

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

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April 2022

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METRO VANCOUVER EDITION

Downtown
Westside
Eastside
North Vancouver
West Vancouver
Richmond
Tsawwassen
Ladner



Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 300,000	2	0	NA
300,001 – 400,000	5	4	80%
400,001 – 500,000	14	6	43%
500,001 – 600,000	53	26	49%
600,001 – 700,000	86	48	56%
700,001 – 800,000	76	27	36%
800,001 – 900,000	57	24	42%
900,001 – 1,000,000	52	29	56%
1,000,001 – 1,250,000	70	28	40%
1,250,001 – 1,500,000	77	21	27%
1,500,001 – 1,750,000	62	7	11%
1,750,001 – 2,000,000	53	8	15%
2,000,001 – 2,250,000	33	5	15%
2,250,001 – 2,500,000	20	5	25%
2,500,001 – 2,750,000	15	2	13%
2,750,001 – 3,000,000	27	2	7%
3,000,001 – 3,500,000	28	5	18%
3,500,001 – 4,000,000	21	2	10%
4,000,001 – 4,500,000	17	1	6%
4,500,001 – 5,000,000	12	0	NA
5,000,001 & Greater	48	2	4%
TOTAL*	828	252	30%

0 to 1 Bedroom	313	136	43%
2 Bedrooms	386	101	26%
3 Bedrooms	114	15	13%
4 Bedrooms & Greater	15	0	NA
TOTAL*	828	252	30%

SnapStats®	March	April	Variance
Inventory	751	828	10%
Solds	317	252	-21%
Sale Price	\$850,000	\$857,500	1%
Sale Price SQFT	\$1,088	\$1,143	5%
Sale to List Price Ratio	100%	99%	-1%
Days on Market	8	10	25%

Community CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
Coal Harbour	120	20	17%
Downtown	285	119	42%
Westend	171	53	31%
Yaletown	252	60	24%
TOTAL*	828	252	30%

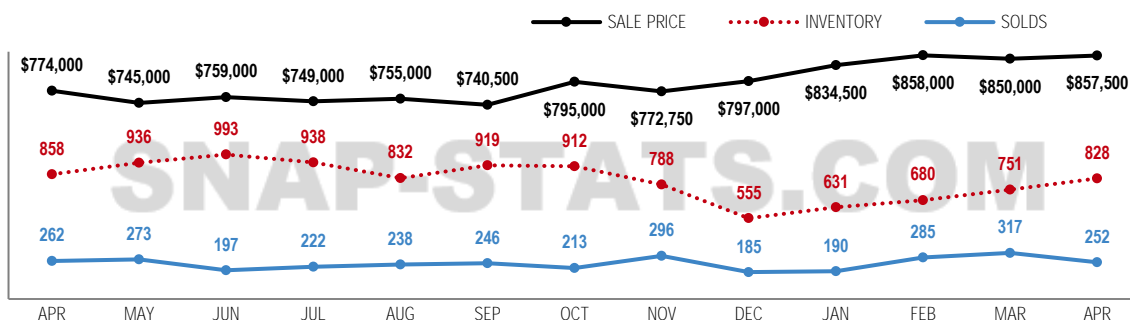
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **VANCOUVER DOWNTOWN ATTACHED**: Sellers Market at 30% Sales Ratio average (3 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band** \$600,000 to \$700,000 / \$900,000 to \$1 mil with average 56% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes minimum \$5 mil, Coal Harbour and 3 bedroom properties
- Sellers Best Bet** Selling homes in Downtown and up to 1 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



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Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 - 800,000	0	0	NA
800,001 - 900,000	0	1	NA*
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	7	0	NA
2,000,001 - 2,250,000	3	2	67%
2,250,001 - 2,500,000	11	4	36%
2,500,001 - 2,750,000	25	6	24%
2,750,001 - 3,000,000	45	13	29%
3,000,001 - 3,500,000	53	15	28%
3,500,001 - 4,000,000	78	16	21%
4,000,001 - 4,500,000	63	13	21%
4,500,001 - 5,000,000	61	4	7%
5,000,001 - 5,500,000	49	4	8%
5,500,001 - 6,000,000	49	3	6%
6,000,001 - 6,500,000	28	1	4%
6,500,001 - 7,000,000	35	0	NA
7,000,001 - 7,500,000	16	0	NA
7,500,001 & Greater	134	10	7%
TOTAL*	658	92	14%

2 Bedrooms & Less	20	2	10%
3 to 4 Bedrooms	190	45	24%
5 to 6 Bedrooms	336	39	12%
7 Bedrooms & More	112	6	5%
TOTAL*	658	92	14%

SnapStats®	March	April	Variance
Inventory	575	658	14%
Solds	121	92	-24%
Sale Price	\$3,515,000	\$3,759,000	7%
Sale Price SQFT	\$1,216	\$1,330	9%
Sale to List Price Ratio	101%	102%	1%
Days on Market	10	9	-10%

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

Community DETACHED HOUSES

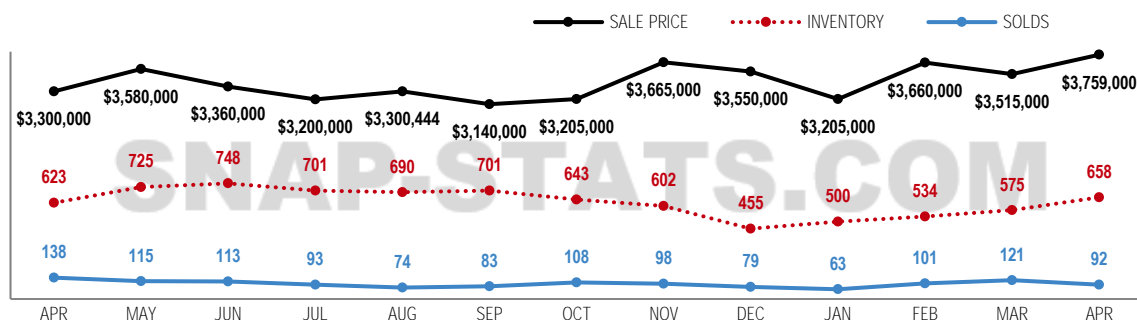
SnapStats®	Inventory	Sales	Sales Ratio
Arbutus	26	6	23%
Cambie	47	11	23%
Dunbar	72	13	18%
Fairview	1	0	NA
Falsecreek	0	0	NA
Kerrisdale	35	6	17%
Kitsilano	43	13	30%
Mackenzie Heights	27	4	15%
Marpole	57	6	11%
Mount Pleasant	2	2	100%
Oakridge	20	3	15%
Point Grey	88	11	13%
Quilchena	29	2	7%
SW Marine	17	2	12%
Shaughnessy	65	4	6%
South Cambie	7	2	29%
South Granville	71	2	3%
Southlands	31	3	10%
University	20	2	10%
TOTAL*	658	92	14%

