

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	3	0	NA
300,001 – 400,000	14	0	NA
400,001 – 500,000	16	11	69%
500,001 – 600,000	60	50	83%
600,001 – 700,000	113	54	48%
700,001 – 800,000	101	42	42%
800,001 – 900,000	90	23	26%
900,001 – 1,000,000	73	24	33%
1,000,001 – 1,250,000	88	26	30%
1,250,001 – 1,500,000	70	10	14%
1,500,001 – 1,750,000	53	13	25%
1,750,001 – 2,000,000	56	6	11%
2,000,001 – 2,250,000	19	6	32%
2,250,001 – 2,500,000	28	4	14%
2,500,001 – 2,750,000	12	1	8%
2,750,001 – 3,000,000	24	1	4%
3,000,001 – 3,500,000	25	1	4%
3,500,001 – 4,000,000	22	0	NA
4,000,001 – 4,500,000	5	0	NA
4,500,001 – 5,000,000	13	1	8%
5,000,001 & Greater	51	0	NA
TOTAL*	936	273	29%

0 to 1 Bedroom	363	260	72%
2 Bedrooms	462	13	3%
3 Bedrooms	96	0	NA
4 Bedrooms & Greater	15	0	NA
TOTAL*	936	273	29%

SnapStats®	April	May	Variance
Inventory	858	936	9%
Solds	262	273	4%
Sale Price	\$774,000	\$745,000	-4%
Sale Price SQFT	\$1,057	\$1,049	-1%
Sale to List Price Ratio	98%	99%	1%
Days on Market	9	9	0%

## Community CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
Coal Harbour	136	24	18%
Downtown	345	114	33%
Westend	208	68	33%
Yaletown	247	67	27%
TOTAL*	936	273	29%

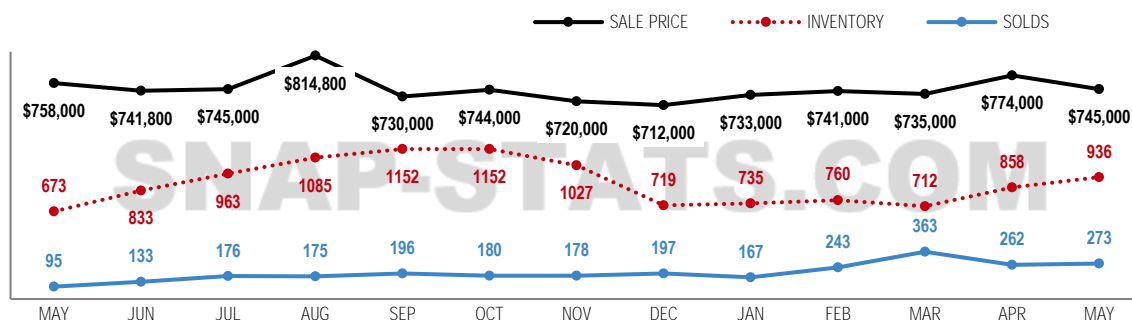
\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

## Market Summary

- Market Type Indicator **VANCOUVER DOWNTOWN ATTACHED**: Sellers Market at 29% Sales Ratio average (2.9 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band\*\* \$500,000 to \$600,000 with average 83% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$2.75 mil to \$3.5 mil, Coal Harbour and 2 bedroom properties
- Sellers Best Bet\*\* Selling homes in Downtown, Westend, Yaletown and up to 1 bedroom properties

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

## 13 Month Market Trend



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## Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 300,000	0	0	NA
300,001 – 400,000	0	0	NA
400,001 – 500,000	0	0	NA
500,001 – 600,000	0	0	NA
600,001 – 700,000	0	0	NA
700,001 – 800,000	0	0	NA
800,001 – 900,000	0	0	NA
900,001 – 1,000,000	0	1	NA*
1,000,001 – 1,250,000	2	0	NA
1,250,001 – 1,500,000	3	0	NA
1,500,001 – 1,750,000	1	1	100%
1,750,001 – 2,000,000	16	2	13%
2,000,001 – 2,250,000	10	7	70%
2,250,001 – 2,500,000	32	10	31%
2,500,001 – 2,750,000	34	7	21%
2,750,001 – 3,000,000	62	10	16%
3,000,001 – 3,500,000	66	17	26%
3,500,001 – 4,000,000	106	19	18%
4,000,001 – 4,500,000	63	14	22%
4,500,001 – 5,000,000	63	7	11%
5,000,001 & Greater	267	20	7%
TOTAL*	725	115	16%

2 Bedrooms & Less	18	1	6%
3 to 4 Bedrooms	239	42	18%
5 to 6 Bedrooms	362	55	15%
7 Bedrooms & More	106	17	16%
TOTAL*	725	115	16%

SnapStats®	April	May	Variance
Inventory	623	725	16%
Solds	138	115	-17%
Sale Price	\$3,300,000	\$3,580,000	8%
Sale Price SQFT	\$1,179	\$1,138	-3%
Sale to List Price Ratio	103%	97%	-6%
Days on Market	9	9	0%

## Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Arbutus	27	3	11%
Cambie	58	7	12%
Dunbar	95	24	25%
Fairview	0	0	NA
Falsecreek	1	0	NA
Kerrisdale	39	5	13%
Kitsilano	57	14	25%
Mackenzie Heights	24	6	25%
Marpole	57	3	5%
Mount Pleasant	3	1	33%
Oakridge	17	1	6%
Point Grey	74	16	22%
Quilchena	25	7	28%
SW Marine	22	4	18%
Shaughnessy	61	7	11%
South Cambie	15	1	7%
South Granville	86	9	10%
Southlands	43	5	12%
University	21	2	10%
TOTAL*	725	115	16%

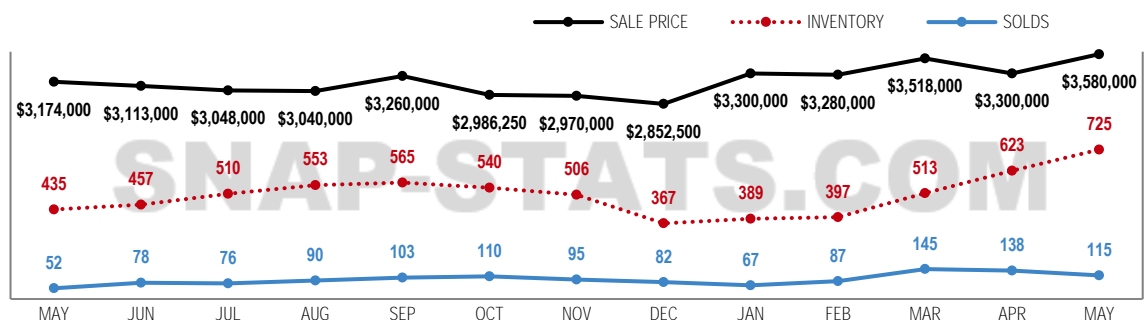
\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

