

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

*Compliments of:*  
**SnapStats Publishing**

604.229.0521  
snapstatsinfo@gmail.com  
snap-stats.com

**SnapStats Publishing Company**  
1838 West 1 Avenue  
Vancouver, BC V6J 1G5



August 2021

Produced & Published by SnapStats® Publishing Co.  
info@snap-stats.com | snap-stats.com

# 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	9	6	67%
400,001 – 500,000	16	7	44%
500,001 – 600,000	50	35	70%
600,001 – 700,000	88	49	56%
700,001 – 800,000	82	37	45%
800,001 – 900,000	77	28	36%
900,001 – 1,000,000	58	11	19%
1,000,001 – 1,250,000	83	19	23%
1,250,001 – 1,500,000	75	15	20%
1,500,001 – 1,750,000	35	7	20%
1,750,001 – 2,000,000	57	5	9%
2,000,001 – 2,250,000	21	2	10%
2,250,001 – 2,500,000	29	2	7%
2,500,001 – 2,750,000	14	2	14%
2,750,001 – 3,000,000	25	3	12%
3,000,001 – 3,500,000	32	1	3%
3,500,001 – 4,000,000	12	0	NA
4,000,001 – 4,500,000	7	5	71%
4,500,001 – 5,000,000	11	1	9%
5,000,001 & Greater	50	2	4%
TOTAL*	832	238	29%

0 to 1 Bedroom	297	148	50%
2 Bedrooms	420	77	18%
3 Bedrooms	104	12	12%
4 Bedrooms & Greater	11	1	9%
TOTAL*	832	238	29%

SnapStats®	July	August	Variance
Inventory	938	832	-11%
Solds	222	238	7%
Sale Price	\$749,000	\$755,000	1%
Sale Price SQFT	\$1,048	\$1,086	4%
Sale to List Price Ratio	99%	100%	1%
Days on Market	15	18	20%

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

## Community CONDOS & TOWNHOMES

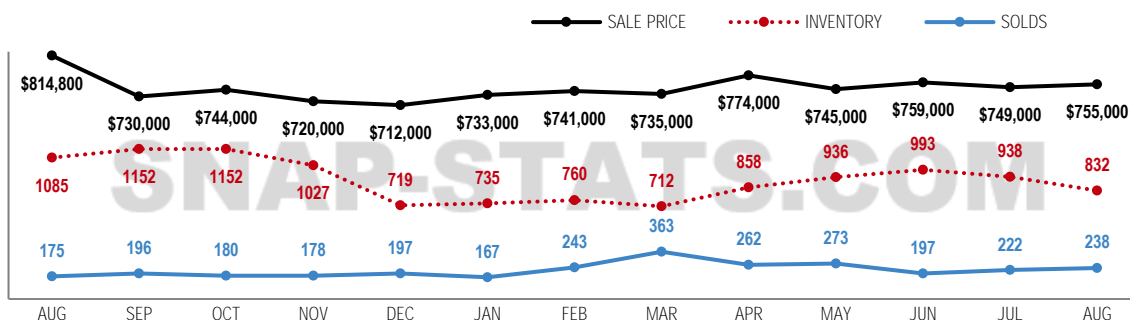
SnapStats®	Inventory	Sales	Sales Ratio
Coal Harbour	132	24	18%
Downtown	322	92	29%
Westend	151	55	36%
Yaletown	227	67	30%
TOTAL*	832	238	29%

## 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 100% of list price
- Most Active Price Band\*\* \$500,000 to \$600,000 with average 70% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$3 mil to \$3.5 mil, Coal Harbour and minimum 4 bedroom properties
- Sellers Best Bet\*\* Selling homes in Westend and up to 1 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 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	3	1	33%
1,000,001 - 1,250,000	0	0	NA
1,250,001 - 1,500,000	1	0	NA
1,500,001 - 1,750,000	1	0	NA
1,750,001 - 2,000,000	11	2	18%
2,000,001 - 2,250,000	5	5	100%
2,250,001 - 2,500,000	16	5	31%
2,500,001 - 2,750,000	27	6	22%
2,750,001 - 3,000,000	28	9	32%
3,000,001 - 3,500,000	66	13	20%
3,500,001 - 4,000,000	98	12	12%
4,000,001 - 4,500,000	71	5	7%
4,500,001 - 5,000,000	54	4	7%
5,000,001 - 5,500,000	39	3	8%
5,500,001 - 6,000,000	44	1	2%
6,000,001 - 6,500,000	18	1	6%
6,500,001 - 7,000,000	43	0	NA
7,000,001 - 7,500,000	21	2	10%
7,500,001 & Greater	144	5	3%
TOTAL*	690	74	11%

2 Bedrooms & Less	16	1	6%
3 to 4 Bedrooms	220	29	13%
5 to 6 Bedrooms	343	37	11%
7 Bedrooms & More	111	7	6%
TOTAL*	690	74	11%

SnapStats®	July	August	Variance
Inventory	701	690	-2%
Solds	93	74	-20%
Sale Price	\$3,200,000	\$3,300,444	3%
Sale Price SQFT	\$1,109	\$1,050	-5%
Sale to List Price Ratio	97%	97%	0%
Days on Market	22	25	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

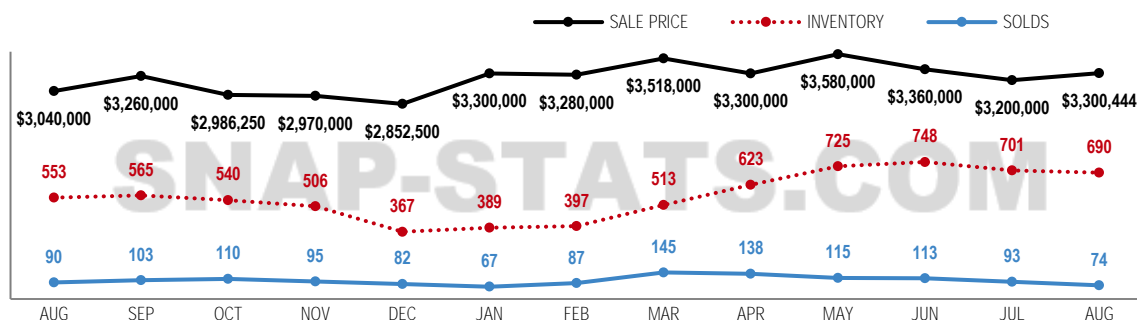
SnapStats®	Inventory	Sales	Sales Ratio
Arbutus	31	4	13%
Cambie	60	3	5%
Dunbar	75	17	23%
Fairview	0	0	NA
Falsecreek	1	0	NA
Kerrisdale	42	4	10%
Kitsilano	29	6	21%
Mackenzie Heights	24	2	8%
Marpole	41	7	17%
Mount Pleasant	4	1	25%
Oakridge	23	2	9%
Point Grey	83	9	11%
Quilchena	23	1	4%
SW Marine	27	1	4%
Shaughnessy	72	3	4%
South Cambie	13	1	8%
South Granville	83	6	7%
Southlands	35	5	14%
University	24	2	8%
TOTAL*	690	74	11%