Market Summary

- Market Type Indicator **VANCOUVER WESTSIDE DETACHED**: Balanced Market at 14% Sales Ratio average (1.4 in 10 homes selling rate)
- Homes are selling on average 2% above list price
- Most Active Price Band** \$2.25 mil to \$2.5 mil with average 36% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$6 mil to \$6.5 mil, Quilchena, Shaughnessy, South Granville and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Kitsilano 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	1	100%
400,001 – 500,000	7	3	43%
500,001 – 600,000	29	13	45%
600,001 – 700,000	30	22	73%
700,001 – 800,000	42	31	74%
800,001 – 900,000	58	40	69%
900,001 – 1,000,000	56	30	54%
1,000,001 – 1,250,000	76	43	57%
1,250,001 – 1,500,000	109	31	28%
1,500,001 – 1,750,000	80	19	24%
1,750,001 – 2,000,000	69	18	26%
2,000,001 – 2,250,000	34	2	6%
2,250,001 – 2,500,000	25	4	16%
2,500,001 – 2,750,000	19	5	26%
2,750,001 – 3,000,000	15	3	20%
3,000,001 – 3,500,000	11	0	NA
3,500,001 – 4,000,000	7	0	NA
4,000,001 – 4,500,000	2	0	NA
4,500,001 – 5,000,000	4	0	NA
5,000,001 & Greater	6	0	NA
TOTAL*	680	265	39%

0 to 1 Bedroom	157	99	63%
2 Bedrooms	332	125	38%
3 Bedrooms	170	36	21%
4 Bedrooms & Greater	21	5	24%
TOTAL*	680	265	39%

SnapStats®	March	April	Variance
Inventory	611	680	11%
Solds	344	265	-23%
Sale Price	\$919,950	\$985,000	7%
Sale Price SQFT	\$1,071	\$1,107	3%
Sale to List Price Ratio	102%	104%	2%
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 CONDOS & TOWNHOMES

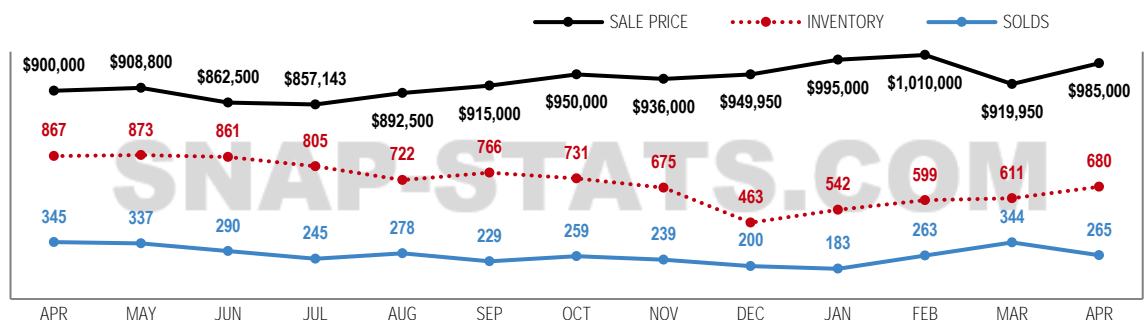
SnapStats®	Inventory	Sales	Sales Ratio
Arbutus	0	0	NA
Cambie	94	19	20%
Dunbar	12	2	17%
Fairview	63	35	56%
Falsecreek	74	44	59%
Kerrisdale	25	8	32%
Kitsilano	69	51	74%
Mackenzie Heights	2	0	NA
Marpole	62	15	24%
Mount Pleasant	12	6	50%
Oakridge	29	17	59%
Point Grey	15	2	13%
Quilchena	7	5	71%
SW Marine	11	2	18%
Shaughnessy	7	3	43%
South Cambie	30	6	20%
South Granville	35	7	20%
Southlands	2	0	NA
University	131	43	33%
TOTAL*	680	265	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 4% above list price
- Most Active Price Band** \$600,000 to \$800,000 with average 74% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$2 mil to \$2.25 mil, Dunbar, Point Grey, SW Marine and 3 bedroom properties
- Sellers Best Bet** Selling homes in Kitsilano 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	1	NA*
1,000,001 - 1,250,000	1	1	100%
1,250,001 - 1,500,000	8	4	50%
1,500,001 - 1,750,000	38	17	45%
1,750,001 - 2,000,000	108	25	23%
2,000,001 - 2,250,000	51	24	47%
2,250,001 - 2,500,000	79	16	20%
2,500,001 - 2,750,000	30	8	27%
2,750,001 - 3,000,000	62	3	5%
3,000,001 - 3,500,000	53	7	13%
3,500,001 - 4,000,000	15	1	7%
4,000,001 - 4,500,000	10	0	NA
4,500,001 - 5,000,000	4	0	NA
5,000,001 - 5,500,000	2	1	50%
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*	461	108	23%

2 Bedrooms & Less	24	4	17%
3 to 4 Bedrooms	151	41	27%
5 to 6 Bedrooms	215	55	26%
7 Bedrooms & More	71	8	11%
TOTAL*	461	108	23%

SnapStats®	March	April	Variance
Inventory	437	461	5%
Solds	173	108	-38%
Sale Price	\$2,088,000	\$2,065,000	-1%
Sale Price SQFT	\$896	\$911	2%
Sale to List Price Ratio	105%	103%	-2%
Days on Market	9	8	-11%

Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Champlain Heights	1	1	100%
Collingwood	90	7	8%
Downtown	0	0	NA
Fraser	19	9	47%
Fraserview	19	3	16%
Grandview Woodland	48	8	17%
Hastings	10	1	10%
Hastings Sunrise	11	3	27%
Killarney	35	20	57%
Knight	37	12	32%
Main	26	5	19%
Mount Pleasant	10	2	20%
Renfrew Heights	45	10	22%
Renfrew	41	13	32%
South Marine	4	0	NA
South Vancouver	32	11	34%
Strathcona	5	0	NA
Victoria	28	3	11%
TOTAL*	461	108	23%

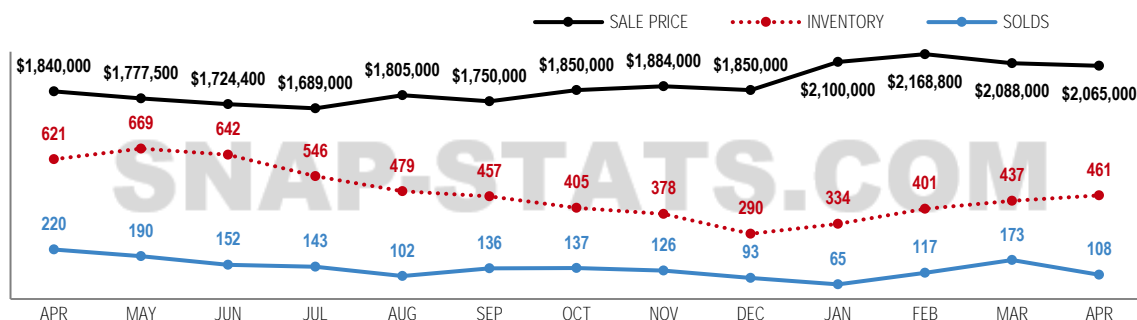
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Market Summary