## Market Summary

- Market Type Indicator **VANCOUVER WESTSIDE DETACHED**: Balanced Market at 16% Sales Ratio average (1.6 in 10 homes selling rate)
- Homes are selling on average 3% below list price
- Most Active Price Band\*\* \$2 mil to \$2.25 mil with average 70% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes minimum \$5 mil, Marpole, Oakridge, South Cambie and up to 2 bedroom properties
- Sellers Best Bet\*\* Selling homes in Dunbar, Kitsilano, Mackenzie Heights, Point Grey, Quilchena 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	1	0	NA
300,001 – 400,000	5	2	40%
400,001 – 500,000	14	9	64%
500,001 – 600,000	42	36	86%
600,001 – 700,000	78	41	53%
700,001 – 800,000	90	38	42%
800,001 – 900,000	68	41	60%
900,001 – 1,000,000	90	33	37%
1,000,001 – 1,250,000	112	48	43%
1,250,001 – 1,500,000	116	43	37%
1,500,001 – 1,750,000	78	24	31%
1,750,001 – 2,000,000	76	8	11%
2,000,001 – 2,250,000	26	3	12%
2,250,001 – 2,500,000	28	4	14%
2,500,001 – 2,750,000	17	0	NA
2,750,001 – 3,000,000	10	4	40%
3,000,001 – 3,500,000	7	1	14%
3,500,001 – 4,000,000	4	1	25%
4,000,001 – 4,500,000	3	1	33%
4,500,001 – 5,000,000	1	0	NA
5,000,001 & Greater	7	0	NA
TOTAL*	873	337	39%

0 to 1 Bedroom	235	124	53%
2 Bedrooms	428	161	38%
3 Bedrooms	189	49	26%
4 Bedrooms & Greater	21	3	14%
TOTAL*	873	337	39%

SnapStats®	April	May	Variance
Inventory	867	873	1%
Solds	345	337	-2%
Sale Price	\$900,000	\$908,800	1%
Sale Price SQFT	\$974	\$986	1%
Sale to List Price Ratio	101%	101%	0%
Days on Market	9	8	-11%

\*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

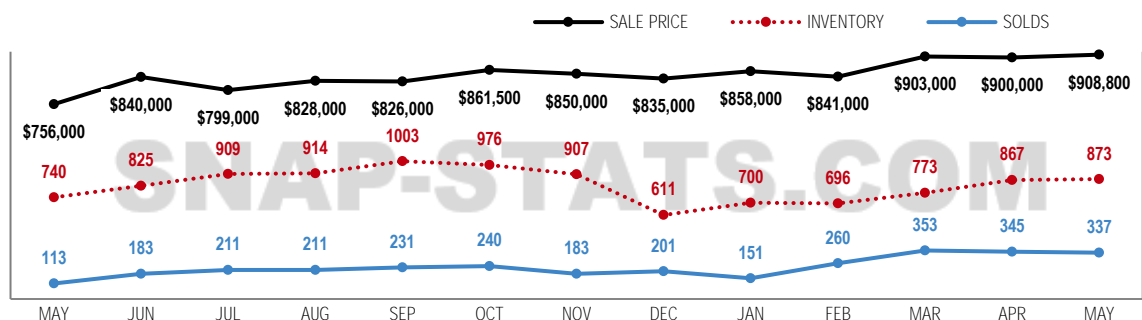
SnapStats®	Inventory	Sales	Sales Ratio
Arbutus	1	2	200%*
Cambie	140	32	23%
Dunbar	21	3	14%
Fairview	116	48	41%
Falsecreek	79	42	53%
Kerrisdale	26	6	23%
Kitsilano	98	82	84%
Mackenzie Heights	1	1	100%
Marpole	88	35	40%
Mount Pleasant	12	5	42%
Oakridge	14	4	29%
Point Grey	21	3	14%
Quilchena	10	6	60%
SW Marine	10	3	30%
Shaughnessy	8	3	38%
South Cambie	43	4	9%
South Granville	27	7	26%
Southlands	1	1	100%
University	157	50	32%
TOTAL*	873	337	39%

## Market Summary

- Market Type Indicator **VANCOUVER WESTSIDE ATTACHED**: Sellers Market at 39% Sales Ratio average (3.9 in 10 homes selling rate)
- Homes are selling on average 1% above list price
- Most Active Price Band\*\* \$500,000 to \$600,000 with average 86% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.75 mil to \$2 mil, Dunbar, Point Grey, South Cambie and minimum 4 bedroom properties
- Sellers Best Bet\*\* Selling homes in Kitsilano, Quilchena and up to 1 bedroom properties

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

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## Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 300,000	0	0	NA
300,001 – 400,000	0	0	NA
400,001 – 500,000	0	0	NA
500,001 – 600,000	0	0	NA
600,001 – 700,000	0	0	NA
700,001 – 800,000	0	0	NA
800,001 – 900,000	0	0	NA
900,001 – 1,000,000	1	0	NA
1,000,001 – 1,250,000	5	6	120%*
1,250,001 – 1,500,000	72	33	46%
1,500,001 – 1,750,000	113	52	46%
1,750,001 – 2,000,000	158	46	29%
2,000,001 – 2,250,000	61	24	39%
2,250,001 – 2,500,000	88	12	14%
2,500,001 – 2,750,000	37	9	24%
2,750,001 – 3,000,000	67	4	6%
3,000,001 – 3,500,000	39	2	5%
3,500,001 – 4,000,000	16	1	6%
4,000,001 – 4,500,000	2	0	NA
4,500,001 – 5,000,000	6	0	NA
5,000,001 & Greater	4	1	25%
TOTAL*	669	190	28%

2 Bedrooms & Less	37	7	19%
3 to 4 Bedrooms	196	79	40%
5 to 6 Bedrooms	306	80	26%
7 Bedrooms & More	130	24	18%
TOTAL*	669	190	28%

SnapStats®	April	May	Variance
Inventory	621	669	8%
Solds	220	190	-14%
Sale Price	\$1,840,000	\$1,777,500	-3%
Sale Price SQFT	\$816	\$801	-2%
Sale to List Price Ratio	108%	105%	-3%
Days on Market	9	8	-11%

\*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

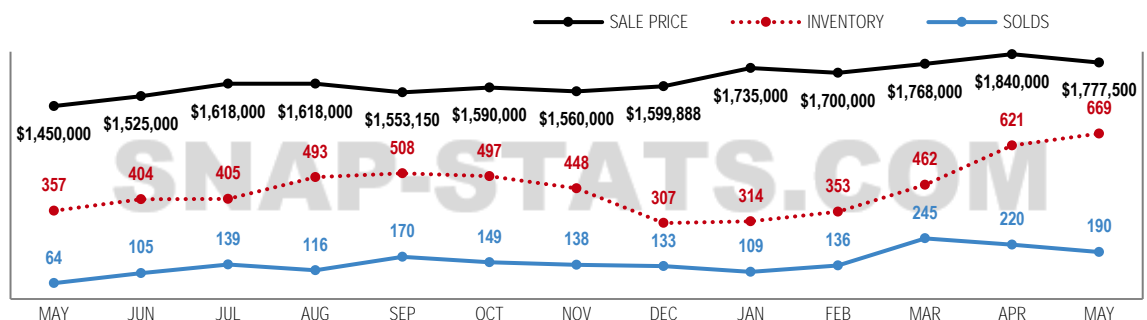
SnapStats®	Inventory	Sales	Sales Ratio
Champlain Heights	1	0	NA
Collingwood	115	10	9%
Downtown	0	0	NA
Fraser	37	18	49%
Fraserview	35	4	11%
Grandview Woodland	54	17	31%
Hastings	12	3	25%
Hastings Sunrise	19	6	32%
Killarney	66	21	32%
Knight	44	19	43%
Main	27	15	56%
Mount Pleasant	16	3	19%
Renfrew Heights	50	18	36%
Renfrew	60	25	42%
South Marine	5	2	40%
South Vancouver	79	18	23%
Strathcona	6	1	17%
Victoria	43	10	23%
TOTAL*	669	190	28%