## Market Summary

- Market Type Indicator **VANCOUVER WESTSIDE DETACHED**: Buyers Market at 11% Sales Ratio average (1.1 in 10 homes selling rate)
- Homes are selling on average 3% below list price
- Most Active Price Band\*\* \$2.75 mil to \$3 mil with average 32% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$5.5 mil to \$6 mil, Cambie, Quilchena, SW Marine, and Shaughnessy
- Sellers Best Bet\*\* Selling homes in Dunbar, Kitsilano and 3 to 6 bedroom properties

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

## 13 Month Market Trend



## Compliments of...

SnapStats Publishing  
SnapStats Publishing Company  
604.229.0521

snap-stats.com  
snapstatsinfo@gmail.com



## Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 300,000	0	0	NA
300,001 – 400,000	1	4	400%*
400,001 – 500,000	5	5	100%
500,001 – 600,000	41	28	68%
600,001 – 700,000	37	34	92%
700,001 – 800,000	56	43	77%
800,001 – 900,000	58	29	50%
900,001 – 1,000,000	76	21	28%
1,000,001 – 1,250,000	110	32	29%
1,250,001 – 1,500,000	107	32	30%
1,500,001 – 1,750,000	60	23	38%
1,750,001 – 2,000,000	67	14	21%
2,000,001 – 2,250,000	19	6	32%
2,250,001 – 2,500,000	30	2	7%
2,500,001 – 2,750,000	15	3	20%
2,750,001 – 3,000,000	17	2	12%
3,000,001 – 3,500,000	8	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*	722	278	39%

0 to 1 Bedroom	162	102	63%
2 Bedrooms	364	120	33%
3 Bedrooms	173	48	28%
4 Bedrooms & Greater	23	8	35%
TOTAL*	722	278	39%

SnapStats®	July	August	Variance
Inventory	805	722	-10%
Solds	245	278	13%
Sale Price	\$857,143	\$892,500	4%
Sale Price SQFT	\$998	\$995	0%
Sale to List Price Ratio	100%	99%	-1%
Days on Market	14	12	-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 CONDOS & TOWNHOMES

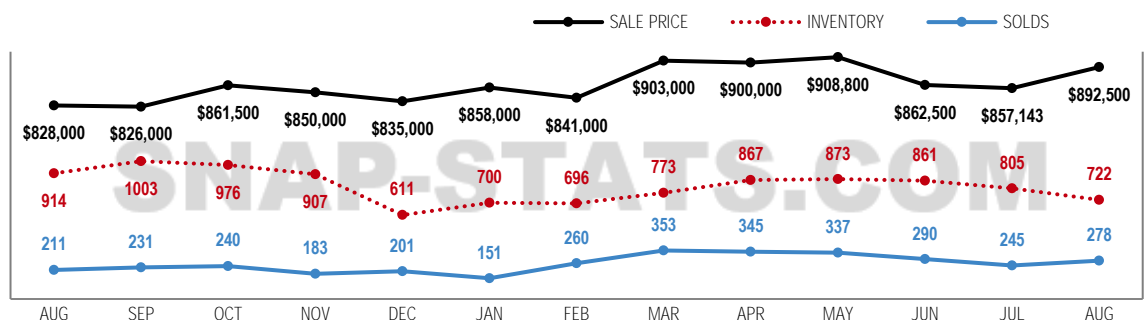
SnapStats®	Inventory	Sales	Sales Ratio
Arbutus	1	0	NA
Cambie	122	29	24%
Dunbar	19	4	21%
Fairview	75	43	57%
Falsecreek	63	28	44%
Kerrisdale	32	7	22%
Kitsilano	67	49	73%
Mackenzie Heights	1	0	NA
Marpole	73	25	34%
Mount Pleasant	9	6	67%
Oakridge	16	6	38%
Point Grey	17	1	6%
Quilchena	7	10	143%*
SW Marine	15	3	20%
Shaughnessy	4	0	NA
South Cambie	44	5	11%
South Granville	29	2	7%
Southlands	1	0	NA
University	127	60	47%
TOTAL*	722	278	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% below list price
- Most Active Price Band\*\* \$600,000 to \$700,000 with average 92% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$2.25 mil to \$2.5 mil, Point Grey, South Granville and 3 bedroom properties
- Sellers Best Bet\*\* Selling homes in Quilchena and up to 1 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 DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 - 800,000	0	0	NA
800,001 - 900,000	2	0	NA
900,001 - 1,000,000	1	0	NA
1,000,001 - 1,250,000	1	4	400%*
1,250,001 - 1,500,000	37	19	51%
1,500,001 - 1,750,000	59	20	34%
1,750,001 - 2,000,000	92	35	38%
2,000,001 - 2,250,000	52	11	21%
2,250,001 - 2,500,000	72	4	6%
2,500,001 - 2,750,000	35	3	9%
2,750,001 - 3,000,000	60	4	7%
3,000,001 - 3,500,000	41	2	5%
3,500,001 - 4,000,000	11	0	NA
4,000,001 - 4,500,000	4	0	NA
4,500,001 - 5,000,000	5	0	NA
5,000,001 - 5,500,000	4	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	1	0	NA
7,000,001 - 7,500,000	1	0	NA
7,500,001 & Greater	0	0	NA
TOTAL*	479	102	21%

2 Bedrooms & Less	25	3	12%
3 to 4 Bedrooms	145	29	20%
5 to 6 Bedrooms	216	53	25%
7 Bedrooms & More	93	17	18%
TOTAL*	479	102	21%

SnapStats®	July	August	Variance
Inventory	546	479	-12%
Solds	143	102	-29%
Sale Price	\$1,689,000	\$1,805,000	7%
Sale Price SQFT	\$752	\$751	0%
Sale to List Price Ratio	99%	100%	1%
Days on Market	15	28	87%

\*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

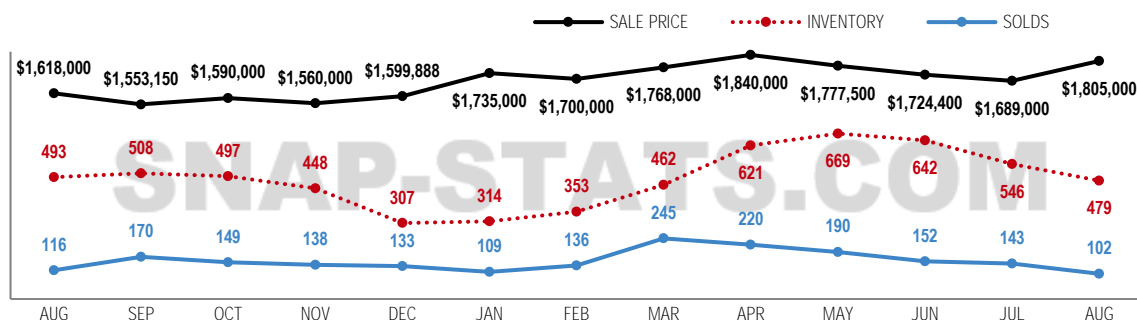
SnapStats®	Inventory	Sales	Sales Ratio
Champlain Heights	2	0	NA
Collingwood	105	10	10%
Downtown	0	0	NA
Fraser	19	5	26%
Fraserview	15	6	40%
Grandview Woodland	49	12	24%
Hastings	13	1	8%
Hastings Sunrise	8	1	13%
Killarney	45	13	29%
Knight	34	9	26%
Main	17	2	12%
Mount Pleasant	6	2	33%
Renfrew Heights	42	8	19%
Renfrew	44	12	27%
South Marine	3	1	33%
South Vancouver	44	13	30%
Strathcona	4	1	25%
Victoria	29	6	21%
TOTAL*	479	102	21%

