

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	4	2	50%
400,001 – 500,000	18	5	28%
500,001 – 600,000	48	37	77%
600,001 – 700,000	68	46	68%
700,001 – 800,000	51	48	94%
800,001 – 900,000	52	26	50%
900,001 – 1,000,000	56	35	63%
1,000,001 – 1,250,000	66	39	59%
1,250,001 – 1,500,000	74	23	31%
1,500,001 – 1,750,000	54	23	43%
1,750,001 – 2,000,000	61	3	5%
2,000,001 – 2,250,000	28	6	21%
2,250,001 – 2,500,000	14	6	43%
2,500,001 – 2,750,000	17	1	6%
2,750,001 – 3,000,000	24	2	8%
3,000,001 – 3,500,000	27	4	15%
3,500,001 – 4,000,000	19	2	11%
4,000,001 – 4,500,000	17	0	NA
4,500,001 – 5,000,000	9	1	11%
5,000,001 & Greater	43	7	16%
TOTAL*	751	317	42%

0 to 1 Bedroom	286	169	59%
2 Bedrooms	360	123	34%
3 Bedrooms	91	22	24%
4 Bedrooms & Greater	14	3	21%
TOTAL*	751	317	42%

SnapStats®	February	March	Variance
Inventory	680	751	10%
Solds	285	317	11%
Sale Price	\$858,000	\$850,000	-1%
Sale Price SQFT	\$1,089	\$1,088	0%
Sale to List Price Ratio	101%	100%	-1%
Days on Market	10	8	-20%

Community CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
Coal Harbour	112	31	28%
Downtown	270	138	51%
Westend	164	59	36%
Yaletown	205	89	43%
TOTAL*	751	317	42%

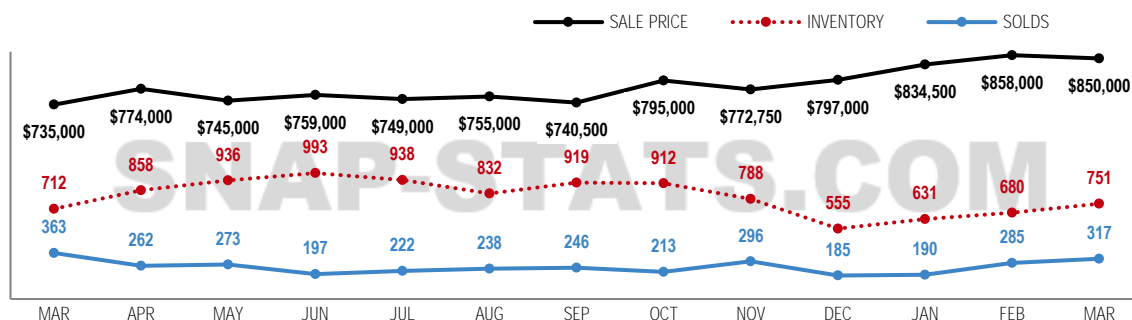
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **VANCOUVER DOWNTOWN ATTACHED**: Sellers Market at 42% Sales Ratio average (4.2 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 94% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.75 mil to \$2 mil, Coal Harbour and minimum 4 bedroom properties
- Sellers Best Bet** Selling homes in Downtown and up to 1 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



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Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 - 800,000	0	0	NA
800,001 - 900,000	1	1	100%
900,001 - 1,000,000	0	0	NA
1,000,001 - 1,250,000	0	0	NA
1,250,001 - 1,500,000	1	0	NA
1,500,001 - 1,750,000	0	0	NA
1,750,001 - 2,000,000	5	1	20%
2,000,001 - 2,250,000	1	2	200%*
2,250,001 - 2,500,000	9	5	56%
2,500,001 - 2,750,000	23	7	30%
2,750,001 - 3,000,000	34	14	41%
3,000,001 - 3,500,000	45	30	67%
3,500,001 - 4,000,000	68	22	32%
4,000,001 - 4,500,000	59	6	10%
4,500,001 - 5,000,000	53	8	15%
5,000,001 - 5,500,000	41	8	20%
5,500,001 - 6,000,000	46	0	NA
6,000,001 - 6,500,000	24	4	17%
6,500,001 - 7,000,000	25	3	12%
7,000,001 - 7,500,000	15	1	7%
7,500,001 & Greater	125	9	7%
TOTAL*	575	121	21%

2 Bedrooms & Less	23	3	13%
3 to 4 Bedrooms	182	51	28%
5 to 6 Bedrooms	279	57	20%
7 Bedrooms & More	91	10	11%
TOTAL*	575	121	21%

SnapStats®	February	March	Variance
Inventory	534	575	8%
Solds	101	121	20%
Sale Price	\$3,660,000	\$3,515,000	-4%
Sale Price SQFT	\$1,228	\$1,216	-1%
Sale to List Price Ratio	98%	101%	3%
Days on Market	11	10	-9%

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

Community DETACHED HOUSES

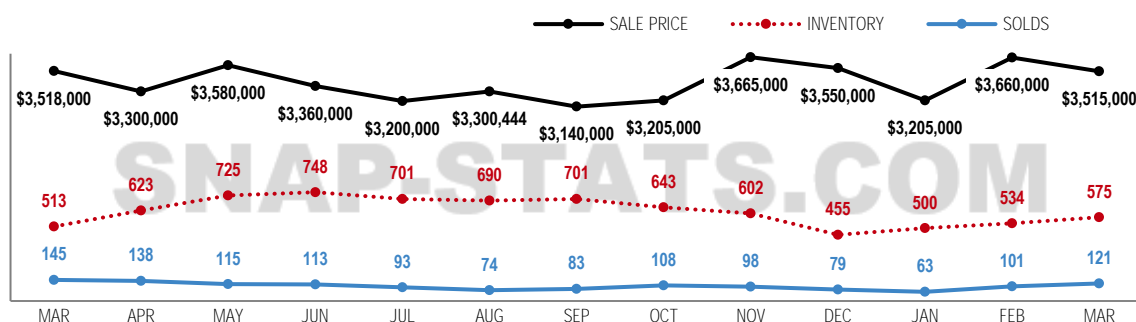
SnapStats®	Inventory	Sales	Sales Ratio
Arbutus	21	9	43%
Cambie	55	7	13%
Dunbar	66	23	35%
Fairview	1	0	NA
Falsecreek	0	0	NA
Kerrisdale	26	9	35%
Kitsilano	30	6	20%
Mackenzie Heights	21	8	38%
Marpole	52	7	13%
Mount Pleasant	3	2	67%
Oakridge	20	4	20%
Point Grey	66	14	21%
Quilchena	21	5	24%
SW Marine	19	3	16%
Shaughnessy	63	4	6%
South Cambie	8	1	13%
South Granville	59	11	19%
Southlands	25	7	28%
University	19	1	5%
TOTAL*	575	121	21%

Market Summary

- Market Type Indicator **VANCOUVER WESTSIDE DETACHED**: Sellers Market at 21% Sales Ratio average (2.1 in 10 homes selling rate)
- Homes are selling on average 1% above list price
- Most Active Price Band** \$3 mil to \$3.5 mil with average 67% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes minimum \$7 mil, Shaughnessy, University and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Arbutus and 3 to 4 bedroom properties

