

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	3	2	67%
300,001 – 400,000	11	6	55%
400,001 – 500,000	21	5	24%
500,001 – 600,000	54	20	37%
600,001 – 700,000	75	33	44%
700,001 – 800,000	88	35	40%
800,001 – 900,000	58	18	31%
900,001 – 1,000,000	63	15	24%
1,000,001 – 1,250,000	86	24	28%
1,250,001 – 1,500,000	83	10	12%
1,500,001 – 1,750,000	74	3	4%
1,750,001 – 2,000,000	58	7	12%
2,000,001 – 2,250,000	29	2	7%
2,250,001 – 2,500,000	24	3	13%
2,500,001 – 2,750,000	17	0	NA
2,750,001 – 3,000,000	27	0	NA
3,000,001 – 3,500,000	31	0	NA
3,500,001 – 4,000,000	21	2	10%
4,000,001 – 4,500,000	17	0	NA
4,500,001 – 5,000,000	20	0	NA
5,000,001 & Greater	55	3	5%
TOTAL*	915	188	21%

0 to 1 Bedroom	342	108	32%
2 Bedrooms	436	68	16%
3 Bedrooms	124	10	8%
4 Bedrooms & Greater	13	2	15%
TOTAL*	915	188	21%

SnapStats®	May	June	Variance
Inventory	910	915	1%
Solds	226	188	-17%
Sale Price	\$822,500	\$784,000	-5%
Sale Price SQFT	\$1,100	\$1,064	-3%
Sale to List Price Ratio	103%	98%	-5%
Days on Market	10	11	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 CONDOS & TOWNHOMES

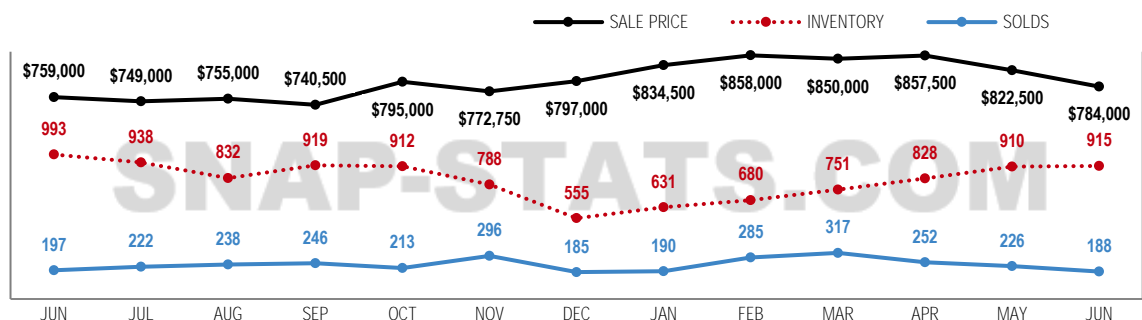
SnapStats®	Inventory	Sales	Sales Ratio
Coal Harbour	132	12	9%
Downtown	321	83	26%
Westend	215	46	21%
Yaletown	247	47	19%
TOTAL*	915	188	21%

Market Summary

- Market Type Indicator **VANCOUVER DOWNTOWN ATTACHED**: Sellers Market at 21% Sales Ratio average (2.1 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band** \$0 to \$300,000 with average 67% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.5 mil to \$1.75 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	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	0	NA
1,750,001 - 2,000,000	4	2	50%
2,000,001 - 2,250,000	8	2	25%
2,250,001 - 2,500,000	12	4	33%
2,500,001 - 2,750,000	28	11	39%
2,750,001 - 3,000,000	49	6	12%
3,000,001 - 3,500,000	64	12	19%
3,500,001 - 4,000,000	76	9	12%
4,000,001 - 4,500,000	59	8	14%
4,500,001 - 5,000,000	62	5	8%
5,000,001 - 5,500,000	44	3	7%
5,500,001 - 6,000,000	57	1	2%
6,000,001 - 6,500,000	23	1	4%
6,500,001 - 7,000,000	43	1	2%
7,000,001 - 7,500,000	12	0	NA
7,500,001 & Greater	126	5	4%
TOTAL*	667	70	10%

2 Bedrooms & Less	23	0	NA
3 to 4 Bedrooms	204	22	11%
5 to 6 Bedrooms	327	39	12%
7 Bedrooms & More	113	9	8%
TOTAL*	667	70	10%

SnapStats®	May	June	Variance
Inventory	708	667	-6%
Solds	83	70	-16%
Sale Price	\$3,600,000	\$3,393,000	-6%
Sale Price SQFT	\$1,195	\$1,078	-10%
Sale to List Price Ratio	103%	97%	-6%
Days on Market	12	18	50%

Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Arbutus	36	2	6%
Cambie	45	6	13%
Dunbar	83	4	5%
Fairview	1	0	NA
Falsecreek	1	0	NA
Kerrisdale	37	8	22%
Kitsilano	33	10	30%
Mackenzie Heights	22	5	23%
Marpole	54	5	9%
Mount Pleasant	3	0	NA
Oakridge	22	0	NA
Point Grey	86	9	10%
Quilchena	23	3	13%
SW Marine	16	1	6%
Shaughnessy	80	5	6%
South Cambie	9	1	11%
South Granville	73	6	8%
Southlands	27	3	11%
University	16	2	13%
TOTAL*	667	70	10%

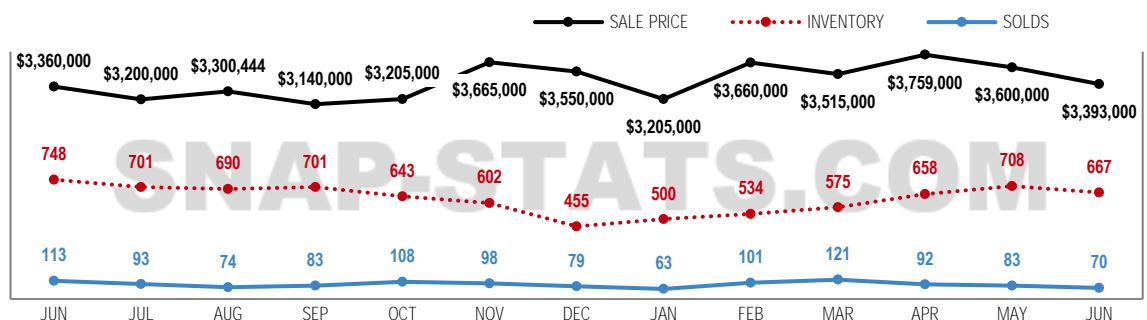
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **VANCOUVER WESTSIDE DETACHED**: Buyers Market at 10% Sales Ratio average (1 in 10 homes selling rate)
- Homes are selling on average 3% below list price
- Most Active Price Band** \$2.5 mil to \$2.75 mil with average 39% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$5.5 mil to \$6 mil / \$6.5 mil to \$7 mil, Arbutus, Dunbar, SW Marine and Shaughnessy
- Sellers Best Bet** Selling homes in Kitsilano and 3 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	1	0	NA
400,001 – 500,000	9	3	33%
500,001 – 600,000	23	8	35%
600,001 – 700,000	41	21	51%
700,001 – 800,000	71	22	31%
800,001 – 900,000	79	29	37%
900,001 – 1,000,000	60	17	28%
1,000,001 – 1,250,000	105	35	33%
1,250,001 – 1,500,000	113	23	20%
1,500,001 – 1,750,000	65	13	20%
1,750,001 – 2,000,000	80	5	6%
2,000,001 – 2,250,000	31	3	10%
2,250,001 – 2,500,000	23	1	4%
2,500,001 – 2,750,000	20	0	NA
2,750,001 – 3,000,000	15	3	20%
3,000,001 – 3,500,000	11	1	9%
3,500,001 – 4,000,000	5	1	20%
4,000,001 – 4,500,000	3	1	33%
4,500,001 – 5,000,000	2	0	NA
5,000,001 & Greater	6	0	NA
TOTAL*	763	186	24%