## Market Summary

- Market Type Indicator **VANCOUVER EASTSIDE DETACHED**: Sellers Market at 21% Sales Ratio average (2.1 in 10 homes selling rate)
- Homes are selling on average 100% of list price
- Most Active Price Band\*\* \$1.25 mil to \$1.5 mil with average 51% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$3 mil to \$3.5 mil, Collingwood, Hastings, Main and up to 2 bedroom properties
- Sellers Best Bet\*\* Selling homes in Killarney and 5 to 6 bedroom properties

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

## 13 Month Market Trend



## Compliments of...

SnapStats Publishing  
SnapStats Publishing Company  
604.229.0521

snap-stats.com  
snapstatsinfo@gmail.com



## Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 300,000	1	0	NA
300,001 – 400,000	11	4	36%
400,001 – 500,000	43	31	72%
500,001 – 600,000	75	43	57%
600,001 – 700,000	56	33	59%
700,001 – 800,000	59	27	46%
800,001 – 900,000	59	10	17%
900,001 – 1,000,000	42	8	19%
1,000,001 – 1,250,000	45	15	33%
1,250,001 – 1,500,000	29	9	31%
1,500,001 – 1,750,000	20	1	5%
1,750,001 – 2,000,000	3	0	NA
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	3	1	33%
2,500,001 – 2,750,000	0	1	NA*
2,750,001 – 3,000,000	2	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	1	0	NA
4,000,001 – 4,500,000	1	0	NA
4,500,001 – 5,000,000	0	0	NA
5,000,001 & Greater	0	0	NA
TOTAL*	450	183	41%

0 to 1 Bedroom	133	81	61%
2 Bedrooms	220	70	32%
3 Bedrooms	86	30	35%
4 Bedrooms & Greater	11	2	18%
TOTAL*	450	183	41%

SnapStats®	July	August	Variance
Inventory	499	450	-10%
Solds	197	183	-7%
Sale Price	\$680,000	\$650,000	-4%
Sale Price SQFT	\$863	\$826	-4%
Sale to List Price Ratio	100%	100%	0%
Days on Market	10	12	20%

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

## Community CONDOS & TOWNHOMES

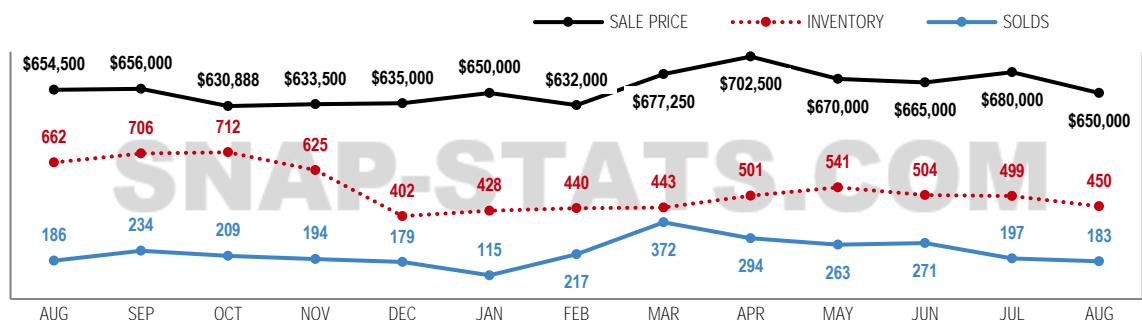
SnapStats®	Inventory	Sales	Sales Ratio
Champlain Heights	14	6	43%
Collingwood	95	50	53%
Downtown	29	6	21%
Fraser	13	7	54%
Fraserview	2	2	100%
Grandview Woodland	21	6	29%
Hastings	15	8	53%
Hastings Sunrise	4	1	25%
Killarney	15	7	47%
Knight	19	0	NA
Main	3	4	133%*
Mount Pleasant	81	28	35%
Renfrew Heights	8	0	NA
Renfrew	11	3	27%
South Marine	69	39	57%
South Vancouver	13	2	15%
Strathcona	20	7	35%
Victoria	18	7	39%
TOTAL*	450	183	41%

## Market Summary

- Market Type Indicator **VANCOUVER EASTSIDE ATTACHED**: Sellers Market at 41% Sales Ratio average (4.1 in 10 homes selling rate)
- Homes are selling on average 100% of list price
- Most Active Price Band\*\* \$400,000 to \$500,000 with average 72% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.5 mil to \$1.75 mil, South Vancouver and minimum 4 bedroom properties
- Sellers Best Bet\*\* Selling homes in Collingwood, Fraser, Hastings, South Marine and up to 1 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 DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 - 800,000	3	1	33%
800,001 - 900,000	1	0	NA
900,001 - 1,000,000	0	1	NA*
1,000,001 - 1,250,000	2	4	200%*
1,250,001 - 1,500,000	8	6	75%
1,500,001 - 1,750,000	10	16	160%*
1,750,001 - 2,000,000	22	15	68%
2,000,001 - 2,250,000	10	10	100%
2,250,001 - 2,500,000	23	5	22%
2,500,001 - 2,750,000	13	6	46%
2,750,001 - 3,000,000	13	2	15%
3,000,001 - 3,500,000	17	1	6%
3,500,001 - 4,000,000	13	3	23%
4,000,001 - 4,500,000	4	1	25%
4,500,001 - 5,000,000	2	0	NA
5,000,001 - 5,500,000	2	1	50%
5,500,001 - 6,000,000	4	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*	149	72	48%

2 Bedrooms & Less	10	1	10%
3 to 4 Bedrooms	68	41	60%
5 to 6 Bedrooms	57	24	42%
7 Bedrooms & More	14	6	43%
TOTAL*	149	72	48%

SnapStats®	July	August	Variance
Inventory	190	149	-22%
Solds	71	72	1%
Sale Price	\$1,890,000	\$1,860,000	-2%
Sale Price SQFT	\$722	\$684	-5%
Sale to List Price Ratio	101%	100%	-1%
Days on Market	10	11	10%

## Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Blueridge	2	2	100%
Boulevard	3	4	133%*
Braemar	3	0	NA
Calverhall	5	1	20%
Canyon Heights	27	3	11%
Capilano	3	2	67%
Central Lonsdale	10	7	70%
Deep Cove	3	0	NA
Delbrook	3	2	67%
Dollarton	2	3	150%*
Edgemont	10	3	30%
Forest Hills	8	0	NA
Grouse Woods	0	0	NA
Harbourside	0	0	NA
Indian Arm	2	2	100%
Indian River	1	0	NA
Lower Lonsdale	4	3	75%
Lynn Valley	12	11	92%
Lynnmoor	3	0	NA
Mosquito Creek	0	0	NA
Norqate	1	0	NA
Northlands	1	0	NA
Pemberton Heights	2	2	100%
Pemberton	4	3	75%
Princess Park	2	0	NA
Queensbury	2	1	50%
Roche Point	0	0	NA
Seymour	5	1	20%
Tempe	2	1	50%
Upper Delbrook	6	4	67%
Upper Lonsdale	13	8	62%
Westlynn	6	3	50%
Westlynn Terrace	0	3	NA*
Windsor Park	2	2	100%
Woodlands-Sunshine Cascade	2	1	50%
TOTAL*	149	72	48%

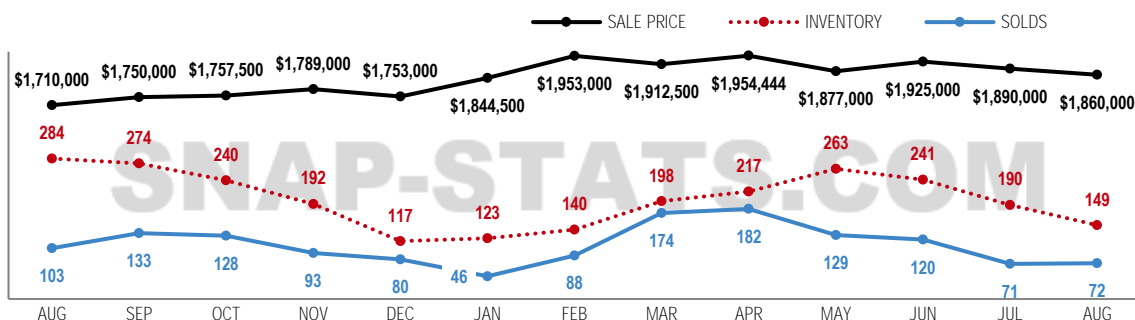
\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

## Market Summary

- Market Type Indicator **NORTH VANCOUVER DETACHED**: Sellers Market at 48% Sales Ratio average (4.8 in 10 homes selling rate)
- Homes are selling on average 100% of 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 \$3 mil to \$3.5 mil, Canyon Heights and up to 2 bedroom properties
- Sellers Best Bet\*\* Selling homes in Lynn Valley 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	1	0	NA
300,001 – 400,000	3	3	100%
400,001 – 500,000	13	11	85%
500,001 – 600,000	25	18	72%
600,001 – 700,000	25	24	96%
700,001 – 800,000	33	19	58%
800,001 – 900,000	25	12	48%
900,001 – 1,000,000	23	7	30%
1,000,001 – 1,250,000	26	19	73%
1,250,001 – 1,500,000	34	11	32%
1,500,001 – 1,750,000	20	8	40%
1,750,001 – 2,000,000	8	3	38%
2,000,001 – 2,250,000	3	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	1	0	NA
3,000,001 – 3,500,000	3	0	NA
3,500,001 – 4,000,000	1	1	100%
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*	252	137	54%

0 to 1 Bedroom	62	41	66%
2 Bedrooms	130	64	49%
3 Bedrooms	50	24	48%
4 Bedrooms & Greater	10	8	80%
TOTAL*	252	137	54%

SnapStats®	July	August	Variance
Inventory	283	252	-11%
Solds	168	137	-18%
Sale Price	\$761,750	\$773,000	1%
Sale Price SQFT	\$885	\$835	-6%
Sale to List Price Ratio	100%	98%	-2%
Days on Market	11	15	36%

## Community CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
Blueridge	1	1	100%
Boulevard	0	0	NA
Braemar	0	0	NA
Calverhall	0	0	NA
Canyon Heights	0	1	NA*
Capilano	8	0	NA
Central Lonsdale	39	23	59%
Deep Cove	0	0	NA
Delbrook	1	0	NA
Dollarton	0	0	NA
Edgemont	8	1	13%
Forest Hills	0	0	NA
Grouse Woods	0	0	NA
Harbourside	3	0	NA
Indian Arm	0	0	NA
Indian River	0	0	NA
Lower Lonsdale	77	38	49%
Lynn Valley	17	17	100%
Lynn timer	30	9	30%
Mosquito Creek	9	10	111%*
Norqate	3	5	167%*
Northlands	2	2	100%
Pemberton Heights	3	0	NA
Pemberton	35	18	51%
Princess Park	0	0	NA
Queensbury	4	0	NA
Roche Point	5	5	100%
Seymour	0	1	NA*
Tempe	0	0	NA
Upper Delbrook	0	0	NA
Upper Lonsdale	7	6	86%
Westlynn	0	0	NA
Westlynn Terrace	0	0	NA
Windsor Park	0	0	NA
Woodlands-Sunshine Cascade	0	0	NA
TOTAL*	252	137	54%

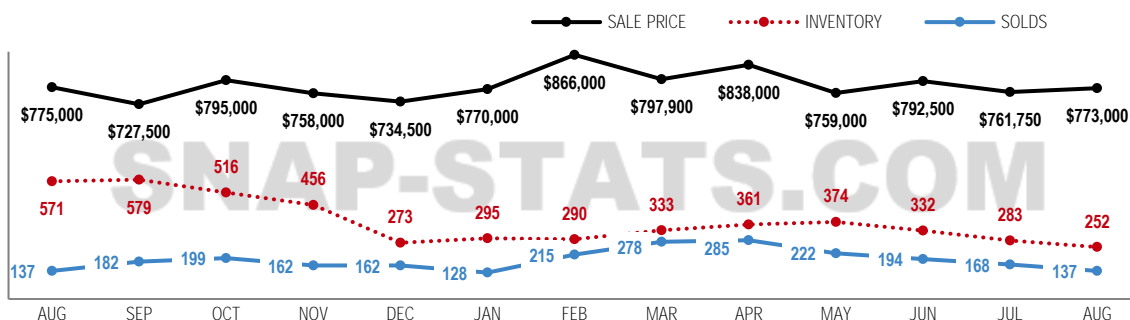
\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

## Market Summary

- Market Type Indicator **NORTH VANCOUVER ATTACHED**: Sellers Market at 54% Sales Ratio average (5.4 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band\*\* \$600,000 to \$700,000 with average 96% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$900,000 to \$1 mil, Edgemont, Lynn timer and 2 to 3 bedroom properties
- Sellers Best Bet\*\* Selling homes in Lynn Valley, Mosquito Creek and up to 1 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 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	3	3	100%
1,500,001 - 1,750,000	3	1	33%
1,750,001 - 2,000,000	7	2	29%
2,000,001 - 2,250,000	10	6	60%
2,250,001 - 2,500,000	37	2	5%
2,500,001 - 2,750,000	18	4	22%
2,750,001 - 3,000,000	31	7	23%
3,000,001 - 3,500,000	34	5	15%
3,500,001 - 4,000,000	40	0	NA
4,000,001 - 4,500,000	29	2	7%
4,500,001 - 5,000,000	36	3	8%
5,000,001 - 5,500,000	20	0	NA
5,500,001 - 6,000,000	24	2	8%
6,000,001 - 6,500,000	9	2	22%
6,500,001 - 7,000,000	19	1	5%
7,000,001 - 7,500,000	4	0	NA
7,500,001 & Greater	78	3	4%
<b>TOTAL*</b>	<b>405</b>	<b>43</b>	<b>11%</b>