## Market Summary

- Market Type Indicator **VANCOUVER EASTSIDE DETACHED**: Sellers Market at 28% Sales Ratio average (2.8 in 10 homes selling rate)
- Homes are selling on average 5% above list price
- Most Active Price Band\*\* \$1.25 mil to \$1.75 mil with average 46% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$2.75 mil to \$4 mil, Collingwood, Fraserview and minimum 7 bedroom properties
- Sellers Best Bet\*\* Selling homes in Fraser, Main 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	1	0	NA
300,001 – 400,000	11	5	45%
400,001 – 500,000	58	29	50%
500,001 – 600,000	107	68	64%
600,001 – 700,000	80	47	59%
700,001 – 800,000	55	41	75%
800,001 – 900,000	75	20	27%
900,001 – 1,000,000	43	18	42%
1,000,001 – 1,250,000	59	18	31%
1,250,001 – 1,500,000	32	16	50%
1,500,001 – 1,750,000	9	1	11%
1,750,001 – 2,000,000	6	0	NA
2,000,001 – 2,250,000	0	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	1	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 – 4,500,000	1	0	NA
4,500,001 – 5,000,000	0	0	NA
5,000,001 & Greater	0	0	NA
TOTAL*	541	263	49%

0 to 1 Bedroom	178	120	67%
2 Bedrooms	253	113	45%
3 Bedrooms	99	28	28%
4 Bedrooms & Greater	11	2	18%
TOTAL*	541	263	49%

SnapStats®	April	May	Variance
Inventory	501	541	8%
Solds	294	263	-11%
Sale Price	\$702,500	\$670,000	-5%
Sale Price SQFT	\$871	\$883	1%
Sale to List Price Ratio	102%	102%	0%
Days on Market	8	8	0%

## Community CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
Champlain Heights	9	9	100%
Collingwood	101	40	40%
Downtown	53	15	28%
Fraser	23	11	48%
Fraserview	1	1	100%
Grandview Woodland	19	20	105%*
Hastings	24	21	88%
Hastings Sunrise	3	5	167%*
Killarney	21	1	5%
Knight	17	5	29%
Main	9	9	100%
Mount Pleasant	102	57	56%
Renfrew Heights	7	0	NA
Renfrew	11	3	27%
South Marine	81	39	48%
South Vancouver	11	1	9%
Strathcona	16	14	88%
Victoria	33	12	36%
TOTAL*	541	263	49%

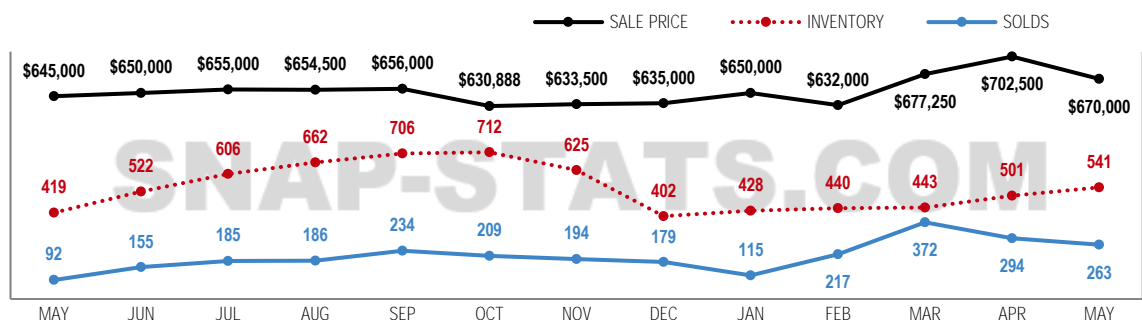
\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

## Market Summary

- Market Type Indicator **VANCOUVER EASTSIDE ATTACHED**: Sellers Market at 49% Sales Ratio average (4.9 in 10 homes selling rate)
- Homes are selling on average 2% above list price
- Most Active Price Band\*\* \$700,000 to \$800,000 with average 75% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.5 mil to \$1.75 mil, Killarney, South Vancouver and minimum 4 bedrooms
- Sellers Best Bet\*\* Selling homes in Champlain Heights, Grandview Woodland, Hastings, Main, Strathcona and up to 1 bedrooms

\*\*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	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	2	1	50%
1,250,001 – 1,500,000	16	9	56%
1,500,001 – 1,750,000	29	42	145%*
1,750,001 – 2,000,000	57	18	32%
2,000,001 – 2,250,000	15	17	113%*
2,250,001 – 2,500,000	42	18	43%
2,500,001 – 2,750,000	14	3	21%
2,750,001 – 3,000,000	26	4	15%
3,000,001 – 3,500,000	24	5	21%
3,500,001 – 4,000,000	17	8	47%
4,000,001 – 4,500,000	7	2	29%
4,500,001 – 5,000,000	3	0	NA
5,000,001 & Greater	6	2	33%
TOTAL*	263	129	49%

2 Bedrooms & Less	8	4	50%
3 to 4 Bedrooms	122	68	56%
5 to 6 Bedrooms	109	52	48%
7 Bedrooms & More	24	5	21%
TOTAL*	263	129	49%

SnapStats®	April	May	Variance
Inventory	217	263	21%
Solds	182	129	-29%
Sale Price	\$1,954,444	\$1,877,000	-4%
Sale Price SQFT	\$740	\$732	-1%
Sale to List Price Ratio	106%	104%	-2%
Days on Market	8	7	-13%

## Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Blueridge	5	6	120%*
Boulevard	9	3	33%
Braemar	3	0	NA
Calverhall	3	1	33%
Canyon Heights	31	10	32%
Capilano	6	2	33%
Central Lonsdale	28	6	21%
Deep Cove	7	7	100%
Delbrook	3	2	67%
Dollarton	7	2	29%
Edgemont	17	10	59%
Forest Hills	11	1	9%
Grouse Woods	0	2	NA*
Harbourside	0	0	NA
Indian Arm	3	0	NA
Indian River	1	1	100%
Lower Lonsdale	8	2	25%
Lynn Valley	20	18	90%
Lynnmoor	5	1	20%
Mosquito Creek	4	3	75%
Norqate	3	2	67%
Northlands	1	1	100%
Pemberton Heights	9	2	22%
Pemberton	8	2	25%
Princess Park	5	4	80%
Queensbury	4	2	50%
Roche Point	1	3	300%*
Seymour	2	0	NA
Tempe	5	2	40%
Upper Delbrook	14	6	43%
Upper Lonsdale	28	17	61%
Westlynn	6	9	150%*
Westlynn Terrace	2	0	NA
Windsor Park	3	1	33%
Woodlands-Sunshine Cascade	1	1	100%
TOTAL*	263	129	49%