0 to 1 Bedroom	187	65	35%
2 Bedrooms	375	98	26%
3 Bedrooms	179	22	12%
4 Bedrooms & Greater	22	1	5%
TOTAL*	763	186	24%

SnapStats®	May	June	Variance
Inventory	744	763	3%
Solds	264	186	-30%
Sale Price	\$958,400	\$969,500	1%
Sale Price SQFT	\$1,079	\$1,055	-2%
Sale to List Price Ratio	100%	100%	0%
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

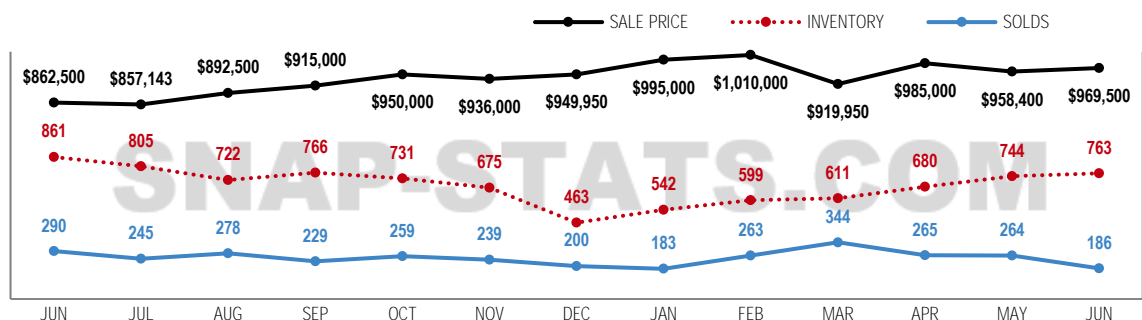
SnapStats®	Inventory	Sales	Sales Ratio
Arbutus	0	0	NA
Cambie	83	15	18%
Dunbar	13	1	8%
Fairview	70	36	51%
Falsecreek	92	27	29%
Kerrisdale	32	5	16%
Kitsilano	92	36	39%
Mackenzie Heights	0	0	NA
Marpole	72	13	18%
Mount Pleasant	8	2	25%
Oakridge	26	2	8%
Point Grey	16	4	25%
Quilchena	12	5	42%
SW Marine	11	2	18%
Shaughnessy	7	2	29%
South Cambie	36	2	6%
South Granville	35	1	3%
Southlands	3	0	NA
University	155	33	21%
TOTAL*	763	186	24%

Market Summary

- Market Type Indicator **VANCOUVER WESTSIDE ATTACHED**: Sellers Market at 24% Sales Ratio average (2.4 in 10 homes selling rate)
- Homes are selling on average 100% of list price
- Most Active Price Band** \$600,000 to \$700,000 with average 51% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$2.25 mil to \$2.5 mil, Dunbar, Oakridge, South Cambie, South Granville and minimum 4 bedrooms
- Sellers Best Bet** Selling homes in Fairview, 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	0	0	NA
1,000,001 - 1,250,000	1	1	100%
1,250,001 - 1,500,000	19	6	32%
1,500,001 - 1,750,000	62	21	34%
1,750,001 - 2,000,000	117	22	19%
2,000,001 - 2,250,000	57	8	14%
2,250,001 - 2,500,000	91	10	11%
2,500,001 - 2,750,000	43	3	7%
2,750,001 - 3,000,000	62	3	5%
3,000,001 - 3,500,000	49	2	4%
3,500,001 - 4,000,000	15	0	NA
4,000,001 - 4,500,000	6	0	NA
4,500,001 - 5,000,000	3	0	NA
5,000,001 - 5,500,000	1	0	NA
5,500,001 - 6,000,000	0	0	NA
6,000,001 - 6,500,000	0	0	NA
6,500,001 - 7,000,000	0	0	NA
7,000,001 - 7,500,000	1	0	NA
7,500,001 & Greater	0	0	NA
TOTAL*	527	76	14%

2 Bedrooms & Less	27	5	19%
3 to 4 Bedrooms	169	29	17%
5 to 6 Bedrooms	251	38	15%
7 Bedrooms & More	80	4	5%
TOTAL*	527	76	14%

SnapStats®	May	June	Variance
Inventory	516	527	2%
Solds	94	76	-19%
Sale Price	\$1,940,000	\$1,857,500	-4%
Sale Price SQFT	\$806	\$827	3%
Sale to List Price Ratio	98%	100%	2%
Days on Market	9	10	11%

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Community DETACHED HOUSES

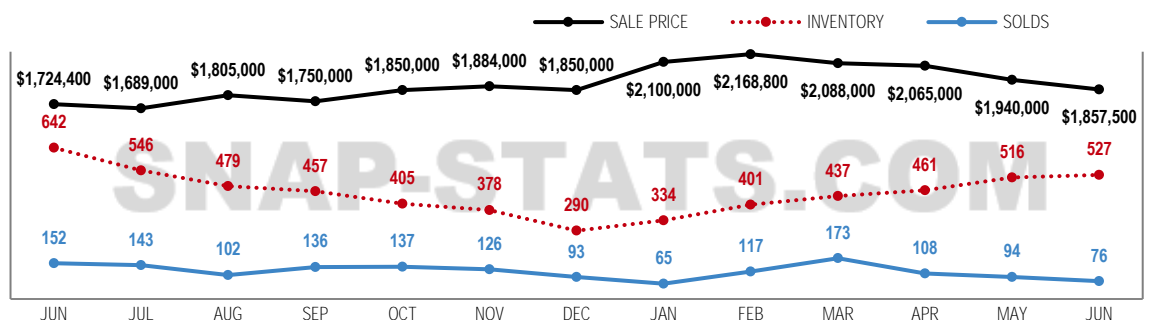
SnapStats®	Inventory	Sales	Sales Ratio
Champlain Heights	0	0	NA
Collingwood	92	4	4%
Downtown	0	0	NA
Fraser	29	8	28%
Fraserview	21	1	5%
Grandview Woodland	40	9	23%
Hastings	16	3	19%
Hastings Sunrise	17	3	18%
Killarney	50	11	22%
Knight	43	7	16%
Main	18	8	44%
Mount Pleasant	11	4	36%
Renfrew Heights	49	1	2%
Renfrew	47	11	23%
South Marine	2	0	NA
South Vancouver	57	0	NA
Strathcona	7	3	43%
Victoria	28	3	11%
TOTAL*	527	76	14%