- Market Type Indicator **VANCOUVER EASTSIDE DETACHED**: Sellers Market at 23% Sales Ratio average (2.3 in 10 homes selling rate)
- Homes are selling on average 3% above list price
- Most Active Price Band** \$1.25 mil to \$1.5 mil with average 50% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$2.75 mil to \$3 mil, Collingwood, Hastings, Victoria and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Fraser, Killarney and 3 to 6 bedroom properties

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Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 300,000	2	3	150%*
300,001 – 400,000	6	4	67%
400,001 – 500,000	22	21	95%
500,001 – 600,000	46	27	59%
600,001 – 700,000	70	42	60%
700,001 – 800,000	43	28	65%
800,001 – 900,000	47	21	45%
900,001 – 1,000,000	53	24	45%
1,000,001 – 1,250,000	47	23	49%
1,250,001 – 1,500,000	34	18	53%
1,500,001 – 1,750,000	23	8	35%
1,750,001 – 2,000,000	8	2	25%
2,000,001 – 2,250,000	1	0	NA
2,250,001 – 2,500,000	5	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	4	0	NA
3,500,001 – 4,000,000	1	0	NA
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*	416	221	53%

0 to 1 Bedroom	143	96	67%
2 Bedrooms	186	89	48%
3 Bedrooms	82	33	40%
4 Bedrooms & Greater	5	3	60%
TOTAL*	416	221	53%

SnapStats®	March	April	Variance
Inventory	379	416	10%
Solds	283	221	-22%
Sale Price	\$735,000	\$765,000	4%
Sale Price SQFT	\$946	\$907	-4%
Sale to List Price Ratio	105%	109%	4%
Days on Market	8	8	0%

Community CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
Champlain Heights	11	5	45%
Collingwood	80	38	48%
Downtown	33	13	39%
Fraser	15	5	33%
Fraserview	2	0	NA
Grandview Woodland	25	8	32%
Hastings	16	15	94%
Hastings Sunrise	1	1	100%
Killarney	7	7	100%
Knight	14	7	50%
Main	9	8	89%
Mount Pleasant	70	47	67%
Renfrew Heights	5	7	140%*
Renfrew	5	2	40%
South Marine	72	30	42%
South Vancouver	14	3	21%
Strathcona	26	12	46%
Victoria	11	13	118%*
TOTAL*	416	221	53%

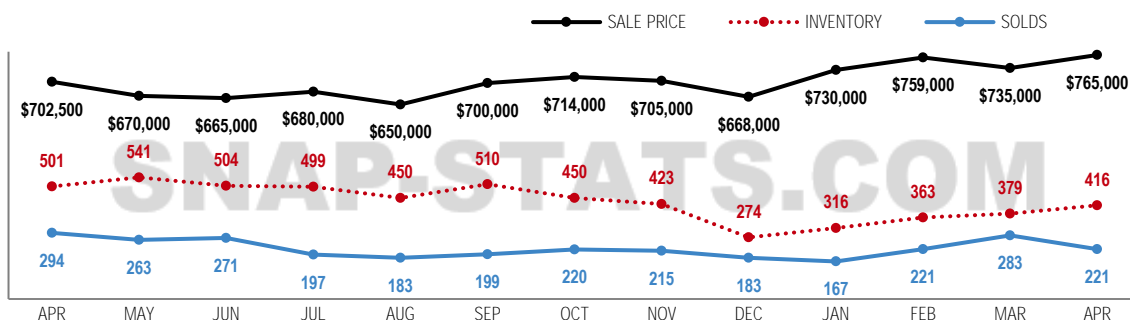
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **VANCOUVER EASTSIDE ATTACHED**: Sellers Market at 53% Sales Ratio average (5.3 in 10 homes selling rate)
- Homes are selling on average 9% above list price
- Most Active Price Band** \$400,000 to \$500,000 with average 95% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.75 mil to \$2 mil, South Vancouver and 3 bedroom properties
- Sellers Best Bet** Selling homes in Hastings, Main, Victoria and up to 1 bedroom properties

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Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 - 800,000	1	0	NA
800,001 - 900,000	1	0	NA
900,001 - 1,000,000	0	0	NA
1,000,001 - 1,250,000	1	0	NA
1,250,001 - 1,500,000	6	3	50%
1,500,001 - 1,750,000	15	9	60%
1,750,001 - 2,000,000	29	14	48%
2,000,001 - 2,250,000	20	22	110%*
2,250,001 - 2,500,000	25	18	72%
2,500,001 - 2,750,000	18	12	67%
2,750,001 - 3,000,000	21	5	24%
3,000,001 - 3,500,000	24	6	25%
3,500,001 - 4,000,000	16	3	19%
4,000,001 - 4,500,000	9	3	33%
4,500,001 - 5,000,000	6	1	17%
5,000,001 - 5,500,000	1	0	NA
5,500,001 - 6,000,000	3	0	NA
6,000,001 - 6,500,000	1	0	NA
6,500,001 - 7,000,000	0	0	NA
7,000,001 - 7,500,000	0	0	NA
7,500,001 & Greater	2	0	NA
TOTAL*	199	96	48%

2 Bedrooms & Less	5	0	NA
3 to 4 Bedrooms	101	52	51%
5 to 6 Bedrooms	74	36	49%
7 Bedrooms & More	19	8	42%
TOTAL*	199	96	48%

SnapStats®	March	April	Variance
Inventory	156	199	28%
Solds	117	96	-18%
Sale Price	\$2,320,000	\$2,260,500	-3%
Sale Price SQFT	\$926	\$847	-9%
Sale to List Price Ratio	106%	105%	-1%
Days on Market	7	8	14%

Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Blueridge	9	5	56%
Boulevard	11	5	45%
Braemar	2	1	50%
Calverhall	2	3	150%*
Canyon Heights	25	12	48%
Capilano	2	2	100%
Central Lonsdale	17	7	41%
Deep Cove	4	3	75%
Delbrook	3	2	67%
Dollarton	3	2	67%
Edgemont	9	6	67%
Forest Hills	9	1	11%
Grouse Woods	2	0	NA
Harbourside	0	0	NA
Indian Arm	0	0	NA
Indian River	2	1	50%
Lower Lonsdale	3	1	33%
Lynn Valley	11	11	100%
Lynnmoor	4	0	NA
Mosquito Creek	3	1	33%
Norqate	3	1	33%
Northlands	0	1	NA*
Pemberton Heights	4	3	75%
Pemberton	4	0	NA
Princess Park	1	0	NA
Queensbury	3	2	67%
Roche Point	1	1	100%
Seymour	7	2	29%
Tempe	1	0	NA
Upper Delbrook	11	1	9%
Upper Lonsdale	31	9	29%
Westlynn	6	8	133%*
Westlynn Terrace	1	2	200%*
Windsor Park	3	2	67%
Woodlands-Sunshine Cascade	2	1	50%
TOTAL*	199	96	48%