2 Bedrooms & Less	17	1	6%
3 to 4 Bedrooms	174	27	16%
5 to 6 Bedrooms	175	13	7%
7 Bedrooms & More	39	2	5%
<b>TOTAL*</b>	<b>405</b>	<b>43</b>	<b>11%</b>

SnapStats®	July	August	Variance
Inventory	425	405	-5%
Solds	53	43	-19%
Sale Price	\$2,900,000	\$2,935,000	1%
Sale Price SQFT	\$849	\$858	1%
Sale to List Price Ratio	97%	98%	1%
Days on Market	21	28	33%

## Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Altamont	14	2	14%
Ambleside	48	6	13%
Bayridge	11	1	9%
British Properties	71	6	8%
Canterbury	9	0	NA
Caulfield	26	4	15%
Cedardale	6	2	33%
Chartwell	29	1	3%
Chelsea Park	3	0	NA
Cypress	6	0	NA
Cypress Park Estates	9	1	11%
Deer Ridge	0	0	NA
Dundarave	24	1	4%
Eagle Harbour	8	1	13%
Eagleridge	1	1	100%
Furry Creek	8	1	13%
Gleneagles	4	2	50%
Glenmore	21	1	5%
Horseshoe Bay	10	0	NA
Howe Sound	4	0	NA
Lions Bay	6	5	83%
Olde Caulfield	7	0	NA
Panorama Village	0	0	NA
Park Royal	2	0	NA
Porteau Cove	0	0	NA
Queens	23	1	4%
Rockridge	2	0	NA
Sandy Cove	2	0	NA
Sentinel Hill	18	3	17%
Upper Caulfield	2	0	NA
West Bay	6	2	33%
Westhill	10	1	10%
Westmount	8	1	13%
Whitby Estates	1	0	NA
Whytecliff	6	0	NA
<b>TOTAL*</b>	<b>405</b>	<b>43</b>	<b>11%</b>

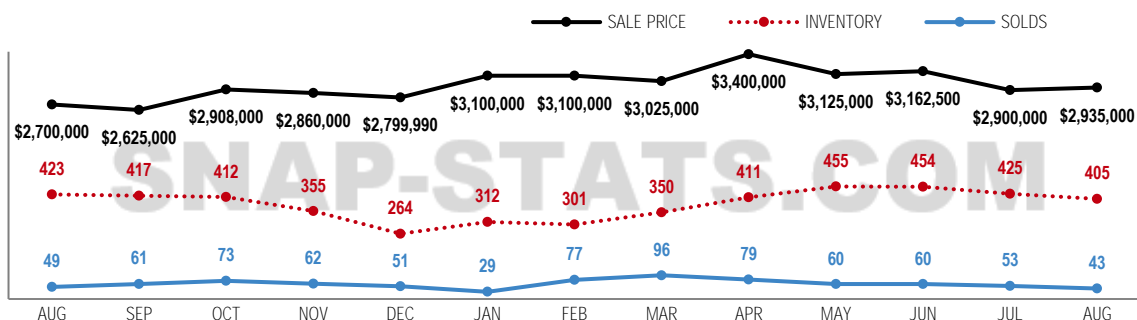
\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

## Market Summary

- Market Type Indicator **WEST VANCOUVER DETACHED**: Buyers Market at 11% Sales Ratio average (1.1 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 60% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes minimum \$7.5 mil, Chartwell, Dundarave, Glenmore, Queens and minimum 7 bedroom properties
- Sellers Best Bet\*\* Selling homes in Sentinel Hill and 3 to 4 bedroom properties

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

## 13 Month Market Trend



## 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	3	0	NA
400,001 – 500,000	0	2	NA*
500,001 – 600,000	4	0	NA
600,001 – 700,000	4	1	25%
700,001 – 800,000	1	2	200%*
800,001 – 900,000	5	0	NA
900,001 – 1,000,000	2	1	50%
1,000,001 – 1,250,000	7	6	86%
1,250,001 – 1,500,000	14	2	14%
1,500,001 – 1,750,000	5	3	60%
1,750,001 – 2,000,000	8	1	13%
2,000,001 – 2,250,000	0	1	NA*
2,250,001 – 2,500,000	4	1	25%
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	2	67%
3,500,001 – 4,000,000	8	0	NA
4,000,001 – 4,500,000	1	0	NA
4,500,001 – 5,000,000	1	0	NA
5,000,001 & Greater	6	0	NA
TOTAL*	79	22	28%

0 to 1 Bedroom	18	3	17%
2 Bedrooms	36	17	47%
3 Bedrooms	22	2	9%
4 Bedrooms & Greater	3	0	NA
TOTAL*	79	22	28%

SnapStats®	July	August	Variance
Inventory	94	79	-16%
Solds	27	22	-19%
Sale Price	\$1,039,300	\$1,227,500	18%
Sale Price SQFT	\$818	\$1,066	30%
Sale to List Price Ratio	99%	96%	-3%
Days on Market	23	17	-26%

## Community CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
Altamont	0	0	NA
Ambleside	22	5	23%
Bayridge	0	0	NA
British Properties	1	0	NA
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	2	0	NA
Deer Ridge	1	0	NA
Dundarave	17	7	41%
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	1	NA*
Panorama Village	8	2	25%
Park Royal	15	4	27%
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	4	1	25%
Whytecliff	0	0	NA
TOTAL*	79	22	28%

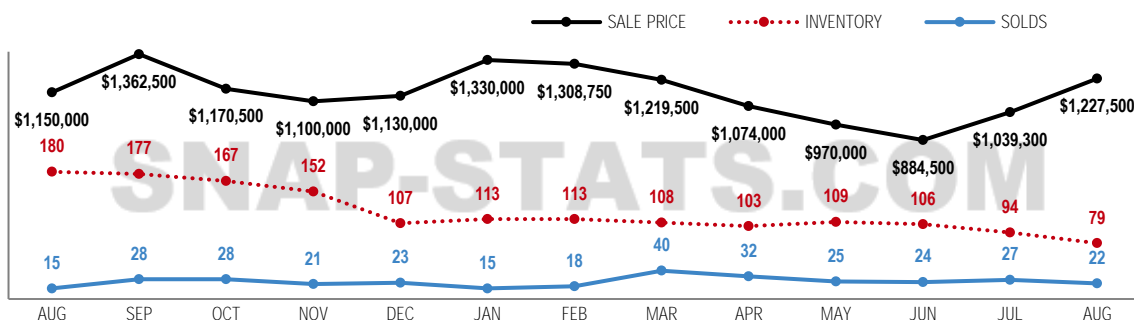
\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