Market Summary

- Market Type Indicator **VANCOUVER EASTSIDE DETACHED**: Balanced Market at 14% Sales Ratio average (1.4 in 10 homes selling rate)
- Homes are selling on average 100% of list price
- Most Active Price Band** \$1.5 mil to \$1.75 mil with average 34% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$3 mil to \$3.5 mil, Collingwood, Fraserview, Renfrew Heights and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Main, Strathcona and up to 2 bedroom properties

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SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 300,000	1	0	NA
300,001 – 400,000	11	4	36%
400,001 – 500,000	15	17	113%*
500,001 – 600,000	50	26	52%
600,001 – 700,000	71	29	41%
700,001 – 800,000	63	25	40%
800,001 – 900,000	70	24	34%
900,001 – 1,000,000	52	9	17%
1,000,001 – 1,250,000	45	16	36%
1,250,001 – 1,500,000	39	11	28%
1,500,001 – 1,750,000	22	3	14%
1,750,001 – 2,000,000	9	3	33%
2,000,001 – 2,250,000	3	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	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	3	0	NA
TOTAL*	469	167	36%

0 to 1 Bedroom	161	72	45%
2 Bedrooms	211	61	29%
3 Bedrooms	88	30	34%
4 Bedrooms & Greater	9	4	44%
TOTAL*	469	167	36%

SnapStats®	May	June	Variance
Inventory	478	469	-2%
Solds	203	167	-18%
Sale Price	\$726,500	\$725,000	0%
Sale Price SQFT	\$907	\$884	-3%
Sale to List Price Ratio	104%	103%	-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

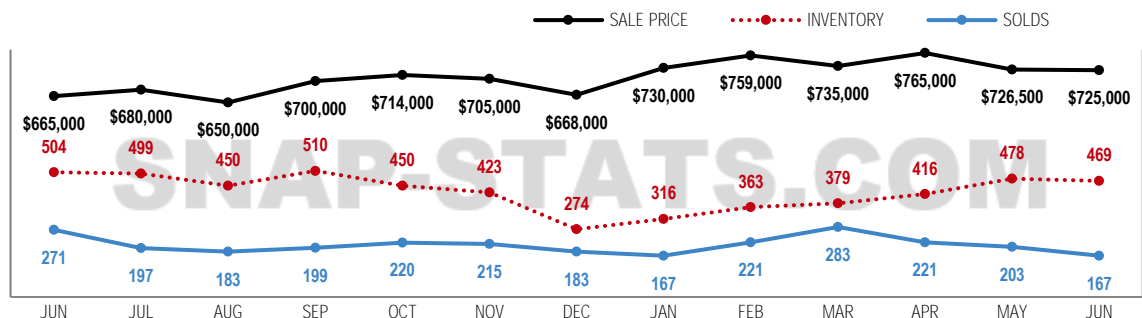
SnapStats®	Inventory	Sales	Sales Ratio
Champlain Heights	12	6	50%
Collingwood	83	30	36%
Downtown	30	10	33%
Fraser	18	7	39%
Fraserview	1	0	NA
Grandview Woodland	32	7	22%
Hastings	18	12	67%
Hastings Sunrise	1	0	NA
Killarney	5	3	60%
Knight	17	4	24%
Main	5	11	220%*
Mount Pleasant	92	31	34%
Renfrew Heights	2	5	250%*
Renfrew	18	11	61%
South Marine	86	20	23%
South Vancouver	15	0	NA
Strathcona	26	6	23%
Victoria	8	4	50%
TOTAL*	469	167	36%

Market Summary

- Market Type Indicator **VANCOUVER EASTSIDE ATTACHED**: Sellers Market at 36% Sales Ratio average (3.6 in 10 homes selling rate)
- Homes are selling on average 3% above list price
- Most Active Price Band** \$400,000 to \$500,000 with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.5 mil to \$1.75 mil, Grandview Woodland, South Marine, Strathcona and 2 bedroom properties
- Sellers Best Bet** Selling homes in Hastings, Main, Renfrew 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	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	6	3	50%
1,500,001 - 1,750,000	25	9	36%
1,750,001 - 2,000,000	31	17	55%
2,000,001 - 2,250,000	29	9	31%
2,250,001 - 2,500,000	38	12	32%
2,500,001 - 2,750,000	15	5	33%
2,750,001 - 3,000,000	27	5	19%
3,000,001 - 3,500,000	20	0	NA
3,500,001 - 4,000,000	19	1	5%
4,000,001 - 4,500,000	7	1	14%
4,500,001 - 5,000,000	6	0	NA
5,000,001 - 5,500,000	5	0	NA
5,500,001 - 6,000,000	1	0	NA
6,000,001 - 6,500,000	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	2	0	NA
TOTAL*	234	63	27%

2 Bedrooms & Less	9	4	44%
3 to 4 Bedrooms	120	30	25%
5 to 6 Bedrooms	87	27	31%
7 Bedrooms & More	18	2	11%
TOTAL*	234	63	27%

SnapStats®	May	June	Variance
Inventory	216	234	8%
Solds	79	63	-20%
Sale Price	\$2,150,000	\$2,025,000	-6%
Sale Price SQFT	\$850	\$782	-8%
Sale to List Price Ratio	105%	99%	-6%
Days on Market	8	7	-13%

Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Blueridge	6	4	67%
Boulevard	15	1	7%
Braemar	3	0	NA
Calverhall	5	1	20%
Canyon Heights	30	6	20%
Capilano	1	2	200%*
Central Lonsdale	20	4	20%
Deep Cove	9	4	44%
Delbrook	6	0	NA
Dollarton	2	1	50%
Edgemont	14	1	7%
Forest Hills	9	3	33%
Grouse Woods	1	2	200%*
Harbourside	0	0	NA
Indian Arm	2	0	NA
Indian River	4	0	NA
Lower Lonsdale	5	1	20%
Lynn Valley	10	7	70%
Lynnmoor	4	0	NA
Mosquito Creek	0	2	NA*
Norqate	2	0	NA
Northlands	0	1	NA*
Pemberton Heights	8	0	NA
Pemberton	4	1	25%
Princess Park	2	0	NA
Queensbury	1	0	NA
Roche Point	2	2	100%
Seymour	2	2	100%
Tempe	2	2	100%
Upper Delbrook	13	1	8%
Upper Lonsdale	32	5	16%
Westlynn	11	9	82%
Westlynn Terrace	4	1	25%
Windsor Park	1	0	NA
Woodlands-Sunshine Cascade	4	0	NA
TOTAL*	234	63	27%

