

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

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SnapStats Publishing

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August 2022

Produced & Published by SnapStats® Publishing Co.
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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	1	50%
300,001 – 400,000	7	4	57%
400,001 – 500,000	9	6	67%
500,001 – 600,000	47	16	34%
600,001 – 700,000	63	24	38%
700,001 – 800,000	72	21	29%
800,001 – 900,000	55	21	38%
900,001 – 1,000,000	54	8	15%
1,000,001 – 1,250,000	74	16	22%
1,250,001 – 1,500,000	75	12	16%
1,500,001 – 1,750,000	60	4	7%
1,750,001 – 2,000,000	58	2	3%
2,000,001 – 2,250,000	29	2	7%
2,250,001 – 2,500,000	27	1	4%
2,500,001 – 2,750,000	12	0	NA
2,750,001 – 3,000,000	23	0	NA
3,000,001 – 3,500,000	24	1	4%
3,500,001 – 4,000,000	24	1	4%
4,000,001 – 4,500,000	17	0	NA
4,500,001 – 5,000,000	14	1	7%
5,000,001 & Greater	56	2	4%
TOTAL*	802	143	18%

0 to 1 Bedroom	265	78	29%
2 Bedrooms	408	58	14%
3 Bedrooms	115	6	5%
4 Bedrooms & Greater	14	1	7%
TOTAL*	802	143	18%

SnapStats®	July	August	Variance
Inventory	893	802	-10%
Solds	152	143	-6%
Sale Price	\$810,000	\$799,000	-1%
Sale Price SQFT	\$1,081	\$1,050	-3%
Sale to List Price Ratio	100%	99%	-1%
Days on Market	12	21	75%

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

Community CONDOS & TOWNHOMES

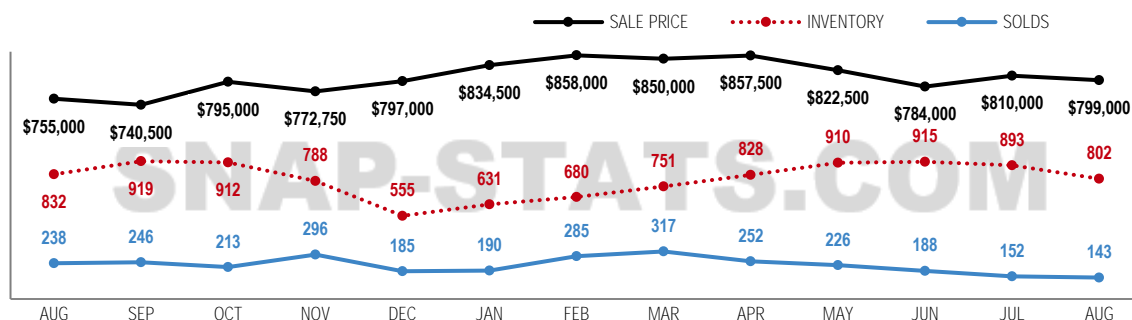
SnapStats®	Inventory	Sales	Sales Ratio
Coal Harbour	127	12	9%
Downtown	289	57	20%
Westend	176	37	21%
Yaletown	210	37	18%
TOTAL*	802	143	18%

Market Summary

- Market Type Indicator **VANCOUVER DOWNTOWN ATTACHED**: Balanced Market at 18% Sales Ratio average (1.8 in 10 homes selling)
- Homes are selling on average 1% below list price
- Most Active Price Band** \$400,000 to \$500,000 with average 67% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.75 mil to \$2 mil, Coal Harbour and 3 bedroom properties
- Sellers Best Bet** Selling homes in Downtown, Westend 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	1	NA*
1,500,001 - 1,750,000	2	0	NA
1,750,001 - 2,000,000	3	2	67%
2,000,001 - 2,250,000	8	3	38%
2,250,001 - 2,500,000	12	12	100%
2,500,001 - 2,750,000	17	2	12%
2,750,001 - 3,000,000	46	7	15%
3,000,001 - 3,500,000	49	13	27%
3,500,001 - 4,000,000	68	8	12%
4,000,001 - 4,500,000	60	1	2%
4,500,001 - 5,000,000	59	3	5%
5,000,001 - 5,500,000	49	1	2%
5,500,001 - 6,000,000	53	1	2%
6,000,001 - 6,500,000	26	0	NA
6,500,001 - 7,000,000	35	2	6%
7,000,001 - 7,500,000	7	0	NA
7,500,001 & Greater	125	1	1%
TOTAL*	619	57	9%

