

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	2	0	NA
300,001 – 400,000	12	2	17%
400,001 – 500,000	18	6	33%
500,001 – 600,000	52	29	56%
600,001 – 700,000	83	42	51%
700,001 – 800,000	93	31	33%
800,001 – 900,000	52	24	46%
900,001 – 1,000,000	61	14	23%
1,000,001 – 1,250,000	83	33	40%
1,250,001 – 1,500,000	77	16	21%
1,500,001 – 1,750,000	70	7	10%
1,750,001 – 2,000,000	55	10	18%
2,000,001 – 2,250,000	34	4	12%
2,250,001 – 2,500,000	23	1	4%
2,500,001 – 2,750,000	22	1	5%
2,750,001 – 3,000,000	25	1	4%
3,000,001 – 3,500,000	34	2	6%
3,500,001 – 4,000,000	24	0	NA
4,000,001 – 4,500,000	17	2	12%
4,500,001 – 5,000,000	18	1	6%
5,000,001 & Greater	55	0	NA
TOTAL*	910	226	25%

0 to 1 Bedroom	331	130	39%
2 Bedrooms	432	78	18%
3 Bedrooms	129	17	13%
4 Bedrooms & Greater	18	1	6%
TOTAL*	910	226	25%

SnapStats®	April	May	Variance
Inventory	828	910	10%
Solds	252	226	-10%
Sale Price	\$857,500	\$822,500	-4%
Sale Price SQFT	\$1,143	\$1,100	-4%
Sale to List Price Ratio	99%	103%	4%
Days on Market	10	10	0%

Community CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
Coal Harbour	121	12	10%
Downtown	320	93	29%
Westend	208	42	20%
Yaletown	261	79	30%
TOTAL*	910	226	25%

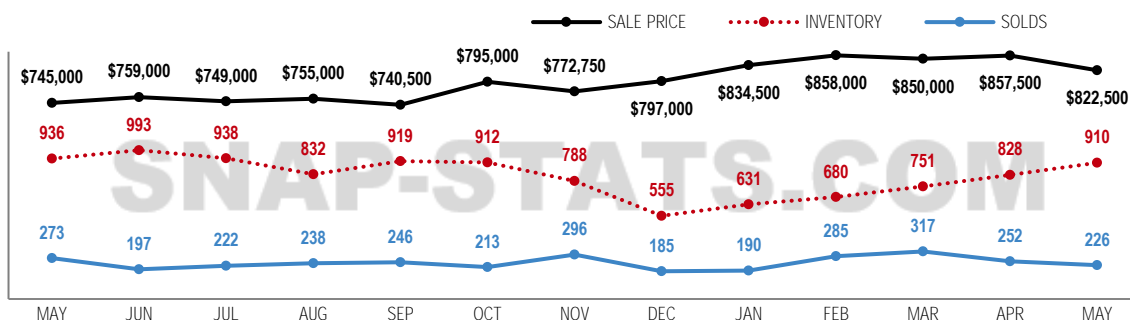
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **VANCOUVER DOWNTOWN ATTACHED**: Sellers Market at 25% Sales Ratio average (2.5 in 10 homes selling rate)
- Homes are selling on average 3% above list price
- Most Active Price Band** \$500,000 to \$600,000 with average 56% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$2.25 mil to \$2.5 mil / \$2.75 mil to \$3 mil, Coal Harbour and minimum 4 bedroom properties
- Sellers Best Bet** Selling homes in Yaletown and up to 1 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



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Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 - 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	0	1	NA*
1,750,001 - 2,000,000	6	1	17%
2,000,001 - 2,250,000	5	3	60%
2,250,001 - 2,500,000	16	4	25%
2,500,001 - 2,750,000	30	8	27%
2,750,001 - 3,000,000	48	11	23%
3,000,001 - 3,500,000	66	13	20%
3,500,001 - 4,000,000	86	12	14%
4,000,001 - 4,500,000	71	12	17%
4,500,001 - 5,000,000	62	4	6%
5,000,001 - 5,500,000	48	5	10%
5,500,001 - 6,000,000	55	2	4%
6,000,001 - 6,500,000	25	2	8%
6,500,001 - 7,000,000	38	1	3%
7,000,001 - 7,500,000	16	0	NA
7,500,001 & Greater	136	4	3%
TOTAL*	708	83	12%

2 Bedrooms & Less	23	2	9%
3 to 4 Bedrooms	216	32	15%
5 to 6 Bedrooms	353	46	13%
7 Bedrooms & More	116	3	3%
TOTAL*	708	83	12%

SnapStats®	April	May	Variance
Inventory	658	708	8%
Solds	92	83	-10%
Sale Price	\$3,759,000	\$3,600,000	-4%
Sale Price SQFT	\$1,330	\$1,195	-10%
Sale to List Price Ratio	102%	103%	1%
Days on Market	9	12	33%

*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

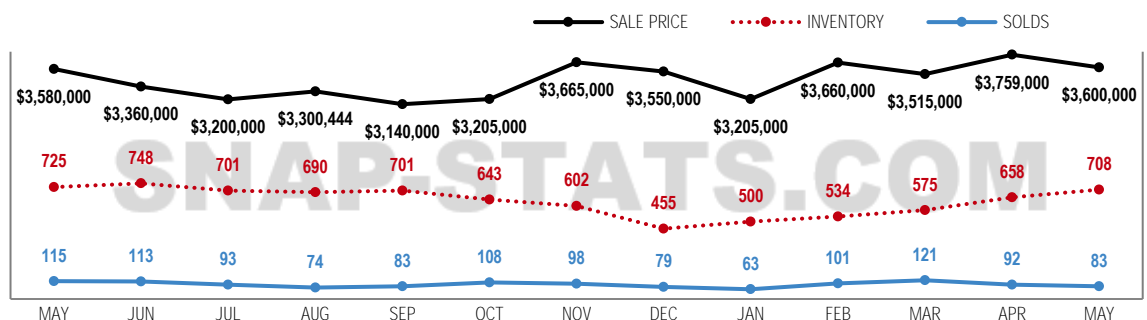
SnapStats®	Inventory	Sales	Sales Ratio
Arbutus	32	4	13%
Cambie	48	4	8%
Dunbar	85	8	9%
Fairview	1	0	NA
Falsecreek	1	0	NA
Kerrisdale	42	7	17%
Kitsilano	38	13	34%
Mackenzie Heights	30	6	20%
Marpole	60	4	7%
Mount Pleasant	3	0	NA
Oakridge	20	0	NA
Point Grey	86	16	19%
Quilchena	25	4	16%
SW Marine	16	5	31%
Shaughnessy	86	3	3%
South Cambie	8	1	13%
South Granville	80	4	5%
Southlands	30	2	7%
University	17	2	12%
TOTAL*	708	83	12%