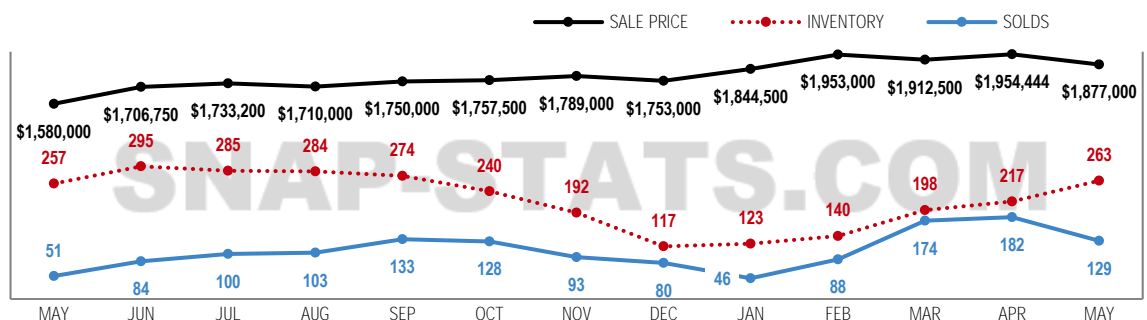
\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

## Market Summary

- Market Type Indicator **NORTH VANCOUVER DETACHED**: Sellers Market at 49% Sales Ratio average (4.9 in 10 homes selling rate)
- Homes are selling on average 4% above list price
- Most Active Price Band\*\* \$1.5 mil to \$1.75 mil with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$2.75 mil to \$3 mil, Central Lonsdale, Forest Hills, Pemberton Heights and Pemberton
- Sellers Best Bet\*\* Selling homes in Lynn Valley, Westlynn 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	5	100%
400,001 – 500,000	38	21	55%
500,001 – 600,000	40	30	75%
600,001 – 700,000	40	37	93%
700,001 – 800,000	50	34	68%
800,001 – 900,000	39	23	59%
900,001 – 1,000,000	25	20	80%
1,000,001 – 1,250,000	47	26	55%
1,250,001 – 1,500,000	42	16	38%
1,500,001 – 1,750,000	18	6	33%
1,750,001 – 2,000,000	11	3	27%
2,000,001 – 2,250,000	3	1	33%
2,250,001 – 2,500,000	3	0	NA
2,500,001 – 2,750,000	1	0	NA
2,750,001 – 3,000,000	3	0	NA
3,000,001 – 3,500,000	3	0	NA
3,500,001 – 4,000,000	1	0	NA
4,000,001 – 4,500,000	2	0	NA
4,500,001 – 5,000,000	0	0	NA
5,000,001 & Greater	3	0	NA
TOTAL*	374	222	59%

0 to 1 Bedroom	99	76	77%
2 Bedrooms	176	102	58%
3 Bedrooms	84	33	39%
4 Bedrooms & Greater	15	11	73%
TOTAL*	374	222	59%

SnapStats®	April	May	Variance
Inventory	361	374	4%
Solds	285	222	-22%
Sale Price	\$838,000	\$759,000	-9%
Sale Price SQFT	\$859	\$823	-4%
Sale to List Price Ratio	102%	101%	-1%
Days on Market	8	8	0%

## Community CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
Blueridge	0	0	NA
Boulevard	0	0	NA
Braemar	0	0	NA
Calverhall	0	0	NA
Canyon Heights	1	3	300%*
Capilano	6	4	67%
Central Lonsdale	51	38	75%
Deep Cove	4	2	50%
Delbrook	0	0	NA
Dollarton	0	0	NA
Edgemont	9	1	11%
Forest Hills	0	0	NA
Grouse Woods	1	0	NA
Harbourside	6	8	133%*
Indian Arm	0	0	NA
Indian River	2	4	200%*
Lower Lonsdale	124	51	41%
Lynn Valley	32	27	84%
Lynn timer	45	19	42%
Mosquito Creek	12	6	50%
Norgate	6	8	133%*
Northlands	5	8	160%*
Pemberton Heights	0	1	NA*
Pemberton	38	17	45%
Princess Park	0	0	NA
Queensbury	4	1	25%
Roche Point	14	13	93%
Seymour	2	1	50%
Tempe	0	0	NA
Upper Delbrook	0	0	NA
Upper Lonsdale	9	9	100%
Westlynn	3	1	33%
Westlynn Terrace	0	0	NA
Windsor Park	0	0	NA
Woodlands-Sunshine Cascade	0	0	NA
TOTAL*	374	222	59%

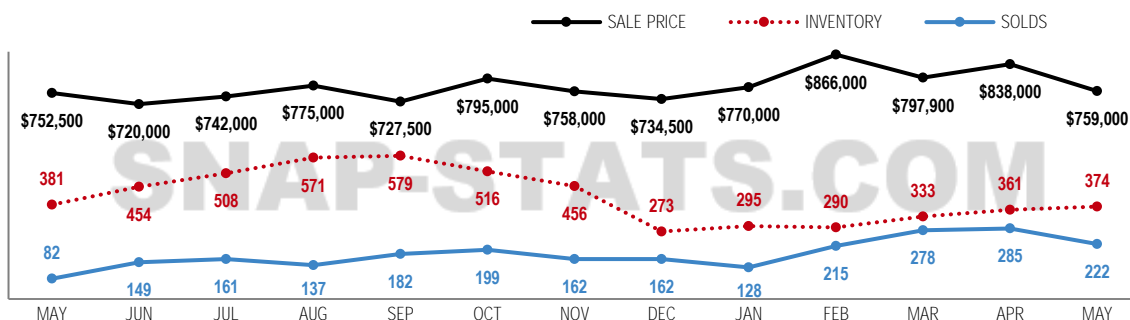
\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

## Market Summary

- Market Type Indicator **NORTH VANCOUVER 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\*\* \$600,000 to \$700,000 with average 93% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.75 mil to \$2 mil, Edgemont and 3 bedroom properties
- Sellers Best Bet\*\* Selling homes in Harbourside, Norgate, Northlands, Roche Point, Upper Lonsdale 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	3	0	NA
1,250,001 – 1,500,000	5	0	NA
1,500,001 – 1,750,000	1	2	200%*
1,750,001 – 2,000,000	8	4	50%
2,000,001 – 2,250,000	3	4	133%*
2,250,001 – 2,500,000	37	7	19%
2,500,001 – 2,750,000	30	4	13%
2,750,001 – 3,000,000	48	7	15%
3,000,001 – 3,500,000	44	8	18%
3,500,001 – 4,000,000	47	12	26%
4,000,001 – 4,500,000	33	4	12%
4,500,001 – 5,000,000	38	1	3%
5,000,001 & Greater	158	7	4%
TOTAL*	455	60	13%