## Market Summary

- Market Type Indicator **WEST VANCOUVER ATTACHED**: Sellers Market at 28% Sales Ratio average (2.8 in 10 homes selling rate)
- Homes are selling on average 4% below list price
- Most Active Price Band\*\* Insufficient data but with 6 sales price band of \$1 mil to \$1.25 mil
- Buyers Best Bet\*\* Homes in Ambleside and 3 bedroom properties
- Sellers Best Bet\*\* Selling homes in Dundarave and 2 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 DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 - 800,000	2	0	NA
800,001 - 900,000	0	0	NA
900,001 - 1,000,000	1	0	NA
1,000,001 - 1,250,000	4	0	NA
1,250,001 - 1,500,000	32	11	34%
1,500,001 - 1,750,000	51	28	55%
1,750,001 - 2,000,000	88	22	25%
2,000,001 - 2,250,000	50	15	30%
2,250,001 - 2,500,000	53	7	13%
2,500,001 - 2,750,000	53	11	21%
2,750,001 - 3,000,000	59	8	14%
3,000,001 - 3,500,000	46	8	17%
3,500,001 - 4,000,000	33	1	3%
4,000,001 - 4,500,000	16	3	19%
4,500,001 - 5,000,000	7	0	NA
5,000,001 - 5,500,000	5	1	20%
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*	508	115	23%

2 Bedrooms & Less	20	1	5%
3 to 4 Bedrooms	171	43	25%
5 to 6 Bedrooms	279	66	24%
7 Bedrooms & More	38	5	13%
TOTAL*	508	115	23%

SnapStats®	July	August	Variance
Inventory	554	508	-8%
Solds	93	115	24%
Sale Price	\$1,740,000	\$1,985,000	14%
Sale Price SQFT	\$650	\$711	9%
Sale to List Price Ratio	97%	100%	3%
Days on Market	17	15	-12%

## Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Boyd Park	18	8	44%
Bridgeport	15	1	7%
Brighthouse	10	0	NA
Brighthouse South	2	1	50%
Broadmoor	50	3	6%
East Cambie	13	6	46%
East Richmond	9	1	11%
Garden City	19	7	37%
Gilmore	3	1	33%
Granville	50	14	28%
Hamilton	8	1	13%
Ironwood	15	2	13%
Lackner	20	5	25%
McLennan	6	3	50%
McLennan North	4	1	25%
McNair	30	4	13%
Quilchena	20	5	25%
Riverdale	31	5	16%
Saunders	24	7	29%
Sea Island	2	2	100%
Seafair	30	4	13%
South Arm	22	7	32%
Steveston North	35	5	14%
Steveston South	4	1	25%
Steveston Village	2	4	200%*
Terra Nova	13	3	23%
West Cambie	11	3	27%
Westwind	6	3	50%
Woodwards	36	8	22%
TOTAL*	508	115	23%

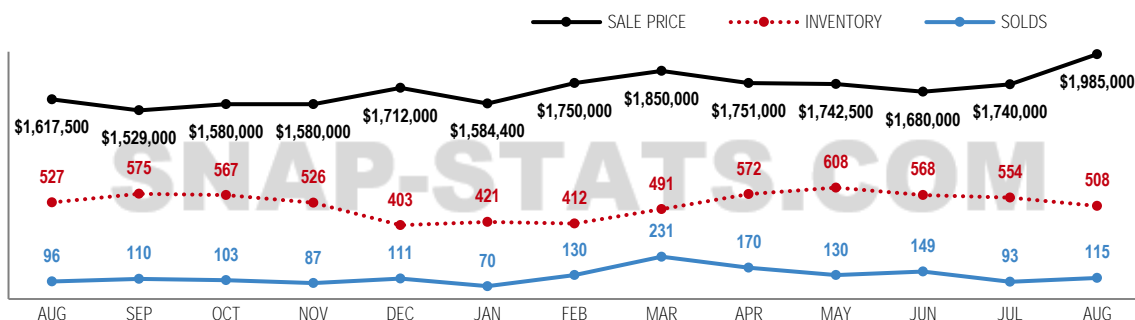
\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

## Market Summary

- Market Type Indicator **RICHMOND DETACHED**: Sellers Market at 23% Sales Ratio average (2.3 in 10 homes selling rate)
- Homes are selling on average 100% of list price
- Most Active Price Band\*\* \$1.5 mil to \$1.75 mil with average 55% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$3.5 mil to \$4 mil, Bridgeport, Broadmoor and up to 2 bedroom properties
- Sellers Best Bet\*\* Selling homes in Boyd Park, East Cambie and 3 to 6 bedroom properties

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

## 13 Month Market Trend



## Compliments of...

SnapStats Publishing  
SnapStats Publishing Company  
604.229.0521

snap-stats.com  
snapstatsinfo@gmail.com



## Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 300,000	29	12	41%
300,001 – 400,000	23	10	43%
400,001 – 500,000	51	40	78%
500,001 – 600,000	90	52	58%
600,001 – 700,000	122	55	45%
700,001 – 800,000	103	48	47%
800,001 – 900,000	97	31	32%
900,001 – 1,000,000	86	26	30%
1,000,001 – 1,250,000	73	37	51%
1,250,001 – 1,500,000	70	9	13%
1,500,001 – 1,750,000	11	5	45%
1,750,001 – 2,000,000	4	0	NA
2,000,001 – 2,250,000	1	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	1	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	5	0	NA
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*	769	325	42%

0 to 1 Bedroom	127	68	54%
2 Bedrooms	389	141	36%
3 Bedrooms	203	90	44%
4 Bedrooms & Greater	50	26	52%
TOTAL*	769	325	42%

SnapStats®	July	August	Variance
Inventory	865	769	-11%
Solds	333	325	-2%
Sale Price	\$674,900	\$689,900	2%
Sale Price SQFT	\$716	\$717	0%
Sale to List Price Ratio	100%	99%	-1%
Days on Market	13	20	54%

## Community CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
Boyd Park	5	5	100%
Bridgeport	28	6	21%
Brighthouse	301	98	33%
Brighthouse South	65	37	57%
Broadmoor	7	6	86%
East Cambie	6	5	83%
East Richmond	3	0	NA
Garden City	1	0	NA
Gilmore	0	0	NA
Granville	14	2	14%
Hamilton	16	18	113%*
Ironwood	18	5	28%
Lackner	5	0	NA
McLennan	0	0	NA
McLennan North	46	29	63%
McNair	2	1	50%
Quilchena	0	0	NA
Riverdale	8	4	50%
Saunders	4	4	100%
Sea Island	0	0	NA
Seafair	0	2	NA*
South Arm	29	10	34%
Steveston North	2	2	100%
Steveston South	28	20	71%
Steveston Village	10	1	10%
Terra Nova	3	1	33%
West Cambie	160	64	40%
Westwind	0	1	NA*
Woodwards	8	4	50%
TOTAL*	769	325	42%

