

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

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SnapStats Publishing

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METRO VANCOUVER EDITION

Downtown
Westside
Eastside
North Vancouver
West Vancouver
Richmond
Tsawwassen
Ladner



Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 300,000	1	1	100%
300,001 – 400,000	13	3	23%
400,001 – 500,000	17	12	71%
500,001 – 600,000	63	28	44%
600,001 – 700,000	105	43	41%
700,001 – 800,000	107	39	36%
800,001 – 900,000	84	29	35%
900,001 – 1,000,000	65	19	29%
1,000,001 – 1,250,000	89	19	21%
1,250,001 – 1,500,000	90	6	7%
1,500,001 – 1,750,000	36	4	11%
1,750,001 – 2,000,000	59	7	12%
2,000,001 – 2,250,000	20	3	15%
2,250,001 – 2,500,000	35	3	9%
2,500,001 – 2,750,000	12	2	17%
2,750,001 – 3,000,000	27	1	4%
3,000,001 – 3,500,000	29	1	3%
3,500,001 – 4,000,000	15	2	13%
4,000,001 – 4,500,000	3	0	NA
4,500,001 – 5,000,000	18	0	NA
5,000,001 & Greater	50	0	NA
TOTAL*	938	222	24%

0 to 1 Bedroom	371	128	35%
2 Bedrooms	456	86	19%
3 Bedrooms	99	8	8%
4 Bedrooms & Greater	12	0	NA
TOTAL*	938	222	24%

SnapStats®	June	July	Variance
Inventory	993	938	-6%
Solds	197	222	13%
Sale Price	\$759,000	\$749,000	-1%
Sale Price SQFT	\$1,054	\$1,048	-1%
Sale to List Price Ratio	101%	99%	-2%
Days on Market	12	15	25%

Community CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
Coal Harbour	143	19	13%
Downtown	346	95	27%
Westend	187	53	28%
Yaletown	262	55	21%
TOTAL*	938	222	24%

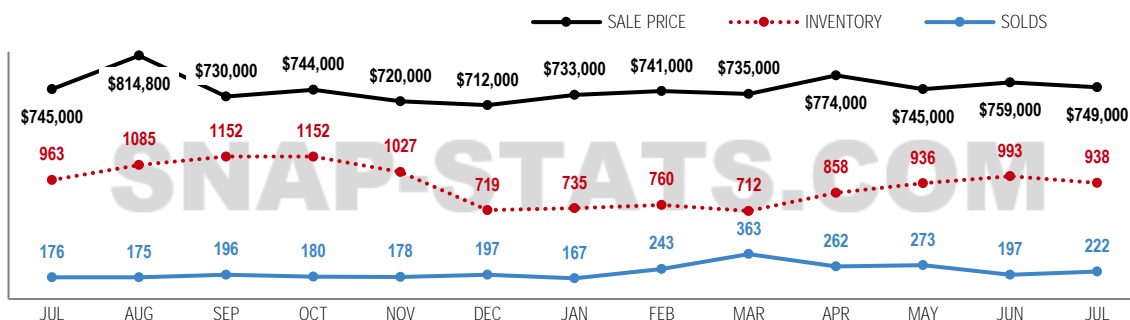
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Market Summary

- Market Type Indicator **VANCOUVER DOWNTOWN ATTACHED**: Sellers Market at 24% Sales Ratio average (2.4 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 71% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$2.75 mil to \$3.5 mil, Coal Harbour and 3 bedroom properties
- Sellers Best Bet** Selling homes in Downtown, Westend 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 - 800,000	0	0	NA
800,001 - 900,000	0	0	NA
900,001 - 1,000,000	2	1	50%
1,000,001 - 1,250,000	2	1	50%
1,250,001 - 1,500,000	1	0	NA
1,500,001 - 1,750,000	2	0	NA
1,750,001 - 2,000,000	8	4	50%
2,000,001 - 2,250,000	7	1	14%
2,250,001 - 2,500,000	22	12	55%
2,500,001 - 2,750,000	30	12	40%
2,750,001 - 3,000,000	31	10	32%
3,000,001 - 3,500,000	74	13	18%
3,500,001 - 4,000,000	96	15	16%
4,000,001 - 4,500,000	76	7	9%
4,500,001 - 5,000,000	60	5	8%
5,000,001 - 5,500,000	38	5	13%
5,500,001 - 6,000,000	38	0	NA
6,000,001 - 6,500,000	21	1	5%
6,500,001 - 7,000,000	39	1	3%
7,000,001 - 7,500,000	19	2	11%
7,500,001 & Greater	135	3	2%
TOTAL*	701	93	13%

2 Bedrooms & Less	15	6	40%
3 to 4 Bedrooms	232	35	15%
5 to 6 Bedrooms	340	44	13%
7 Bedrooms & More	114	8	7%
TOTAL*	701	93	13%

SnapStats®	June	July	Variance
Inventory	748	701	-6%
Solds	113	93	-18%
Sale Price	\$3,360,000	\$3,200,000	-5%
Sale Price SQFT	\$1,096	\$1,109	1%
Sale to List Price Ratio	94%	97%	3%
Days on Market	12	22	83%

*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

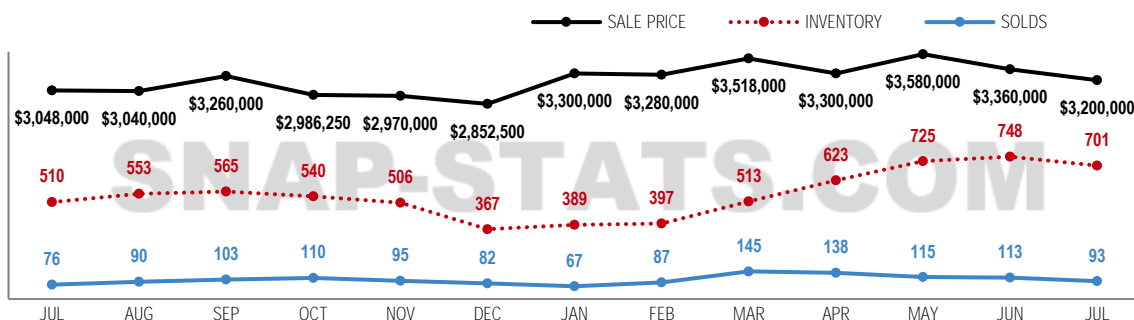
SnapStats®	Inventory	Sales	Sales Ratio
Arbutus	31	7	23%
Cambie	57	14	25%
Dunbar	90	11	12%
Fairview	0	0	NA
Falsecreek	1	1	100%
Kerrisdale	40	1	3%
Kitsilano	34	14	41%
Mackenzie Heights	22	4	18%
Marpole	44	9	20%
Mount Pleasant	4	0	NA
Oakridge	24	2	8%
Point Grey	81	8	10%
Quilchena	20	3	15%
SW Marine	26	3	12%
Shaughnessy	70	2	3%
South Cambie	17	1	6%
South Granville	76	7	9%
Southlands	38	5	13%
University	26	1	4%
TOTAL*	701	93	13%