2 Bedrooms & Less	17	2	12%
3 to 4 Bedrooms	198	27	14%
5 to 6 Bedrooms	207	29	14%
7 Bedrooms & More	33	2	6%
TOTAL*	455	60	13%

SnapStats®	April	May	Variance
Inventory	411	455	11%
Solds	79	60	-24%
Sale Price	\$3,400,000	\$3,125,000	-8%
Sale Price SQFT	\$959	\$868	-9%
Sale to List Price Ratio	98%	104%	6%
Days on Market	11	9	-18%

## Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Altamont	17	2	12%
Ambleside	56	4	7%
Bayridge	13	2	15%
British Properties	71	4	6%
Canterbury	7	2	29%
Caulfield	27	5	19%
Cedardale	8	0	NA
Chartwell	35	0	NA
Chelsea Park	3	1	33%
Cypress	8	1	13%
Cypress Park Estates	16	3	19%
Deer Ridge	0	0	NA
Dundarave	27	7	26%
Eagle Harbour	8	4	50%
Eagleridge	2	0	NA
Furry Creek	5	0	NA
Gleneagles	8	2	25%
Glenmore	29	0	NA
Horseshoe Bay	9	0	NA
Howe Sound	7	1	14%
Lions Bay	9	3	33%
Olde Caulfield	5	0	NA
Panorama Village	0	0	NA
Park Royal	5	1	20%
Porteau Cove	0	0	NA
Queens	23	3	13%
Rockridge	2	0	NA
Sandy Cove	4	0	NA
Sentinel Hill	20	4	20%
Upper Caulfield	4	2	50%
West Bay	7	3	43%
Westhill	6	0	NA
Westmount	7	3	43%
Whitby Estates	2	1	50%
Whytecliff	5	2	40%
TOTAL*	455	60	13%

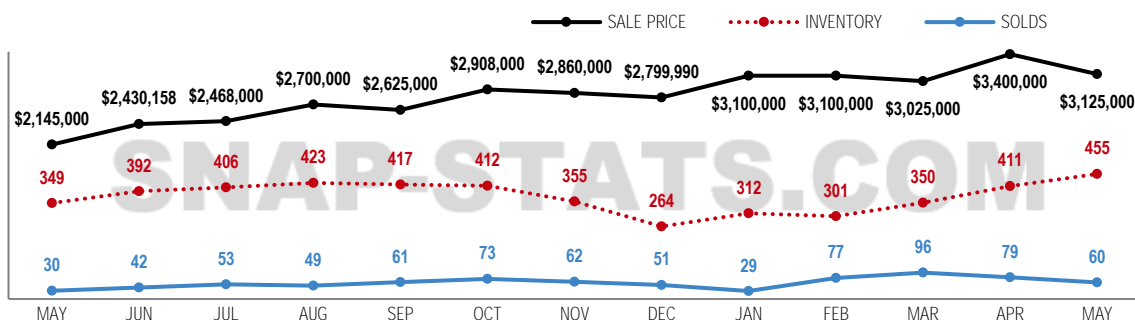
\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

## Market Summary

- Market Type Indicator **WEST VANCOUVER DETACHED**: Balanced Market at 13% Sales Ratio average (1.3 in 10 homes selling rate)
- Homes are selling on average 4% above list price
- Most Active Price Band\*\* \$1.75 mil to \$2 mil with average 50% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes minimum \$4.5 mil, Ambleside, British Properties and minimum 7 bedroom properties
- Sellers Best Bet\*\* Selling homes in Eagle Harbour and up 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	1	0	NA
400,001 – 500,000	1	0	NA
500,001 – 600,000	8	1	13%
600,001 – 700,000	8	2	25%
700,001 – 800,000	4	4	100%
800,001 – 900,000	4	4	100%
900,001 – 1,000,000	3	2	67%
1,000,001 – 1,250,000	12	2	17%
1,250,001 – 1,500,000	13	4	31%
1,500,001 – 1,750,000	10	2	20%
1,750,001 – 2,000,000	10	1	10%
2,000,001 – 2,250,000	3	2	67%
2,250,001 – 2,500,000	4	1	25%
2,500,001 – 2,750,000	3	0	NA
2,750,001 – 3,000,000	3	0	NA
3,000,001 – 3,500,000	5	0	NA
3,500,001 – 4,000,000	7	0	NA
4,000,001 – 4,500,000	0	0	NA
4,500,001 – 5,000,000	2	0	NA
5,000,001 & Greater	8	0	NA
TOTAL*	109	25	23%

0 to 1 Bedroom	19	8	42%
2 Bedrooms	63	14	22%
3 Bedrooms	24	1	4%
4 Bedrooms & Greater	3	2	67%
TOTAL*	109	25	23%

SnapStats®	April	May	Variance
Inventory	103	109	6%
Solds	32	25	-22%
Sale Price	\$1,074,000	\$970,000	-10%
Sale Price SQFT	\$997	\$925	-7%
Sale to List Price Ratio	98%	97%	-1%
Days on Market	15	9	-40%

## Community CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
Altamont	0	0	NA
Ambleside	37	8	22%
Bayridge	0	0	NA
British Properties	1	1	100%
Canterbury	0	0	NA
Caulfield	0	0	NA
Cedardale	3	2	67%
Chartwell	0	0	NA
Chelsea Park	1	0	NA
Cypress	0	0	NA
Cypress Park Estates	1	2	200%*
Deer Ridge	2	0	NA
Dundarave	22	8	36%
Eagle Harbour	0	0	NA
Eagleridge	0	0	NA
Furry Creek	3	1	33%
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	10	2	20%
Park Royal	16	1	6%
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	9	0	NA
Whytecliff	0	0	NA
TOTAL*	109	25	23%

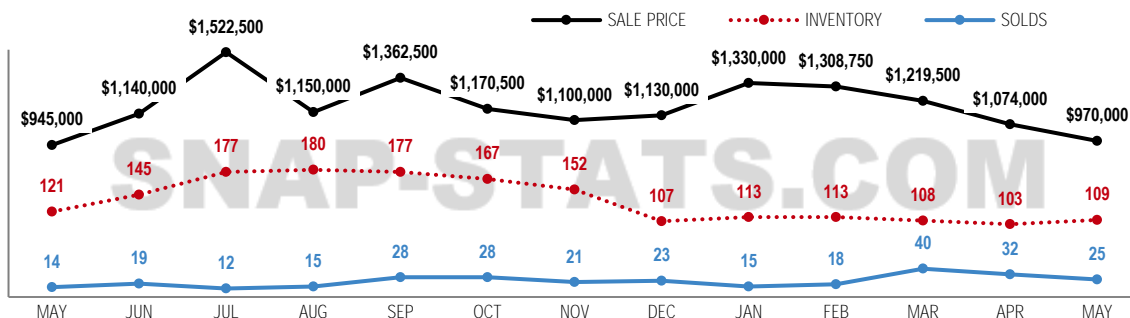
\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