2 Bedrooms & Less	23	6	26%
3 to 4 Bedrooms	186	24	13%
5 to 6 Bedrooms	299	21	7%
7 Bedrooms & More	111	6	5%
TOTAL*	619	57	9%

SnapStats®	July	August	Variance
Inventory	644	619	-4%
Solds	47	57	21%
Sale Price	\$3,460,000	\$3,050,000	-12%
Sale Price SQFT	\$1,129	\$1,072	-5%
Sale to List Price Ratio	96%	102%	6%
Days on Market	17	22	29%

*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

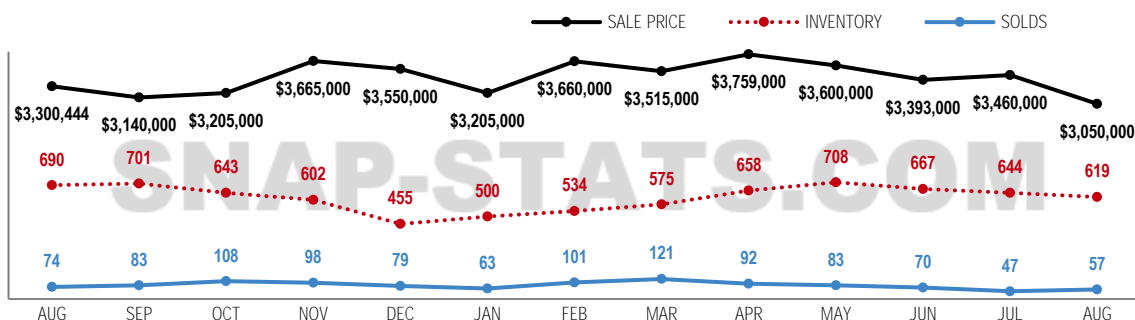
SnapStats®	Inventory	Sales	Sales Ratio
Arbutus	35	2	6%
Cambie	42	0	NA
Dunbar	68	7	10%
Fairview	0	0	NA
Falsecreek	1	0	NA
Kerrisdale	35	5	14%
Kitsilano	36	12	33%
Mackenzie Heights	20	3	15%
Marpole	43	3	7%
Mount Pleasant	3	0	NA
Oakridge	23	1	4%
Point Grey	73	11	15%
Quilchena	23	2	9%
SW Marine	21	1	5%
Shaughnessy	77	2	3%
South Cambie	7	2	29%
South Granville	69	2	3%
Southlands	29	3	10%
University	14	1	7%
TOTAL*	619	57	9%

Market Summary

- Market Type Indicator **VANCOUVER WESTSIDE DETACHED**: Buyers Market at 9% Sales Ratio average (9 in 100 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 100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes minimum \$7.5 mil, Shaughnessy, South Granville and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Kitsilano 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	4	6	150%*
500,001 – 600,000	12	12	100%
600,001 – 700,000	30	14	47%
700,001 – 800,000	65	24	37%
800,001 – 900,000	59	35	59%
900,001 – 1,000,000	50	15	30%
1,000,001 – 1,250,000	83	28	34%
1,250,001 – 1,500,000	110	15	14%
1,500,001 – 1,750,000	62	9	15%
1,750,001 – 2,000,000	71	6	8%
2,000,001 – 2,250,000	30	3	10%
2,250,001 – 2,500,000	25	0	NA
2,500,001 – 2,750,000	10	2	20%
2,750,001 – 3,000,000	11	0	NA
3,000,001 – 3,500,000	7	1	14%
3,500,001 – 4,000,000	6	0	NA
4,000,001 – 4,500,000	3	0	NA
4,500,001 – 5,000,000	1	1	100%
5,000,001 & Greater	6	0	NA
TOTAL*	646	171	26%

0 to 1 Bedroom	145	70	48%
2 Bedrooms	327	79	24%
3 Bedrooms	153	21	14%
4 Bedrooms & Greater	21	1	5%
TOTAL*	646	171	26%

SnapStats®	July	August	Variance
Inventory	750	646	-14%
Solds	163	171	5%
Sale Price	\$909,000	\$875,000	-4%
Sale Price SQFT	\$1,015	\$1,012	0%
Sale to List Price Ratio	101%	97%	-4%
Days on Market	12	17	42%