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Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 300,000	0	0	NA
300,001 – 400,000	1	0	NA
400,001 – 500,000	8	6	75%
500,001 – 600,000	18	29	161%*
600,001 – 700,000	33	34	103%*
700,001 – 800,000	45	52	116%*
800,001 – 900,000	53	42	79%
900,001 – 1,000,000	48	39	81%
1,000,001 – 1,250,000	73	47	64%
1,250,001 – 1,500,000	90	37	41%
1,500,001 – 1,750,000	64	25	39%
1,750,001 – 2,000,000	69	17	25%
2,000,001 – 2,250,000	33	5	15%
2,250,001 – 2,500,000	23	7	30%
2,500,001 – 2,750,000	12	0	NA
2,750,001 – 3,000,000	15	1	7%
3,000,001 – 3,500,000	13	1	8%
3,500,001 – 4,000,000	7	2	29%
4,000,001 – 4,500,000	1	0	NA
4,500,001 – 5,000,000	2	0	NA
5,000,001 & Greater	3	0	NA
TOTAL*	611	344	56%

0 to 1 Bedroom	154	143	93%
2 Bedrooms	290	153	53%
3 Bedrooms	140	44	31%
4 Bedrooms & Greater	27	4	15%
TOTAL*	611	344	56%

SnapStats®	February	March	Variance
Inventory	599	611	2%
Solds	263	344	31%
Sale Price	\$1,010,000	\$919,950	-9%
Sale Price SQFT	\$1,114	\$1,071	-4%
Sale to List Price Ratio	101%	102%	1%
Days on Market	8	8	0%

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

Community CONDOS & TOWNHOMES

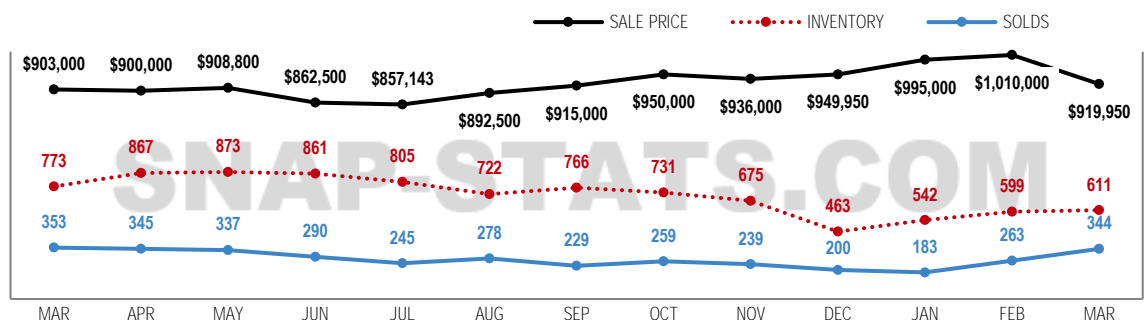
SnapStats®	Inventory	Sales	Sales Ratio
Arbutus	0	0	NA
Cambie	80	26	33%
Dunbar	10	1	10%
Fairview	56	55	98%
Falsecreek	76	45	59%
Kerrisdale	24	8	33%
Kitsilano	58	76	131%*
Mackenzie Heights	2	1	50%
Marpole	54	32	59%
Mount Pleasant	7	6	86%
Oakridge	32	9	28%
Point Grey	13	3	23%
Quilchena	6	8	133%*
SW Marine	6	4	67%
Shaughnessy	6	3	50%
South Cambie	24	2	8%
South Granville	33	6	18%
Southlands	0	0	NA
University	124	59	48%
TOTAL*	611	344	56%

Market Summary

- Market Type Indicator **VANCOUVER WESTSIDE ATTACHED**: Sellers Market at 56% Sales Ratio average (5.6 in 10 homes selling rate)
- Homes are selling on average 2% above list price
- Most Active Price Band** \$500,000 to \$800,000 with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$2.75 mil to \$3.5 mil, Dunbar, South Cambie and minimum 4 bedroom properties
- Sellers Best Bet** Selling homes in Kitsilano, Quilchena 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	0	0	NA
900,001 - 1,000,000	1	0	NA
1,000,001 - 1,250,000	2	2	100%
1,250,001 - 1,500,000	12	7	58%
1,500,001 - 1,750,000	44	26	59%
1,750,001 - 2,000,000	84	42	50%
2,000,001 - 2,250,000	52	38	73%
2,250,001 - 2,500,000	71	26	37%
2,500,001 - 2,750,000	27	19	70%
2,750,001 - 3,000,000	69	5	7%
3,000,001 - 3,500,000	46	5	11%
3,500,001 - 4,000,000	13	3	23%
4,000,001 - 4,500,000	10	0	NA
4,500,001 - 5,000,000	5	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	0	0	NA
7,000,001 - 7,500,000	0	0	NA
7,500,001 & Greater	0	0	NA
TOTAL*	437	173	40%

2 Bedrooms & Less	27	8	30%
3 to 4 Bedrooms	147	69	47%
5 to 6 Bedrooms	209	72	34%
7 Bedrooms & More	54	24	44%
TOTAL*	437	173	40%

SnapStats®	February	March	Variance
Inventory	401	437	9%
Solds	117	173	48%
Sale Price	\$2,168,800	\$2,088,000	-4%
Sale Price SQFT	\$929	\$896	-4%
Sale to List Price Ratio	114%	105%	-8%
Days on Market	8	9	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.

Community DETACHED HOUSES

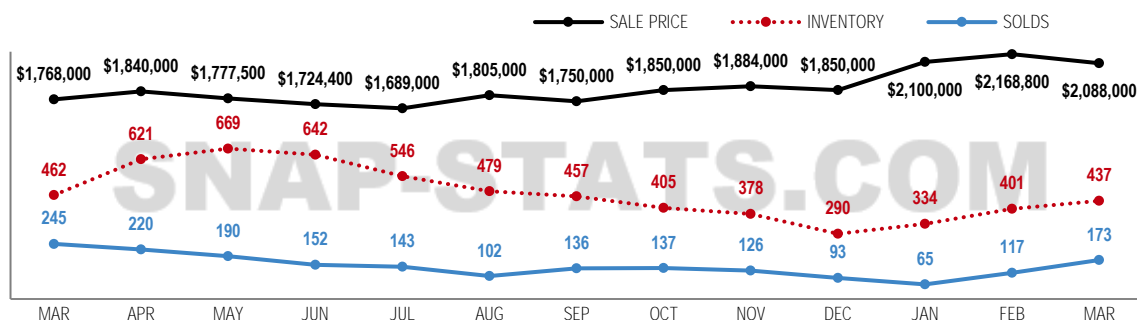
SnapStats®	Inventory	Sales	Sales Ratio
Champlain Heights	3	0	NA
Collingwood	92	6	7%
Downtown	0	0	NA
Fraser	15	15	100%
Fraserview	18	9	50%
Grandview Woodland	41	10	24%
Hastings	10	2	20%
Hastings Sunrise	12	8	67%
Killarney	47	14	30%
Knight	35	13	37%
Main	21	11	52%
Mount Pleasant	6	4	67%
Renfrew Heights	38	18	47%
Renfrew	34	30	88%
South Marine	3	0	NA
South Vancouver	36	18	50%
Strathcona	4	6	150%*
Victoria	22	9	41%
TOTAL*	437	173	40%