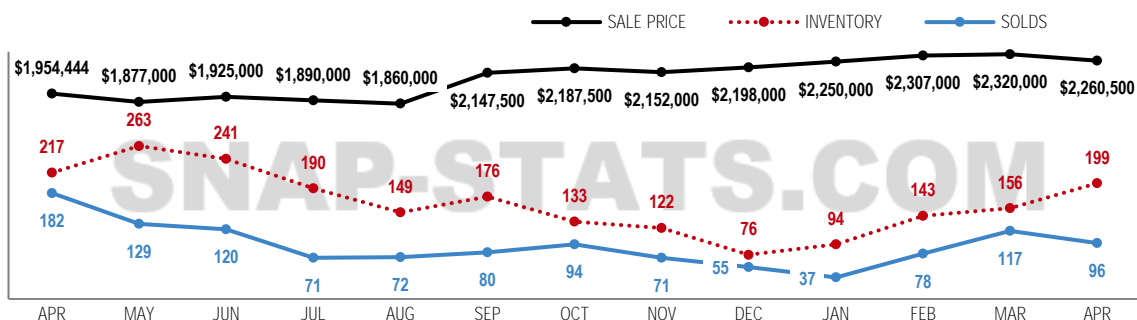
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

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 5% above list price
- Most Active Price Band** \$2 mil to \$2.25 mil with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$3.5 mil to \$4 mil, Forest Hills, Upper Delbrook and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Lynn Valley, Westlynn and 3 to 4 bedroom properties

**With minimum inventory of 10 in most instances

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Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 300,000	0	0	NA
300,001 – 400,000	4	0	NA
400,001 – 500,000	9	9	100%
500,001 – 600,000	19	13	68%
600,001 – 700,000	32	21	66%
700,001 – 800,000	26	21	81%
800,001 – 900,000	27	13	48%
900,001 – 1,000,000	19	13	68%
1,000,001 – 1,250,000	29	31	107%*
1,250,001 – 1,500,000	23	33	143%*
1,500,001 – 1,750,000	15	13	87%
1,750,001 – 2,000,000	19	3	16%
2,000,001 – 2,250,000	4	1	25%
2,250,001 – 2,500,000	5	0	NA
2,500,001 – 2,750,000	3	4	133%*
2,750,001 – 3,000,000	0	0	NA
3,000,001 – 3,500,000	5	1	20%
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	2	0	NA
TOTAL*	243	176	72%

0 to 1 Bedroom	72	55	76%
2 Bedrooms	122	73	60%
3 Bedrooms	41	41	100%
4 Bedrooms & Greater	8	7	88%
TOTAL*	243	176	72%

SnapStats®	March	April	Variance
Inventory	234	243	4%
Solds	220	176	-20%
Sale Price	\$955,000	\$987,850	3%
Sale Price SQFT	\$1,016	\$990	-3%
Sale to List Price Ratio	103%	104%	1%
Days on Market	7	8	14%

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	0	0	NA
Capilano	7	0	NA
Central Lonsdale	51	33	65%
Deep Cove	0	0	NA
Delbrook	1	0	NA
Dollarton	0	0	NA
Edgemont	6	2	33%
Forest Hills	0	0	NA
Grouse Woods	0	0	NA
Harbourside	3	3	100%
Indian Arm	0	0	NA
Indian River	2	1	50%
Lower Lonsdale	46	55	120%*
Lynn Valley	9	13	144%*
Lynn timer	28	19	68%
Mosquito Creek	12	9	75%
Norqate	2	1	50%
Northlands	4	4	100%
Pemberton Heights	0	0	NA
Pemberton	55	16	29%
Princess Park	0	2	NA*
Queensbury	5	2	40%
Roche Point	10	10	100%
Seymour	0	1	NA*
Tempe	0	0	NA
Upper Delbrook	0	0	NA
Upper Lonsdale	2	4	200%*
Westlynn	0	1	NA*
Westlynn Terrace	0	0	NA
Windsor Park	0	0	NA
Woodlands-Sunshine Cascade	0	0	NA
TOTAL*	243	176	72%

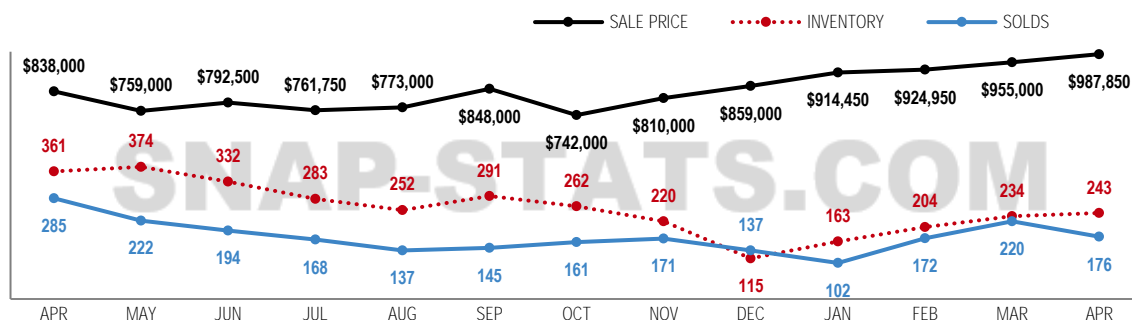
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **NORTH VANCOUVER ATTACHED**: Sellers Market at 72% Sales Ratio average (7.2 in 10 homes selling rate)
- Homes are selling on average 4% above list price
- Most Active Price Band** \$1.25 mil to \$1.5 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 Lower Lonsdale, Lynn Valley, Roche Point and 3 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



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Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 - 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	1	2	200%*
2,000,001 - 2,250,000	2	3	150%*
2,250,001 - 2,500,000	9	6	67%
2,500,001 - 2,750,000	19	9	47%
2,750,001 - 3,000,000	26	4	15%
3,000,001 - 3,500,000	46	6	13%
3,500,001 - 4,000,000	39	7	18%
4,000,001 - 4,500,000	30	5	17%
4,500,001 - 5,000,000	42	4	10%
5,000,001 - 5,500,000	13	0	NA
5,500,001 - 6,000,000	31	2	6%
6,000,001 - 6,500,000	14	1	7%
6,500,001 - 7,000,000	18	0	NA
7,000,001 - 7,500,000	6	0	NA
7,500,001 & Greater	81	4	5%
TOTAL*	379	53	14%

2 Bedrooms & Less	7	3	43%
3 to 4 Bedrooms	174	30	17%
5 to 6 Bedrooms	167	17	10%
7 Bedrooms & More	31	3	10%
TOTAL*	379	53	14%