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

Community CONDOS & TOWNHOMES

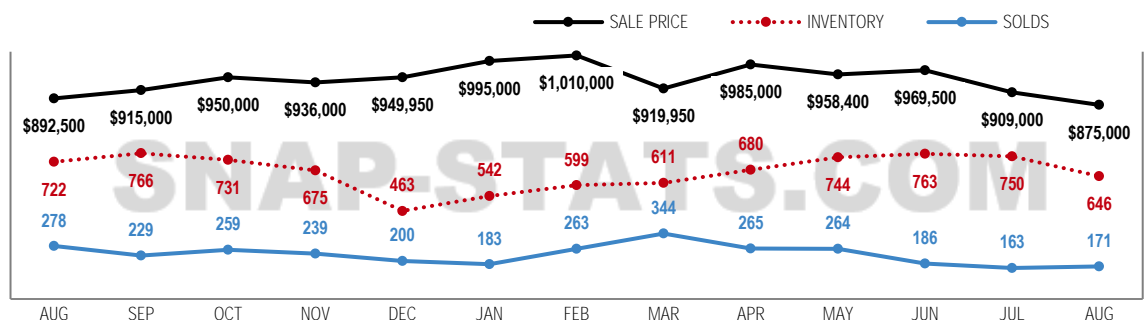
SnapStats®	Inventory	Sales	Sales Ratio
Arbutus	0	0	NA
Cambie	78	13	17%
Dunbar	11	1	9%
Fairview	63	30	48%
Falsecreek	70	23	33%
Kerrisdale	33	2	6%
Kitsilano	68	27	40%
Mackenzie Heights	0	0	NA
Marpole	61	11	18%
Mount Pleasant	6	2	33%
Oakridge	34	0	NA
Point Grey	12	2	17%
Quilchena	13	1	8%
SW Marine	6	3	50%
Shaughnessy	7	1	14%
South Cambie	34	2	6%
South Granville	28	1	4%
Southlands	1	2	200%*
University	121	50	41%
TOTAL*	646	171	26%

Market Summary

- Market Type Indicator **VANCOUVER WESTSIDE ATTACHED**: Sellers Market at 26% Sales Ratio average (2.6 in 10 homes selling rate)
- Homes are selling on average 3% below list price
- Most Active Price Band** \$500,000 to \$600,000 with average 100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.75 mil to \$2 mil, Dunbar, Kerrisdale, Quilchena, South Cambie and South Granville
- Sellers Best Bet** Selling homes in Fairview, Kitsilano, University 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	2	1	50%
1,250,001 - 1,500,000	32	7	22%
1,500,001 - 1,750,000	60	21	35%
1,750,001 - 2,000,000	101	14	14%
2,000,001 - 2,250,000	62	9	15%
2,250,001 - 2,500,000	75	1	1%
2,500,001 - 2,750,000	30	2	7%
2,750,001 - 3,000,000	54	2	4%
3,000,001 - 3,500,000	43	2	5%
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*	485	59	12%

2 Bedrooms & Less	28	2	7%
3 to 4 Bedrooms	159	26	16%
5 to 6 Bedrooms	220	25	11%
7 Bedrooms & More	78	6	8%
TOTAL*	485	59	12%

SnapStats®	July	August	Variance
Inventory	526	485	-8%
Solds	54	59	9%
Sale Price	\$1,790,000	\$1,768,000	-1%
Sale Price SQFT	\$790	\$779	-1%
Sale to List Price Ratio	95%	96%	1%
Days on Market	12	18	50%

*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

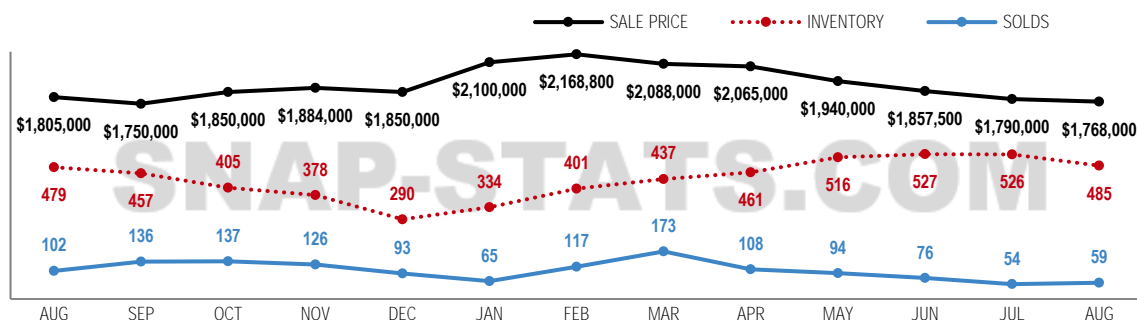
SnapStats®	Inventory	Sales	Sales Ratio
Champlain Heights	0	0	NA
Collingwood	89	4	4%
Downtown	0	0	NA
Fraser	32	7	22%
Fraserview	17	0	NA
Grandview Woodland	36	6	17%
Hastings	9	2	22%
Hastings Sunrise	14	4	29%
Killarney	37	10	27%
Knight	41	5	12%
Main	24	0	NA
Mount Pleasant	11	1	9%
Renfrew Heights	47	5	11%
Renfrew	46	7	15%
South Marine	3	0	NA
South Vancouver	51	6	12%
Strathcona	5	1	20%
Victoria	23	1	4%
TOTAL*	485	59	12%