Market Summary

- Market Type Indicator **VANCOUVER EASTSIDE DETACHED**: Sellers Market at 40% Sales Ratio average (4 in 10 homes selling rate)
- Homes are selling on average 5% above list price
- Most Active Price Band** \$2 mil to \$2.25 mil with average 73% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$2.75 mil to \$3 mil, Collingwood and up to 2 bedroom properties
- Sellers Best Bet** Selling homes in Fraser, Renfrew and 3 to 4 bedroom properties

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SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 300,000	3	2	67%
300,001 – 400,000	5	6	120%*
400,001 – 500,000	19	19	100%
500,001 – 600,000	52	49	94%
600,001 – 700,000	56	51	91%
700,001 – 800,000	38	45	118%*
800,001 – 900,000	51	28	55%
900,001 – 1,000,000	47	24	51%
1,000,001 – 1,250,000	40	32	80%
1,250,001 – 1,500,000	29	21	72%
1,500,001 – 1,750,000	18	4	22%
1,750,001 – 2,000,000	10	1	10%
2,000,001 – 2,250,000	1	0	NA
2,250,001 – 2,500,000	3	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	2	0	NA
3,500,001 – 4,000,000	2	1	50%
4,000,001 – 4,500,000	0	0	NA
4,500,001 – 5,000,000	0	0	NA
5,000,001 & Greater	1	0	NA
TOTAL*	379	283	75%

0 to 1 Bedroom	135	127	94%
2 Bedrooms	171	116	68%
3 Bedrooms	67	36	54%
4 Bedrooms & Greater	6	4	67%
TOTAL*	379	283	75%

SnapStats®	February	March	Variance
Inventory	363	379	4%
Solds	221	283	28%
Sale Price	\$759,000	\$735,000	-3%
Sale Price SQFT	\$963	\$946	-2%
Sale to List Price Ratio	108%	105%	-3%
Days on Market	8	8	0%

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

Community CONDOS & TOWNHOMES

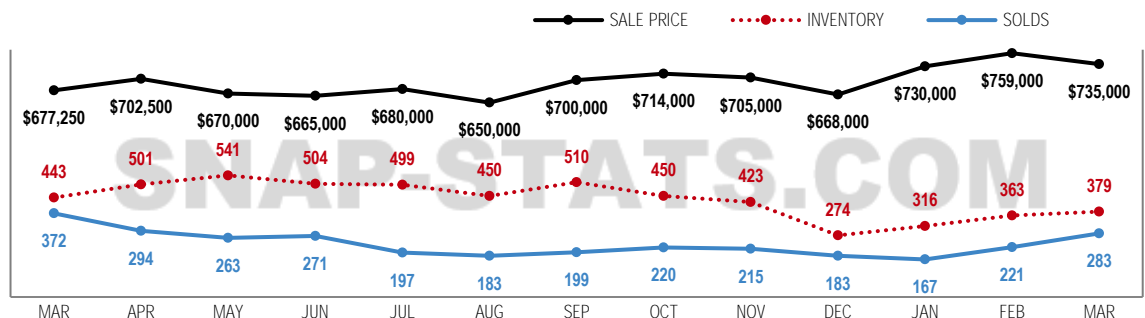
SnapStats®	Inventory	Sales	Sales Ratio
Champlain Heights	7	5	71%
Collingwood	85	53	62%
Downtown	25	15	60%
Fraser	9	14	156%*
Fraserview	1	0	NA
Grandview Woodland	20	14	70%
Hastings	17	17	100%
Hastings Sunrise	0	0	NA
Killarney	7	6	86%
Knight	12	8	67%
Main	8	6	75%
Mount Pleasant	63	76	121%*
Renfrew Heights	8	7	88%
Renfrew	2	4	200%*
South Marine	50	30	60%
South Vancouver	22	5	23%
Strathcona	29	12	41%
Victoria	14	11	79%
TOTAL*	379	283	75%

Market Summary

- Market Type Indicator **VANCOUVER EASTSIDE ATTACHED**: Sellers Market at 75% Sales Ratio average (7.5 in 10 homes selling rate)
- Homes are selling on average 5% above list price
- Most Active Price Band** \$700,000 to \$800,000 with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.75 mil to \$2 mil, South Vancouver, Strathcona and 3 bedroom properties
- Sellers Best Bet** Selling homes in Fraser, Hastings, Mount Pleasant and up to 1 bedroom properties

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13 Month Market Trend



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Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 - 800,000	1	1	100%
800,001 - 900,000	0	0	NA
900,001 - 1,000,000	0	0	NA
1,000,001 - 1,250,000	0	1	NA*
1,250,001 - 1,500,000	3	0	NA
1,500,001 - 1,750,000	10	8	80%
1,750,001 - 2,000,000	26	21	81%
2,000,001 - 2,250,000	19	25	132%*
2,250,001 - 2,500,000	26	15	58%
2,500,001 - 2,750,000	11	15	136%*
2,750,001 - 3,000,000	16	12	75%
3,000,001 - 3,500,000	16	9	56%
3,500,001 - 4,000,000	14	7	50%
4,000,001 - 4,500,000	7	1	14%
4,500,001 - 5,000,000	1	0	NA
5,000,001 - 5,500,000	3	1	33%
5,500,001 - 6,000,000	1	1	100%
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*	156	117	75%

2 Bedrooms & Less	2	4	200%*
3 to 4 Bedrooms	85	57	67%
5 to 6 Bedrooms	52	50	96%
7 Bedrooms & More	17	6	35%
TOTAL*	156	117	75%

SnapStats®	February	March	Variance
Inventory	143	156	9%
Solds	78	117	50%
Sale Price	\$2,307,000	\$2,320,000	1%
Sale Price SQFT	\$945	\$926	-2%
Sale to List Price Ratio	111%	106%	-5%
Days on Market	7	7	0%

Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Blueridge	4	7	175%*
Boulevard	8	8	100%
Braemar	2	0	NA
Calverhall	4	5	125%*
Canyon Heights	21	6	29%
Capilano	1	1	100%
Central Lonsdale	14	11	79%
Deep Cove	3	7	233%*
Delbrook	4	3	75%
Dollarton	3	3	100%
Edgemont	10	6	60%
Forest Hills	10	2	20%
Grouse Woods	0	1	NA*
Harbourside	0	0	NA
Indian Arm	0	0	NA
Indian River	1	0	NA
Lower Lonsdale	2	5	250%*
Lynn Valley	6	15	250%*
Lynnmoor	3	0	NA
Mosquito Creek	2	0	NA
Norqate	3	0	NA
Northlands	0	0	NA
Pemberton Heights	3	3	100%
Pemberton	2	2	100%
Princess Park	1	3	300%*
Queensbury	5	4	80%
Roche Point	2	2	100%
Seymour	6	1	17%
Tempe	0	0	NA
Upper Delbrook	5	5	100%
Upper Lonsdale	21	11	52%
Westlynn	7	3	43%
Westlynn Terrace	1	2	200%*
Windsor Park	0	0	NA
Woodlands-Sunshine Cascade	2	1	50%
TOTAL*	156	117	75%