Market Summary

- Market Type Indicator **VANCOUVER WESTSIDE DETACHED**: Balanced Market at 12% Sales Ratio average (1.2 in 10 homes selling rate)
- Homes are selling on average 3% above list price
- Most Active Price Band** \$2 mil to \$2.25 mil with average 60% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$6.5 mil to \$7 mil / \$7.5 mil plus, Shaughnessy and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Kitsilano, SW Marine and 3 to 4 bedroom properties

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Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 300,000	1	0	NA
300,001 – 400,000	1	0	NA
400,001 – 500,000	6	6	100%
500,001 – 600,000	22	24	109%*
600,001 – 700,000	41	25	61%
700,001 – 800,000	53	38	72%
800,001 – 900,000	76	27	36%
900,001 – 1,000,000	59	25	42%
1,000,001 – 1,250,000	97	36	37%
1,250,001 – 1,500,000	120	33	28%
1,500,001 – 1,750,000	70	23	33%
1,750,001 – 2,000,000	81	6	7%
2,000,001 – 2,250,000	30	10	33%
2,250,001 – 2,500,000	22	4	18%
2,500,001 – 2,750,000	21	1	5%
2,750,001 – 3,000,000	17	1	6%
3,000,001 – 3,500,000	9	1	11%
3,500,001 – 4,000,000	7	2	29%
4,000,001 – 4,500,000	3	0	NA
4,500,001 – 5,000,000	3	1	33%
5,000,001 & Greater	5	1	20%
TOTAL*	744	264	35%

0 to 1 Bedroom	165	103	62%
2 Bedrooms	378	128	34%
3 Bedrooms	182	32	18%
4 Bedrooms & Greater	19	1	5%
TOTAL*	744	264	35%

SnapStats®	April	May	Variance
Inventory	680	744	9%
Solds	265	264	0%
Sale Price	\$985,000	\$958,400	-3%
Sale Price SQFT	\$1,107	\$1,079	-2%
Sale to List Price Ratio	104%	100%	-4%
Days on Market	9	9	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

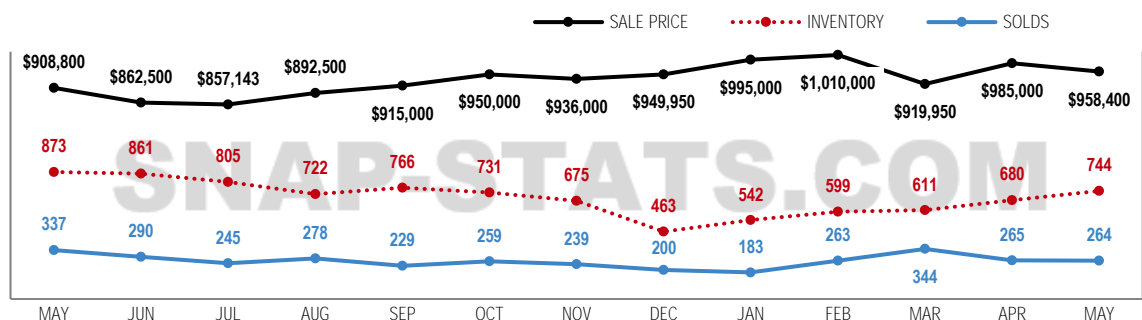
SnapStats®	Inventory	Sales	Sales Ratio
Arbutus	1	0	NA
Cambie	94	24	26%
Dunbar	13	3	23%
Fairview	67	50	75%
Falsecreek	89	30	34%
Kerrisdale	31	7	23%
Kitsilano	80	65	81%
Mackenzie Heights	2	0	NA
Marpole	64	15	23%
Mount Pleasant	7	6	86%
Oakridge	25	4	16%
Point Grey	16	4	25%
Quilchena	10	5	50%
SW Marine	12	4	33%
Shaughnessy	8	0	NA
South Cambie	32	2	6%
South Granville	33	6	18%
Southlands	2	0	NA
University	158	39	25%
TOTAL*	744	264	35%

Market Summary

- Market Type Indicator **VANCOUVER WESTSIDE ATTACHED**: Sellers Market at 35% Sales Ratio average (3.5 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 >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$2.5 mil to \$3 mil, South Cambie and minimum 4 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	0	NA
1,000,001 - 1,250,000	0	2	NA*
1,250,001 - 1,500,000	13	4	31%
1,500,001 - 1,750,000	54	18	33%
1,750,001 - 2,000,000	125	27	22%
2,000,001 - 2,250,000	49	14	29%
2,250,001 - 2,500,000	91	13	14%
2,500,001 - 2,750,000	37	4	11%
2,750,001 - 3,000,000	69	4	6%
3,000,001 - 3,500,000	47	6	13%
3,500,001 - 4,000,000	17	1	6%
4,000,001 - 4,500,000	7	1	14%
4,500,001 - 5,000,000	4	0	NA
5,000,001 - 5,500,000	2	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	1	0	NA
7,500,001 & Greater	0	0	NA
TOTAL*	516	94	18%

2 Bedrooms & Less	29	4	14%
3 to 4 Bedrooms	164	35	21%
5 to 6 Bedrooms	247	42	17%
7 Bedrooms & More	76	13	17%
TOTAL*	516	94	18%

SnapStats®	April	May	Variance
Inventory	461	516	12%
Solds	108	94	-13%
Sale Price	\$2,065,000	\$1,940,000	-6%
Sale Price SQFT	\$911	\$806	-12%
Sale to List Price Ratio	103%	98%	-5%
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

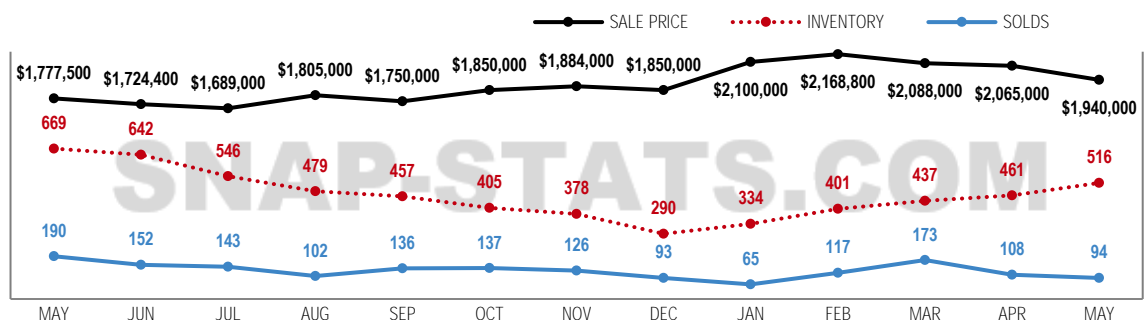
SnapStats®	Inventory	Sales	Sales Ratio
Champlain Heights	1	0	NA
Collingwood	90	7	8%
Downtown	0	0	NA
Fraser	25	5	20%
Fraserview	20	6	30%
Grandview Woodland	50	10	20%
Hastings	18	1	6%
Hastings Sunrise	12	4	33%
Killarney	45	10	22%
Knight	39	6	15%
Main	24	8	33%
Mount Pleasant	12	2	17%
Renfrew Heights	48	10	21%
Renfrew	51	10	20%
South Marine	3	1	33%
South Vancouver	43	6	14%
Strathcona	7	2	29%
Victoria	28	6	21%
TOTAL*	516	94	18%