Market Summary

- Market Type Indicator **VANCOUVER EASTSIDE DETACHED**: Balanced Market at 12% Sales Ratio average (1.2 in 10 homes selling rate)
- Homes are selling on average 4% below list price
- Most Active Price Band** \$1.5 mil to \$1.75 mil with average 35% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$2.25 mil to \$2.5 mil, Collingwood, Victoria and up to 2 bedroom properties
- Sellers Best Bet** Selling homes in Hastings Sunrise, Killarney and 3 to 4 bedroom properties

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SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 300,000	1	0	NA
300,001 – 400,000	5	6	120%*
400,001 – 500,000	23	10	43%
500,001 – 600,000	51	25	49%
600,001 – 700,000	56	20	36%
700,001 – 800,000	57	14	25%
800,001 – 900,000	72	10	14%
900,001 – 1,000,000	49	12	24%
1,000,001 – 1,250,000	47	4	9%
1,250,001 – 1,500,000	35	3	9%
1,500,001 – 1,750,000	19	3	16%
1,750,001 – 2,000,000	10	1	10%
2,000,001 – 2,250,000	5	0	NA
2,250,001 – 2,500,000	2	0	NA
2,500,001 – 2,750,000	1	0	NA
2,750,001 – 3,000,000	1	0	NA
3,000,001 – 3,500,000	1	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	2	0	NA
TOTAL*	438	108	25%

0 to 1 Bedroom	156	48	31%
2 Bedrooms	194	41	21%
3 Bedrooms	79	17	22%
4 Bedrooms & Greater	9	2	22%
TOTAL*	438	108	25%

SnapStats®	July	August	Variance
Inventory	469	438	-7%
Solds	126	108	-14%
Sale Price	\$717,500	\$657,000	-8%
Sale Price SQFT	\$886	\$818	-8%
Sale to List Price Ratio	99%	98%	-1%
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 CONDOS & TOWNHOMES

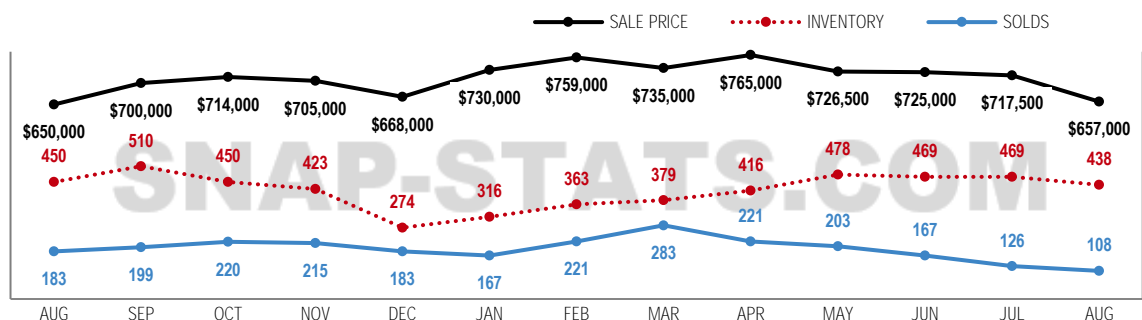
SnapStats®	Inventory	Sales	Sales Ratio
Champlain Heights	4	8	200%*
Collingwood	105	18	17%
Downtown	34	5	15%
Fraser	15	4	27%
Fraserview	1	0	NA
Grandview Woodland	25	9	36%
Hastings	15	9	60%
Hastings Sunrise	5	3	60%
Killarney	8	1	13%
Knight	12	3	25%
Main	4	2	50%
Mount Pleasant	76	20	26%
Renfrew Heights	3	1	33%
Renfrew	13	4	31%
South Marine	67	15	22%
South Vancouver	9	0	NA
Strathcona	25	2	8%
Victoria	17	4	24%
TOTAL*	438	108	25%