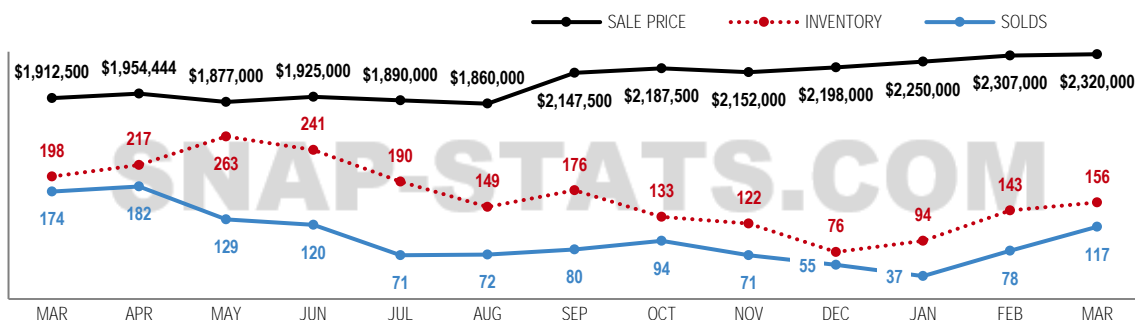
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **NORTH VANCOUVER DETACHED**: Sellers Market at 75% Sales Ratio average (7.5 in 10 homes selling rate)
- Homes are selling on average 6% above list price
- Most Active Price Band** \$2.5 mil to \$2.75 mil with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$3.5 mil to \$4 mil, Canyon Heights, Forest Hills and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Boulevard, Central Lonsdale, Lynn Valley and 5 to 6 bedroom properties

**With minimum inventory of 10 in most instances

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Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 300,000	0	0	NA
300,001 – 400,000	0	0	NA
400,001 – 500,000	11	9	82%
500,001 – 600,000	18	15	83%
600,001 – 700,000	27	20	74%
700,001 – 800,000	18	27	150%*
800,001 – 900,000	19	26	137%*
900,001 – 1,000,000	16	19	119%*
1,000,001 – 1,250,000	33	44	133%*
1,250,001 – 1,500,000	33	31	94%
1,500,001 – 1,750,000	18	16	89%
1,750,001 – 2,000,000	20	11	55%
2,000,001 – 2,250,000	5	1	20%
2,250,001 – 2,500,000	1	1	100%
2,500,001 – 2,750,000	4	0	NA
2,750,001 – 3,000,000	0	0	NA
3,000,001 – 3,500,000	2	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	1	0	NA
5,000,001 & Greater	2	0	NA
TOTAL*	234	220	94%

0 to 1 Bedroom	68	63	93%
2 Bedrooms	121	104	86%
3 Bedrooms	37	43	116%*
4 Bedrooms & Greater	8	10	125%*
TOTAL*	234	220	94%

SnapStats®	February	March	Variance
Inventory	204	234	15%
Solds	172	220	28%
Sale Price	\$924,950	\$955,000	3%
Sale Price SQFT	\$992	\$1,016	2%
Sale to List Price Ratio	105%	103%	-2%
Days on Market	7	7	0%

Community CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
Blueridge	0	1	NA*
Boulevard	0	0	NA
Braemar	0	0	NA
Calverhall	0	0	NA
Canyon Heights	0	1	NA*
Capilano	11	0	NA
Central Lonsdale	40	41	103%*
Deep Cove	0	3	NA*
Delbrook	0	0	NA
Dollarton	0	0	NA
Edgemont	5	2	40%
Forest Hills	0	0	NA
Grouse Woods	0	0	NA
Harbourside	1	2	200%*
Indian Arm	0	0	NA
Indian River	0	1	NA*
Lower Lonsdale	57	62	109%*
Lynn Valley	13	24	185%*
Lynn timer	16	19	119%*
Mosquito Creek	11	11	100%
Norqate	3	4	133%*
Northlands	3	2	67%
Pemberton Heights	0	0	NA
Pemberton	57	14	25%
Princess Park	0	0	NA
Queensbury	1	6	600%*
Roche Point	9	16	178%*
Seymour	1	5	500%*
Tempe	0	1	NA*
Upper Delbrook	0	0	NA
Upper Lonsdale	5	4	80%
Westlynn	1	1	100%
Westlynn Terrace	0	0	NA
Windsor Park	0	0	NA
Woodlands-Sunshine Cascade	0	0	NA
TOTAL*	234	220	94%

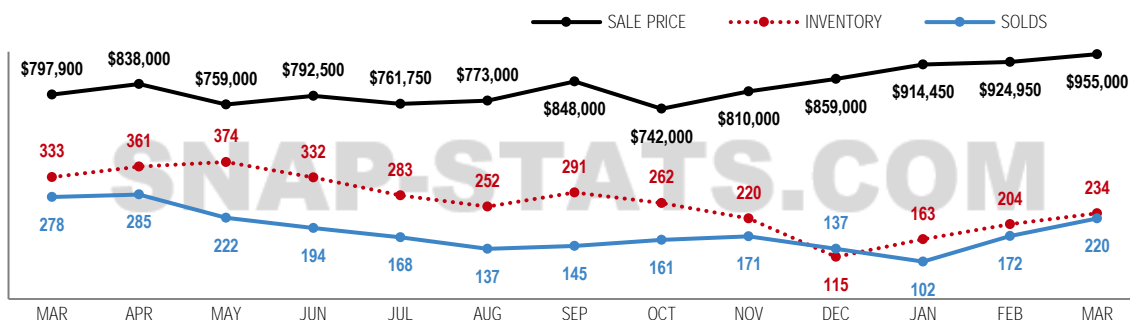
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **NORTH VANCOUVER ATTACHED**: Sellers Market at 94% Sales Ratio average (9.4 in 10 homes selling rate)
- Homes are selling on average 3% above list price
- Most Active Price Band** \$700,000 to \$1.25 mil with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.75 mil to \$2 mil, Pemberton and 2 bedroom properties
- Sellers Best Bet** Selling homes in Central / Lower Lonsdale, Lynn Valley, Lynn timer, Mosquito Creek and Roche Point