Market Summary

- Market Type Indicator **VANCOUVER EASTSIDE DETACHED**: Balanced Market at 18% Sales Ratio average (1.8 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band** \$1.5 mil to \$1.75 mil with average 33% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$2.75 mil to \$3 mil / \$3.5 mil to \$4 mil, Collingwood, Hastings and up to 2 bedroom properties
- Sellers Best Bet** Selling homes in Hastings Sunrise, Main and 3 to 4 bedroom properties

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Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 300,000	1	2	200%*
300,001 – 400,000	10	2	20%
400,001 – 500,000	20	13	65%
500,001 – 600,000	56	40	71%
600,001 – 700,000	67	40	60%
700,001 – 800,000	61	32	52%
800,001 – 900,000	70	19	27%
900,001 – 1,000,000	53	18	34%
1,000,001 – 1,250,000	45	20	44%
1,250,001 – 1,500,000	43	9	21%
1,500,001 – 1,750,000	25	5	20%
1,750,001 – 2,000,000	7	2	29%
2,000,001 – 2,250,000	4	0	NA
2,250,001 – 2,500,000	6	0	NA
2,500,001 – 2,750,000	0	1	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	3	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*	478	203	42%

0 to 1 Bedroom	164	85	52%
2 Bedrooms	210	94	45%
3 Bedrooms	97	23	24%
4 Bedrooms & Greater	7	1	14%
TOTAL*	478	203	42%

SnapStats®	April	May	Variance
Inventory	416	478	15%
Solds	221	203	-8%
Sale Price	\$765,000	\$726,500	-5%
Sale Price SQFT	\$907	\$907	0%
Sale to List Price Ratio	109%	104%	-5%
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

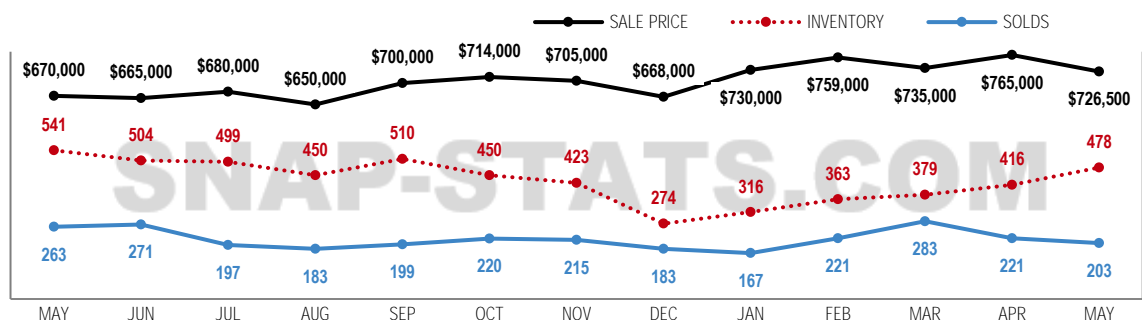
SnapStats®	Inventory	Sales	Sales Ratio
Champlain Heights	11	12	109%*
Collingwood	99	37	37%
Downtown	34	13	38%
Fraser	19	11	58%
Fraserview	1	1	100%
Grandview Woodland	32	9	28%
Hastings	17	19	112%*
Hastings Sunrise	1	1	100%
Killarney	4	5	125%*
Knight	16	5	31%
Main	14	5	36%
Mount Pleasant	85	45	53%
Renfrew Heights	5	4	80%
Renfrew	8	2	25%
South Marine	83	18	22%
South Vancouver	13	2	15%
Strathcona	26	7	27%
Victoria	10	7	70%
TOTAL*	478	203	42%

Market Summary

- Market Type Indicator **VANCOUVER EASTSIDE ATTACHED**: Sellers Market at 42% Sales Ratio average (4.2 in 10 homes selling rate)
- Homes are selling on average 4% above list price
- Most Active Price Band** \$500,000 to \$600,000 with average 71% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.25 mil to \$1.75 mil, South Vancouver and 3 bedroom properties
- Sellers Best Bet** Selling homes in Champlain Heights, Hastings and up to 1 bedroom properties

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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	1	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	1	33%
1,500,001 - 1,750,000	16	15	94%
1,750,001 - 2,000,000	33	16	48%
2,000,001 - 2,250,000	21	10	48%
2,250,001 - 2,500,000	34	11	32%
2,500,001 - 2,750,000	23	8	35%
2,750,001 - 3,000,000	18	6	33%
3,000,001 - 3,500,000	22	5	23%
3,500,001 - 4,000,000	19	3	16%
4,000,001 - 4,500,000	10	1	10%
4,500,001 - 5,000,000	6	0	NA
5,000,001 - 5,500,000	4	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*	216	79	37%

2 Bedrooms & Less	7	4	57%
3 to 4 Bedrooms	106	49	46%
5 to 6 Bedrooms	83	22	27%
7 Bedrooms & More	20	4	20%
TOTAL*	216	79	37%

SnapStats®	April	May	Variance
Inventory	199	216	9%
Solds	96	79	-18%
Sale Price	\$2,260,500	\$2,150,000	-5%
Sale Price SQFT	\$847	\$850	0%
Sale to List Price Ratio	105%	105%	0%
Days on Market	8	8	0%

Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Blueridge	6	3	50%
Boulevard	10	4	40%
Braemar	2	0	NA
Calverhall	5	1	20%
Canyon Heights	26	6	23%
Capilano	2	1	50%
Central Lonsdale	17	7	41%
Deep Cove	9	2	22%
Delbrook	6	1	17%
Dollarton	3	0	NA
Edgemont	13	3	23%
Forest Hills	12	0	NA
Grouse Woods	2	0	NA
Harbourside	0	0	NA
Indian Arm	0	0	NA
Indian River	2	3	150%*
Lower Lonsdale	4	3	75%
Lynn Valley	9	15	167%*
Lynnmoor	4	0	NA
Mosquito Creek	1	3	300%*
Norqate	2	2	100%
Northlands	0	0	NA
Pemberton Heights	4	2	50%
Pemberton	4	2	50%
Princess Park	1	1	100%
Queensbury	3	1	33%
Roche Point	4	1	25%
Seymour	3	2	67%
Tempe	1	1	100%
Upper Delbrook	13	1	8%
Upper Lonsdale	27	11	41%
Westlynn	15	1	7%
Westlynn Terrace	3	0	NA
Windsor Park	0	2	NA*
Woodlands-Sunshine Cascade	3	0	NA
TOTAL*	216	79	37%