Market Summary

- Market Type Indicator **VANCOUVER EASTSIDE ATTACHED**: Sellers Market at 25% Sales Ratio average (2.5 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band** \$500,000 to \$600,000 with average 49% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1 mil to \$1.5 mil, Strathcona and minimum 2 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	2	1	50%
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	9	6	67%
1,500,001 - 1,750,000	22	6	27%
1,750,001 - 2,000,000	33	8	24%
2,000,001 - 2,250,000	13	5	38%
2,250,001 - 2,500,000	28	0	NA
2,500,001 - 2,750,000	19	4	21%
2,750,001 - 3,000,000	17	4	24%
3,000,001 - 3,500,000	13	0	NA
3,500,001 - 4,000,000	16	3	19%
4,000,001 - 4,500,000	10	0	NA
4,500,001 - 5,000,000	7	1	14%
5,000,001 - 5,500,000	2	0	NA
5,500,001 - 6,000,000	2	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	3	0	NA
TOTAL*	196	40	20%

2 Bedrooms & Less	9	1	11%
3 to 4 Bedrooms	108	23	21%
5 to 6 Bedrooms	64	13	20%
7 Bedrooms & More	15	3	20%
TOTAL*	196	40	20%

SnapStats®	July	August	Variance
Inventory	212	196	-8%
Solds	45	40	-11%
Sale Price	\$2,020,000	\$1,835,000	-9%
Sale Price SQFT	\$764	\$708	-7%
Sale to List Price Ratio	96%	95%	-1%
Days on Market	10	23	130%

Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Blueridge	5	1	20%
Boulevard	10	3	30%
Braemar	1	0	NA
Calverhall	4	0	NA
Canyon Heights	24	5	21%
Capilano	0	1	NA*
Central Lonsdale	8	6	75%
Deep Cove	9	2	22%
Delbrook	4	2	50%
Dollarton	7	1	14%
Edgemont	11	2	18%
Forest Hills	7	1	14%
Grouse Woods	4	0	NA
Harbourside	0	0	NA
Indian Arm	2	0	NA
Indian River	2	2	100%
Lower Lonsdale	5	0	NA
Lynn Valley	17	1	6%
Lynn timer	6	0	NA
Mosquito Creek	0	0	NA
Norqate	1	2	200%*
Northlands	1	1	100%
Pemberton Heights	7	0	NA
Pemberton	3	1	33%
Princess Park	2	0	NA
Queensbury	1	0	NA
Roche Point	1	0	NA
Seymour	3	1	33%
Tempe	1	0	NA
Upper Delbrook	8	2	25%
Upper Lonsdale	22	3	14%
Westlynn	12	1	8%
Westlynn Terrace	2	1	50%
Windsor Park	1	1	100%
Woodlands-Sunshine Cascade	5	0	NA
TOTAL*	196	40	20%

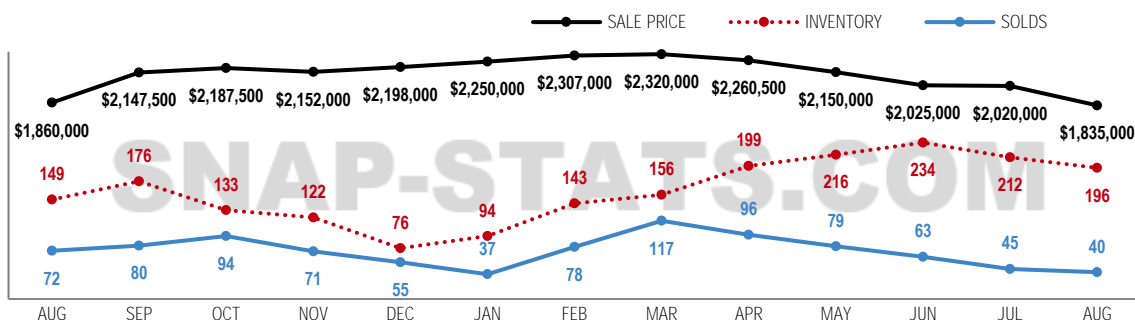
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **NORTH VANCOUVER DETACHED**: Balanced Market at 20% Sales Ratio average (2 in 10 homes selling rate)
- Homes are selling on average 5% 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 \$3.5 mil to \$4 mil, Lynn Valley, Westlynn and up to 2 bedroom properties
- Sellers Best Bet** Selling homes in Central Lonsdale and minimum 3 bedroom properties

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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	11	6	55%
500,001 – 600,000	22	9	41%
600,001 – 700,000	28	15	54%
700,001 – 800,000	28	12	43%
800,001 – 900,000	30	7	23%
900,001 – 1,000,000	22	6	27%
1,000,001 – 1,250,000	43	13	30%
1,250,001 – 1,500,000	34	8	24%
1,500,001 – 1,750,000	31	3	10%
1,750,001 – 2,000,000	11	0	NA
2,000,001 – 2,250,000	3	0	NA
2,250,001 – 2,500,000	5	0	NA
2,500,001 – 2,750,000	2	0	NA
2,750,001 – 3,000,000	1	0	NA
3,000,001 – 3,500,000	3	0	NA
3,500,001 – 4,000,000	1	0	NA
4,000,001 – 4,500,000	0	0	NA
4,500,001 – 5,000,000	0	0	NA
5,000,001 & Greater	2	0	NA
TOTAL*	277	79	29%