## Market Summary

- Market Type Indicator **WEST VANCOUVER ATTACHED**: Sellers Market at 23% Sales Ratio average (2.3 in 10 homes selling rate)
- Homes are selling on average 3% below list price
- Most Active Price Band\*\* \$1.25 mil to \$1.5 mil with average 31% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.75 mil to \$2 mil, Park Royal and 3 bedroom properties
- Sellers Best Bet\*\* Selling homes in Dundarave 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	0	1	NA*
900,001 – 1,000,000	1	0	NA
1,000,001 – 1,250,000	7	8	114%*
1,250,001 – 1,500,000	43	22	51%
1,500,001 – 1,750,000	93	36	39%
1,750,001 – 2,000,000	112	28	25%
2,000,001 – 2,250,000	52	9	17%
2,250,001 – 2,500,000	66	13	20%
2,500,001 – 2,750,000	48	4	8%
2,750,001 – 3,000,000	60	2	3%
3,000,001 – 3,500,000	43	5	12%
3,500,001 – 4,000,000	44	0	NA
4,000,001 – 4,500,000	13	1	8%
4,500,001 – 5,000,000	11	0	NA
5,000,001 & Greater	13	1	8%
TOTAL*	608	130	21%

2 Bedrooms & Less	24	0	NA
3 to 4 Bedrooms	216	70	32%
5 to 6 Bedrooms	317	56	18%
7 Bedrooms & More	51	4	8%
TOTAL*	608	130	21%

SnapStats®	April	May	Variance
Inventory	572	608	6%
Solds	170	130	-24%
Sale Price	\$1,751,000	\$1,742,500	0%
Sale Price SQFT	\$681	\$720	6%
Sale to List Price Ratio	103%	103%	0%
Days on Market	10	10	0%

## Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Boyd Park	19	2	11%
Bridgeport	19	3	16%
Brighthouse	14	0	NA
Brighthouse South	3	0	NA
Broadmoor	46	9	20%
East Cambie	19	8	42%
East Richmond	12	0	NA
Garden City	25	2	8%
Gilmore	4	0	NA
Granville	53	5	9%
Hamilton	8	5	63%
Ironwood	24	5	21%
Lackner	17	3	18%
McLennan	13	1	8%
McLennan North	3	2	67%
McNair	34	12	35%
Quilchena	26	5	19%
Riverdale	45	8	18%
Saunders	25	6	24%
Sea Island	7	2	29%
Seafair	40	5	13%
South Arm	21	4	19%
Steveston North	41	12	29%
Steveston South	6	10	167%*
Steveston Village	7	3	43%
Terra Nova	5	6	120%*
West Cambie	18	4	22%
Westwind	5	4	80%
Woodwards	49	4	8%
TOTAL*	608	130	21%

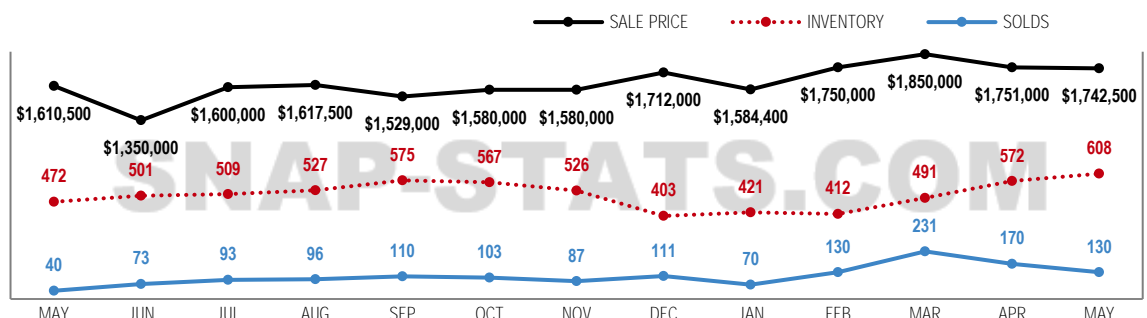
\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

## Market Summary

- Market Type Indicator **RICHMOND DETACHED**: Sellers Market at 21% Sales Ratio average (2.1 in 10 homes selling rate)
- Homes are selling on average 3% 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 \$2.75 mil to \$3 mil, Garden City, Granville, McLennan, Woodward and minimum 7 bedrooms
- Sellers Best Bet\*\* Selling homes in Hamilton, Steveston South 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	25	6	24%
300,001 – 400,000	31	14	45%
400,001 – 500,000	79	40	51%
500,001 – 600,000	102	67	66%
600,001 – 700,000	129	67	52%
700,001 – 800,000	130	62	48%
800,001 – 900,000	112	32	29%
900,001 – 1,000,000	96	28	29%
1,000,001 – 1,250,000	101	35	35%
1,250,001 – 1,500,000	70	9	13%
1,500,001 – 1,750,000	22	2	9%
1,750,001 – 2,000,000	6	2	33%
2,000,001 – 2,250,000	2	1	50%
2,250,001 – 2,500,000	2	1	50%
2,500,001 – 2,750,000	1	1	100%
2,750,001 – 3,000,000	2	0	NA
3,000,001 – 3,500,000	1	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	1	0	NA
5,000,001 & Greater	0	0	NA
TOTAL*	916	367	40%

0 to 1 Bedroom	158	83	53%
2 Bedrooms	432	157	36%
3 Bedrooms	267	100	37%
4 Bedrooms & Greater	59	27	46%
TOTAL*	916	367	40%

SnapStats®	April	May	Variance
Inventory	845	916	8%
Solds	473	367	-22%
Sale Price	\$709,800	\$685,000	-3%
Sale Price SQFT	\$684	\$725	6%
Sale to List Price Ratio	101%	101%	0%
Days on Market	10	9	-10%

## Community CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
Boyd Park	17	10	59%
Bridgeport	39	10	26%
Brighthouse	323	94	29%
Brighthouse South	68	46	68%
Broadmoor	12	3	25%
East Cambie	8	5	63%
East Richmond	3	1	33%
Garden City	6	4	67%
Gilmore	0	0	NA
Granville	20	4	20%
Hamilton	18	8	44%
Ironwood	27	13	48%
Lackner	0	0	NA
McLennan	3	0	NA
McLennan North	52	39	75%
McNair	3	0	NA
Quilchena	1	0	NA
Riverdale	21	12	57%
Saunders	5	4	80%
Sea Island	0	0	NA
Seafair	3	2	67%
South Arm	21	8	38%
Steveston North	8	2	25%
Steveston South	37	20	54%
Steveston Village	17	2	12%
Terra Nova	6	1	17%
West Cambie	183	69	38%
Westwind	1	2	200%*
Woodwards	14	8	57%
TOTAL*	916	367	40%