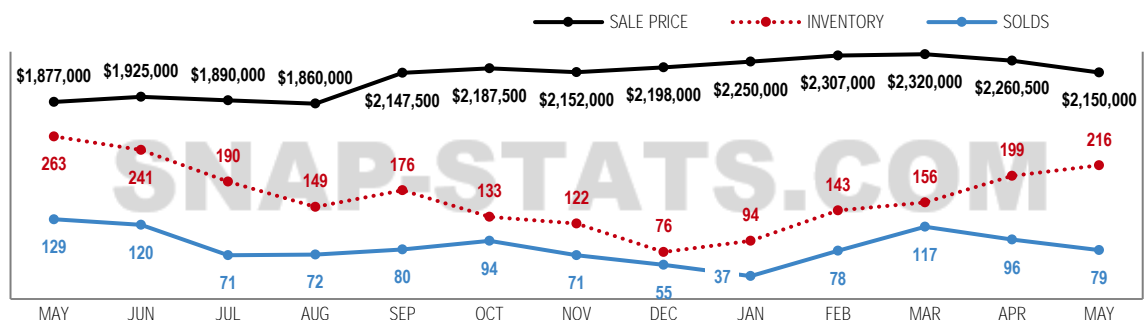
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **NORTH VANCOUVER DETACHED**: Sellers Market at 37% Sales Ratio average (3.7 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 94% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$4 mil to \$4.5 mil, Upper Delbrook, Westlynn and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Lynn Valley and 3 to 4 bedroom properties

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SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 300,000	0	0	NA
300,001 – 400,000	1	4	400%*
400,001 – 500,000	9	10	111%*
500,001 – 600,000	17	20	118%*
600,001 – 700,000	39	28	72%
700,001 – 800,000	22	16	73%
800,001 – 900,000	27	21	78%
900,001 – 1,000,000	19	24	126%*
1,000,001 – 1,250,000	42	20	48%
1,250,001 – 1,500,000	33	25	76%
1,500,001 – 1,750,000	31	9	29%
1,750,001 – 2,000,000	10	10	100%
2,000,001 – 2,250,000	3	1	33%
2,250,001 – 2,500,000	7	2	29%
2,500,001 – 2,750,000	2	1	50%
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	1	100%
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*	272	192	71%

0 to 1 Bedroom	73	59	81%
2 Bedrooms	140	98	70%
3 Bedrooms	46	29	63%
4 Bedrooms & Greater	13	6	46%
TOTAL*	272	192	71%

SnapStats®	April	May	Variance
Inventory	243	272	12%
Solds	176	192	9%
Sale Price	\$987,850	\$892,000	-10%
Sale Price SQFT	\$990	\$939	-5%
Sale to List Price Ratio	104%	102%	-2%
Days on Market	8	7	-13%

Community CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
Blueridge	1	0	NA
Boulevard	0	0	NA
Braemar	0	0	NA
Calverhall	0	0	NA
Canyon Heights	0	0	NA
Capilano	13	4	31%
Central Lonsdale	45	42	93%
Deep Cove	1	0	NA
Delbrook	0	1	NA*
Dollarton	0	0	NA
Edgemont	4	7	175%*
Forest Hills	0	0	NA
Grouse Woods	0	0	NA
Harbourside	2	3	150%*
Indian Arm	0	0	NA
Indian River	2	4	200%*
Lower Lonsdale	71	45	63%
Lynn Valley	14	16	114%*
Lynn timer	32	12	38%
Mosquito Creek	16	8	50%
Norqate	3	0	NA
Northlands	7	5	71%
Pemberton Heights	1	1	100%
Pemberton	44	23	52%
Princess Park	0	0	NA
Queensbury	6	2	33%
Roche Point	6	14	233%*
Seymour	1	1	100%
Tempe	0	0	NA
Upper Delbrook	0	0	NA
Upper Lonsdale	3	2	67%
Westlynn	0	2	NA*
Westlynn Terrace	0	0	NA
Windsor Park	0	0	NA
Woodlands-Sunshine Cascade	0	0	NA
TOTAL*	272	192	71%

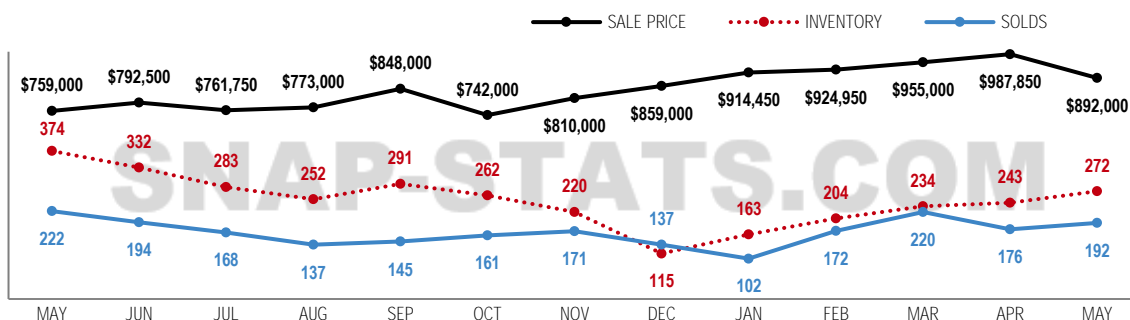
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **NORTH VANCOUVER ATTACHED**: Sellers Market at 71% Sales Ratio average (7.1 in 10 homes selling rate)
- Homes are selling on average 2% above list price
- Most Active Price Band** \$900,000 to \$1 mil with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.5 mil to \$1.75 mil, Capilano, Lynn timer and minimum 4 bedroom properties
- Sellers Best Bet** Selling homes in Central Lonsdale, Lynn Valley, Roche Point and up to 1 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



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Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 - 800,000	0	0	NA
800,001 - 900,000	1	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	5	1	20%
2,000,001 - 2,250,000	3	0	NA
2,250,001 - 2,500,000	15	4	27%
2,500,001 - 2,750,000	18	4	22%
2,750,001 - 3,000,000	30	2	7%
3,000,001 - 3,500,000	46	13	28%
3,500,001 - 4,000,000	43	1	2%
4,000,001 - 4,500,000	37	5	14%
4,500,001 - 5,000,000	39	3	8%
5,000,001 - 5,500,000	16	3	19%
5,500,001 - 6,000,000	30	2	7%
6,000,001 - 6,500,000	11	1	9%
6,500,001 - 7,000,000	22	2	9%
7,000,001 - 7,500,000	4	1	25%
7,500,001 & Greater	86	2	2%
TOTAL*	408	44	11%