**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	0	0	NA
1,250,001 - 1,500,000	0	0	NA
1,500,001 - 1,750,000	2	0	NA
1,750,001 - 2,000,000	2	0	NA
2,000,001 - 2,250,000	1	7	700%*
2,250,001 - 2,500,000	9	7	78%
2,500,001 - 2,750,000	11	7	64%
2,750,001 - 3,000,000	25	11	44%
3,000,001 - 3,500,000	34	9	26%
3,500,001 - 4,000,000	33	4	12%
4,000,001 - 4,500,000	31	9	29%
4,500,001 - 5,000,000	34	4	12%
5,000,001 - 5,500,000	9	1	11%
5,500,001 - 6,000,000	28	1	4%
6,000,001 - 6,500,000	10	2	20%
6,500,001 - 7,000,000	12	0	NA
7,000,001 - 7,500,000	6	0	NA
7,500,001 & Greater	74	1	1%
TOTAL*	321	63	20%

2 Bedrooms & Less	10	1	10%
3 to 4 Bedrooms	136	36	26%
5 to 6 Bedrooms	146	24	16%
7 Bedrooms & More	29	2	7%
TOTAL*	321	63	20%

SnapStats®	February	March	Variance
Inventory	313	321	3%
Solds	58	63	9%
Sale Price	\$2,957,500	\$3,000,000	1%
Sale Price SQFT	\$952	\$912	-4%
Sale to List Price Ratio	99%	98%	-1%
Days on Market	8	15	88%

Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Altamont	14	1	7%
Ambleside	25	8	32%
Bayridge	9	5	56%
British Properties	59	8	14%
Canterbury	5	1	20%
Caulfield	16	4	25%
Cedardale	5	0	NA
Chartwell	28	2	7%
Chelsea Park	4	1	25%
Cypress	2	0	NA
Cypress Park Estates	8	2	25%
Deer Ridge	0	0	NA
Dundarave	22	5	23%
Eagle Harbour	9	2	22%
Eagleridge	4	1	25%
Furry Creek	2	1	50%
Gleneagles	6	1	17%
Glenmore	11	4	36%
Horseshoe Bay	2	1	50%
Howe Sound	5	0	NA
Lions Bay	8	4	50%
Olde Caulfield	7	1	14%
Panorama Village	1	0	NA
Park Royal	2	1	50%
Porteau Cove	0	0	NA
Queens	20	5	25%
Rockridge	5	0	NA
Sandy Cove	2	1	50%
Sentinel Hill	6	2	33%
Upper Caulfield	4	0	NA
West Bay	6	1	17%
Westhill	8	0	NA
Westmount	9	1	11%
Whitby Estates	6	0	NA
Whytecliff	1	0	NA
TOTAL*	321	63	20%

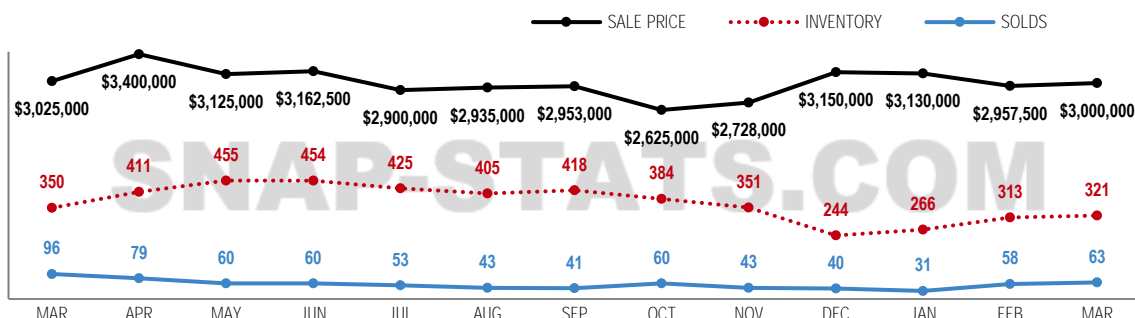
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **WEST VANCOUVER DETACHED**: Balanced Market at 20% Sales Ratio average (2 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band** \$2.25 mil to \$2.5 mil with average 78% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes minimum \$7.5 mil, Altamont, Chartwell, Westmount and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Bayridge, 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	0	1	NA*
400,001 – 500,000	3	2	67%
500,001 – 600,000	2	0	NA
600,001 – 700,000	3	0	NA
700,001 – 800,000	1	2	200%*
800,001 – 900,000	2	0	NA
900,001 – 1,000,000	2	0	NA
1,000,001 – 1,250,000	5	3	60%
1,250,001 – 1,500,000	4	2	50%
1,500,001 – 1,750,000	5	2	40%
1,750,001 – 2,000,000	5	0	NA
2,000,001 – 2,250,000	3	0	NA
2,250,001 – 2,500,000	4	0	NA
2,500,001 – 2,750,000	3	1	33%
2,750,001 – 3,000,000	2	1	50%
3,000,001 – 3,500,000	2	0	NA
3,500,001 – 4,000,000	3	2	67%
4,000,001 – 4,500,000	3	0	NA
4,500,001 – 5,000,000	1	0	NA
5,000,001 & Greater	4	1	25%
TOTAL*	57	17	30%

0 to 1 Bedroom	14	4	29%
2 Bedrooms	23	5	22%
3 Bedrooms	18	7	39%
4 Bedrooms & Greater	2	1	50%
TOTAL*	57	17	30%

SnapStats®	February	March	Variance
Inventory	53	57	8%
Solds	20	17	-15%
Sale Price	\$1,119,000	\$1,258,500	12%
Sale Price SQFT	\$1,084	\$831	-23%
Sale to List Price Ratio	96%	97%	1%
Days on Market	9	9	0%

Community CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
Altamont	0	0	NA
Ambleside	23	6	26%
Bayridge	0	0	NA
British Properties	0	0	NA
Canterbury	0	0	NA
Caulfield	0	1	NA*
Cedardale	1	2	200%*
Chartwell	0	0	NA
Chelsea Park	0	0	NA
Cypress	0	0	NA
Cypress Park Estates	3	0	NA
Deer Ridge	0	1	NA*
Dundarave	12	4	33%
Eagle Harbour	0	0	NA
Eagleridge	0	0	NA
Furry Creek	1	0	NA
Gleneagles	0	0	NA
Glenmore	0	0	NA
Horseshoe Bay	2	0	NA
Howe Sound	2	0	NA
Lions Bay	0	0	NA
Olde Caulfield	0	0	NA
Panorama Village	2	2	100%
Park Royal	9	0	NA
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	2	1	50%
Whytecliff	0	0	NA
TOTAL*	57	17	30%

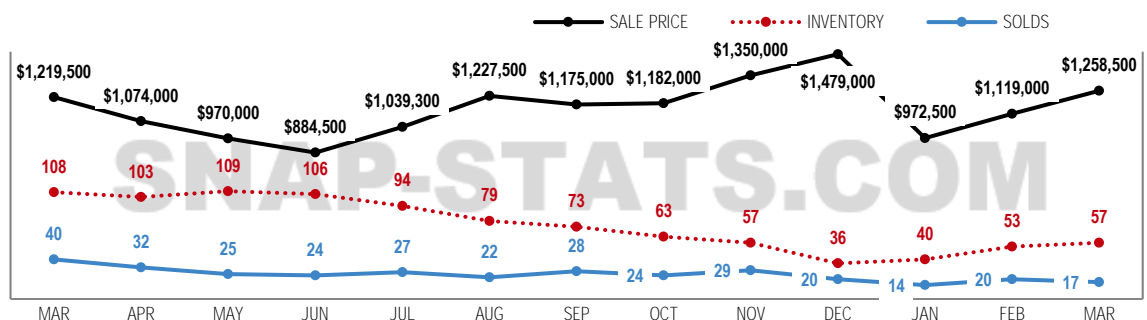
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **WEST VANCOUVER ATTACHED**: Sellers Market at 30% Sales Ratio average (3 in 10 homes selling rate)
- Homes are selling on average 3% below list price
- Most Active Price Band** Insufficient data
- Buyers Best Bet** Insufficient data but homes in Ambleside and 2 bedroom properties
- Sellers Best Bet** Homes in Dundarave and 3 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