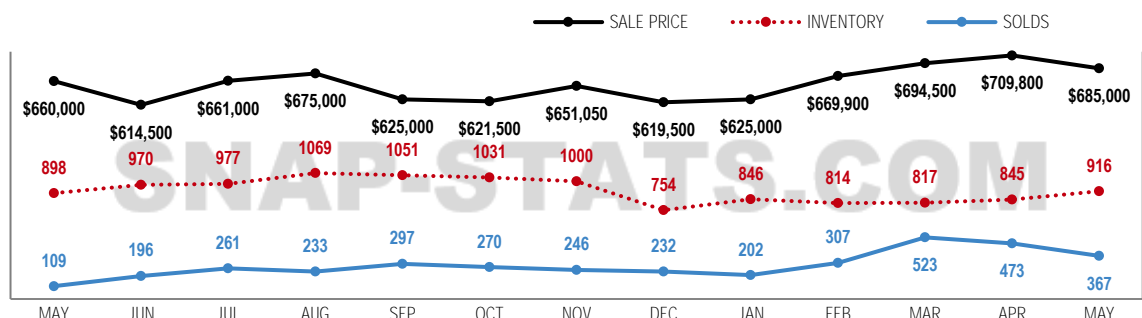
\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

## Market Summary

- Market Type Indicator **RICHMOND ATTACHED**: Sellers Market at 40% Sales Ratio average (4 in 10 homes selling rate)
- Homes are selling on average 1% above list price
- Most Active Price Band\*\* \$500,000 to \$600,000 with average 66% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.5 mil to \$1.75 mil, Broadmoor, Granville, Steveston North, Steveston Village and 2 to 3 bedrooms
- Sellers Best Bet\*\* Selling homes in Brighthouse South, East Cambie, McLennan North and up to 1 bedrooms

\*\*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	1	NA*
1,000,001 – 1,250,000	14	7	50%
1,250,001 – 1,500,000	38	18	47%
1,500,001 – 1,750,000	14	9	64%
1,750,001 – 2,000,000	17	6	35%
2,000,001 – 2,250,000	6	0	NA
2,250,001 – 2,500,000	8	0	NA
2,500,001 – 2,750,000	4	1	25%
2,750,001 – 3,000,000	6	2	33%
3,000,001 – 3,500,000	6	1	17%
3,500,001 – 4,000,000	3	0	NA
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*	119	45	38%

2 Bedrooms & Less	6	2	33%
3 to 4 Bedrooms	74	30	41%
5 to 6 Bedrooms	35	12	34%
7 Bedrooms & More	4	1	25%
TOTAL*	119	45	38%

SnapStats®	April	May	Variance
Inventory	114	119	4%
Solds	44	45	2%
Sale Price	\$1,360,000	\$1,450,000	7%
Sale Price SQFT	\$513	\$554	8%
Sale to List Price Ratio	100%	100%	0%
Days on Market	10	8	-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

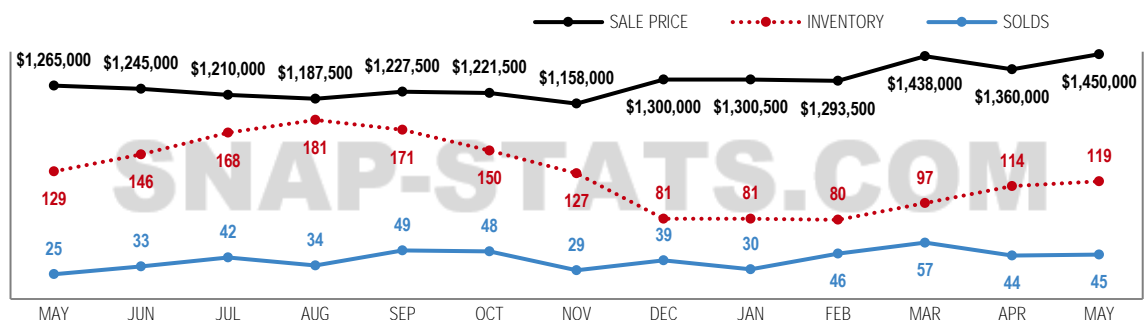
SnapStats®	Inventory	Sales	Sales Ratio
Beach Grove	8	6	75%
Boundary Beach	6	1	17%
Cliff Drive	24	6	25%
English Bluff	18	2	11%
Pebble Hill	27	14	52%
Tsawwassen Central	21	10	48%
Tsawwassen East	6	2	33%
Tsawwassen North	9	4	44%
TOTAL*	119	45	38%

## Market Summary

- Market Type Indicator **TSAWWASSEN DETACHED**: Sellers Market at 38% Sales Ratio average (3.8 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 64% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.75 mil to \$2 mil, English Bluff and up to 2 bedroom properties
- Sellers Best Bet\*\* Selling homes in Beach Grove and 3 to 4 bedroom properties

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

## 13 Month Market Trend



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## Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 300,000	0	0	NA
300,001 – 400,000	2	3	150%*
400,001 – 500,000	6	8	133%*
500,001 – 600,000	6	6	100%
600,001 – 700,000	7	11	157%*
700,001 – 800,000	12	12	100%
800,001 – 900,000	6	6	100%
900,001 – 1,000,000	9	1	11%
1,000,001 – 1,250,000	1	0	NA
1,250,001 – 1,500,000	0	0	NA
1,500,001 – 1,750,000	3	1	33%
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*	52	48	92%

0 to 1 Bedroom	5	7	140%*
2 Bedrooms	28	27	96%
3 Bedrooms	18	12	67%
4 Bedrooms & Greater	1	2	200%*
TOTAL*	52	48	92%

SnapStats®	April	May	Variance
Inventory	63	52	-17%
Solds	37	48	30%
Sale Price	\$565,000	\$660,950	17%
Sale Price SQFT	\$477	\$550	15%
Sale to List Price Ratio	98%	100%	2%
Days on Market	9	7	-22%

\*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

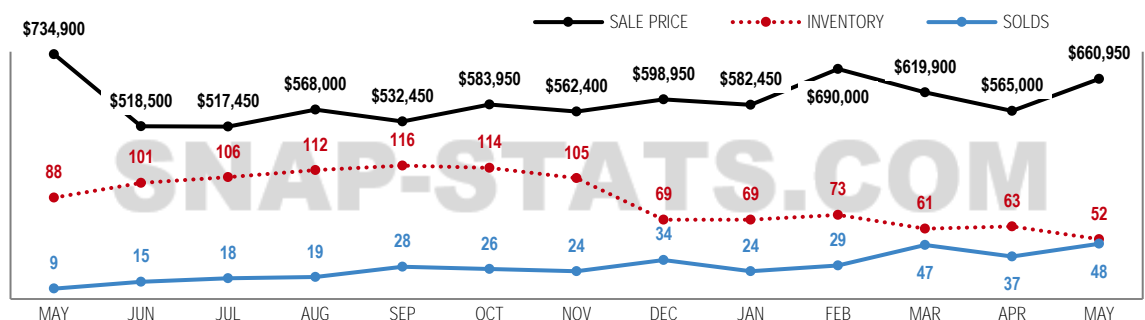
SnapStats®	Inventory	Sales	Sales Ratio
Beach Grove	4	6	150%*
Boundary Beach	0	1	NA*
Cliff Drive	7	10	143%*
English Bluff	0	0	NA
Pebble Hill	0	0	NA
Tsawwassen Central	10	8	80%
Tsawwassen East	0	0	NA
Tsawwassen North	31	23	74%
TOTAL*	52	48	92%