2 Bedrooms & Less	7	1	14%
3 to 4 Bedrooms	192	27	14%
5 to 6 Bedrooms	182	13	7%
7 Bedrooms & More	27	3	11%
TOTAL*	408	44	11%

SnapStats®	April	May	Variance
Inventory	379	408	8%
Solds	53	44	-17%
Sale Price	\$3,230,000	\$3,385,000	5%
Sale Price SQFT	\$973	\$910	-6%
Sale to List Price Ratio	96%	93%	-3%
Days on Market	11	8	-27%

Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Altamont	15	2	13%
Ambleside	42	3	7%
Bayridge	9	1	11%
British Properties	86	8	9%
Canterbury	6	0	NA
Caulfield	25	4	16%
Cedardale	2	0	NA
Chartwell	35	0	NA
Chelsea Park	3	1	33%
Cypress	6	1	17%
Cypress Park Estates	15	0	NA
Deer Ridge	0	0	NA
Dundarave	25	5	20%
Eagle Harbour	15	3	20%
Eagleridge	3	2	67%
Furry Creek	2	0	NA
Gleneagles	7	5	71%
Glenmore	14	1	7%
Horseshoe Bay	4	1	25%
Howe Sound	4	0	NA
Lions Bay	9	0	NA
Olde Caulfield	10	1	10%
Panorama Village	1	0	NA
Park Royal	2	0	NA
Porteau Cove	0	0	NA
Queens	14	1	7%
Rockridge	3	0	NA
Sandy Cove	3	0	NA
Sentinel Hill	8	1	13%
Upper Caulfield	8	1	13%
West Bay	4	0	NA
Westhill	7	0	NA
Westmount	14	1	7%
Whitby Estates	6	0	NA
Whytecliff	1	2	200%*
TOTAL*	408	44	11%

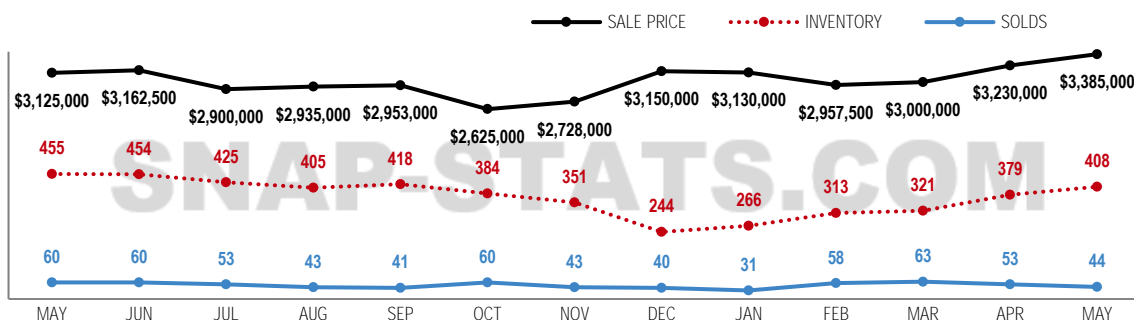
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

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 7% below list price
- Most Active Price Band** \$3 mil to \$3.5 mil with average 28% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$3.5 mil to \$4 mil, Ambleside, Glenmore, Westmount and 5 to 6 bedroom properties
- Sellers Best Bet** Selling homes in Dundarave, Eagle Harbour 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	3	1	33%
500,001 – 600,000	3	5	167%*
600,001 – 700,000	7	0	NA
700,001 – 800,000	6	1	17%
800,001 – 900,000	4	0	NA
900,001 – 1,000,000	3	3	100%
1,000,001 – 1,250,000	10	2	20%
1,250,001 – 1,500,000	11	0	NA
1,500,001 – 1,750,000	9	3	33%
1,750,001 – 2,000,000	13	1	8%
2,000,001 – 2,250,000	5	2	40%
2,250,001 – 2,500,000	5	1	20%
2,500,001 – 2,750,000	7	1	14%
2,750,001 – 3,000,000	3	0	NA
3,000,001 – 3,500,000	5	1	20%
3,500,001 – 4,000,000	5	0	NA
4,000,001 – 4,500,000	3	0	NA
4,500,001 – 5,000,000	0	0	NA
5,000,001 & Greater	6	0	NA
TOTAL*	108	21	19%

0 to 1 Bedroom	22	9	41%
2 Bedrooms	60	11	18%
3 Bedrooms	23	1	4%
4 Bedrooms & Greater	3	0	NA
TOTAL*	108	21	19%

SnapStats®	April	May	Variance
Inventory	78	108	38%
Solds	15	21	40%
Sale Price	\$1,330,000	\$1,087,000	-18%
Sale Price SQFT	\$1,035	\$1,062	3%
Sale to List Price Ratio	95%	99%	4%
Days on Market	8	8	0%

Community CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
Altamont	0	0	NA
Ambleside	30	8	27%
Bayridge	0	0	NA
British Properties	0	0	NA
Canterbury	0	0	NA
Caulfield	0	0	NA
Cedardale	6	2	33%
Chartwell	0	0	NA
Chelsea Park	0	0	NA
Cypress	0	0	NA
Cypress Park Estates	4	1	25%
Deer Ridge	1	0	NA
Dundarave	23	5	22%
Eagle Harbour	0	0	NA
Eagleridge	0	0	NA
Furry Creek	1	0	NA
Gleneagles	0	0	NA
Glenmore	0	0	NA
Horseshoe Bay	9	0	NA
Howe Sound	4	0	NA
Lions Bay	0	0	NA
Olde Caulfield	0	0	NA
Panorama Village	9	0	NA
Park Royal	18	4	22%
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	1	33%
Whytecliff	0	0	NA
TOTAL*	108	21	19%

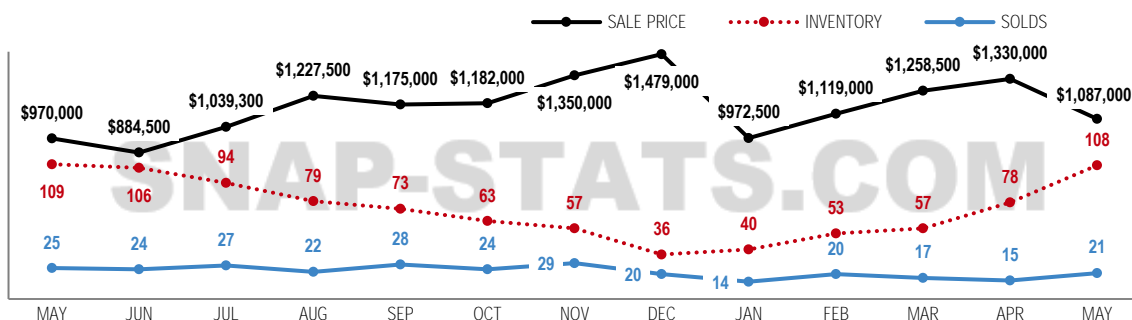
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