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Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 - 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	18	0	NA
1,500,001 - 1,750,000	43	27	63%
1,750,001 - 2,000,000	76	37	49%
2,000,001 - 2,250,000	38	16	42%
2,250,001 - 2,500,000	37	22	59%
2,500,001 - 2,750,000	28	10	36%
2,750,001 - 3,000,000	59	13	22%
3,000,001 - 3,500,000	31	11	35%
3,500,001 - 4,000,000	32	5	16%
4,000,001 - 4,500,000	11	1	9%
4,500,001 - 5,000,000	15	0	NA
5,000,001 - 5,500,000	6	0	NA
5,500,001 - 6,000,000	4	1	25%
6,000,001 - 6,500,000	2	0	NA
6,500,001 - 7,000,000	0	0	NA
7,000,001 - 7,500,000	0	0	NA
7,500,001 & Greater	4	0	NA
TOTAL*	407	143	35%

2 Bedrooms & Less	14	2	14%
3 to 4 Bedrooms	150	66	44%
5 to 6 Bedrooms	218	69	32%
7 Bedrooms & More	25	6	24%
TOTAL*	407	143	35%

SnapStats®	February	March	Variance
Inventory	352	407	16%
Solds	99	143	44%
Sale Price	\$2,130,888	\$2,110,000	-1%
Sale Price SQFT	\$814	\$764	-6%
Sale to List Price Ratio	107%	106%	-1%
Days on Market	9	10	11%

Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Boyd Park	5	2	40%
Bridgeport	10	4	40%
Brighthouse	1	2	200%*
Brighthouse South	2	0	NA
Broadmoor	45	8	18%
East Cambie	8	6	75%
East Richmond	5	1	20%
Garden City	17	3	18%
Gilmore	1	0	NA
Granville	26	8	31%
Hamilton	11	3	27%
Ironwood	13	8	62%
Lackner	12	4	33%
McLennan	8	2	25%
McLennan North	4	2	50%
McNair	19	2	11%
Quilchena	17	7	41%
Riverdale	35	7	20%
Saunders	15	5	33%
Sea Island	6	1	17%
Seafair	30	7	23%
South Arm	15	3	20%
Steveston North	34	16	47%
Steveston South	12	4	33%
Steveston Village	3	4	133%*
Terra Nova	7	9	129%*
West Cambie	17	8	47%
Westwind	3	7	233%*
Woodwards	26	10	38%
TOTAL*	407	143	35%

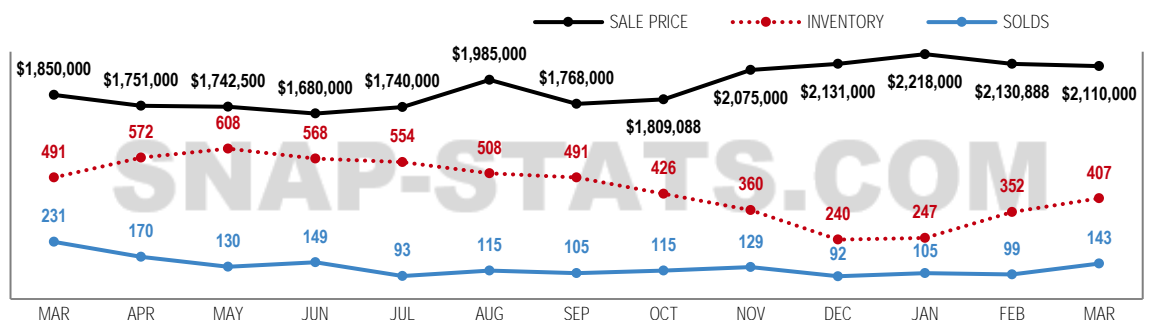
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **RICHMOND DETACHED**: Sellers Market at 35% Sales Ratio average (3.5 in 10 homes selling rate)
- Homes are selling on average 6% above list price
- Most Active Price Band** \$1.5 mil to \$1.75 mil with average 63% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$4 mil to \$4.5 mil, Broadmoor, McNair and up to 2 bedroom properties
- Sellers Best Bet** Selling homes in East Cambie, Terra Nova and 3 to 4 bedroom properties

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Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 300,000	14	12	86%
300,001 – 400,000	6	5	83%
400,001 – 500,000	33	29	88%
500,001 – 600,000	47	57	121%*
600,001 – 700,000	56	60	107%*
700,001 – 800,000	53	65	123%*
800,001 – 900,000	63	49	78%
900,001 – 1,000,000	73	25	34%
1,000,001 – 1,250,000	94	47	50%
1,250,001 – 1,500,000	76	41	54%
1,500,001 – 1,750,000	24	11	46%
1,750,001 – 2,000,000	4	1	25%
2,000,001 – 2,250,000	6	0	NA
2,250,001 – 2,500,000	3	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	1	1	100%
3,500,001 – 4,000,000	2	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*	557	403	72%

0 to 1 Bedroom	91	101	111%*
2 Bedrooms	242	164	68%
3 Bedrooms	167	103	62%
4 Bedrooms & Greater	57	35	61%
TOTAL*	557	403	72%

SnapStats®	February	March	Variance
Inventory	486	557	15%
Solds	296	403	36%
Sale Price	\$750,000	\$755,000	1%
Sale Price SQFT	\$792	\$796	1%
Sale to List Price Ratio	107%	106%	-1%
Days on Market	8	8	0%

Community CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
Boyd Park	6	6	100%
Bridgeport	12	6	50%
Brighthouse	192	116	60%
Brighthouse South	40	47	118%*
Broadmoor	9	3	33%
East Cambie	5	0	NA
East Richmond	2	0	NA
Garden City	6	3	50%
Gilmore	0	0	NA
Granville	11	9	82%
Hamilton	13	11	85%
Ironwood	13	13	100%
Lackner	2	12	600%*
McLennan	0	0	NA
McLennan North	39	33	85%
McNair	0	0	NA
Quilchena	4	2	50%
Riverdale	8	7	88%
Saunders	3	4	133%*
Sea Island	0	0	NA
Seafair	2	5	250%*
South Arm	14	7	50%
Steveston North	2	7	350%*
Steveston South	15	19	127%*
Steveston Village	3	6	200%*
Terra Nova	7	4	57%
West Cambie	144	80	56%
Westwind	0	0	NA
Woodwards	5	3	60%
TOTAL*	557	403	72%