Market Summary

- Market Type Indicator **VANCOUVER WESTSIDE DETACHED**: Balanced Market at 13% Sales Ratio average (1.3 in 10 homes selling rate)
- Homes are selling on average 3% below list price
- Most Active Price Band** \$2.25 mil to \$2.5 mil with average 55% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes minimum \$7.5 mil, Shaughnessy, University and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Kitsilano and up to 2 bedroom properties

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Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 300,000	1	0	NA
300,001 – 400,000	2	3	150%*
400,001 – 500,000	10	4	40%
500,001 – 600,000	45	26	58%
600,001 – 700,000	64	38	59%
700,001 – 800,000	60	30	50%
800,001 – 900,000	74	35	47%
900,001 – 1,000,000	69	26	38%
1,000,001 – 1,250,000	112	42	38%
1,250,001 – 1,500,000	114	15	13%
1,500,001 – 1,750,000	67	10	15%
1,750,001 – 2,000,000	78	9	12%
2,000,001 – 2,250,000	27	1	4%
2,250,001 – 2,500,000	28	3	11%
2,500,001 – 2,750,000	14	2	14%
2,750,001 – 3,000,000	16	1	6%
3,000,001 – 3,500,000	9	0	NA
3,500,001 – 4,000,000	5	0	NA
4,000,001 – 4,500,000	2	0	NA
4,500,001 – 5,000,000	1	0	NA
5,000,001 & Greater	7	0	NA
TOTAL*	805	245	30%

0 to 1 Bedroom	206	99	48%
2 Bedrooms	377	115	31%
3 Bedrooms	193	30	16%
4 Bedrooms & Greater	29	1	3%
TOTAL*	805	245	30%

SnapStats®	June	July	Variance
Inventory	861	805	-7%
Solds	290	245	-16%
Sale Price	\$862,500	\$857,143	-1%
Sale Price SQFT	\$944	\$998	6%
Sale to List Price Ratio	100%	100%	0%
Days on Market	10	14	40%

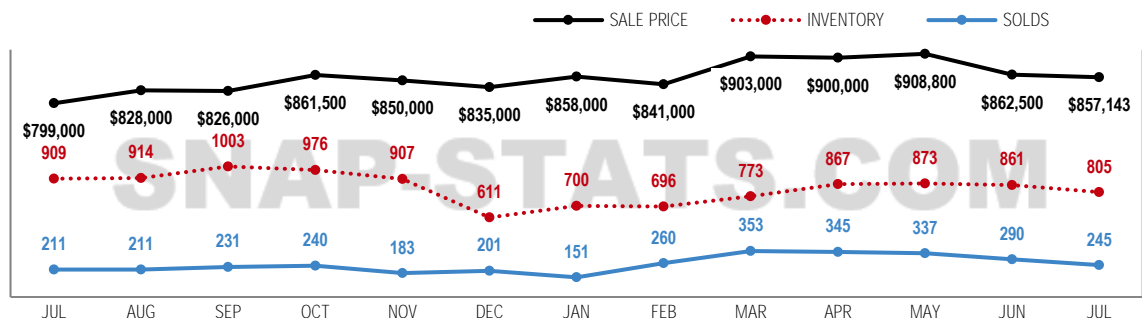
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Market Summary

- Market Type Indicator **VANCOUVER WESTSIDE ATTACHED**: Sellers Market at 30% Sales Ratio average (3 in 10 homes selling rate)
- Homes are selling on average 100% of list price
- Most Active Price Band** \$500,000 to \$700,000 with average 59% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$2 mil to \$2.25 mil, SW Marine and minimum 4 bedroom properties
- Sellers Best Bet** Selling homes in Fairview, Mount Pleasant and up to 1 bedroom properties

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Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 - 800,000	0	0	NA
800,001 - 900,000	1	0	NA
900,001 - 1,000,000	0	0	NA
1,000,001 - 1,250,000	5	7	140%*
1,250,001 - 1,500,000	48	27	56%
1,500,001 - 1,750,000	77	48	62%
1,750,001 - 2,000,000	113	27	24%
2,000,001 - 2,250,000	63	20	32%
2,250,001 - 2,500,000	72	4	6%
2,500,001 - 2,750,000	40	4	10%
2,750,001 - 3,000,000	61	6	10%
3,000,001 - 3,500,000	39	0	NA
3,500,001 - 4,000,000	11	0	NA
4,000,001 - 4,500,000	3	0	NA
4,500,001 - 5,000,000	5	0	NA
5,000,001 - 5,500,000	5	0	NA
5,500,001 - 6,000,000	1	0	NA
6,000,001 - 6,500,000	0	0	NA
6,500,001 - 7,000,000	0	0	NA
7,000,001 - 7,500,000	2	0	NA
7,500,001 & Greater	0	0	NA
TOTAL*	546	143	26%

2 Bedrooms & Less	29	6	21%
3 to 4 Bedrooms	163	50	31%
5 to 6 Bedrooms	241	71	29%
7 Bedrooms & More	113	16	14%
TOTAL*	546	143	26%

SnapStats®	June	July	Variance
Inventory	642	546	-15%
Solds	152	143	-6%
Sale Price	\$1,724,400	\$1,689,000	-2%
Sale Price SQFT	\$767	\$752	-2%
Sale to List Price Ratio	102%	99%	-3%
Days on Market	9	15	67%

Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Champlain Heights	0	1	NA*
Collingwood	109	14	13%
Downtown	0	0	NA
Fraser	26	10	38%
Fraserview	23	6	26%
Grandview Woodland	55	6	11%
Hastings	12	1	8%
Hastings Sunrise	9	9	100%
Killarney	45	22	49%
Knight	39	11	28%
Main	18	7	39%
Mount Pleasant	8	2	25%
Renfrew Heights	48	11	23%
Renfrew	53	13	25%
South Marine	2	1	50%
South Vancouver	59	21	36%
Strathcona	4	1	25%
Victoria	36	7	19%
TOTAL*	546	143	26%

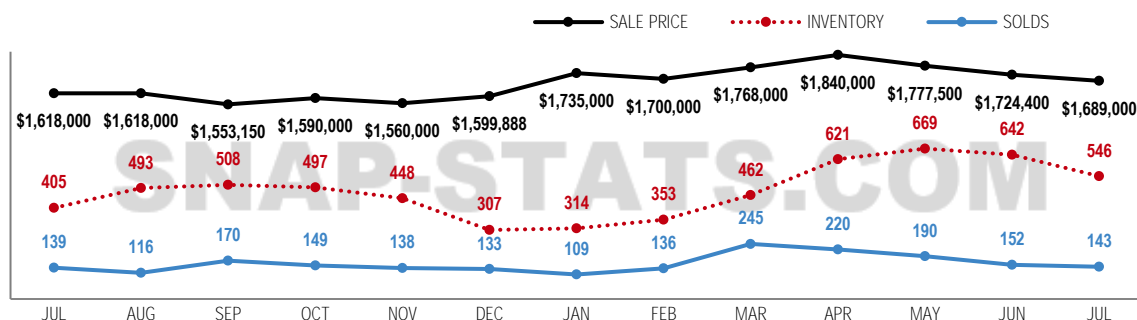
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Market Summary