SnapStats®	March	April	Variance
Inventory	321	379	18%
Solds	63	53	-16%
Sale Price	\$3,000,000	\$3,230,000	8%
Sale Price SQFT	\$912	\$973	7%
Sale to List Price Ratio	98%	96%	-2%
Days on Market	15	11	-27%

Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Altamont	15	1	7%
Ambleside	33	8	24%
Bayridge	8	3	38%
British Properties	80	3	4%
Canterbury	5	2	40%
Caulfield	19	7	37%
Cedardale	2	3	150%*
Chartwell	33	0	NA
Chelsea Park	4	0	NA
Cypress	4	0	NA
Cypress Park Estates	10	3	30%
Deer Ridge	0	0	NA
Dundarave	23	5	22%
Eagle Harbour	15	2	13%
Eagleridge	5	1	20%
Furry Creek	3	0	NA
Gleneagles	12	1	8%
Glenmore	14	2	14%
Horseshoe Bay	3	1	33%
Howe Sound	3	2	67%
Lions Bay	7	0	NA
Olde Caulfield	8	1	13%
Panorama Village	1	0	NA
Park Royal	2	0	NA
Porteau Cove	0	0	NA
Queens	17	2	12%
Rockridge	3	1	33%
Sandy Cove	2	1	50%
Sentinel Hill	8	1	13%
Upper Caulfield	6	2	33%
West Bay	6	0	NA
Westhill	9	0	NA
Westmount	10	0	NA
Whitby Estates	6	1	17%
Whytecliff	3	0	NA
TOTAL*	379	53	14%

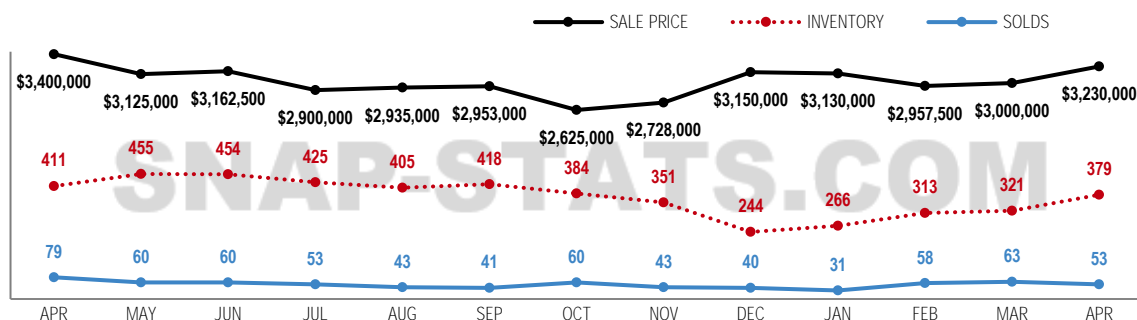
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **WEST VANCOUVER DETACHED**: Balanced Market at 14% Sales Ratio average (1.4 in 10 homes selling rate)
- Homes are selling on average 4% below list price
- Most Active Price Band** \$2.25 mil to \$2.5 mil with average 67% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes minimum \$7.5 mil, Altamont, British Properties, Gleneagles and minimum 5 bedroom properties
- Sellers Best Bet** Selling homes in Bayridge, Caulfield 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	1	2	200%*
500,001 – 600,000	4	0	NA
600,001 – 700,000	3	1	33%
700,001 – 800,000	2	0	NA
800,001 – 900,000	5	1	20%
900,001 – 1,000,000	3	0	NA
1,000,001 – 1,250,000	8	2	25%
1,250,001 – 1,500,000	3	3	100%
1,500,001 – 1,750,000	8	2	25%
1,750,001 – 2,000,000	11	1	9%
2,000,001 – 2,250,000	4	1	25%
2,250,001 – 2,500,000	3	0	NA
2,500,001 – 2,750,000	3	0	NA
2,750,001 – 3,000,000	6	0	NA
3,000,001 – 3,500,000	4	1	25%
3,500,001 – 4,000,000	3	1	33%
4,000,001 – 4,500,000	2	0	NA
4,500,001 – 5,000,000	0	0	NA
5,000,001 & Greater	4	0	NA
TOTAL*	78	15	19%

0 to 1 Bedroom	18	3	17%
2 Bedrooms	41	7	17%
3 Bedrooms	17	5	29%
4 Bedrooms & Greater	2	0	NA
TOTAL*	78	15	19%

SnapStats®	March	April	Variance
Inventory	57	78	37%
Solds	17	15	-12%
Sale Price	\$1,258,500	\$1,330,000	6%
Sale Price SQFT	\$831	\$1,035	25%
Sale to List Price Ratio	97%	95%	-2%
Days on Market	9	8	-11%

Community CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
Altamont	0	0	NA
Ambleside	23	10	43%
Bayridge	0	0	NA
British Properties	0	0	NA
Canterbury	0	0	NA
Caulfield	0	0	NA
Cedardale	5	0	NA
Chartwell	0	0	NA
Chelsea Park	0	0	NA
Cypress	0	0	NA
Cypress Park Estates	3	0	NA
Deer Ridge	0	0	NA
Dundarave	17	1	6%
Eagle Harbour	0	0	NA
Eagleridge	0	0	NA
Furry Creek	1	0	NA
Gleneagles	0	0	NA
Glenmore	0	1	NA*
Horseshoe Bay	6	0	NA
Howe Sound	2	0	NA
Lions Bay	0	0	NA
Olde Caulfield	0	0	NA
Panorama Village	6	1	17%
Park Royal	12	2	17%
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	3	0	NA
Whytecliff	0	0	NA
TOTAL*	78	15	19%

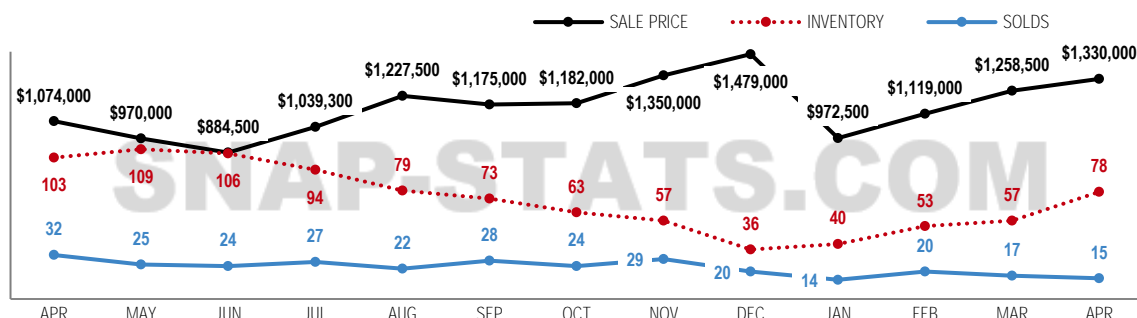
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **WEST VANCOUVER ATTACHED**: Balanced Market at 19% Sales Ratio average (1.9 in 10 homes selling rate)
- Homes are selling on average 5% below list price
- Most Active Price Band** \$1 mil to \$1.25 mil / \$1.5 mil to \$1.75 mil with average 25% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.75 mil to \$2 mil, Dundarave, Park Royal and up to 2 bedroom properties
- Sellers Best Bet** Selling homes in Ambleside and 3 bedroom properties