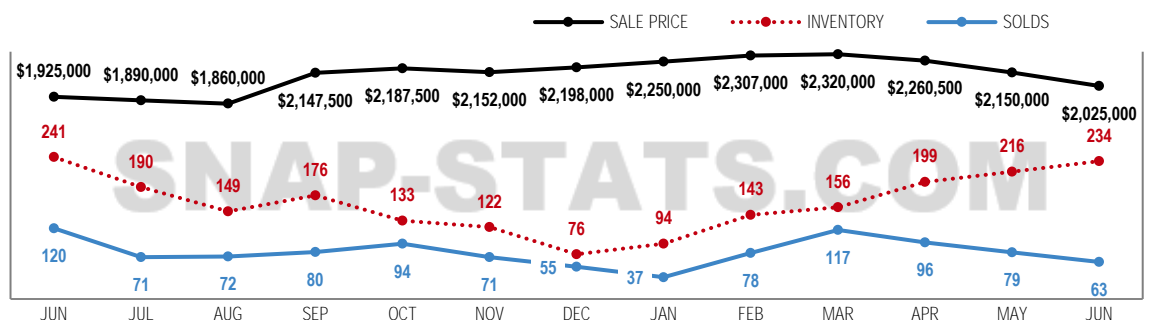
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Market Summary

- Market Type Indicator **NORTH VANCOUVER DETACHED**: Sellers Market at 27% Sales Ratio average (2.7 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band** \$1.75 mil to \$2 mil with average 55% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$3.5 mil to \$4 mil, Boulevard, Edgemont, Upper Delbrook and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Lynn Valley, Westlynn and up to 2 bedroom properties

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SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 300,000	0	0	NA
300,001 – 400,000	1	0	NA
400,001 – 500,000	13	5	38%
500,001 – 600,000	29	16	55%
600,001 – 700,000	41	21	51%
700,001 – 800,000	33	8	24%
800,001 – 900,000	27	12	44%
900,001 – 1,000,000	24	16	67%
1,000,001 – 1,250,000	41	16	39%
1,250,001 – 1,500,000	45	19	42%
1,500,001 – 1,750,000	30	16	53%
1,750,001 – 2,000,000	11	4	36%
2,000,001 – 2,250,000	2	1	50%
2,250,001 – 2,500,000	6	1	17%
2,500,001 – 2,750,000	2	2	100%
2,750,001 – 3,000,000	2	0	NA
3,000,001 – 3,500,000	4	0	NA
3,500,001 – 4,000,000	2	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*	316	137	43%

0 to 1 Bedroom	89	37	42%
2 Bedrooms	163	65	40%
3 Bedrooms	50	31	62%
4 Bedrooms & Greater	14	4	29%
TOTAL*	316	137	43%

SnapStats®	May	June	Variance
Inventory	272	316	16%
Solds	192	137	-29%
Sale Price	\$892,000	\$942,500	6%
Sale Price SQFT	\$939	\$965	3%
Sale to List Price Ratio	102%	101%	-1%
Days on Market	7	7	0%

Community CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
Blueridge	2	0	NA
Boulevard	0	0	NA
Braemar	0	0	NA
Calverhall	0	0	NA
Canyon Heights	0	1	NA*
Capilano	13	2	15%
Central Lonsdale	52	26	50%
Deep Cove	1	0	NA
Delbrook	0	0	NA
Dollarton	0	0	NA
Edgemont	4	5	125%*
Forest Hills	0	0	NA
Grouse Woods	0	0	NA
Harbourside	5	1	20%
Indian Arm	0	0	NA
Indian River	5	1	20%
Lower Lonsdale	83	36	43%
Lynn Valley	17	11	65%
Lynn timer	38	17	45%
Mosquito Creek	13	10	77%
Norqate	4	1	25%
Northlands	4	5	125%*
Pemberton Heights	1	0	NA
Pemberton	49	7	14%
Princess Park	0	0	NA
Queensbury	4	4	100%
Roche Point	17	6	35%
Seymour	0	1	NA*
Tempe	0	0	NA
Upper Delbrook	0	0	NA
Upper Lonsdale	3	1	33%
Westlynn	1	2	200%*
Westlynn Terrace	0	0	NA
Windsor Park	0	0	NA
Woodlands-Sunshine Cascade	0	0	NA
TOTAL*	316	137	43%

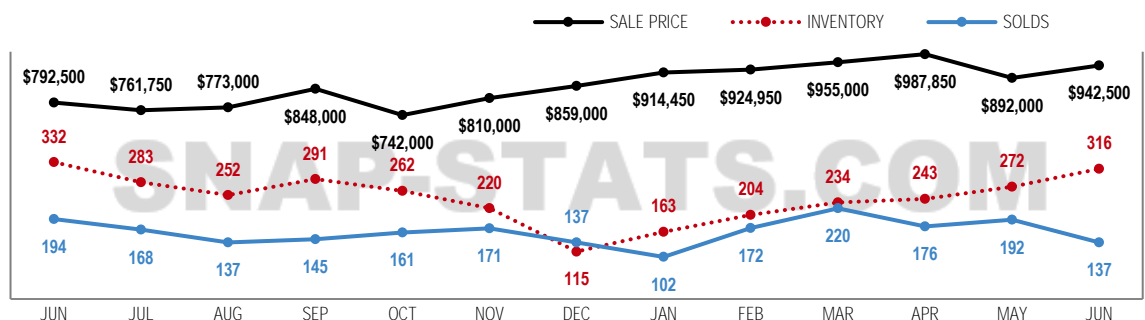
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **NORTH VANCOUVER ATTACHED**: Sellers Market at 43% Sales Ratio average (4.3 in 10 homes selling rate)
- Homes are selling on average 1% above list price
- Most Active Price Band** \$900,000 to \$1 mil with average 67% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$700,000 to \$800,000, Capilano, Pemberton and minimum 4 bedroom properties
- Sellers Best Bet** Selling homes in Lynn Valley, Mosquito Creek 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	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	0	0	NA
1,750,001 - 2,000,000	6	1	17%
2,000,001 - 2,250,000	5	1	20%
2,250,001 - 2,500,000	19	7	37%
2,500,001 - 2,750,000	21	2	10%
2,750,001 - 3,000,000	36	5	14%
3,000,001 - 3,500,000	42	2	5%
3,500,001 - 4,000,000	42	5	12%
4,000,001 - 4,500,000	36	2	6%
4,500,001 - 5,000,000	41	2	5%
5,000,001 - 5,500,000	18	0	NA
5,500,001 - 6,000,000	32	1	3%
6,000,001 - 6,500,000	10	1	10%
6,500,001 - 7,000,000	18	0	NA
7,000,001 - 7,500,000	8	2	25%
7,500,001 & Greater	89	1	1%
TOTAL*	424	32	8%