- Market Type Indicator **VANCOUVER EASTSIDE DETACHED**: Sellers Market at 26% Sales Ratio average (2.6 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band** \$1.5 mil to \$1.75 mil with average 62% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$2.25 mil to \$2.5 mil, Collingwood, Grandview Woodland, Hastings and minimum 7 bedrooms
- Sellers Best Bet** Selling homes in Hastings Sunrise and 3 to 4 bedrooms

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SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 300,000	1	0	NA
300,001 – 400,000	10	6	60%
400,001 – 500,000	62	24	39%
500,001 – 600,000	70	45	64%
600,001 – 700,000	69	34	49%
700,001 – 800,000	66	23	35%
800,001 – 900,000	60	26	43%
900,001 – 1,000,000	42	11	26%
1,000,001 – 1,250,000	60	12	20%
1,250,001 – 1,500,000	32	13	41%
1,500,001 – 1,750,000	13	1	8%
1,750,001 – 2,000,000	3	1	33%
2,000,001 – 2,250,000	0	1	NA*
2,250,001 – 2,500,000	4	0	NA
2,500,001 – 2,750,000	1	0	NA
2,750,001 – 3,000,000	1	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	2	0	NA
4,000,001 – 4,500,000	2	0	NA
4,500,001 – 5,000,000	0	0	NA
5,000,001 & Greater	1	0	NA
TOTAL*	499	197	39%

0 to 1 Bedroom	151	83	55%
2 Bedrooms	245	85	35%
3 Bedrooms	93	23	25%
4 Bedrooms & Greater	10	6	60%
TOTAL*	499	197	39%

SnapStats®	June	July	Variance
Inventory	504	499	-1%
Solds	271	197	-27%
Sale Price	\$665,000	\$680,000	2%
Sale Price SQFT	\$867	\$863	0%
Sale to List Price Ratio	101%	100%	-1%
Days on Market	8	10	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

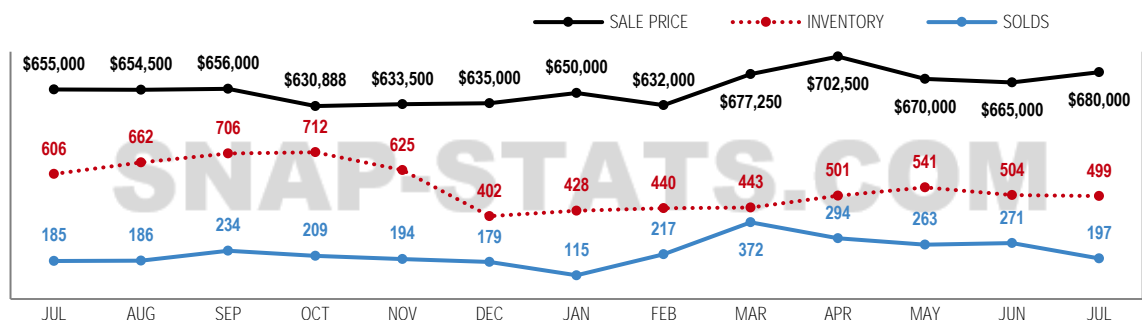
SnapStats®	Inventory	Sales	Sales Ratio
Champlain Heights	10	4	40%
Collingwood	104	37	36%
Downtown	34	13	38%
Fraser	18	6	33%
Fraserview	2	1	50%
Grandview Woodland	23	13	57%
Hastings	20	12	60%
Hastings Sunrise	4	1	25%
Killarney	19	5	26%
Knight	10	5	50%
Main	5	3	60%
Mount Pleasant	101	47	47%
Renfrew Heights	8	1	13%
Renfrew	11	2	18%
South Marine	76	32	42%
South Vancouver	14	2	14%
Strathcona	21	5	24%
Victoria	19	8	42%
TOTAL*	499	197	39%

Market Summary

- Market Type Indicator **VANCOUVER EASTSIDE ATTACHED**: 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** \$500,000 to \$600,000 with average 64% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.5 mil to \$1.75 mil, Renfrew Heights, South Vancouver and 3 bedroom properties
- Sellers Best Bet** Selling homes in Hastings and minimum 4 bedroom properties

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Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 - 800,000	3	0	NA
800,001 - 900,000	2	0	NA
900,001 - 1,000,000	0	0	NA
1,000,001 - 1,250,000	5	0	NA
1,250,001 - 1,500,000	8	5	63%
1,500,001 - 1,750,000	22	17	77%
1,750,001 - 2,000,000	31	18	58%
2,000,001 - 2,250,000	12	7	58%
2,250,001 - 2,500,000	27	6	22%
2,500,001 - 2,750,000	18	3	17%
2,750,001 - 3,000,000	16	5	31%
3,000,001 - 3,500,000	18	4	22%
3,500,001 - 4,000,000	15	2	13%
4,000,001 - 4,500,000	4	1	25%
4,500,001 - 5,000,000	2	2	100%
5,000,001 - 5,500,000	3	1	33%
5,500,001 - 6,000,000	2	0	NA
6,000,001 - 6,500,000	0	0	NA
6,500,001 - 7,000,000	0	0	NA
7,000,001 - 7,500,000	1	0	NA
7,500,001 & Greater	1	0	NA
TOTAL*	190	71	37%

2 Bedrooms & Less	10	2	20%
3 to 4 Bedrooms	90	35	39%
5 to 6 Bedrooms	67	33	49%
7 Bedrooms & More	23	1	4%
TOTAL*	190	71	37%

SnapStats®	June	July	Variance
Inventory	241	190	-21%
Solds	120	71	-41%
Sale Price	\$1,925,000	\$1,890,000	-2%
Sale Price SQFT	\$756	\$722	-4%
Sale to List Price Ratio	103%	101%	-2%
Days on Market	8	10	25%

Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Blueridge	2	3	150%*
Boulevard	4	2	50%
Braemar	2	0	NA
Calverhall	3	1	33%
Canyon Heights	26	5	19%
Capilano	2	3	150%*
Central Lonsdale	22	6	27%
Deep Cove	4	1	25%
Delbrook	4	0	NA
Dollarton	5	3	60%
Edgemont	16	6	38%
Forest Hills	7	3	43%
Grouse Woods	0	1	NA*
Harbourside	0	0	NA
Indian Arm	3	0	NA
Indian River	0	0	NA
Lower Lonsdale	5	2	40%
Lynn Valley	18	7	39%
Lynnmoor	3	0	NA
Mosquito Creek	0	2	NA*
Norqate	1	1	100%
Northlands	1	1	100%
Pemberton Heights	3	4	133%*
Pemberton	6	1	17%
Princess Park	2	2	100%
Queensbury	2	0	NA
Roche Point	1	2	200%*
Seymour	5	1	20%
Tempe	2	1	50%
Upper Delbrook	10	0	NA
Upper Lonsdale	20	8	40%
Westlynn	6	2	33%
Westlynn Terrace	1	2	200%*
Windsor Park	2	1	50%
Woodlands-Sunshine Cascade	2	0	NA
TOTAL*	190	71	37%