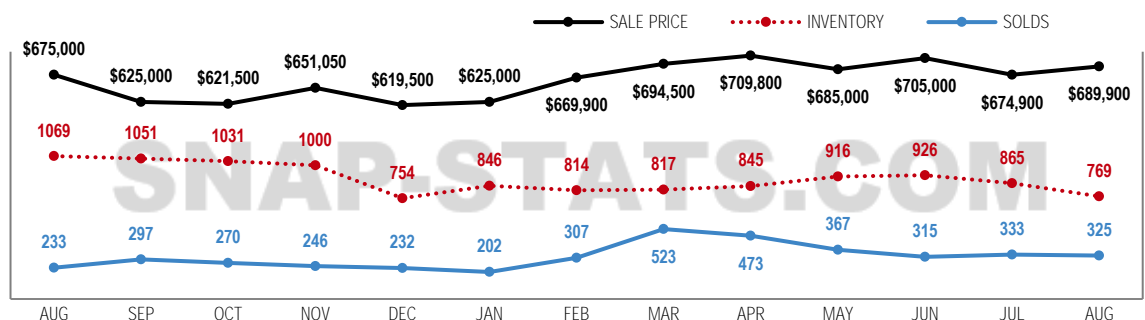
\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

## Market Summary

- Market Type Indicator **RICHMOND ATTACHED**: Sellers Market at 42% Sales Ratio average (4.2 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 78% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.25 mil to \$1.5 mil, Granville, Steveston Village and 2 bedroom properties
- Sellers Best Bet\*\* Selling homes in Hamilton, Steveston South and up to 1 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 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	3	11	367%*
1,250,001 - 1,500,000	31	13	42%
1,500,001 - 1,750,000	12	8	67%
1,750,001 - 2,000,000	13	5	38%
2,000,001 - 2,250,000	3	2	67%
2,250,001 - 2,500,000	6	0	NA
2,500,001 - 2,750,000	3	1	33%
2,750,001 - 3,000,000	4	0	NA
3,000,001 - 3,500,000	2	0	NA
3,500,001 - 4,000,000	3	1	33%
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*	88	41	47%

2 Bedrooms & Less	3	2	67%
3 to 4 Bedrooms	54	32	59%
5 to 6 Bedrooms	28	6	21%
7 Bedrooms & More	3	1	33%
TOTAL*	88	41	47%

SnapStats®	July	August	Variance
Inventory	105	88	-16%
Solds	24	41	71%
Sale Price	\$1,399,500	\$1,375,000	-2%
Sale Price SQFT	\$578	\$567	-2%
Sale to List Price Ratio	101%	99%	-2%
Days on Market	19	29	53%

\*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

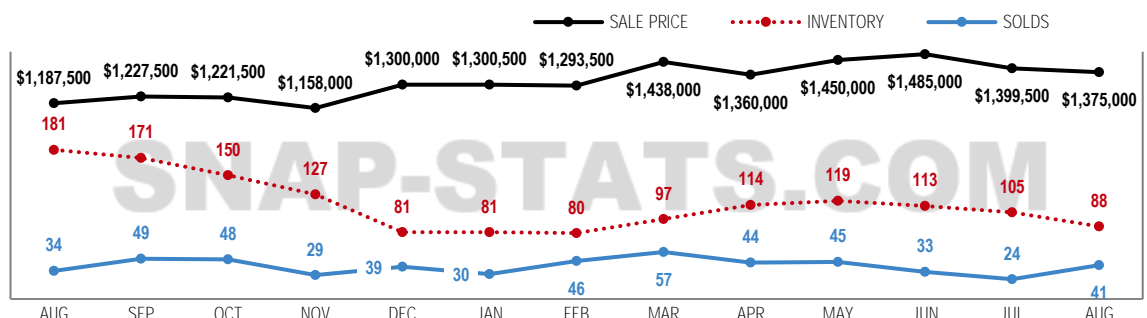
SnapStats®	Inventory	Sales	Sales Ratio
Beach Grove	3	2	67%
Boundary Beach	5	0	NA
Cliff Drive	11	9	82%
English Bluff	17	3	18%
Pebble Hill	21	13	62%
Tsawwassen Central	18	9	50%
Tsawwassen East	7	2	29%
Tsawwassen North	6	3	50%
TOTAL*	88	41	47%

## Market Summary

- Market Type Indicator **TSAWWASSEN DETACHED**: Sellers Market at 47% Sales Ratio average (4.7 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 >100% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.75 mil to \$2 mil, English Bluff and 5 to 6 bedroom properties
- Sellers Best Bet\*\* Selling homes in Cliff Drive and 3 to 4 bedroom properties

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

## 13 Month Market Trend



## Compliments of...

SnapStats Publishing  
SnapStats Publishing Company  
604.229.0521

snap-stats.com  
snapstatsinfo@gmail.com



### Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 300,000	0	0	NA
300,001 – 400,000	1	3	300%*
400,001 – 500,000	3	6	200%*
500,001 – 600,000	5	5	100%
600,001 – 700,000	7	5	71%
700,001 – 800,000	7	7	100%
800,001 – 900,000	9	6	67%
900,001 – 1,000,000	7	1	14%
1,000,001 – 1,250,000	1	0	NA
1,250,001 – 1,500,000	1	1	100%
1,500,001 – 1,750,000	1	0	NA
1,750,001 – 2,000,000	0	0	NA
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	0	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	0	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 – 4,500,000	0	0	NA
4,500,001 – 5,000,000	0	0	NA
5,000,001 & Greater	0	0	NA
TOTAL*	42	34	81%

0 to 1 Bedroom	3	8	267%*
2 Bedrooms	18	14	78%
3 Bedrooms	18	11	61%
4 Bedrooms & Greater	3	1	33%
TOTAL*	42	34	81%

SnapStats®	July	August	Variance
Inventory	55	42	-24%
Solds	33	34	3%
Sale Price	\$659,900	\$689,000	4%
Sale Price SQFT	\$610	\$563	-8%
Sale to List Price Ratio	100%	99%	-1%
Days on Market	15	18	20%

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

### Community CONDOS & TOWNHOMES

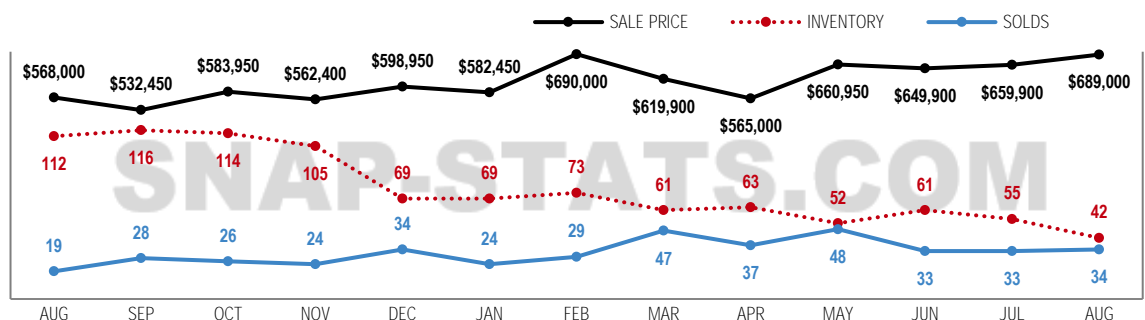
SnapStats®	Inventory	Sales	Sales Ratio
Beach Grove	3	3	100%
Boundary Beach	1	1	100%
Cliff Drive	6	2	33%
English Bluff	0	0	NA
Pebble Hill	0	0	NA
Tsawwassen Central	12	6	50%
Tsawwassen East	1	0	NA
Tsawwassen North	19	22	116%*
TOTAL*	42	34	81%