2 Bedrooms & Less	9	1	11%
3 to 4 Bedrooms	192	21	11%
5 to 6 Bedrooms	189	9	5%
7 Bedrooms & More	34	1	3%
TOTAL*	424	32	8%

SnapStats®	May	June	Variance
Inventory	408	424	4%
Solds	44	32	-27%
Sale Price	\$3,385,000	\$3,063,500	-9%
Sale Price SQFT	\$910	\$870	-4%
Sale to List Price Ratio	93%	99%	6%
Days on Market	8	18	125%

Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Altamont	19	1	5%
Ambleside	45	5	11%
Bayridge	9	1	11%
British Properties	87	3	3%
Canterbury	5	0	NA
Caulfield	21	5	24%
Cedardale	1	0	NA
Chartwell	37	0	NA
Chelsea Park	3	0	NA
Cypress	8	1	13%
Cypress Park Estates	14	2	14%
Deer Ridge	0	0	NA
Dundarave	24	0	NA
Eagle Harbour	11	3	27%
Eagleridge	2	0	NA
Furry Creek	2	1	50%
Gleneagles	6	1	17%
Glenmore	15	2	13%
Horseshoe Bay	4	0	NA
Howe Sound	4	0	NA
Lions Bay	9	3	33%
Olde Caulfield	11	1	9%
Panorama Village	1	0	NA
Park Royal	2	0	NA
Porteau Cove	0	0	NA
Queens	18	0	NA
Rockridge	2	0	NA
Sandy Cove	3	0	NA
Sentinel Hill	11	0	NA
Upper Caulfield	9	0	NA
West Bay	9	1	11%
Westhill	7	1	14%
Westmount	13	1	8%
Whitby Estates	8	0	NA
Whytecliff	4	0	NA
TOTAL*	424	32	8%

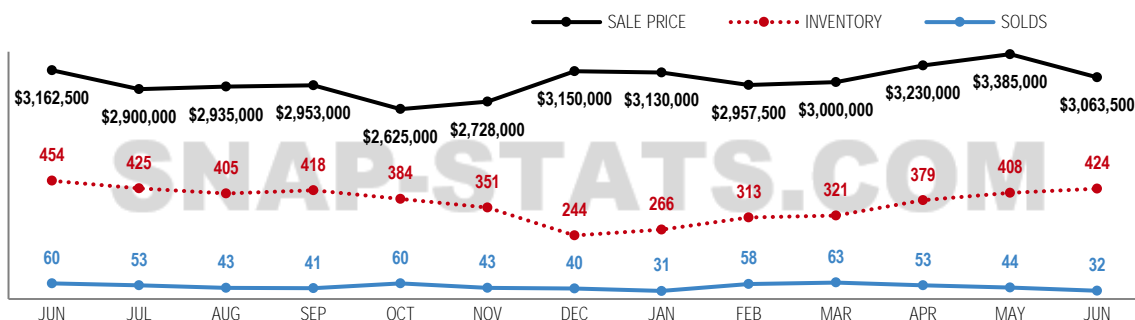
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **WEST VANCOUVER DETACHED**: Buyers Market at 8% Sales Ratio average (8 in 100 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band** \$2.25 mil to \$2.5 mil with average 37% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes minimum \$7.5mil, Altamont, British Properties, Olde Caulfield, Westmount and minimum 7 bedrooms
- Sellers Best Bet** Selling homes in Lions Bay and up 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	1	2	200%*
500,001 – 600,000	3	0	NA
600,001 – 700,000	5	2	40%
700,001 – 800,000	5	2	40%
800,001 – 900,000	7	1	14%
900,001 – 1,000,000	2	1	50%
1,000,001 – 1,250,000	16	2	13%
1,250,001 – 1,500,000	15	2	13%
1,500,001 – 1,750,000	8	3	38%
1,750,001 – 2,000,000	14	4	29%
2,000,001 – 2,250,000	4	3	75%
2,250,001 – 2,500,000	5	0	NA
2,500,001 – 2,750,000	5	2	40%
2,750,001 – 3,000,000	3	0	NA
3,000,001 – 3,500,000	6	1	17%
3,500,001 – 4,000,000	5	0	NA
4,000,001 – 4,500,000	2	0	NA
4,500,001 – 5,000,000	1	0	NA
5,000,001 & Greater	5	0	NA
TOTAL*	112	25	22%

0 to 1 Bedroom	22	5	23%
2 Bedrooms	67	11	16%
3 Bedrooms	21	9	43%
4 Bedrooms & Greater	2	0	NA
TOTAL*	112	25	22%

SnapStats®	May	June	Variance
Inventory	108	112	4%
Solds	21	25	19%
Sale Price	\$1,087,000	\$1,620,000	49%
Sale Price SQFT	\$1,062	\$1,209	14%
Sale to List Price Ratio	99%	98%	-1%
Days on Market	8	16	100%

Community CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
Altamont	0	0	NA
Ambleside	25	8	32%
Bayridge	0	0	NA
British Properties	1	1	100%
Canterbury	0	0	NA
Caulfield	0	0	NA
Cedardale	6	1	17%
Chartwell	0	0	NA
Chelsea Park	0	0	NA
Cypress	0	0	NA
Cypress Park Estates	1	2	200%*
Deer Ridge	1	1	100%
Dundarave	26	7	27%
Eagle Harbour	0	0	NA
Eagleridge	0	0	NA
Furry Creek	1	0	NA
Gleneagles	0	0	NA
Glenmore	0	0	NA
Horseshoe Bay	11	0	NA
Howe Sound	2	2	100%
Lions Bay	0	0	NA
Olde Caulfield	0	0	NA
Panorama Village	9	2	22%
Park Royal	26	1	4%
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*	112	25	22%

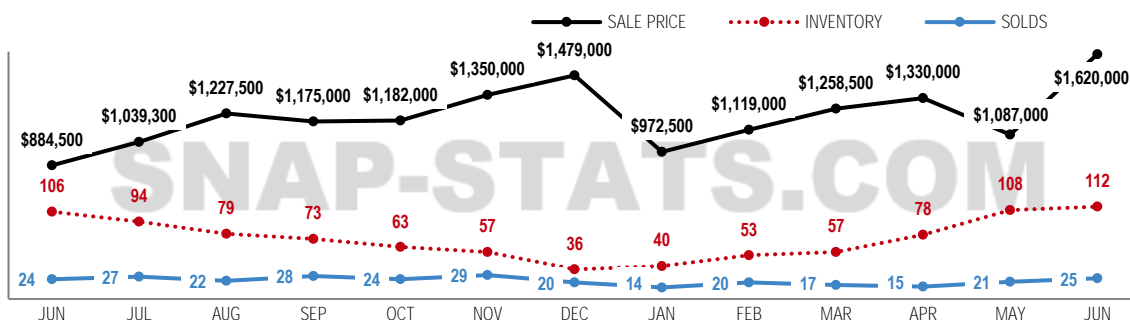
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **WEST VANCOUVER ATTACHED**: Sellers Market at 22% Sales Ratio average (2.2 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 38% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1 mil to \$1.5 mil, Park Royal and 2 bedroom properties
- Sellers Best Bet** Selling homes in Ambleside, 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	4	0	NA
800,001 - 900,000	0	0	NA
900,001 - 1,000,000	1	0	NA
1,000,001 - 1,250,000	1	1	100%
1,250,001 - 1,500,000	18	5	28%
1,500,001 - 1,750,000	45	11	24%
1,750,001 - 2,000,000	102	11	11%
2,000,001 - 2,250,000	40	13	33%
2,250,001 - 2,500,000	57	8	14%
2,500,001 - 2,750,000	29	6	21%
2,750,001 - 3,000,000	59	6	10%
3,000,001 - 3,500,000	45	5	11%
3,500,001 - 4,000,000	39	2	5%
4,000,001 - 4,500,000	13	1	8%
4,500,001 - 5,000,000	17	0	NA
5,000,001 - 5,500,000	3	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	6	1	17%
TOTAL*	484	70	14%