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 1% below list price
- Most Active Price Band** \$1.5 mil to \$1.75 mil with average 33% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.75 mil to \$2 mil, Dundarave, Park Royal and 3 bedroom properties
- Sellers Best Bet** Selling homes in Ambleside and up to 1 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



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Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 - 800,000	2	0	NA
800,001 - 900,000	0	0	NA
900,001 - 1,000,000	0	0	NA
1,000,001 - 1,250,000	5	0	NA
1,250,001 - 1,500,000	15	5	33%
1,500,001 - 1,750,000	49	16	33%
1,750,001 - 2,000,000	100	14	14%
2,000,001 - 2,250,000	41	10	24%
2,250,001 - 2,500,000	61	8	13%
2,500,001 - 2,750,000	33	5	15%
2,750,001 - 3,000,000	72	8	11%
3,000,001 - 3,500,000	56	6	11%
3,500,001 - 4,000,000	37	1	3%
4,000,001 - 4,500,000	10	1	10%
4,500,001 - 5,000,000	18	1	6%
5,000,001 - 5,500,000	5	0	NA
5,500,001 - 6,000,000	4	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	8	0	NA
TOTAL*	517	75	15%

2 Bedrooms & Less	15	1	7%
3 to 4 Bedrooms	189	35	19%
5 to 6 Bedrooms	287	37	13%
7 Bedrooms & More	26	2	8%
TOTAL*	517	75	15%

SnapStats®	April	May	Variance
Inventory	451	517	15%
Solds	94	75	-20%
Sale Price	\$1,975,000	\$2,135,000	8%
Sale Price SQFT	\$781	\$851	9%
Sale to List Price Ratio	104%	107%	3%
Days on Market	12	12	0%

Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Boyd Park	16	1	6%
Bridgeport	10	1	10%
Brighthouse	4	0	NA
Brighthouse South	1	0	NA
Broadmoor	48	5	10%
East Cambie	17	3	18%
East Richmond	6	0	NA
Garden City	22	1	5%
Gilmore	1	0	NA
Granville	37	0	NA
Hamilton	18	0	NA
Ironwood	17	4	24%
Lackner	24	4	17%
McLennan	8	2	25%
McLennan North	5	0	NA
McNair	25	4	16%
Quilchena	28	2	7%
Riverdale	34	7	21%
Saunders	17	3	18%
Sea Island	4	2	50%
Seafair	37	3	8%
South Arm	24	1	4%
Steveston North	36	10	28%
Steveston South	13	3	23%
Steveston Village	5	3	60%
Terra Nova	4	4	100%
West Cambie	20	3	15%
Westwind	5	1	20%
Woodwards	31	8	26%
TOTAL*	517	75	15%

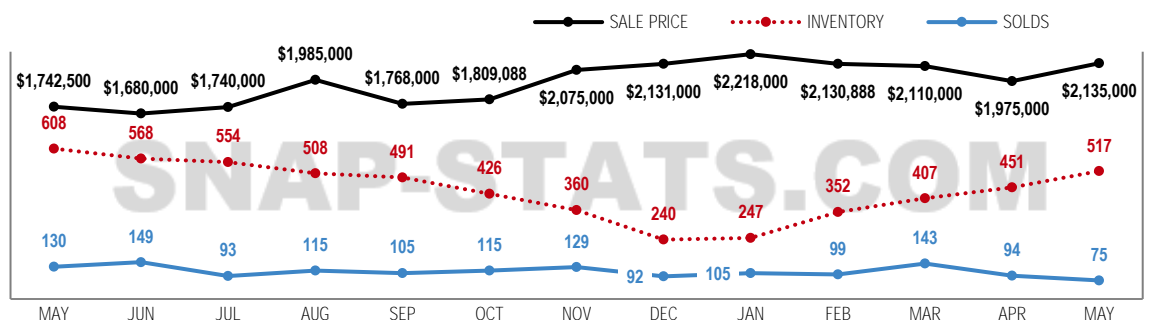
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **RICHMOND DETACHED**: Balanced Market at 15% Sales Ratio average (1.5 in 10 homes selling rate)
- Homes are selling on average 7% above list price
- Most Active Price Band** \$1.25 mil to \$1.75 mil with average 33% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$3.5 mil to \$4 mil, South Arm and up to 2 bedroom properties
- Sellers Best Bet** Selling homes in Steveston North 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	12	3	25%
400,001 – 500,000	38	14	37%
500,001 – 600,000	71	38	54%
600,001 – 700,000	74	43	58%
700,001 – 800,000	71	47	66%
800,001 – 900,000	92	32	35%
900,001 – 1,000,000	80	25	31%
1,000,001 – 1,250,000	125	35	28%
1,250,001 – 1,500,000	108	12	11%
1,500,001 – 1,750,000	31	4	13%
1,750,001 – 2,000,000	11	0	NA
2,000,001 – 2,250,000	3	1	33%
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	1	0	NA
3,500,001 – 4,000,000	2	0	NA
4,000,001 – 4,500,000	0	0	NA
4,500,001 – 5,000,000	1	0	NA
5,000,001 & Greater	0	0	NA
TOTAL*	737	258	35%

0 to 1 Bedroom	145	59	41%
2 Bedrooms	310	130	42%
3 Bedrooms	199	54	27%
4 Bedrooms & Greater	83	15	18%
TOTAL*	737	258	35%

SnapStats®	April	May	Variance
Inventory	573	737	29%
Solds	325	258	-21%
Sale Price	\$749,900	\$751,500	0%
Sale Price SQFT	\$794	\$797	0%
Sale to List Price Ratio	107%	100%	-7%
Days on Market	9	9	0%

Community CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
Boyd Park	8	6	75%
Bridgeport	13	4	31%
Brighthouse	279	90	32%
Brighthouse South	61	36	59%
Broadmoor	14	1	7%
East Cambie	6	6	100%
East Richmond	4	1	25%
Garden City	5	6	120%*
Gilmore	0	0	NA
Granville	13	4	31%
Hamilton	14	2	14%
Ironwood	15	8	53%
Lackner	3	0	NA
McLennan	0	0	NA
McLennan North	62	17	27%
McNair	0	0	NA
Quilchena	5	2	40%
Riverdale	13	5	38%
Saunders	1	2	200%*
Sea Island	0	0	NA
Seafair	0	2	NA*
South Arm	12	4	33%
Steveston North	15	2	13%
Steveston South	22	16	73%
Steveston Village	3	2	67%
Terra Nova	9	1	11%
West Cambie	145	41	28%
Westwind	0	0	NA
Woodwards	15	0	NA
TOTAL*	737	258	35%