### Market Summary

- Market Type Indicator **TSAWWASSEN ATTACHED**: Sellers Market at 81% Sales Ratio average (8.1 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band\*\* \$800,000 to \$900,000 with average 67% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes in Tsawwassen Central and 3 bedroom properties
- Sellers Best Bet\*\* Selling homes in Tsawwassen North and up to 1 bedroom properties

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

### 13 Month Market Trend



### Compliments of...

SnapStats Publishing  
SnapStats Publishing Company  
604.229.0521

snap-stats.com  
snapstatsinfo@gmail.com



## Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 - 800,000	3	5	167%*
800,001 - 900,000	0	0	NA
900,001 - 1,000,000	0	1	NA*
1,000,001 - 1,250,000	5	9	180%*
1,250,001 - 1,500,000	6	6	100%
1,500,001 - 1,750,000	5	1	20%
1,750,001 - 2,000,000	5	0	NA
2,000,001 - 2,250,000	2	0	NA
2,250,001 - 2,500,000	2	0	NA
2,500,001 - 2,750,000	0	0	NA
2,750,001 - 3,000,000	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*	30	22	73%

2 Bedrooms & Less	9	6	67%
3 to 4 Bedrooms	11	15	136%*
5 to 6 Bedrooms	10	1	10%
7 Bedrooms & More	0	0	NA
TOTAL*	30	22	73%

SnapStats®	July	August	Variance
Inventory	43	30	-30%
Solds	22	22	0%
Sale Price	\$1,210,000	\$1,146,000	-5%
Sale Price SQFT	\$530	\$615	16%
Sale to List Price Ratio	101%	98%	-3%
Days on Market	19	8	-58%

\*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

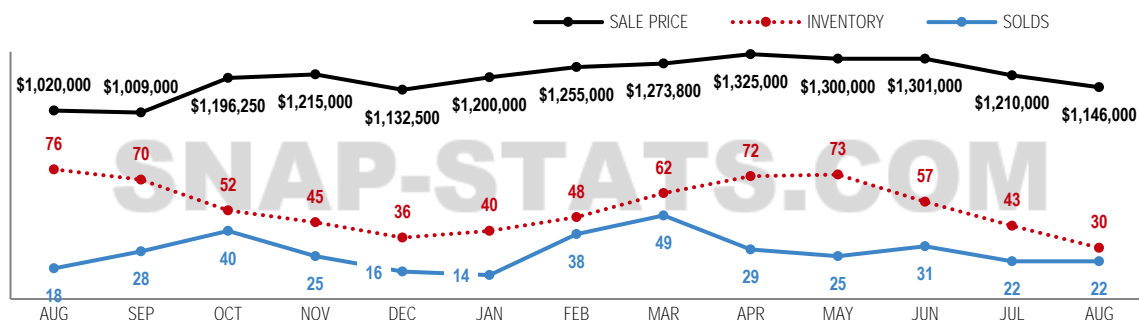
SnapStats®	Inventory	Sales	Sales Ratio
Annacis Island	0	0	NA
Delta Manor	0	3	NA*
East Delta	0	0	NA
Hawthorne	10	1	10%
Holly	9	1	11%
Ladner Elementary	4	8	200%*
Ladner Rural	4	1	25%
Neilsen Grove	1	4	400%*
Port Guichon	2	3	150%*
Tilbury	0	0	NA
Westham Island	0	1	NA*
TOTAL*	30	22	73%

## Market Summary

- Market Type Indicator **LADNER DETACHED**: Sellers Market at 73% Sales Ratio average (7.3 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band\*\* \$1 mil to \$1.25 mil with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes in Hawthorne, Holly and 5 to 6 bedroom properties
- Sellers Best Bet\*\* Selling homes in 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	3	3	100%
500,001 – 600,000	7	2	29%
600,001 – 700,000	2	6	300%*
700,001 – 800,000	2	1	50%
800,001 – 900,000	2	0	NA
900,001 – 1,000,000	1	2	200%*
1,000,001 – 1,250,000	1	0	NA
1,250,001 – 1,500,000	0	0	NA
1,500,001 – 1,750,000	0	0	NA
1,750,001 – 2,000,000	0	0	NA
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	0	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	0	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 – 4,500,000	0	0	NA
4,500,001 – 5,000,000	0	0	NA
5,000,001 & Greater	0	0	NA
TOTAL*	18	14	78%

0 to 1 Bedroom	4	1	25%
2 Bedrooms	10	8	80%
3 Bedrooms	4	5	125%*
4 Bedrooms & Greater	0	0	NA
TOTAL*	18	14	78%

SnapStats®	July	August	Variance
Inventory	19	18	-5%
Solds	13	14	8%
Sale Price	\$730,000	\$621,535	-15%
Sale Price SQFT	\$536	\$537	0%
Sale to List Price Ratio	101%	99%	-2%
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

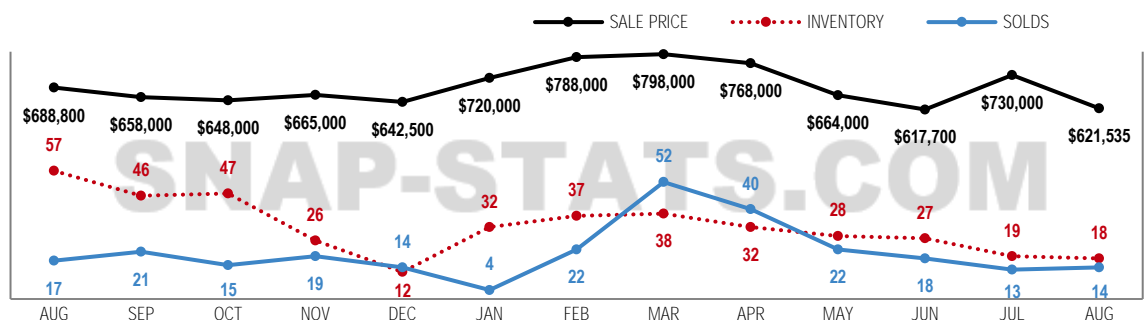
SnapStats®	Inventory	Sales	Sales Ratio
Annacis Island	0	0	NA
Delta Manor	4	2	50%
East Delta	1	0	NA
Hawthorne	4	1	25%
Holly	1	0	NA
Ladner Elementary	7	7	100%
Ladner Rural	0	0	NA
Neilsen Grove	1	4	400%*
Port Guichon	0	0	NA
Tilbury	0	0	NA
Westham Island	0	0	NA
TOTAL*	18	14	78%

### Market Summary

- Market Type Indicator **LADNER ATTACHED**: Sellers Market at 78% Sales Ratio average (7.8 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band\*\* Insufficient data but with 6 sales price band of \$600,000 to \$700,000
- Buyers Best Bet\*\* Insufficient data
- Sellers Best Bet\*\* Selling homes with 2 bedrooms

\*\*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