2 Bedrooms & Less	19	0	NA
3 to 4 Bedrooms	170	29	17%
5 to 6 Bedrooms	277	38	14%
7 Bedrooms & More	18	3	17%
TOTAL*	484	70	14%

SnapStats®	May	June	Variance
Inventory	517	484	-6%
Solds	75	70	-7%
Sale Price	\$2,135,000	\$2,115,000	-1%
Sale Price SQFT	\$851	\$675	-21%
Sale to List Price Ratio	107%	97%	-9%
Days on Market	12	11	-8%

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

Community DETACHED HOUSES

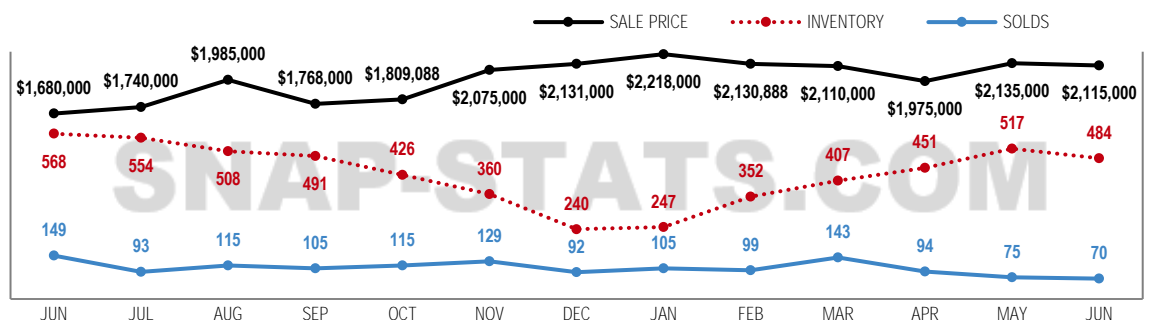
SnapStats®	Inventory	Sales	Sales Ratio
Boyd Park	14	4	29%
Bridgeport	13	0	NA
Brighthouse	5	0	NA
Brighthouse South	2	0	NA
Broadmoor	46	3	7%
East Cambie	16	2	13%
East Richmond	6	0	NA
Garden City	18	6	33%
Gilmore	2	0	NA
Granville	34	4	12%
Hamilton	16	1	6%
Ironwood	15	1	7%
Lackner	24	2	8%
McLennan	8	1	13%
McLennan North	4	0	NA
McNair	19	4	21%
Quilchena	23	2	9%
Riverdale	28	4	14%
Saunders	20	2	10%
Sea Island	4	1	25%
Seafair	32	10	31%
South Arm	21	3	14%
Steveston North	34	8	24%
Steveston South	11	5	45%
Steveston Village	7	0	NA
Terra Nova	7	0	NA
West Cambie	25	0	NA
Westwind	3	3	100%
Woodwards	27	4	15%
TOTAL*	484	70	14%

Market Summary

- Market Type Indicator **RICHMOND DETACHED**: Balanced Market at 14% Sales Ratio average (1.4 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 28% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$3.5 mil to \$4 mil, Broadmoor, Hamilton, Ironwood, Lackner, Quilchena and 5 to 6 bedrooms
- Sellers Best Bet** Selling homes in Garden City, Seafair, Steveston South and 3 to 4 bedrooms / minimum 7 bedrooms

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Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 300,000	12	3	25%
300,001 – 400,000	11	5	45%
400,001 – 500,000	40	22	55%
500,001 – 600,000	64	39	61%
600,001 – 700,000	81	43	53%
700,001 – 800,000	93	33	35%
800,001 – 900,000	85	32	38%
900,001 – 1,000,000	88	18	20%
1,000,001 – 1,250,000	127	35	28%
1,250,001 – 1,500,000	104	29	28%
1,500,001 – 1,750,000	35	1	3%
1,750,001 – 2,000,000	11	1	9%
2,000,001 – 2,250,000	2	0	NA
2,250,001 – 2,500,000	2	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	1	0	NA
3,000,001 – 3,500,000	2	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*	761	261	34%

0 to 1 Bedroom	141	68	48%
2 Bedrooms	334	103	31%
3 Bedrooms	198	68	34%
4 Bedrooms & Greater	88	22	25%
TOTAL*	761	261	34%

SnapStats®	May	June	Variance
Inventory	737	761	3%
Solds	258	261	1%
Sale Price	\$751,500	\$750,000	0%
Sale Price SQFT	\$797	\$747	-6%
Sale to List Price Ratio	100%	100%	0%
Days on Market	9	11	22%

Community CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
Boyd Park	3	10	333%*
Bridgeport	13	7	54%
Brighthouse	284	84	30%
Brighthouse South	62	36	58%
Broadmoor	9	6	67%
East Cambie	15	2	13%
East Richmond	3	3	100%
Garden City	6	2	33%
Gilmore	1	0	NA
Granville	16	1	6%
Hamilton	16	5	31%
Ironwood	20	7	35%
Lackner	2	1	50%
McLennan	0	0	NA
McLennan North	57	23	40%
McNair	0	0	NA
Quilchena	2	2	100%
Riverdale	11	10	91%
Saunders	0	1	NA*
Sea Island	0	0	NA
Seafair	6	1	17%
South Arm	8	3	38%
Steveston North	11	4	36%
Steveston South	25	14	56%
Steveston Village	5	2	40%
Terra Nova	5	4	80%
West Cambie	168	29	17%
Westwind	0	0	NA
Woodwards	13	4	31%
TOTAL*	761	261	34%