0 to 1 Bedroom	66	28	42%
2 Bedrooms	137	37	27%
3 Bedrooms	66	14	21%
4 Bedrooms & Greater	8	0	NA
TOTAL*	277	79	29%

SnapStats®	July	August	Variance
Inventory	307	277	-10%
Solds	126	79	-37%
Sale Price	\$818,500	\$775,000	-5%
Sale Price SQFT	\$887	\$839	-5%
Sale to List Price Ratio	99%	97%	-2%
Days on Market	11	18	64%

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	2	0	NA
Capilano	1	1	100%
Central Lonsdale	51	16	31%
Deep Cove	0	0	NA
Delbrook	0	0	NA
Dollarton	0	0	NA
Edgemont	3	0	NA
Forest Hills	0	0	NA
Grouse Woods	0	0	NA
Harbourside	2	0	NA
Indian Arm	0	0	NA
Indian River	7	0	NA
Lower Lonsdale	71	18	25%
Lynn Valley	16	6	38%
Lynnmoor	25	6	24%
Mosquito Creek	15	4	27%
Norqate	2	1	50%
Northlands	3	3	100%
Pemberton Heights	0	0	NA
Pemberton	47	12	26%
Princess Park	0	0	NA
Queensbury	3	1	33%
Roche Point	16	6	38%
Seymour	1	0	NA
Tempe	0	0	NA
Upper Delbrook	0	1	NA*
Upper Lonsdale	7	3	43%
Westlynn	5	1	20%
Westlynn Terrace	0	0	NA
Windsor Park	0	0	NA
Woodlands-Sunshine Cascade	0	0	NA
TOTAL*	277	79	29%

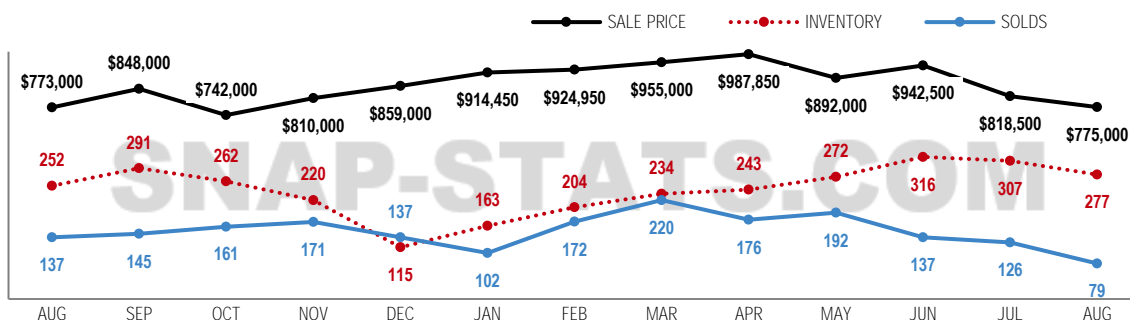
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **NORTH VANCOUVER ATTACHED**: Sellers Market at 29% Sales Ratio average (2.9 in 10 homes selling rate)
- Homes are selling on average 3% below list price
- Most Active Price Band** \$400,000 to \$500,000 with average 55% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.5 mil to \$1.75 mil, Lynnmoor and 3 bedroom properties
- Sellers Best Bet** Selling homes in 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	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	1	50%
1,750,001 - 2,000,000	7	1	14%
2,000,001 - 2,250,000	6	6	100%
2,250,001 - 2,500,000	17	0	NA
2,500,001 - 2,750,000	22	5	23%
2,750,001 - 3,000,000	34	7	21%
3,000,001 - 3,500,000	33	3	9%
3,500,001 - 4,000,000	36	3	8%
4,000,001 - 4,500,000	30	0	NA
4,500,001 - 5,000,000	37	0	NA
5,000,001 - 5,500,000	13	1	8%
5,500,001 - 6,000,000	24	0	NA
6,000,001 - 6,500,000	12	0	NA
6,500,001 - 7,000,000	21	0	NA
7,000,001 - 7,500,000	12	0	NA
7,500,001 & Greater	85	1	1%
TOTAL*	391	28	7%

