Most Active Price Band\*\* \$1 mil to \$1.25 mil with average 82% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.5 mil to \$1.75 mil, Port Guichon and up to 2 bedroom properties
- Sellers Best Bet\*\* Selling homes in Hawthorne, Holly, 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

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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	1	NA*
400,001 – 500,000	5	2	40%
500,001 – 600,000	7	9	129%*
600,001 – 700,000	6	3	50%
700,001 – 800,000	4	6	150%*
800,001 – 900,000	6	10	167%*
900,001 – 1,000,000	2	6	300%*
1,000,001 – 1,250,000	1	3	300%*
1,250,001 – 1,500,000	1	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*	32	40	125%*

0 to 1 Bedroom	5	3	60%
2 Bedrooms	18	21	117%*
3 Bedrooms	7	14	200%*
4 Bedrooms & Greater	2	2	100%
TOTAL*	32	40	125%*

SnapStats®	March	April	Variance
Inventory	38	32	-16%
Solds	52	40	-23%
Sale Price	\$798,000	\$768,000	-4%
Sale Price SQFT	\$668	\$639	-4%
Sale to List Price Ratio	100%	100%	0%
Days on Market	6	7	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.

## Community CONDOS & TOWNHOMES

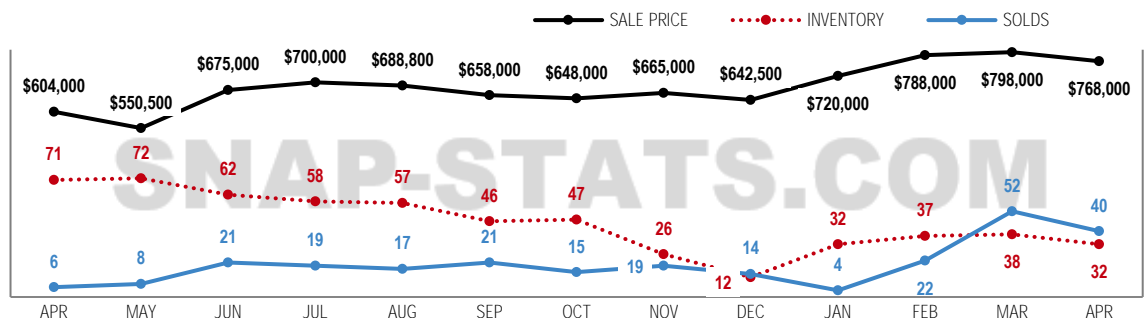
SnapStats®	Inventory	Sales	Sales Ratio
Annacis Island	0	0	NA
Delta Manor	4	6	150%*
East Delta	1	1	100%
Hawthorne	8	8	100%
Holly	1	2	200%*
Ladner Elementary	9	1	11%
Ladner Rural	1	0	NA
Neilsen Grove	8	22	275%*
Port Guichon	0	0	NA
Tilbury	0	0	NA
Westham Island	0	0	NA
TOTAL*	32	40	125%*

## Market Summary

- Market Type Indicator **LADNER ATTACHED**: Sellers Market at 125% Sales Ratio average (12.5 in 10 homes selling rate)
- Homes are selling on average 100% of list price
- Most Active Price Band\*\* \$800,000 to \$900,000 with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes in Ladner Elementary (otherwise insufficient data)
- Sellers Best Bet\*\* Selling homes in Hawthorne, Neilsen Grove and 2 to 3 bedroom properties

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

## 13 Month Market Trend



## Compliments of...

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