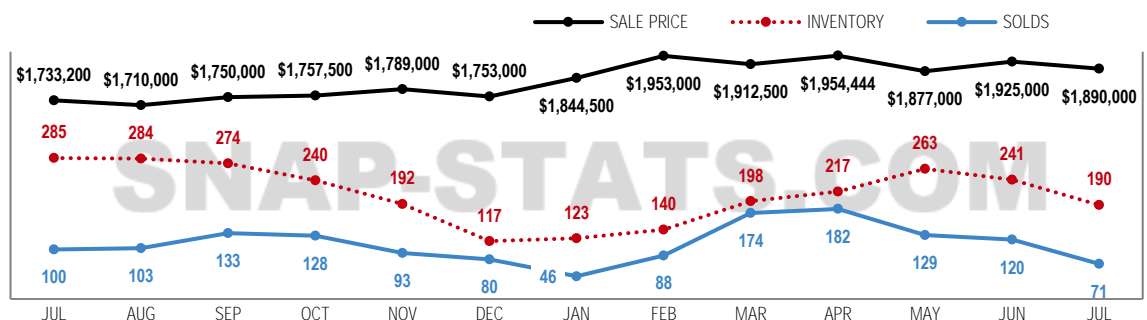
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Market Summary

- Market Type Indicator **NORTH VANCOUVER DETACHED**: Sellers Market at 37% Sales Ratio average (3.7 in 10 homes selling rate)
- Homes are selling on average 1% above list price
- Most Active Price Band** \$1.5 mil to \$1.75 mil with average 77% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$3.5 mil to \$4 mil, Canyon Heights and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Edgemont, Lynn Valley, Upper Lonsdale and 5 to 6 bedroom properties

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SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 300,000	0	0	NA
300,001 – 400,000	5	5	100%
400,001 – 500,000	23	16	70%
500,001 – 600,000	30	17	57%
600,001 – 700,000	30	31	103%*
700,001 – 800,000	38	23	61%
800,001 – 900,000	26	23	88%
900,001 – 1,000,000	22	10	45%
1,000,001 – 1,250,000	29	26	90%
1,250,001 – 1,500,000	35	5	14%
1,500,001 – 1,750,000	19	11	58%
1,750,001 – 2,000,000	8	0	NA
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	2	0	NA
3,000,001 – 3,500,000	3	0	NA
3,500,001 – 4,000,000	2	0	NA
4,000,001 – 4,500,000	2	0	NA
4,500,001 – 5,000,000	0	0	NA
5,000,001 & Greater	2	0	NA
TOTAL*	283	168	59%

0 to 1 Bedroom	82	55	67%
2 Bedrooms	131	80	61%
3 Bedrooms	58	26	45%
4 Bedrooms & Greater	12	7	58%
TOTAL*	283	168	59%

SnapStats®	June	July	Variance
Inventory	332	283	-15%
Solds	194	168	-13%
Sale Price	\$792,500	\$761,750	-4%
Sale Price SQFT	\$816	\$885	8%
Sale to List Price Ratio	100%	100%	0%
Days on Market	8	11	38%

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	2	0	NA
Capilano	6	4	67%
Central Lonsdale	48	37	77%
Deep Cove	0	0	NA
Delbrook	0	0	NA
Dollarton	0	0	NA
Edgemont	8	2	25%
Forest Hills	0	0	NA
Grouse Woods	0	0	NA
Harbourside	1	5	500%*
Indian Arm	0	0	NA
Indian River	0	2	NA*
Lower Lonsdale	83	49	59%
Lynn Valley	24	16	67%
Lynn timer	28	12	43%
Mosquito Creek	15	3	20%
Norqate	6	3	50%
Northlands	3	4	133%*
Pemberton Heights	2	0	NA
Pemberton	36	5	14%
Princess Park	0	0	NA
Queensbury	3	2	67%
Roche Point	6	16	267%*
Seymour	1	2	200%*
Tempe	0	0	NA
Upper Delbrook	0	1	NA*
Upper Lonsdale	10	3	30%
Westlynn	1	2	200%*
Westlynn Terrace	0	0	NA
Windsor Park	0	0	NA
Woodlands-Sunshine Cascade	0	0	NA
TOTAL*	283	168	59%

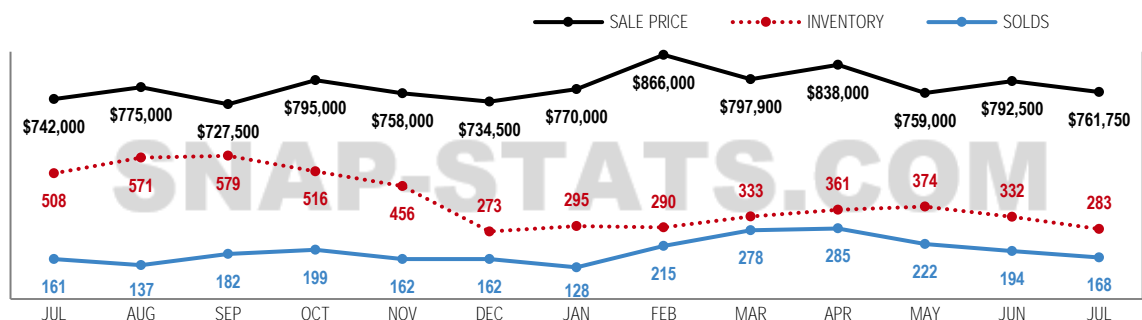
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

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 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 \$1.25 mil to \$1.5 mil, Pemberton and 3 bedroom properties
- Sellers Best Bet** Selling homes in Roche Point 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 - 800,000	1	0	NA
800,001 - 900,000	0	0	NA
900,001 - 1,000,000	0	0	NA
1,000,001 - 1,250,000	2	0	NA
1,250,001 - 1,500,000	6	1	17%
1,500,001 - 1,750,000	2	2	100%
1,750,001 - 2,000,000	6	2	33%
2,000,001 - 2,250,000	8	5	63%
2,250,001 - 2,500,000	34	7	21%
2,500,001 - 2,750,000	26	6	23%
2,750,001 - 3,000,000	43	6	14%
3,000,001 - 3,500,000	30	5	17%
3,500,001 - 4,000,000	44	4	9%
4,000,001 - 4,500,000	27	1	4%
4,500,001 - 5,000,000	38	5	13%
5,000,001 - 5,500,000	18	3	17%
5,500,001 - 6,000,000	25	2	8%
6,000,001 - 6,500,000	9	1	11%
6,500,001 - 7,000,000	21	0	NA
7,000,001 - 7,500,000	6	1	17%
7,500,001 & Greater	79	2	3%
TOTAL*	425	53	12%

2 Bedrooms & Less	18	1	6%
3 to 4 Bedrooms	188	29	15%
5 to 6 Bedrooms	181	23	13%
7 Bedrooms & More	38	0	NA
TOTAL*	425	53	12%

SnapStats®	June	July	Variance
Inventory	454	425	-6%
Solds	60	53	-12%
Sale Price	\$3,162,500	\$2,900,000	-8%
Sale Price SQFT	\$973	\$849	-13%
Sale to List Price Ratio	104%	97%	-7%
Days on Market	12	21	75%

Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Altamont	18	0	NA
Ambleside	51	3	6%
Bayridge	13	0	NA
British Properties	72	6	8%
Canterbury	8	1	13%
Caulfield	26	5	19%
Cedardale	7	0	NA
Chartwell	29	1	3%
Chelsea Park	3	0	NA
Cypress	6	1	17%
Cypress Park Estates	13	3	23%
Deer Ridge	0	0	NA
Dundarave	20	4	20%
Eagle Harbour	10	3	30%
Eagleridge	2	1	50%
Furry Creek	7	0	NA
Gleneagles	6	1	17%
Glenmore	22	4	18%
Horseshoe Bay	9	3	33%
Howe Sound	4	1	25%
Lions Bay	10	4	40%
Olde Caulfield	6	1	17%
Panorama Village	0	0	NA
Park Royal	4	1	25%
Porteau Cove	0	0	NA
Queens	21	0	NA
Rockridge	3	1	33%
Sandy Cove	2	1	50%
Sentinel Hill	18	3	17%
Upper Caulfield	3	0	NA
West Bay	10	2	20%
Westhill	11	1	9%
Westmount	6	2	33%
Whitby Estates	1	0	NA
Whytecliff	4	0	NA
TOTAL*	425	53	12%

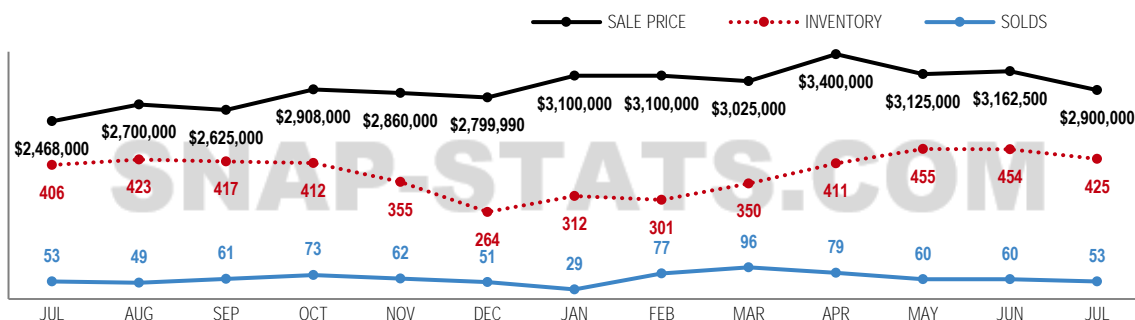
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **WEST VANCOUVER DETACHED**: Balanced Market at 12% Sales Ratio average (1.2 in 10 homes selling rate)
- Homes are selling on average 3% below list price
- Most Active Price Band** \$2 mil to \$2.25 mil with average 63% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes minimum \$7.5 mil, Chartwell and up to 2 bedroom properties
- Sellers Best Bet** Selling homes in 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	0	NA
500,001 – 600,000	5	1	20%
600,001 – 700,000	4	3	75%
700,001 – 800,000	5	4	80%
800,001 – 900,000	4	3	75%
900,001 – 1,000,000	2	2	100%
1,000,001 – 1,250,000	11	4	36%
1,250,001 – 1,500,000	13	1	8%
1,500,001 – 1,750,000	9	1	11%
1,750,001 – 2,000,000	8	1	13%
2,000,001 – 2,250,000	0	2	NA*
2,250,001 – 2,500,000	5	0	NA
2,500,001 – 2,750,000	1	1	100%
2,750,001 – 3,000,000	2	2	100%
3,000,001 – 3,500,000	3	0	NA
3,500,001 – 4,000,000	10	1	10%
4,000,001 – 4,500,000	1	1	100%
4,500,001 – 5,000,000	2	0	NA
5,000,001 & Greater	6	0	NA
TOTAL*	94	27	29%

0 to 1 Bedroom	17	6	35%
2 Bedrooms	51	16	31%
3 Bedrooms	23	5	22%
4 Bedrooms & Greater	3	0	NA
TOTAL*	94	27	29%

SnapStats®	June	July	Variance
Inventory	106	94	-11%
Solds	24	27	13%
Sale Price	\$884,500	\$1,039,300	18%
Sale Price SQFT	\$816	\$818	0%
Sale to List Price Ratio	96%	99%	3%
Days on Market	11	23	109%

Community CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
Altamont	0	0	NA
Ambleside	25	10	40%
Bayridge	0	0	NA
British Properties	1	0	NA
Canterbury	0	0	NA
Caulfield	0	0	NA
Cedardale	4	4	100%
Chartwell	0	0	NA
Chelsea Park	1	0	NA
Cypress	0	0	NA
Cypress Park Estates	2	1	50%
Deer Ridge	1	0	NA
Dundarave	24	4	17%
Eagle Harbour	0	0	NA
Eagleridge	0	0	NA
Furry Creek	3	0	NA
Gleneagles	0	0	NA
Glenmore	0	0	NA
Horseshoe Bay	2	0	NA
Howe Sound	0	0	NA
Lions Bay	0	0	NA
Olde Caulfield	0	0	NA
Panorama Village	6	3	50%
Park Royal	19	2	11%
Porteau Cove	0	0	NA
Queens	0	0	NA
Rockridge	0	0	NA
Sandy Cove	0	0	NA
Sentinel Hill	0	0	NA
Upper Caulfield	0	1	NA*
West Bay	0	0	NA
Westhill	0	0	NA
Westmount	0	0	NA
Whitby Estates	6	2	33%
Whytecliff	0	0	NA
TOTAL*	94	27	29%

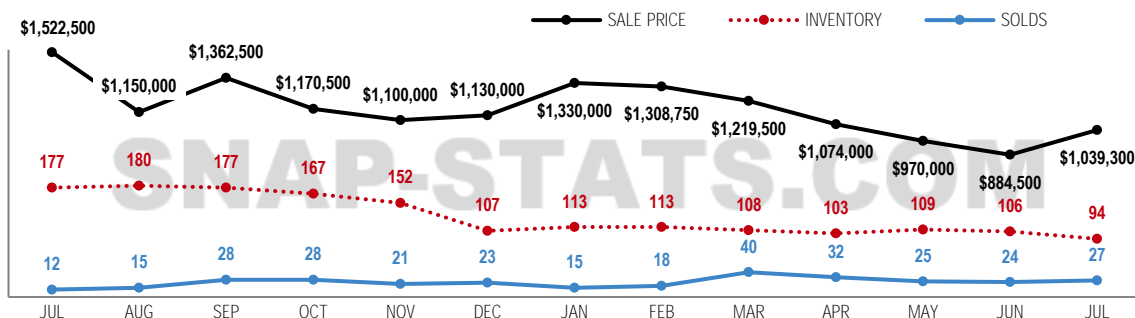
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **WEST VANCOUVER 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** \$1 mil to \$1.25 mil with average 36% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.25 mil to \$1.5 mil, Park Royal and 3 bedroom properties
- Sellers Best Bet** Selling homes in Ambleside 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 - 800,000	1	0	NA
800,001 - 900,000	0	0	NA
900,001 - 1,000,000	0	0	NA
1,000,001 - 1,250,000	3	1	33%
1,250,001 - 1,500,000	32	19	59%
1,500,001 - 1,750,000	66	29	44%
1,750,001 - 2,000,000	104	9	9%
2,000,001 - 2,250,000	48	10	21%
2,250,001 - 2,500,000	57	6	11%
2,500,001 - 2,750,000	53	8	15%
2,750,001 - 3,000,000	68	3	4%
3,000,001 - 3,500,000	45	4	9%
3,500,001 - 4,000,000	40	2	5%
4,000,001 - 4,500,000	15	1	7%
4,500,001 - 5,000,000	10	1	10%
5,000,001 - 5,500,000	4	0	NA
5,500,001 - 6,000,000	2	0	NA
6,000,001 - 6,500,000	3	0	NA
6,500,001 - 7,000,000	0	0	NA
7,000,001 - 7,500,000	0	0	NA
7,500,001 & Greater	3	0	NA
TOTAL*	554	93	17%