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Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 - 800,000	2	1	50%
800,001 - 900,000	0	0	NA
900,001 - 1,000,000	0	0	NA
1,000,001 - 1,250,000	4	0	NA
1,250,001 - 1,500,000	14	5	36%
1,500,001 - 1,750,000	32	20	63%
1,750,001 - 2,000,000	88	23	26%
2,000,001 - 2,250,000	36	11	31%
2,250,001 - 2,500,000	50	9	18%
2,500,001 - 2,750,000	28	9	32%
2,750,001 - 3,000,000	72	9	13%
3,000,001 - 3,500,000	48	4	8%
3,500,001 - 4,000,000	32	0	NA
4,000,001 - 4,500,000	12	0	NA
4,500,001 - 5,000,000	16	0	NA
5,000,001 - 5,500,000	5	1	20%
5,500,001 - 6,000,000	4	0	NA
6,000,001 - 6,500,000	1	1	100%
6,500,001 - 7,000,000	0	0	NA
7,000,001 - 7,500,000	0	1	NA*
7,500,001 & Greater	7	0	NA
TOTAL*	451	94	21%

2 Bedrooms & Less	16	3	19%
3 to 4 Bedrooms	162	46	28%
5 to 6 Bedrooms	247	44	18%
7 Bedrooms & More	26	1	4%
TOTAL*	451	94	21%

SnapStats®	March	April	Variance
Inventory	407	451	11%
Solds	143	94	-34%
Sale Price	\$2,110,000	\$1,975,000	-6%
Sale Price SQFT	\$764	\$781	2%
Sale to List Price Ratio	106%	104%	-2%
Days on Market	10	12	20%

Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Boyd Park	10	2	20%
Bridgeport	9	4	44%
Brighthouse	1	1	100%
Brighthouse South	1	0	NA
Broadmoor	48	3	6%
East Cambie	14	2	14%
East Richmond	6	0	NA
Garden City	20	2	10%
Gilmore	1	0	NA
Granville	28	4	14%
Hamilton	13	1	8%
Ironwood	15	3	20%
Lackner	20	4	20%
McLennan	8	2	25%
McLennan North	3	1	33%
McNair	21	3	14%
Quilchena	21	7	33%
Riverdale	34	4	12%
Saunders	14	4	29%
Sea Island	7	0	NA
Seafair	29	8	28%
South Arm	21	2	10%
Steveston North	30	14	47%
Steveston South	14	6	43%
Steveston Village	3	2	67%
Terra Nova	7	4	57%
West Cambie	15	4	27%
Westwind	5	4	80%
Woodwards	33	3	9%
TOTAL*	451	94	21%

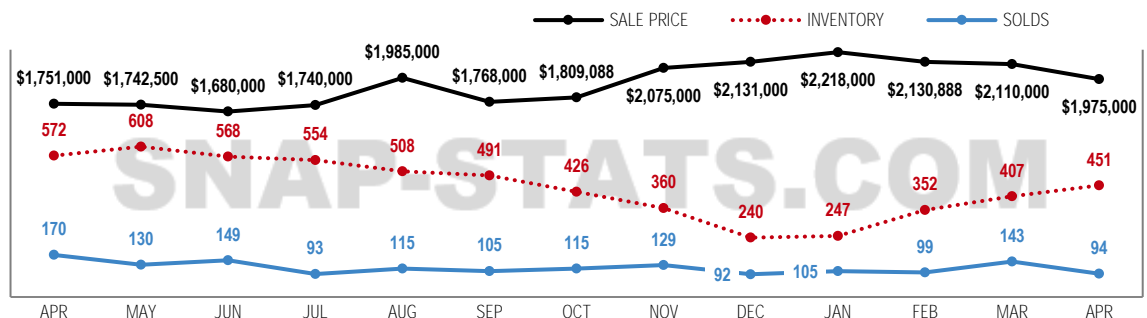
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **RICHMOND DETACHED**: Sellers Market at 21% Sales Ratio average (2.1 in 10 homes selling rate)
- Homes are selling on average 4% 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 \$3 mil to \$3.5 mil, Broadmoor and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Bridgeport, Steveston North / South and 3 to 4 bedroom properties

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Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 300,000	15	4	27%
300,001 – 400,000	8	3	38%
400,001 – 500,000	29	27	93%
500,001 – 600,000	37	45	122%*
600,001 – 700,000	58	57	98%
700,001 – 800,000	61	50	82%
800,001 – 900,000	71	32	45%
900,001 – 1,000,000	81	29	36%
1,000,001 – 1,250,000	98	36	37%
1,250,001 – 1,500,000	81	32	40%
1,500,001 – 1,750,000	20	10	50%
1,750,001 – 2,000,000	5	0	NA
2,000,001 – 2,250,000	3	0	NA
2,250,001 – 2,500,000	3	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	1	0	NA
3,000,001 – 3,500,000	1	0	NA
3,500,001 – 4,000,000	1	0	NA
4,000,001 – 4,500,000	0	0	NA
4,500,001 – 5,000,000	0	0	NA
5,000,001 & Greater	0	0	NA
TOTAL*	573	325	57%

0 to 1 Bedroom	87	75	86%
2 Bedrooms	259	145	56%
3 Bedrooms	178	80	45%
4 Bedrooms & Greater	49	25	51%
TOTAL*	573	325	57%

SnapStats®	March	April	Variance
Inventory	557	573	3%
Solds	403	325	-19%
Sale Price	\$755,000	\$749,900	-1%
Sale Price SQFT	\$796	\$794	0%
Sale to List Price Ratio	106%	107%	1%
Days on Market	8	9	13%

Community CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
Boyd Park	7	7	100%
Bridgeport	8	9	113%*
Brighthouse	227	96	42%
Brighthouse South	53	38	72%
Broadmoor	11	3	27%
East Cambie	8	3	38%
East Richmond	2	1	50%
Garden City	8	2	25%
Gilmore	0	0	NA
Granville	17	4	24%
Hamilton	6	5	83%
Ironwood	13	7	54%
Lackner	2	1	50%
McLennan	0	0	NA
McLennan North	42	40	95%
McNair	0	0	NA
Quilchena	5	2	40%
Riverdale	6	10	167%*
Saunders	1	5	500%*
Sea Island	0	0	NA
Seafair	2	1	50%
South Arm	14	4	29%
Steveston North	2	4	200%*
Steveston South	17	19	112%*
Steveston Village	4	2	50%
Terra Nova	7	5	71%
West Cambie	106	54	51%
Westwind	0	1	NA*
Woodwards	5	2	40%
TOTAL*	573	325	57%