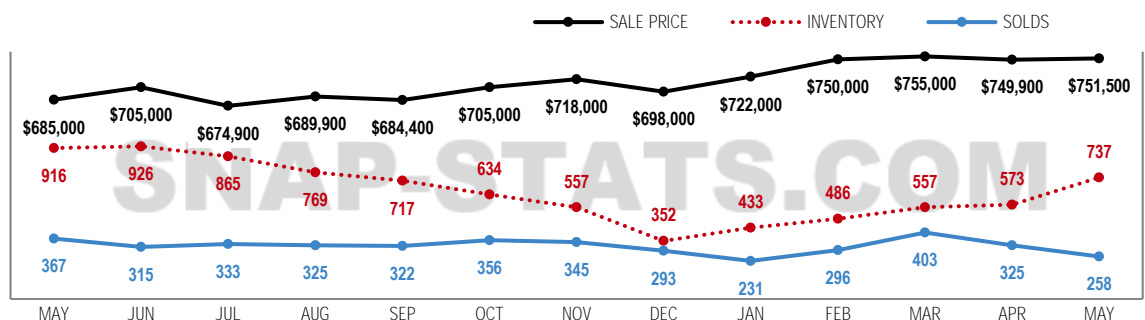
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **RICHMOND ATTACHED**: Sellers Market at 35% Sales Ratio average (3.5 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 66% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.25 mil to \$1.5 mil, Broadmoor and minimum 4 bedroom properties
- Sellers Best Bet** Selling homes in Boyd Park, Steveston South and up to 2 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	6	4	67%
1,500,001 - 1,750,000	26	7	27%
1,750,001 - 2,000,000	23	4	17%
2,000,001 - 2,250,000	7	3	43%
2,250,001 - 2,500,000	6	2	33%
2,500,001 - 2,750,000	4	0	NA
2,750,001 - 3,000,000	9	1	11%
3,000,001 - 3,500,000	4	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	1	100%
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	1	0	NA
TOTAL*	93	22	24%
2 Bedrooms & Less	2	1	50%
3 to 4 Bedrooms	54	16	30%
5 to 6 Bedrooms	33	5	15%
7 Bedrooms & More	4	0	NA
TOTAL*	93	22	24%

SnapStats®	April	May	Variance
Inventory	80	93	16%
Solds	16	22	38%
Sale Price	\$1,790,000	\$1,760,000	-2%
Sale Price SQFT	\$666	\$671	1%
Sale to List Price Ratio	101%	98%	-3%
Days on Market	7	14	100%

*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

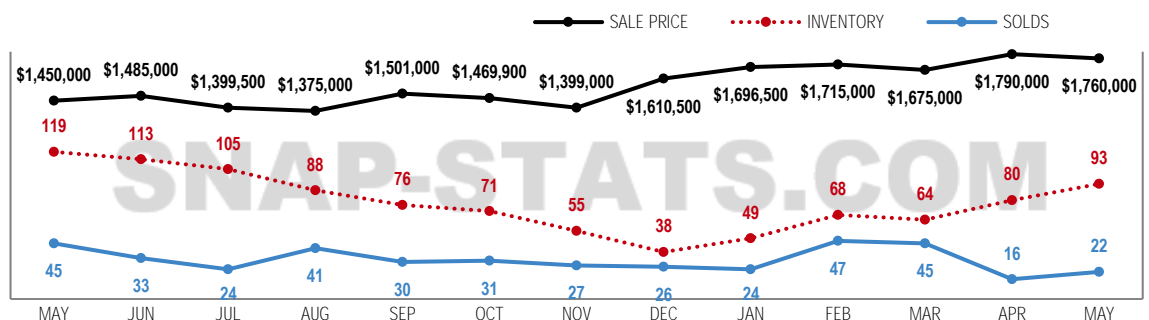
SnapStats®	Inventory	Sales	Sales Ratio
Beach Grove	5	4	80%
Boundary Beach	7	4	57%
Cliff Drive	16	2	13%
English Bluff	21	3	14%
Pebble Hill	17	4	24%
Tsawwassen Central	17	3	18%
Tsawwassen East	5	1	20%
Tsawwassen North	5	1	20%
TOTAL*	93	22	24%

Market Summary

- Market Type Indicator **TSAWWASSEN DETACHED**: Sellers Market at 24% Sales Ratio average (2.4 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band** \$1.25 mil to \$1.5 mil with average 67% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$2.75 mil to \$3 mil, Cliff Drive, English Bluff and 5 to 6 bedroom properties
- Sellers Best Bet** Selling homes in Pebble Hill and 3 to 4 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



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SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 300,000	0	0	NA
300,001 – 400,000	0	0	NA
400,001 – 500,000	2	3	150%*
500,001 – 600,000	5	0	NA
600,001 – 700,000	10	2	20%
700,001 – 800,000	5	4	80%
800,001 – 900,000	11	4	36%
900,001 – 1,000,000	13	3	23%
1,000,001 – 1,250,000	5	3	60%
1,250,001 – 1,500,000	4	2	50%
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*	55	21	38%

0 to 1 Bedroom	8	4	50%
2 Bedrooms	23	8	35%
3 Bedrooms	20	6	30%
4 Bedrooms & Greater	4	3	75%
TOTAL*	55	21	38%

SnapStats®	April	May	Variance
Inventory	32	55	72%
Solds	29	21	-28%
Sale Price	\$675,000	\$839,900	24%
Sale Price SQFT	\$632	\$751	19%
Sale to List Price Ratio	104%	102%	-2%
Days on Market	10	7	-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.

Community CONDOS & TOWNHOMES

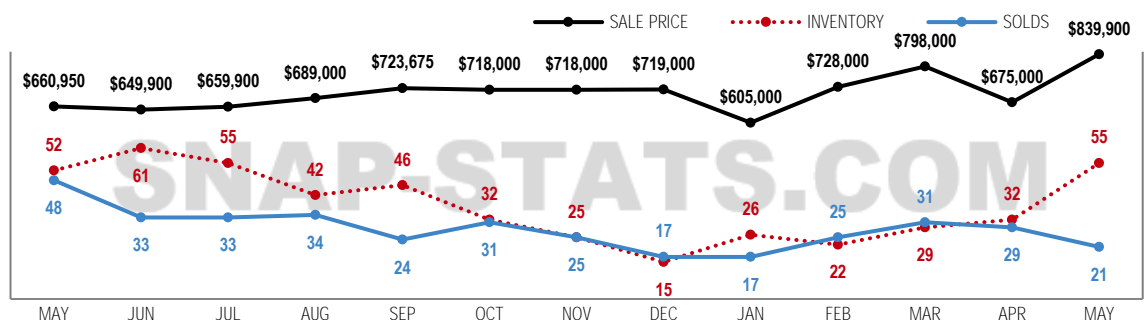
SnapStats®	Inventory	Sales	Sales Ratio
Beach Grove	7	2	29%
Boundary Beach	0	7	NA*
Cliff Drive	3	0	NA
English Bluff	0	0	NA
Pebble Hill	0	0	NA
Tsawwassen Central	1	5	500%*
Tsawwassen East	3	0	NA
Tsawwassen North	41	7	17%
TOTAL*	55	21	38%