2 Bedrooms & Less	19	1	5%
3 to 4 Bedrooms	194	34	18%
5 to 6 Bedrooms	303	53	17%
7 Bedrooms & More	38	5	13%
TOTAL*	554	93	17%

SnapStats®	June	July	Variance
Inventory	568	554	-2%
Solds	149	93	-38%
Sale Price	\$1,680,000	\$1,740,000	4%
Sale Price SQFT	\$628	\$650	4%
Sale to List Price Ratio	99%	97%	-2%
Days on Market	13	17	31%

Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Boyd Park	25	3	12%
Bridgeport	16	1	6%
Brighthouse	14	0	NA
Brighthouse South	3	0	NA
Broadmoor	46	4	9%
East Cambie	15	4	27%
East Richmond	8	3	38%
Garden City	23	8	35%
Gilmore	4	0	NA
Granville	53	1	2%
Hamilton	8	3	38%
Ironwood	18	5	28%
Lackner	14	3	21%
McLennan	8	1	13%
McLennan North	5	0	NA
McNair	35	7	20%
Quilchena	23	4	17%
Riverdale	31	5	16%
Saunders	26	2	8%
Sea Island	3	0	NA
Seafair	38	7	18%
South Arm	21	5	24%
Steveston North	38	7	18%
Steveston South	4	5	125%*
Steveston Village	6	4	67%
Terra Nova	11	1	9%
West Cambie	14	4	29%
Westwind	7	2	29%
Woodwards	37	4	11%
TOTAL*	554	93	17%

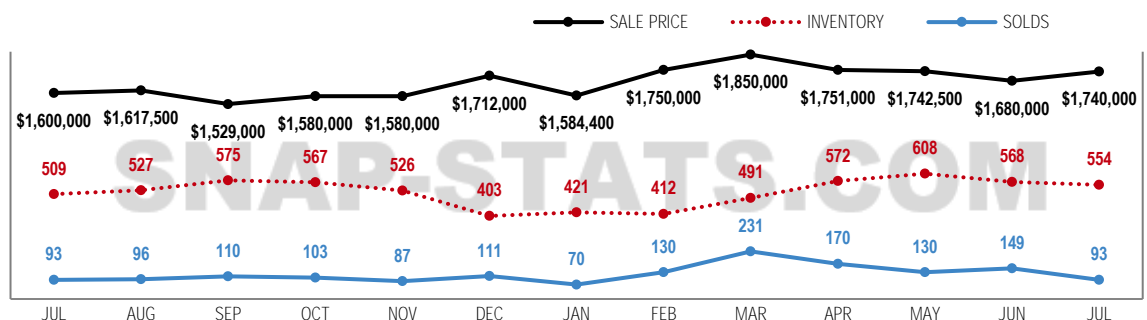
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **RICHMOND DETACHED**: Balanced Market at 17% Sales Ratio average (1.7 in 10 homes selling rate)
- Homes are selling on average 3% below list price
- Most Active Price Band** \$1.25 mil to \$1.5 mil with average 59% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$2.75 mil to \$3 mil, Granville and up to 2 bedroom properties
- Sellers Best Bet** Selling homes in East Richmond 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	32	5	16%
300,001 – 400,000	28	15	54%
400,001 – 500,000	71	32	45%
500,001 – 600,000	105	59	56%
600,001 – 700,000	124	74	60%
700,001 – 800,000	124	50	40%
800,001 – 900,000	106	29	27%
900,001 – 1,000,000	91	23	25%
1,000,001 – 1,250,000	88	38	43%
1,250,001 – 1,500,000	65	5	8%
1,500,001 – 1,750,000	19	1	5%
1,750,001 – 2,000,000	3	0	NA
2,000,001 – 2,250,000	1	1	100%
2,250,001 – 2,500,000	1	0	NA
2,500,001 – 2,750,000	1	0	NA
2,750,001 – 3,000,000	2	0	NA
3,000,001 – 3,500,000	0	1	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*	865	333	38%

0 to 1 Bedroom	143	67	47%
2 Bedrooms	440	166	38%
3 Bedrooms	233	79	34%
4 Bedrooms & Greater	49	21	43%
TOTAL*	865	333	38%

SnapStats®	June	July	Variance
Inventory	926	865	-7%
Solds	315	333	6%
Sale Price	\$705,000	\$674,900	-4%
Sale Price SQFT	\$696	\$716	3%
Sale to List Price Ratio	101%	100%	-1%
Days on Market	11	13	18%

Community CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
Boyd Park	6	8	133%*
Bridgeport	29	7	24%
Brighthouse	333	94	28%
Brighthouse South	67	43	64%
Broadmoor	10	3	30%
East Cambie	5	2	40%
East Richmond	3	0	NA
Garden City	0	3	NA*
Gilmore	0	0	NA
Granville	14	4	29%
Hamilton	26	10	38%
Ironwood	21	9	43%
Lackner	2	3	150%*
McLennan	0	1	NA*
McLennan North	52	34	65%
McNair	3	1	33%
Quilchena	0	1	NA*
Riverdale	11	8	73%
Saunders	5	3	60%
Sea Island	0	0	NA
Seafair	1	4	400%*
South Arm	33	5	15%
Steveston North	4	2	50%
Steveston South	32	16	50%
Steveston Village	10	3	30%
Terra Nova	2	5	250%*
West Cambie	185	60	32%
Westwind	1	1	100%
Woodwards	10	3	30%
TOTAL*	865	333	38%

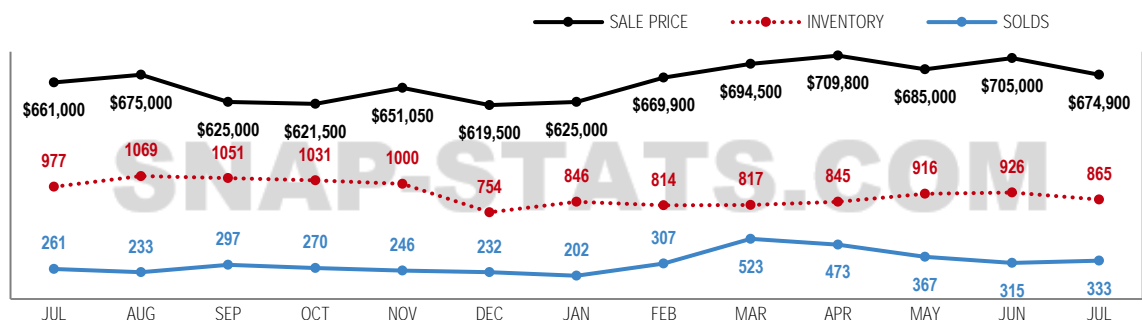
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