## Market Summary

- Market Type Indicator **TSAWWASSEN ATTACHED**: Sellers Market at 92% Sales Ratio average (9.2 in 10 homes selling rate)
- Homes are selling on average 100% of list price
- Most Active Price Band\*\* \$600,000 to \$700,000 with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$900,000 to \$1 mil, Tsawwassen North and 3 bedroom properties
- Sellers Best Bet\*\* Selling homes in Cliff Drive 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	3	0	NA
300,001 – 400,000	2	0	NA
400,001 – 500,000	2	0	NA
500,001 – 600,000	0	0	NA
600,001 – 700,000	1	0	NA
700,001 – 800,000	1	0	NA
800,001 – 900,000	2	0	NA
900,001 – 1,000,000	2	2	100%
1,000,001 – 1,250,000	12	8	67%
1,250,001 – 1,500,000	21	9	43%
1,500,001 – 1,750,000	17	3	18%
1,750,001 – 2,000,000	4	1	25%
2,000,001 – 2,250,000	4	1	25%
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	1	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*	73	25	34%

2 Bedrooms & Less	16	0	NA
3 to 4 Bedrooms	40	20	50%
5 to 6 Bedrooms	17	5	29%
7 Bedrooms & More	0	0	NA
TOTAL*	73	25	34%

SnapStats®	April	May	Variance
Inventory	72	73	1%
Solds	29	25	-14%
Sale Price	\$1,325,000	\$1,300,000	-2%
Sale Price SQFT	\$603	\$601	0%
Sale to List Price Ratio	104%	104%	0%
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 DETACHED HOUSES

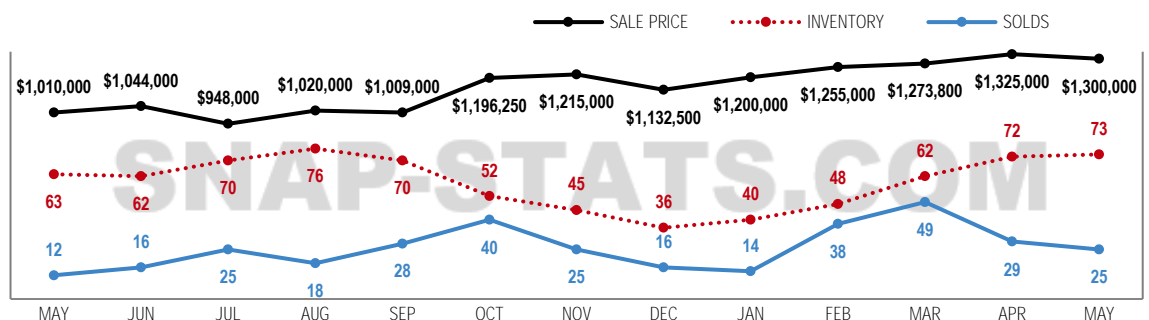
SnapStats®	Inventory	Sales	Sales Ratio
Annacis Island	0	0	NA
Delta Manor	8	1	13%
East Delta	0	0	NA
Hawthorne	12	7	58%
Holly	19	3	16%
Ladner Elementary	12	5	42%
Ladner Rural	7	0	NA
Neilsen Grove	5	5	100%
Port Guichon	9	4	44%
Tilbury	0	0	NA
Westham Island	1	0	NA
TOTAL*	73	25	34%

## Market Summary

- Market Type Indicator **LADNER DETACHED**: Sellers Market at 34% Sales Ratio average (3.4 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 67% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.5 mil to \$1.75 mil, Delta Manor, Holly and 5 to 6 bedroom properties
- Sellers Best Bet\*\* Selling homes in Hawthorne, Ladner Elementary and 3 to 4 bedroom properties

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

## 13 Month Market Trend



## Compliments of...

SnapStats Publishing  
SnapStats Publishing Company  
604.229.0521

snap-stats.com  
snapstatsinfo@gmail.com



## Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 300,000	0	0	NA
300,001 – 400,000	0	0	NA
400,001 – 500,000	7	4	57%
500,001 – 600,000	4	5	125%*
600,001 – 700,000	6	3	50%
700,001 – 800,000	0	3	NA*
800,001 – 900,000	3	5	167%*
900,001 – 1,000,000	5	1	20%
1,000,001 – 1,250,000	1	1	100%
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*	28	22	79%

0 to 1 Bedroom	5	2	40%
2 Bedrooms	12	13	108%*
3 Bedrooms	5	6	120%*
4 Bedrooms & Greater	6	1	17%
TOTAL*	28	22	79%

SnapStats®	April	May	Variance
Inventory	32	28	-13%
Solds	40	22	-45%
Sale Price	\$768,000	\$664,000	-14%
Sale Price SQFT	\$639	\$563	-12%
Sale to List Price Ratio	100%	99%	-1%
Days on Market	7	15	114%

\*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

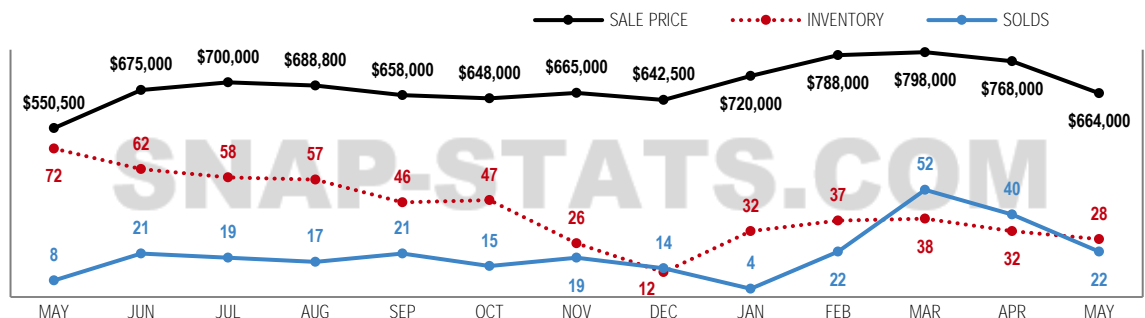
SnapStats®	Inventory	Sales	Sales Ratio
Annacis Island	0	0	NA
Delta Manor	5	3	60%
East Delta	0	1	NA*
Hawthorne	4	7	175%*
Holly	2	0	NA
Ladner Elementary	11	5	45%
Ladner Rural	0	0	NA
Neilsen Grove	6	6	100%
Port Guichon	0	0	NA
Tilbury	0	0	NA
Westham Island	0	0	NA
TOTAL*	28	22	79%

## Market Summary

- Market Type Indicator **LADNER ATTACHED**: Sellers Market at 79% Sales Ratio average (7.9 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band\*\* Insufficient data but with 5 sales \$800,000 to \$900,000
- Buyers Best Bet\*\* Insufficient data
- Sellers Best Bet\*\* Selling homes in Ladner Elementary and 2 bedroom properties

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

## 13 Month Market Trend



## Compliments of...

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