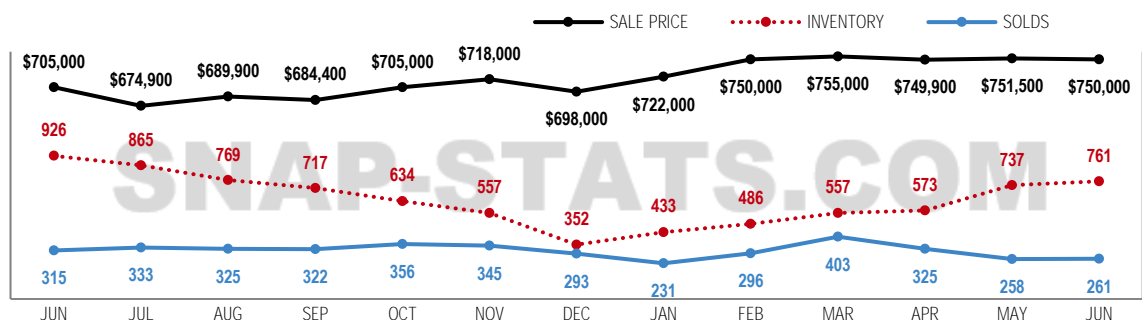
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **RICHMOND ATTACHED**: Sellers Market at 34% Sales Ratio average (3.4 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 61% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.5 mil to \$1.75 mil, East Cambie, Granville, West Cambie and minimum 4 bedrooms
- Sellers Best Bet** Selling homes in Boyd Park, Riverdale and up to 1 bedroom

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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	2	0	NA
1,250,001 - 1,500,000	13	5	38%
1,500,001 - 1,750,000	25	8	32%
1,750,001 - 2,000,000	27	1	4%
2,000,001 - 2,250,000	7	0	NA
2,250,001 - 2,500,000	4	2	50%
2,500,001 - 2,750,000	6	0	NA
2,750,001 - 3,000,000	4	2	50%
3,000,001 - 3,500,000	2	0	NA
3,500,001 - 4,000,000	5	0	NA
4,000,001 - 4,500,000	1	0	NA
4,500,001 - 5,000,000	1	0	NA
5,000,001 - 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*	97	18	19%

2 Bedrooms & Less	3	0	NA
3 to 4 Bedrooms	62	8	13%
5 to 6 Bedrooms	30	8	27%
7 Bedrooms & More	2	2	100%
TOTAL*	97	18	19%

SnapStats®	May	June	Variance
Inventory	93	97	4%
Solds	22	18	-18%
Sale Price	\$1,760,000	\$1,645,000	-7%
Sale Price SQFT	\$671	\$600	-10%
Sale to List Price Ratio	98%	100%	2%
Days on Market	14	8	-43%

Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Beach Grove	11	1	9%
Boundary Beach	11	0	NA
Cliff Drive	13	3	23%
English Bluff	20	2	10%
Pebble Hill	16	4	25%
Tsawwassen Central	17	5	29%
Tsawwassen East	3	2	67%
Tsawwassen North	6	1	17%
TOTAL*	97	18	19%

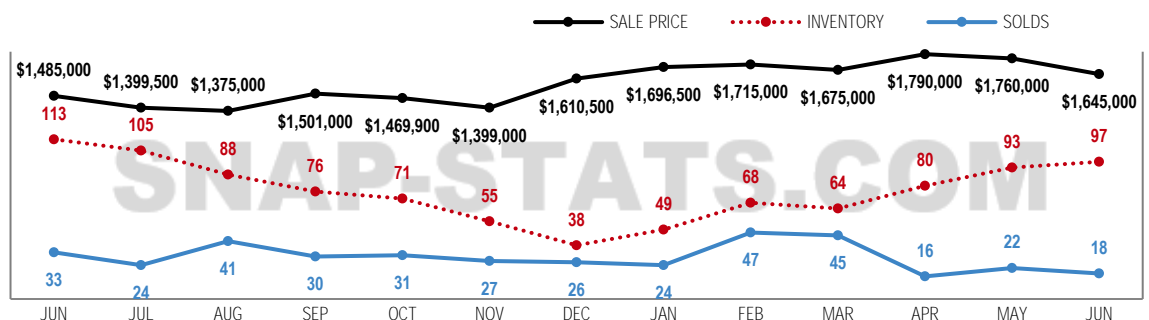
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **TSAWWASSEN DETACHED**: Balanced Market at 19% Sales Ratio average (1.9 in 10 homes selling rate)
- Homes are selling on average 100% of list price
- Most Active Price Band** \$1.25 mil to \$1.5 mil with average 38% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.75 mil to \$2 mil, Beach Grove, English Bluff and 3 to 4 bedroom properties
- Sellers Best Bet** Selling homes in Tsawwassen Central 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	3	2	67%
500,001 – 600,000	2	3	150%*
600,001 – 700,000	8	6	75%
700,001 – 800,000	10	1	10%
800,001 – 900,000	13	4	31%
900,001 – 1,000,000	9	4	44%
1,000,001 – 1,250,000	5	1	20%
1,250,001 – 1,500,000	6	2	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*	56	23	41%

0 to 1 Bedroom	5	4	80%
2 Bedrooms	25	11	44%
3 Bedrooms	22	6	27%
4 Bedrooms & Greater	4	2	50%
TOTAL*	56	23	41%

SnapStats®	May	June	Variance
Inventory	55	56	2%
Solds	21	23	10%
Sale Price	\$839,900	\$705,000	-16%
Sale Price SQFT	\$751	\$542	-28%
Sale to List Price Ratio	102%	101%	-1%
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 CONDOS & TOWNHOMES

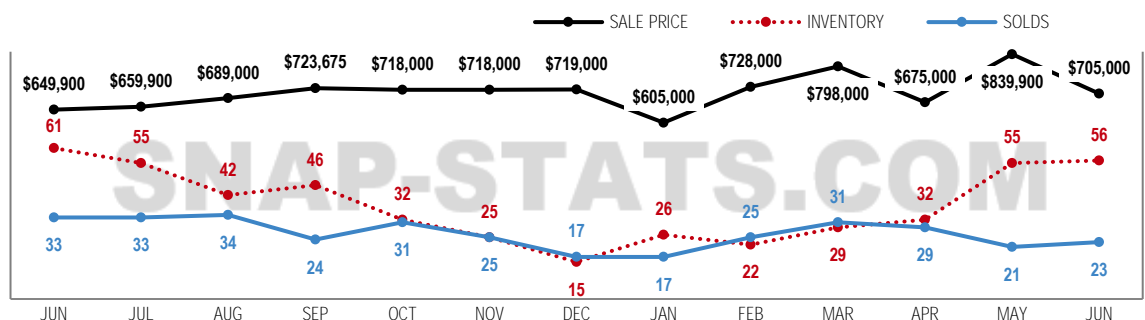
SnapStats®	Inventory	Sales	Sales Ratio
Beach Grove	7	1	14%
Boundary Beach	0	1	NA*
Cliff Drive	2	5	250%*
English Bluff	0	0	NA
Pebble Hill	0	0	NA
Tsawwassen Central	3	3	100%
Tsawwassen East	4	2	50%
Tsawwassen North	40	11	28%
TOTAL*	56	23	41%