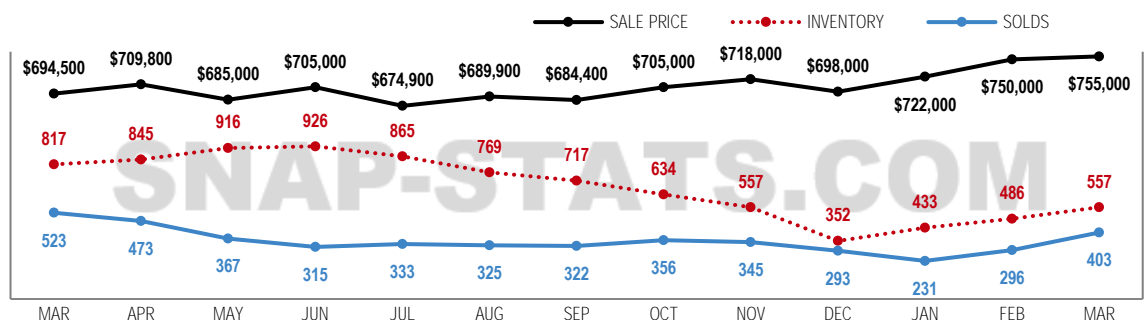
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **RICHMOND ATTACHED**: Sellers Market at 72% Sales Ratio average (7.2 in 10 homes selling rate)
- Homes are selling on average 6% above list price
- Most Active Price Band** \$500,000 to \$800,000 with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$900,000 to \$1 mil, Broadmoor and minimum 3 bedroom properties
- Sellers Best Bet** Selling homes in Brighthouse South, Ironwood, Lackner 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	0	0	NA
900,001 - 1,000,000	0	0	NA
1,000,001 - 1,250,000	0	0	NA
1,250,001 - 1,500,000	4	7	175%*
1,500,001 - 1,750,000	14	20	143%*
1,750,001 - 2,000,000	14	13	93%
2,000,001 - 2,250,000	2	1	50%
2,250,001 - 2,500,000	8	1	13%
2,500,001 - 2,750,000	2	1	50%
2,750,001 - 3,000,000	7	0	NA
3,000,001 - 3,500,000	2	1	50%
3,500,001 - 4,000,000	4	0	NA
4,000,001 - 4,500,000	3	0	NA
4,500,001 - 5,000,000	1	0	NA
5,000,001 - 5,500,000	1	0	NA
5,500,001 - 6,000,000	1	0	NA
6,000,001 - 6,500,000	0	1	NA*
6,500,001 - 7,000,000	0	0	NA
7,000,001 - 7,500,000	0	0	NA
7,500,001 & Greater	1	0	NA
TOTAL*	64	45	70%

2 Bedrooms & Less	3	3	100%
3 to 4 Bedrooms	38	32	84%
5 to 6 Bedrooms	20	9	45%
7 Bedrooms & More	3	1	33%
TOTAL*	64	45	70%

SnapStats®	February	March	Variance
Inventory	68	64	-6%
Solds	47	45	-4%
Sale Price	\$1,715,000	\$1,675,000	-2%
Sale Price SQFT	\$661	\$721	9%
Sale to List Price Ratio	104%	105%	1%
Days on Market	8	8	0%

Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Beach Grove	7	5	71%
Boundary Beach	7	2	29%
Cliff Drive	6	8	133%*
English Bluff	13	2	15%
Pebble Hill	13	13	100%
Tsawwassen Central	9	9	100%
Tsawwassen East	4	4	100%
Tsawwassen North	5	2	40%
TOTAL*	64	45	70%

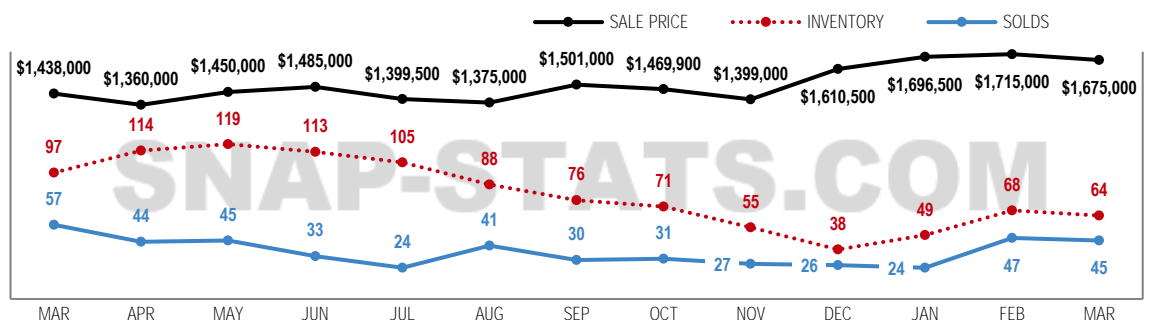
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **TSAWWASSEN DETACHED**: Sellers Market at 70% Sales Ratio average (7 in 10 homes selling rate)
- Homes are selling on average 5% 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 \$2.25 mil to \$2.5 mil, English Bluff and 5 to 6 bedroom properties
- Sellers Best Bet** Selling homes in Cliff Drive, Pebble Hill, Tsawwassen Central 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	3	2	67%
500,001 – 600,000	4	4	100%
600,001 – 700,000	8	6	75%
700,001 – 800,000	1	5	500%*
800,001 – 900,000	4	7	175%*
900,001 – 1,000,000	3	4	133%*
1,000,001 – 1,250,000	2	2	100%
1,250,001 – 1,500,000	3	1	33%
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*	29	31	107%*

0 to 1 Bedroom	4	4	100%
2 Bedrooms	18	20	111%*
3 Bedrooms	6	4	67%
4 Bedrooms & Greater	1	3	300%*
TOTAL*	29	31	107%*

SnapStats®	February	March	Variance
Inventory	22	29	32%
Solds	25	31	24%
Sale Price	\$728,000	\$798,000	10%
Sale Price SQFT	\$558	\$769	38%
Sale to List Price Ratio	100%	114%	14%
Days on Market	8	10	25%

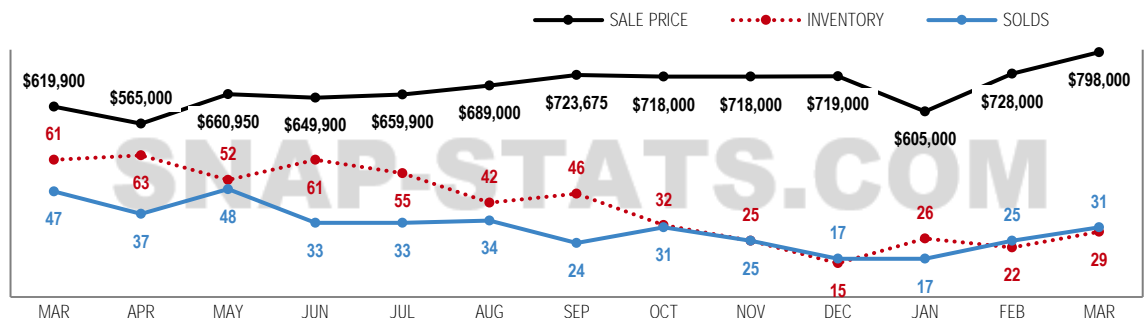
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **TSAWWASSEN ATTACHED**: Sellers Market at 107% Sales Ratio average (10.7 in 10 homes selling rate)
- Homes are selling on average 14% above list price
- Most Active Price Band** \$600,000 to \$700,000 with average 75% Sales Ratio (Sellers market)
- Buyers Best Bet** Insufficient data
- Sellers Best Bet** Selling homes in Tsawwassen North and 2 bedroom properties