2 Bedrooms & Less	11	3	27%
3 to 4 Bedrooms	168	19	11%
5 to 6 Bedrooms	179	6	3%
7 Bedrooms & More	33	0	NA
TOTAL*	391	28	7%

SnapStats®	July	August	Variance
Inventory	404	391	-3%
Solds	29	28	-3%
Sale Price	\$2,880,000	\$2,790,000	-3%
Sale Price SQFT	\$865	\$989	14%
Sale to List Price Ratio	96%	95%	-1%
Days on Market	16	30	88%

Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Altamont	16	2	13%
Ambleside	38	5	13%
Bayridge	10	0	NA
British Properties	82	4	5%
Canterbury	4	0	NA
Caulfield	23	2	9%
Cedardale	2	0	NA
Chartwell	28	0	NA
Chelsea Park	3	0	NA
Cypress	10	1	10%
Cypress Park Estates	11	1	9%
Deer Ridge	0	0	NA
Dundarave	25	4	16%
Eagle Harbour	12	0	NA
Eagleridge	3	0	NA
Furry Creek	4	0	NA
Gleneagles	8	0	NA
Glenmore	11	1	9%
Horseshoe Bay	6	0	NA
Howe Sound	4	1	25%
Lions Bay	9	1	11%
Olde Caulfield	8	0	NA
Panorama Village	4	0	NA
Park Royal	3	0	NA
Porteau Cove	0	0	NA
Queens	13	1	8%
Rockridge	1	1	100%
Sandy Cove	3	0	NA
Sentinel Hill	8	3	38%
Upper Caulfield	7	1	14%
West Bay	8	0	NA
Westhill	5	0	NA
Westmount	8	0	NA
Whitby Estates	10	0	NA
Whytecliff	4	0	NA
TOTAL*	391	28	7%

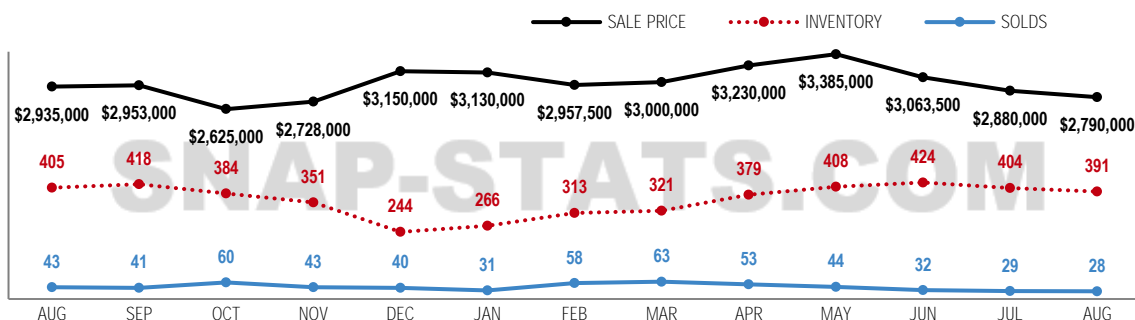
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **WEST VANCOUVER DETACHED**: Buyers Market at 7% Sales Ratio average (7 in 100 homes selling rate)
- Homes are selling on average 5% below list price
- Most Active Price Band** \$2.5 mil to \$2.75 mil with average 23% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$3.5 mil to \$4 mil / \$5 mil to \$5.5 mil, British Properties and 5 to 6 bedroom properties
- Sellers Best Bet** Selling homes in Sentinel Hill and up to 2 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	0	NA
500,001 – 600,000	1	1	100%
600,001 – 700,000	2	2	100%
700,001 – 800,000	3	2	67%
800,001 – 900,000	7	0	NA
900,001 – 1,000,000	3	2	67%
1,000,001 – 1,250,000	14	3	21%
1,250,001 – 1,500,000	12	2	17%
1,500,001 – 1,750,000	11	1	9%
1,750,001 – 2,000,000	8	3	38%
2,000,001 – 2,250,000	4	0	NA
2,250,001 – 2,500,000	5	2	40%
2,500,001 – 2,750,000	4	0	NA
2,750,001 – 3,000,000	2	0	NA
3,000,001 – 3,500,000	6	1	17%
3,500,001 – 4,000,000	4	1	25%
4,000,001 – 4,500,000	1	1	100%
4,500,001 – 5,000,000	1	0	NA
5,000,001 & Greater	4	2	50%
TOTAL*	95	23	24%

0 to 1 Bedroom	17	6	35%
2 Bedrooms	60	12	20%
3 Bedrooms	17	3	18%
4 Bedrooms & Greater	1	2	200%*
TOTAL*	95	23	24%