Market Summary

- Market Type Indicator **TSAWWASSEN ATTACHED**: Sellers Market at 41% Sales Ratio average (4.1 in 10 homes selling rate)
- Homes are selling on average 1% above list price
- Most Active Price Band** \$600,000 to \$700,000 with average 75% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$700,000 to \$800,000 and 3 bedroom properties
- 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	5	0	NA
800,001 - 900,000	0	1	NA*
900,001 - 1,000,000	0	0	NA
1,000,001 - 1,250,000	7	4	57%
1,250,001 - 1,500,000	20	6	30%
1,500,001 - 1,750,000	10	2	20%
1,750,001 - 2,000,000	20	0	NA
2,000,001 - 2,250,000	4	0	NA
2,250,001 - 2,500,000	2	0	NA
2,500,001 - 2,750,000	3	0	NA
2,750,001 - 3,000,000	0	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	1	0	NA
4,500,001 - 5,000,000	0	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*	75	13	17%

2 Bedrooms & Less	11	2	18%
3 to 4 Bedrooms	45	11	24%
5 to 6 Bedrooms	19	0	NA
7 Bedrooms & More	0	0	NA
TOTAL*	75	13	17%

SnapStats®	May	June	Variance
Inventory	69	75	9%
Solds	17	13	-24%
Sale Price	\$1,460,000	\$1,275,000	-13%
Sale Price SQFT	\$633	\$642	1%
Sale to List Price Ratio	97%	98%	1%
Days on Market	16	22	38%

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

Community DETACHED HOUSES

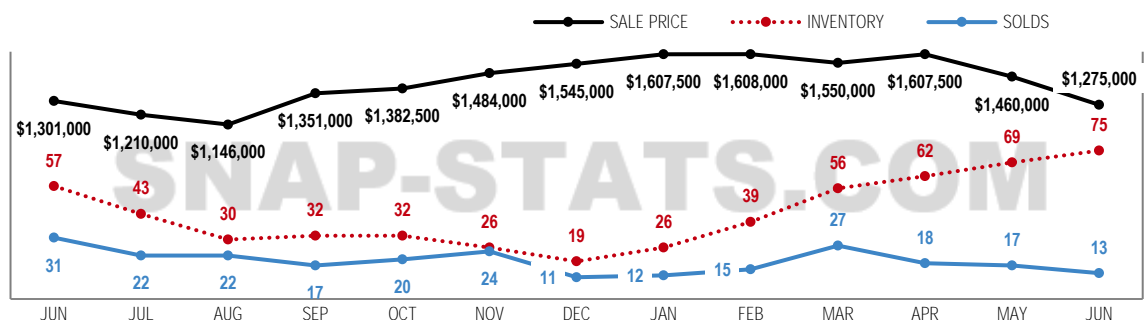
SnapStats®	Inventory	Sales	Sales Ratio
Annacis Island	0	0	NA
Delta Manor	10	1	10%
East Delta	1	0	NA
Hawthorne	22	4	18%
Holly	13	2	15%
Ladner Elementary	11	3	27%
Ladner Rural	3	1	33%
Neilsen Grove	4	1	25%
Port Guichon	10	1	10%
Tilbury	0	0	NA
Westham Island	1	0	NA
TOTAL*	75	13	17%

Market Summary

- Market Type Indicator **LADNER DETACHED**: Balanced Market at 17% Sales Ratio average (1.7 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 30% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.5 mil to \$1.75 mil, Delta Manor, Port Guichon and up to 2 bedroom properties
- Sellers Best Bet** Selling homes in Ladner Rural and 3 to 4 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

SnapStats Publishing
SnapStats Publishing Company
604.229.0521

snap-stats.com
snapstatsinfo@gmail.com



Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 300,000	0	0	NA
300,001 – 400,000	0	0	NA
400,001 – 500,000	0	0	NA
500,001 – 600,000	0	2	NA*
600,001 – 700,000	3	6	200%*
700,001 – 800,000	4	1	25%
800,001 – 900,000	3	2	67%
900,001 – 1,000,000	4	2	50%
1,000,001 – 1,250,000	6	2	33%
1,250,001 – 1,500,000	0	0	NA
1,500,001 – 1,750,000	0	0	NA
1,750,001 – 2,000,000	0	0	NA
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	0	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	0	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 – 4,500,000	0	0	NA
4,500,001 – 5,000,000	0	0	NA
5,000,001 & Greater	0	0	NA
TOTAL*	20	15	75%

0 to 1 Bedroom	0	0	NA
2 Bedrooms	8	11	138%*
3 Bedrooms	7	4	57%
4 Bedrooms & Greater	5	0	NA
TOTAL*	20	15	75%

SnapStats®	May	June	Variance
Inventory	23	20	-13%
Solds	10	15	50%
Sale Price	\$899,000	\$685,000	-24%
Sale Price SQFT	\$635	\$646	2%
Sale to List Price Ratio	102%	105%	3%
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 CONDOS & TOWNHOMES

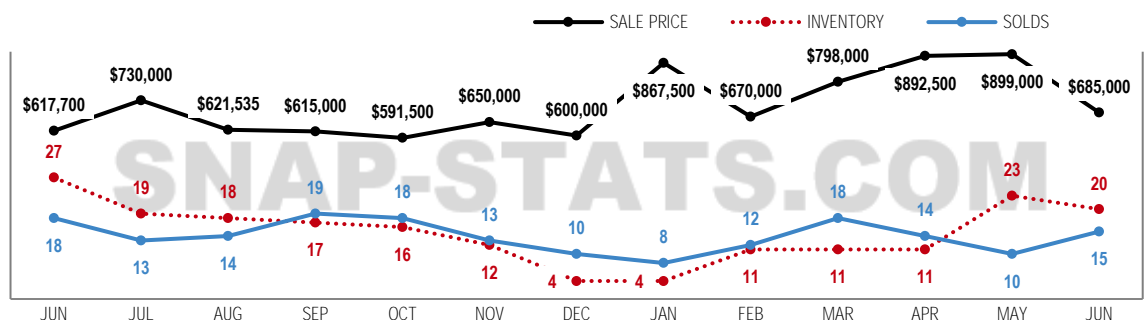
SnapStats®	Inventory	Sales	Sales Ratio
Annacis Island	0	0	NA
Delta Manor	8	8	100%
East Delta	1	0	NA
Hawthorne	0	4	NA*
Holly	1	0	NA
Ladner Elementary	7	0	NA
Ladner Rural	0	0	NA
Neilsen Grove	3	3	100%
Port Guichon	0	0	NA
Tilbury	0	0	NA
Westham Island	0	0	NA
TOTAL*	20	15	75%

Market Summary

- Market Type Indicator **LADNER 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** Insufficient data but with 6 sales price band of \$600,000 to \$700,000
- Buyers Best Bet** Insufficient data
- Sellers Best Bet** Selling homes in Delta Manor and 2 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



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