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 100% of list price
- Most Active Price Band** \$600,000 to \$700,000 with average 60% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.5 mil to \$1.75 mil, South Arm and 3 bedroom properties
- Sellers Best Bet** Selling homes in Boyd Park, Riverdale 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 - 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	12	4	33%
1,250,001 - 1,500,000	28	11	39%
1,500,001 - 1,750,000	13	2	15%
1,750,001 - 2,000,000	19	3	16%
2,000,001 - 2,250,000	3	2	67%
2,250,001 - 2,500,000	7	1	14%
2,500,001 - 2,750,000	3	0	NA
2,750,001 - 3,000,000	4	1	25%
3,000,001 - 3,500,000	4	0	NA
3,500,001 - 4,000,000	4	0	NA
4,000,001 - 4,500,000	2	0	NA
4,500,001 - 5,000,000	3	0	NA
5,000,001 - 5,500,000	1	0	NA
5,500,001 - 6,000,000	0	0	NA
6,000,001 - 6,500,000	0	0	NA
6,500,001 - 7,000,000	1	0	NA
7,000,001 - 7,500,000	0	0	NA
7,500,001 & Greater	1	0	NA
TOTAL*	105	24	23%

2 Bedrooms & Less	3	2	67%
3 to 4 Bedrooms	69	16	23%
5 to 6 Bedrooms	29	6	21%
7 Bedrooms & More	4	0	NA
TOTAL*	105	24	23%

SnapStats®	June	July	Variance
Inventory	113	105	-7%
Solds	33	24	-27%
Sale Price	\$1,485,000	\$1,399,500	-6%
Sale Price SQFT	\$583	\$578	-1%
Sale to List Price Ratio	99%	101%	2%
Days on Market	11	19	73%

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

Community DETACHED HOUSES

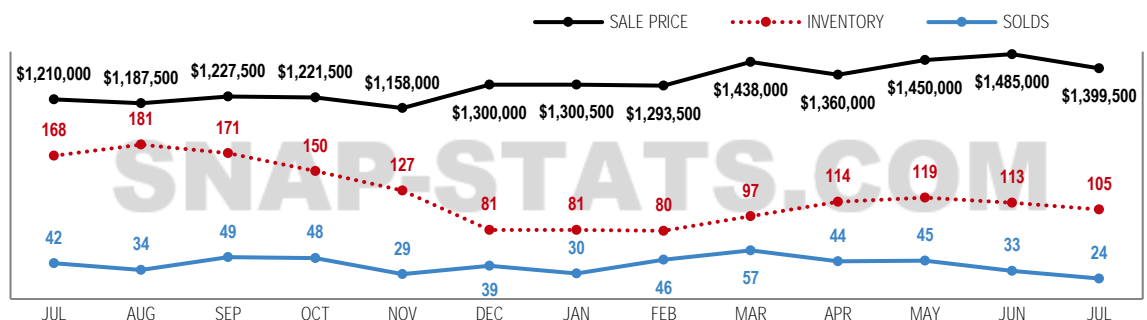
SnapStats®	Inventory	Sales	Sales Ratio
Beach Grove	5	5	100%
Boundary Beach	5	2	40%
Cliff Drive	18	3	17%
English Bluff	19	1	5%
Pebble Hill	24	7	29%
Tsawwassen Central	22	3	14%
Tsawwassen East	7	0	NA
Tsawwassen North	5	3	60%
TOTAL*	105	24	23%

Market Summary

- Market Type Indicator **TSAWWASSEN DETACHED**: Sellers Market at 23% Sales Ratio average (2.3 in 10 homes selling rate)
- Homes are selling on average 1% above list price
- Most Active Price Band** \$1.25 mil to \$1.5 mil with average 39% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.5 mil to \$2 mil, English Bluff and 5 to 6 bedroom properties
- Sellers Best Bet** Selling homes in Pebble Hill and 3 to 4 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



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Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 300,000	0	0	NA
300,001 – 400,000	3	5	167%*
400,001 – 500,000	9	3	33%
500,001 – 600,000	5	6	120%*
600,001 – 700,000	11	8	73%
700,001 – 800,000	8	6	75%
800,001 – 900,000	8	4	50%
900,001 – 1,000,000	8	1	13%
1,000,001 – 1,250,000	0	0	NA
1,250,001 – 1,500,000	1	0	NA
1,500,001 – 1,750,000	2	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*	55	33	60%

0 to 1 Bedroom	11	8	73%
2 Bedrooms	18	19	106%*
3 Bedrooms	25	5	20%
4 Bedrooms & Greater	1	1	100%
TOTAL*	55	33	60%

SnapStats®	June	July	Variance
Inventory	61	55	-10%
Solds	33	33	0%
Sale Price	\$649,900	\$659,900	2%
Sale Price SQFT	\$577	\$610	6%
Sale to List Price Ratio	100%	100%	0%
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

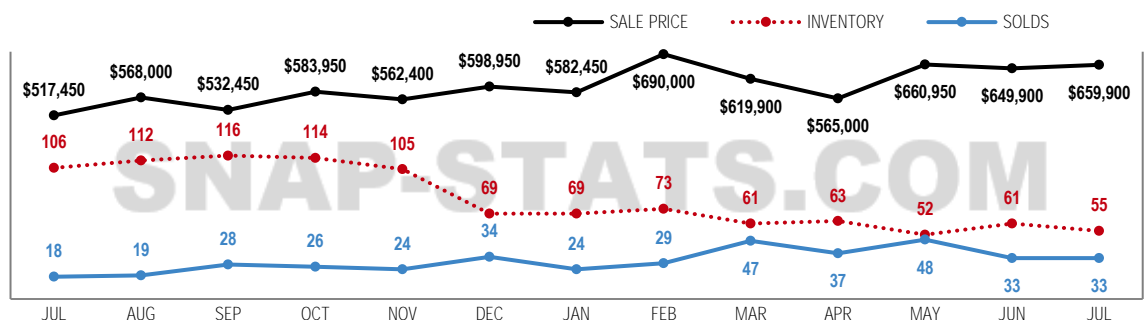
SnapStats®	Inventory	Sales	Sales Ratio
Beach Grove	4	2	50%
Boundary Beach	2	0	NA
Cliff Drive	5	7	140%*
English Bluff	0	0	NA
Pebble Hill	0	0	NA
Tsawwassen Central	16	2	13%
Tsawwassen East	1	0	NA
Tsawwassen North	27	22	81%
TOTAL*	55	33	60%