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Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 - 800,000	1	2	200%*
800,001 - 900,000	1	0	NA
900,001 - 1,000,000	0	0	NA
1,000,001 - 1,250,000	2	1	50%
1,250,001 - 1,500,000	14	9	64%
1,500,001 - 1,750,000	10	7	70%
1,750,001 - 2,000,000	12	7	58%
2,000,001 - 2,250,000	6	1	17%
2,250,001 - 2,500,000	3	0	NA
2,500,001 - 2,750,000	4	0	NA
2,750,001 - 3,000,000	0	0	NA
3,000,001 - 3,500,000	0	0	NA
3,500,001 - 4,000,000	1	0	NA
4,000,001 - 4,500,000	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*	56	27	48%

2 Bedrooms & Less	4	3	75%
3 to 4 Bedrooms	31	15	48%
5 to 6 Bedrooms	17	9	53%
7 Bedrooms & More	4	0	NA
TOTAL*	56	27	48%

SnapStats®	February	March	Variance
Inventory	39	56	44%
Solds	15	27	80%
Sale Price	\$1,608,000	\$1,550,000	-4%
Sale Price SQFT	\$677	\$664	-2%
Sale to List Price Ratio	102%	104%	2%
Days on Market	7	8	14%

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

Community DETACHED HOUSES

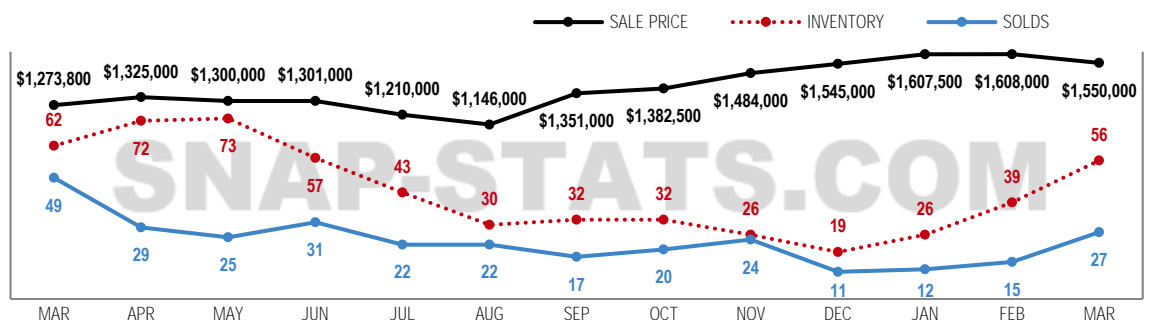
SnapStats®	Inventory	Sales	Sales Ratio
Annacis Island	0	0	NA
Delta Manor	6	4	67%
East Delta	0	0	NA
Hawthorne	18	11	61%
Holly	6	4	67%
Ladner Elementary	14	4	29%
Ladner Rural	1	0	NA
Neilsen Grove	6	2	33%
Port Guichon	4	2	50%
Tilbury	0	0	NA
Westham Island	1	0	NA
TOTAL*	56	27	48%

Market Summary

- Market Type Indicator **LADNER DETACHED**: Sellers Market at 48% Sales Ratio average (4.8 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 70% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.75 mil to \$2 mil, Ladner Elementary and 3 to 4 bedroom properties
- Sellers Best Bet** Selling homes in Hawthorne 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
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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	0	0	NA
500,001 – 600,000	1	6	600%*
600,001 – 700,000	1	3	300%*
700,001 – 800,000	1	0	NA
800,001 – 900,000	4	0	NA
900,001 – 1,000,000	3	5	167%*
1,000,001 – 1,250,000	1	2	200%*
1,250,001 – 1,500,000	0	2	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*	11	18	164%*

0 to 1 Bedroom	0	1	NA*
2 Bedrooms	5	9	180%*
3 Bedrooms	4	6	150%*
4 Bedrooms & Greater	2	2	100%
TOTAL*	11	18	164%*

SnapStats®	February	March	Variance
Inventory	11	11	0%
Solds	12	18	50%
Sale Price	\$670,000	\$798,000	19%
Sale Price SQFT	\$554	\$679	23%
Sale to List Price Ratio	107%	107%	0%
Days on Market	7	7	0%

Community CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
Annacis Island	0	0	NA
Delta Manor	2	7	350%*
East Delta	0	0	NA
Hawthorne	1	4	400%*
Holly	0	1	NA*
Ladner Elementary	5	3	60%
Ladner Rural	0	0	NA
Neilsen Grove	3	3	100%
Port Guichon	0	0	NA
Tilbury	0	0	NA
Westham Island	0	0	NA
TOTAL*	11	18	164%*

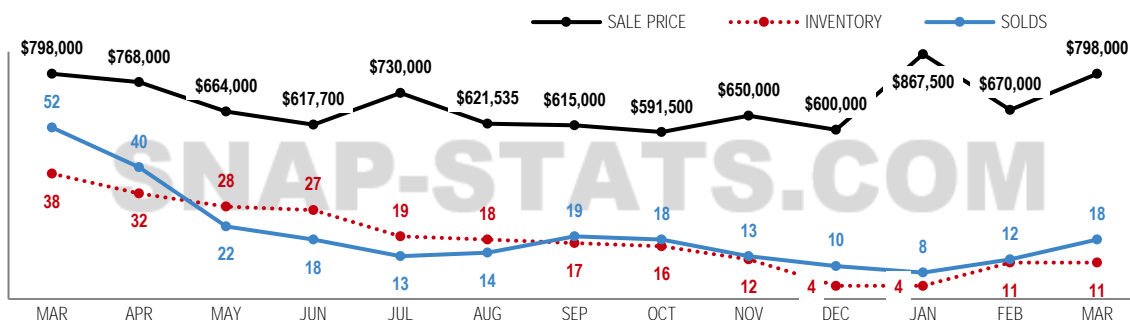
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **LADNER ATTACHED**: Sellers Market at 164% Sales Ratio average (16.4 in 10 homes selling rate)
- Homes are selling on average 7% above list price
- Most Active Price Band** Insufficient data but with 6 sales price band of \$500,000 to \$600,000
- Buyers Best Bet** Insufficient data
- Sellers Best Bet** Insufficient data but selling homes with 2 bedrooms

**With minimum inventory of 10 in most instances

13 Month Market Trend



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