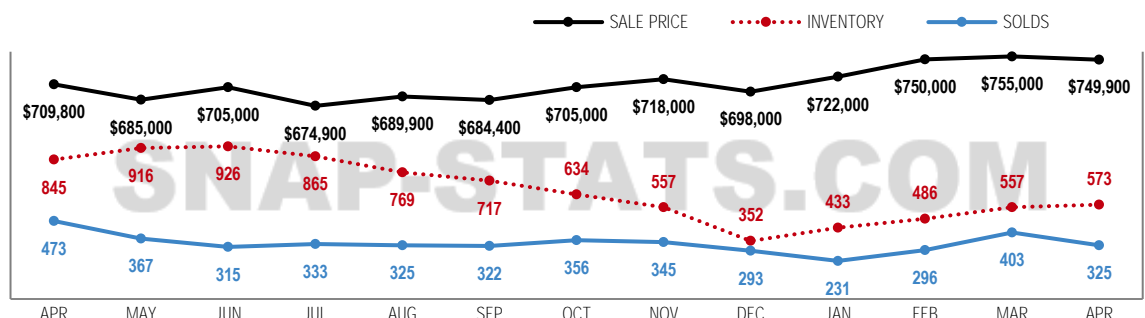
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **RICHMOND ATTACHED**: Sellers Market at 57% Sales Ratio average (5.7 in 10 homes selling rate)
- Homes are selling on average 7% above list price
- Most Active Price Band** \$500,000 to \$600,000 with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$0 to \$300,000, Broadmoor, Garden City, Granville, South Arm and 3 bedroom properties
- Sellers Best Bet** Selling homes in Bridgeport, McLennan North, Riverdale, Steveston South 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	5	1	20%
1,500,001 - 1,750,000	16	7	44%
1,750,001 - 2,000,000	25	3	12%
2,000,001 - 2,250,000	6	1	17%
2,250,001 - 2,500,000	7	0	NA
2,500,001 - 2,750,000	2	2	100%
2,750,001 - 3,000,000	7	1	14%
3,000,001 - 3,500,000	0	0	NA
3,500,001 - 4,000,000	5	1	20%
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	0	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*	80	16	20%

2 Bedrooms & Less	3	1	33%
3 to 4 Bedrooms	49	9	18%
5 to 6 Bedrooms	25	6	24%
7 Bedrooms & More	3	0	NA
TOTAL*	80	16	20%

SnapStats®	March	April	Variance
Inventory	64	80	25%
Solds	45	16	-64%
Sale Price	\$1,675,000	\$1,790,000	7%
Sale Price SQFT	\$721	\$666	-8%
Sale to List Price Ratio	105%	101%	-4%
Days on Market	8	7	-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

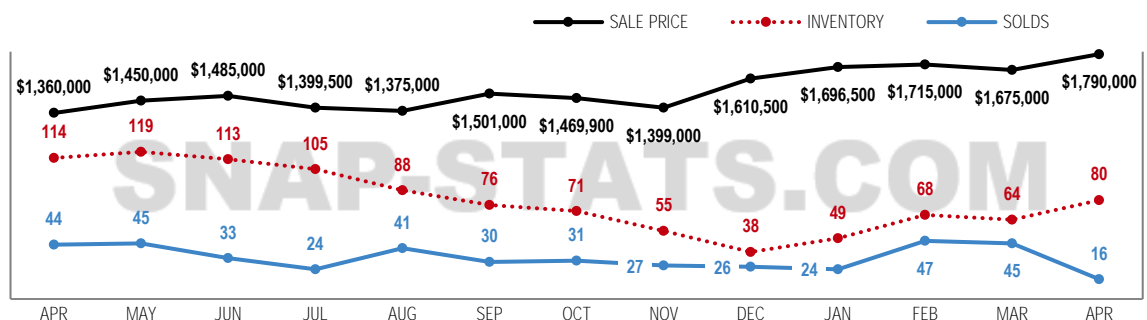
SnapStats®	Inventory	Sales	Sales Ratio
Beach Grove	5	4	80%
Boundary Beach	7	1	14%
Cliff Drive	8	3	38%
English Bluff	22	0	NA
Pebble Hill	12	4	33%
Tsawwassen Central	15	2	13%
Tsawwassen East	5	1	20%
Tsawwassen North	6	1	17%
TOTAL*	80	16	20%

Market Summary

- Market Type Indicator **TSAWWASSEN DETACHED**: Balanced Market at 20% Sales Ratio average (2 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 44% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.75 mil to \$2 mil, Tsawwassen Central and 3 to 4 bedroom properties
- Sellers Best Bet** Selling homes in Cliff Drive and 5 to 6 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	0	0	NA
400,001 – 500,000	3	4	133%*
500,001 – 600,000	0	3	NA*
600,001 – 700,000	8	10	125%*
700,001 – 800,000	0	4	NA*
800,001 – 900,000	6	2	33%
900,001 – 1,000,000	5	4	80%
1,000,001 – 1,250,000	7	0	NA
1,250,001 – 1,500,000	3	2	67%
1,500,001 – 1,750,000	0	0	NA
1,750,001 – 2,000,000	0	0	NA
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	0	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	0	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 – 4,500,000	0	0	NA
4,500,001 – 5,000,000	0	0	NA
5,000,001 & Greater	0	0	NA
TOTAL*	32	29	91%

0 to 1 Bedroom	6	6	100%
2 Bedrooms	11	17	155%*
3 Bedrooms	11	6	55%
4 Bedrooms & Greater	4	0	NA
TOTAL*	32	29	91%

SnapStats®	March	April	Variance
Inventory	29	32	10%
Solds	31	29	-6%
Sale Price	\$798,000	\$675,000	-15%
Sale Price SQFT	\$769	\$632	-18%
Sale to List Price Ratio	114%	104%	-9%
Days on Market	10	10	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

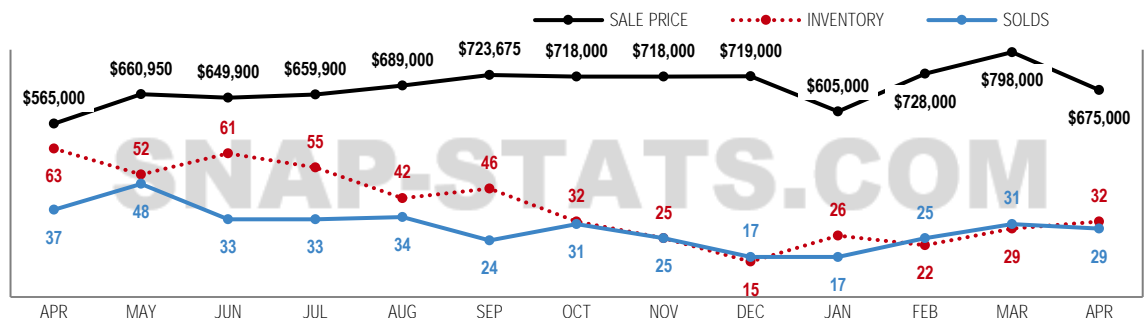
SnapStats®	Inventory	Sales	Sales Ratio
Beach Grove	4	6	150%*
Boundary Beach	1	0	NA
Cliff Drive	1	6	600%*
English Bluff	0	0	NA
Pebble Hill	0	0	NA
Tsawwassen Central	2	3	150%*
Tsawwassen East	1	3	300%*
Tsawwassen North	23	11	48%
TOTAL*	32	29	91%