Market Summary

- Market Type Indicator **TSAWWASSEN ATTACHED**: Sellers Market at 38% Sales Ratio average (3.8 in 10 homes selling rate)
- Homes are selling on average 2% above list price
- Most Active Price Band** \$800,000 to \$900,000 with average 36% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$600,000 to \$700,000 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



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Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 - 800,000	3	0	NA
800,001 - 900,000	2	1	50%
900,001 - 1,000,000	0	0	NA
1,000,001 - 1,250,000	6	1	17%
1,250,001 - 1,500,000	14	7	50%
1,500,001 - 1,750,000	14	3	21%
1,750,001 - 2,000,000	12	2	17%
2,000,001 - 2,250,000	6	1	17%
2,250,001 - 2,500,000	5	1	20%
2,500,001 - 2,750,000	4	1	25%
2,750,001 - 3,000,000	0	0	NA
3,000,001 - 3,500,000	1	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*	69	17	25%

2 Bedrooms & Less	9	0	NA
3 to 4 Bedrooms	40	13	33%
5 to 6 Bedrooms	19	4	21%
7 Bedrooms & More	1	0	NA
TOTAL*	69	17	25%

SnapStats®	April	May	Variance
Inventory	62	69	11%
Solds	18	17	-6%
Sale Price	\$1,607,500	\$1,460,000	-9%
Sale Price SQFT	\$687	\$633	-8%
Sale to List Price Ratio	107%	97%	-9%
Days on Market	9	16	78%

*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

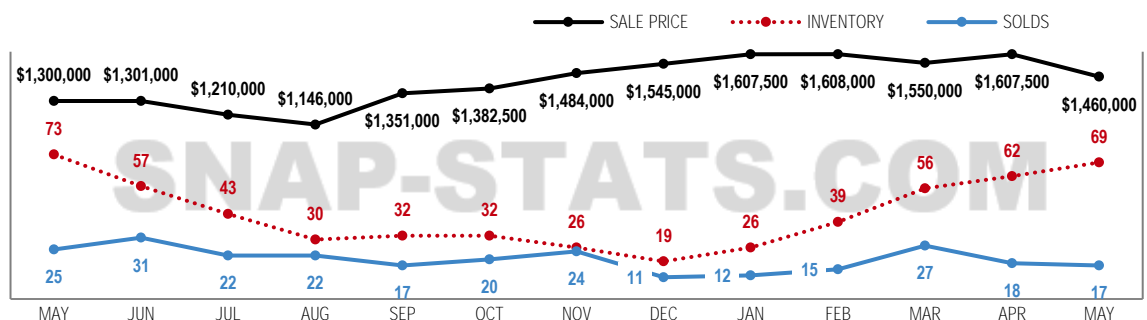
SnapStats®	Inventory	Sales	Sales Ratio
Annacis Island	0	0	NA
Delta Manor	6	2	33%
East Delta	1	0	NA
Hawthorne	19	6	32%
Holly	17	1	6%
Ladner Elementary	10	3	30%
Ladner Rural	3	1	33%
Neilsen Grove	5	2	40%
Port Guichon	7	2	29%
Tilbury	0	0	NA
Westham Island	1	0	NA
TOTAL*	69	17	25%

Market Summary

- Market Type Indicator **LADNER DETACHED**: Sellers Market at 25% Sales Ratio average (2.5 in 10 homes selling rate)
- Homes are selling on average 3% below list price
- Most Active Price Band** \$1.25 mil to \$1.5 mil with average 50% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.75 mil to \$2 mil, Holly and 5 to 6 bedroom properties
- Sellers Best Bet** Selling homes in Hawthorne, Ladner Elementary and 3 to 4 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

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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	2	0	NA
600,001 – 700,000	0	1	NA*
700,001 – 800,000	4	1	25%
800,001 – 900,000	6	3	50%
900,001 – 1,000,000	5	4	80%
1,000,001 – 1,250,000	6	0	NA
1,250,001 – 1,500,000	0	1	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*	23	10	43%

0 to 1 Bedroom	0	0	NA
2 Bedrooms	11	5	45%
3 Bedrooms	9	4	44%
4 Bedrooms & Greater	3	1	33%
TOTAL*	23	10	43%

SnapStats®	April	May	Variance
Inventory	11	23	109%
Solds	14	10	-29%
Sale Price	\$892,500	\$899,000	1%
Sale Price SQFT	\$635	\$635	0%
Sale to List Price Ratio	100%	102%	2%
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

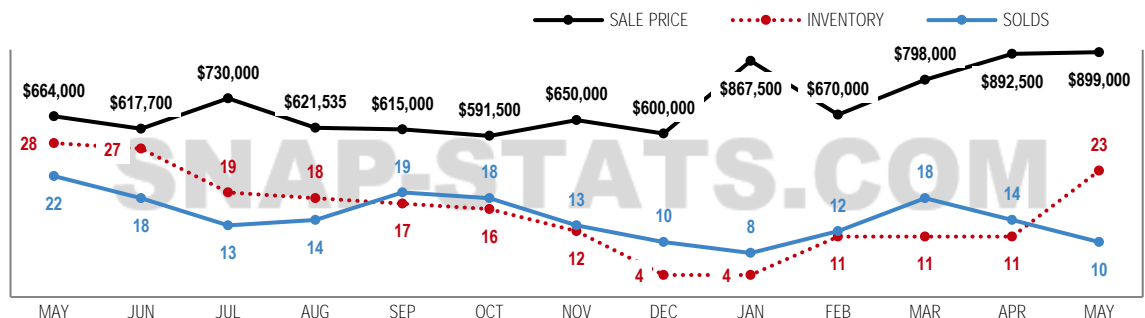
SnapStats®	Inventory	Sales	Sales Ratio
Annacis Island	0	0	NA
Delta Manor	8	2	25%
East Delta	1	0	NA
Hawthorne	2	1	50%
Holly	1	2	200%*
Ladner Elementary	7	2	29%
Ladner Rural	0	0	NA
Neilsen Grove	4	3	75%
Port Guichon	0	0	NA
Tilbury	0	0	NA
Westham Island	0	0	NA
TOTAL*	23	10	43%

Market Summary

- Market Type Indicator **LADNER ATTACHED**: Sellers Market at 43% Sales Ratio average (4.3 in 10 homes selling rate)
- Homes are selling on average 2% above list price
- Most Active Price Band** Insufficient data but with 4 sales price band of \$900,000 to \$1 mil
- Buyers Best Bet** Insufficient data
- Sellers Best Bet** Selling homes in Delta Manor and 2 to 3 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



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