Market Summary

- Market Type Indicator **TSAWWASSEN ATTACHED**: Sellers Market at 60% Sales Ratio average (6 in 10 homes selling rate)
- Homes are selling on average 100% of list price
- Most Active Price Band** \$700,000 to \$800,000 with average 75% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$900,000 to \$1 mil, Tsawwassen Central and 3 bedroom properties
- Sellers Best Bet** Selling homes in Tsawwassen North 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 - 800,000	9	1	11%
800,001 - 900,000	0	0	NA
900,001 - 1,000,000	1	1	100%
1,000,001 - 1,250,000	5	13	260%*
1,250,001 - 1,500,000	15	5	33%
1,500,001 - 1,750,000	4	2	50%
1,750,001 - 2,000,000	4	0	NA
2,000,001 - 2,250,000	2	0	NA
2,250,001 - 2,500,000	1	0	NA
2,500,001 - 2,750,000	0	0	NA
2,750,001 - 3,000,000	0	0	NA
3,000,001 - 3,500,000	0	0	NA
3,500,001 - 4,000,000	0	0	NA
4,000,001 - 4,500,000	2	0	NA
4,500,001 - 5,000,000	0	0	NA
5,000,001 - 5,500,000	0	0	NA
5,500,001 - 6,000,000	0	0	NA
6,000,001 - 6,500,000	0	0	NA
6,500,001 - 7,000,000	0	0	NA
7,000,001 - 7,500,000	0	0	NA
7,500,001 & Greater	0	0	NA
TOTAL*	43	22	51%

2 Bedrooms & Less	15	2	13%
3 to 4 Bedrooms	20	15	75%
5 to 6 Bedrooms	8	5	63%
7 Bedrooms & More	0	0	NA
TOTAL*	43	22	51%

SnapStats®	June	July	Variance
Inventory	57	43	-25%
Solds	31	22	-29%
Sale Price	\$1,301,000	\$1,210,000	-7%
Sale Price SQFT	\$532	\$530	0%
Sale to List Price Ratio	100%	101%	1%
Days on Market	8	19	138%

*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

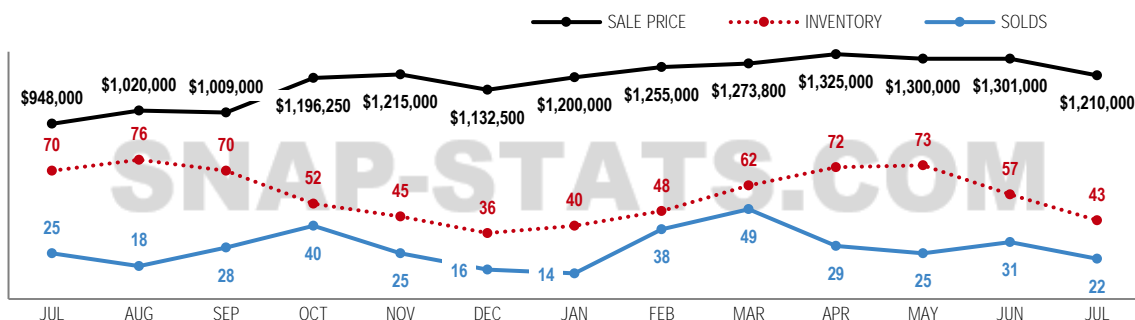
SnapStats®	Inventory	Sales	Sales Ratio
Annacis Island	0	0	NA
Delta Manor	3	3	100%
East Delta	0	0	NA
Hawthorne	8	5	63%
Holly	9	7	78%
Ladner Elementary	7	5	71%
Ladner Rural	5	1	20%
Neilsen Grove	4	0	NA
Port Guichon	6	1	17%
Tilbury	0	0	NA
Westham Island	1	0	NA
TOTAL*	43	22	51%

Market Summary

- Market Type Indicator **LADNER DETACHED**: Sellers Market at 51% Sales Ratio average (5.1 in 10 homes selling rate)
- Homes are selling on average 1% above list price
- Most Active Price Band** \$1 mil to \$1.25 mil with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes up to \$800,000, Hawthorne and up to 2 bedroom properties
- Sellers Best Bet** Selling homes in Holly and 3 to 4 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

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snap-stats.com
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Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 300,000	0	0	NA
300,001 – 400,000	0	0	NA
400,001 – 500,000	3	1	33%
500,001 – 600,000	5	3	60%
600,001 – 700,000	3	1	33%
700,001 – 800,000	2	2	100%
800,001 – 900,000	3	0	NA
900,001 – 1,000,000	3	4	133%*
1,000,001 – 1,250,000	0	2	NA*
1,250,001 – 1,500,000	0	0	NA
1,500,001 – 1,750,000	0	0	NA
1,750,001 – 2,000,000	0	0	NA
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	0	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	0	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 – 4,500,000	0	0	NA
4,500,001 – 5,000,000	0	0	NA
5,000,001 & Greater	0	0	NA
TOTAL*	19	13	68%

0 to 1 Bedroom	2	0	NA
2 Bedrooms	11	7	64%
3 Bedrooms	6	3	50%
4 Bedrooms & Greater	0	3	NA*
TOTAL*	19	13	68%

SnapStats®	June	July	Variance
Inventory	27	19	-30%
Solds	18	13	-28%
Sale Price	\$617,700	\$730,000	18%
Sale Price SQFT	\$639	\$536	-16%
Sale to List Price Ratio	100%	101%	1%
Days on Market	13	12	-8%

*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

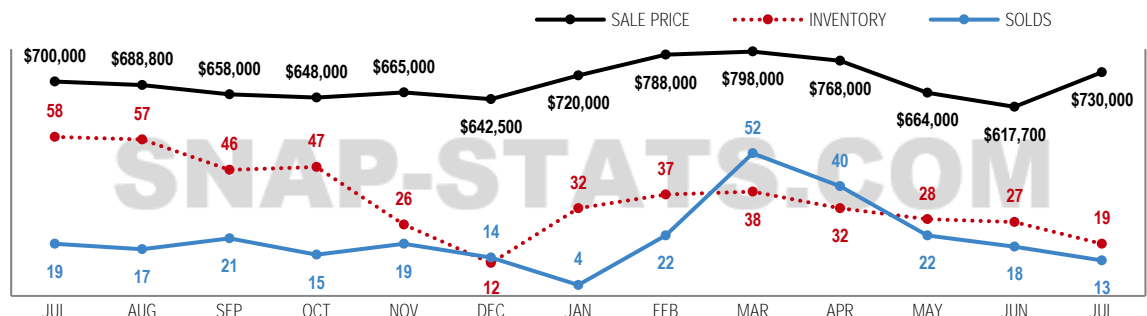
SnapStats®	Inventory	Sales	Sales Ratio
Annacis Island	0	0	NA
Delta Manor	1	4	400%*
East Delta	0	0	NA
Hawthorne	2	2	100%
Holly	0	1	NA*
Ladner Elementary	11	2	18%
Ladner Rural	0	0	NA
Neilsen Grove	5	4	80%
Port Guichon	0	0	NA
Tilbury	0	0	NA
Westham Island	0	0	NA
TOTAL*	19	13	68%

Market Summary

- Market Type Indicator **LADNER ATTACHED**: Sellers Market at 68% Sales Ratio average (6.8 in 10 homes selling rate)
- Homes are selling on average 1% above list price
- Most Active Price Band** Insufficient data but with 4 sales price band of \$900,000 to \$1 mil
- Buyers Best Bet** Insufficient data
- Sellers Best Bet** Homes with 2 bedrooms

**With minimum inventory of 10 in most instances

13 Month Market Trend



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