Market Summary

- Market Type Indicator **TSAWWASSEN ATTACHED**: Sellers Market at 91% Sales Ratio average (9.1 in 10 homes selling rate)
- Homes are selling on average 4% above list price
- Most Active Price Band** \$600,000 to \$700,000 with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Insufficient data but homes with 3 bedrooms
- 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	0	NA
800,001 - 900,000	2	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	14	6	43%
1,500,001 - 1,750,000	14	4	29%
1,750,001 - 2,000,000	12	5	42%
2,000,001 - 2,250,000	6	1	17%
2,250,001 - 2,500,000	3	1	33%
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*	62	18	29%

2 Bedrooms & Less	6	0	NA
3 to 4 Bedrooms	37	11	30%
5 to 6 Bedrooms	17	3	18%
7 Bedrooms & More	2	4	200%*
TOTAL*	62	18	29%

SnapStats®	March	April	Variance
Inventory	56	62	11%
Solds	27	18	-33%
Sale Price	\$1,550,000	\$1,607,500	4%
Sale Price SQFT	\$664	\$687	4%
Sale to List Price Ratio	104%	107%	3%
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

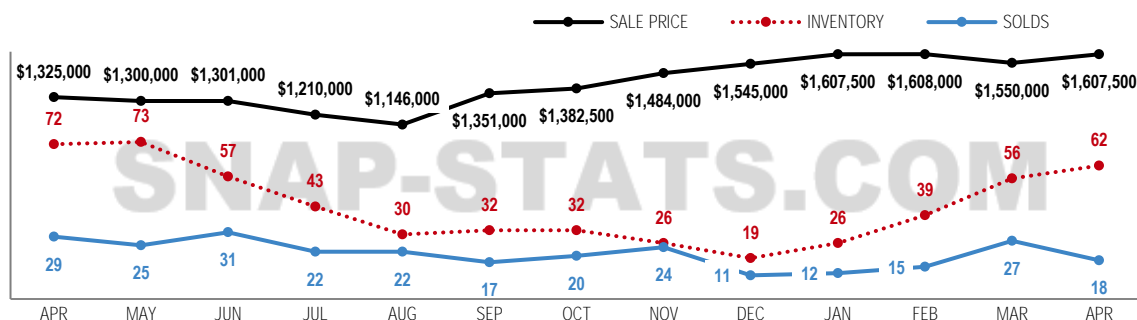
SnapStats®	Inventory	Sales	Sales Ratio
Annacis Island	0	0	NA
Delta Manor	6	1	17%
East Delta	0	0	NA
Hawthorne	18	7	39%
Holly	10	2	20%
Ladner Elementary	13	7	54%
Ladner Rural	2	0	NA
Neilsen Grove	5	0	NA
Port Guichon	7	1	14%
Tilbury	0	0	NA
Westham Island	1	0	NA
TOTAL*	62	18	29%

Market Summary

- Market Type Indicator **LADNER DETACHED**: Sellers Market at 29% Sales Ratio average (2.9 in 10 homes selling rate)
- Homes are selling on average 7% above list price
- Most Active Price Band** \$1.25 mil to \$1.5 mil with average 43% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.5 mil to \$1.75 mil, 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



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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	0	1	NA*
500,001 – 600,000	1	0	NA
600,001 – 700,000	0	1	NA*
700,001 – 800,000	3	3	100%
800,001 – 900,000	0	2	NA*
900,001 – 1,000,000	1	2	200%*
1,000,001 – 1,250,000	6	3	50%
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	14	127%*

0 to 1 Bedroom	0	1	NA*
2 Bedrooms	2	7	350%*
3 Bedrooms	6	5	83%
4 Bedrooms & Greater	3	1	33%
TOTAL*	11	14	127%*

SnapStats®	March	April	Variance
Inventory	11	11	0%
Solds	18	14	-22%
Sale Price	\$798,000	\$892,500	12%
Sale Price SQFT	\$679	\$635	-6%
Sale to List Price Ratio	107%	100%	-7%
Days on Market	7	7	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

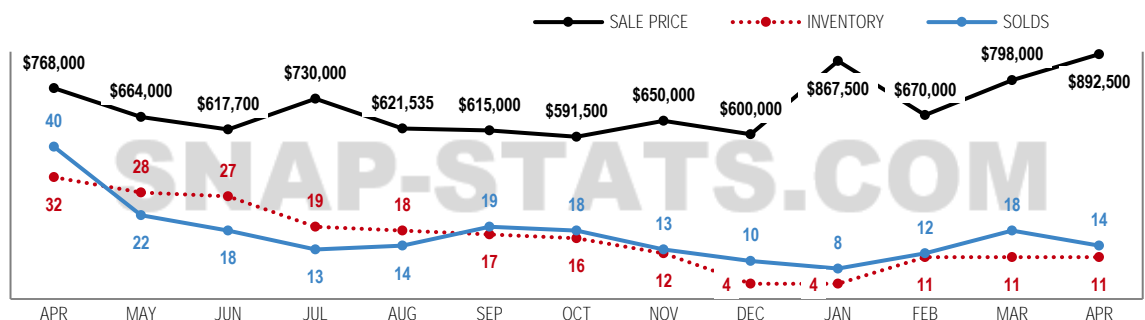
SnapStats®	Inventory	Sales	Sales Ratio
Annacis Island	0	0	NA
Delta Manor	4	5	125%*
East Delta	0	0	NA
Hawthorne	1	2	200%*
Holly	1	0	NA
Ladner Elementary	3	4	133%*
Ladner Rural	0	0	NA
Neilsen Grove	2	3	150%*
Port Guichon	0	0	NA
Tilbury	0	0	NA
Westham Island	0	0	NA
TOTAL*	11	14	127%*

Market Summary

- Market Type Indicator **LADNER ATTACHED**: Sellers Market at 127% Sales Ratio average (12.7 in 10 homes selling rate)
- Homes are selling on average 100% of list price
- Most Active Price Band** Insufficient data but with 3 sales price band of \$700,000 to \$800,000 / \$1 mil to \$1.25 mil
- Buyers Best Bet** Insufficient data
- Sellers Best Bet** Insufficient data

**With minimum inventory of 10 in most instances

13 Month Market Trend



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