SnapStats®	July	August	Variance
Inventory	111	95	-14%
Solds	17	23	35%
Sale Price	\$1,350,000	\$1,449,900	7%
Sale Price SQFT	\$1,121	\$1,208	8%
Sale to List Price Ratio	90%	97%	8%
Days on Market	18	24	33%

Community CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
Altamont	0	0	NA
Ambleside	21	5	24%
Bayridge	0	0	NA
British Properties	1	1	100%
Canterbury	0	0	NA
Caulfield	0	0	NA
Cedardale	3	1	33%
Chartwell	0	0	NA
Chelsea Park	0	0	NA
Cypress	0	0	NA
Cypress Park Estates	3	0	NA
Deer Ridge	1	0	NA
Dundarave	18	10	56%
Eagle Harbour	0	0	NA
Eagleridge	0	0	NA
Furry Creek	1	0	NA
Gleneagles	0	0	NA
Glenmore	0	0	NA
Horseshoe Bay	17	1	6%
Howe Sound	1	1	100%
Lions Bay	0	0	NA
Olde Caulfield	0	0	NA
Panorama Village	7	2	29%
Park Royal	20	2	10%
Porteau Cove	0	0	NA
Queens	0	0	NA
Rockridge	0	0	NA
Sandy Cove	0	0	NA
Sentinel Hill	0	0	NA
Upper Caulfield	0	0	NA
West Bay	0	0	NA
Westhill	0	0	NA
Westmount	0	0	NA
Whitby Estates	2	0	NA
Whytecliff	0	0	NA
TOTAL*	95	23	24%

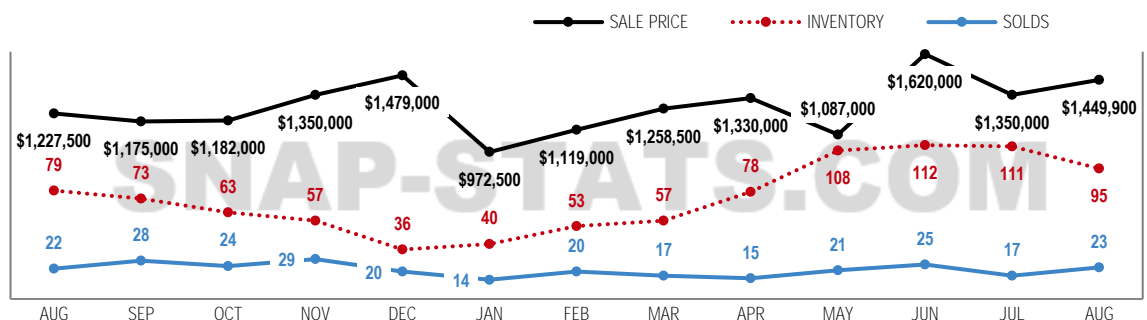
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **WEST VANCOUVER ATTACHED**: Sellers Market at 24% Sales Ratio average (2.4 in 10 homes selling rate)
- Homes are selling on average 3% below list price
- Most Active Price Band** \$1.75 mil to \$2 mil with average 38% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.5 mil to \$1.75 mil, Horseshoe Bay, Park Royal and 3 bedroom properties
- Sellers Best Bet** Selling homes in Dundarave 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	6	0	NA
800,001 - 900,000	0	0	NA
900,001 - 1,000,000	0	0	NA
1,000,001 - 1,250,000	2	2	100%
1,250,001 - 1,500,000	12	3	25%
1,500,001 - 1,750,000	48	13	27%
1,750,001 - 2,000,000	86	14	16%
2,000,001 - 2,250,000	32	4	13%
2,250,001 - 2,500,000	47	6	13%
2,500,001 - 2,750,000	34	7	21%
2,750,001 - 3,000,000	51	1	2%
3,000,001 - 3,500,000	34	6	18%
3,500,001 - 4,000,000	42	0	NA
4,000,001 - 4,500,000	17	1	6%
4,500,001 - 5,000,000	18	0	NA
5,000,001 - 5,500,000	4	0	NA
5,500,001 - 6,000,000	7	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	5	0	NA
TOTAL*	447	57	13%

2 Bedrooms & Less	17	0	NA
3 to 4 Bedrooms	155	20	13%
5 to 6 Bedrooms	258	37	14%
7 Bedrooms & More	17	0	NA
TOTAL*	447	57	13%

SnapStats®	July	August	Variance
Inventory	475	447	-6%
Solds	55	57	4%
Sale Price	\$1,850,000	\$1,960,000	6%
Sale Price SQFT	\$691	\$674	-3%
Sale to List Price Ratio	100%	98%	-2%
Days on Market	10	21	110%

*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

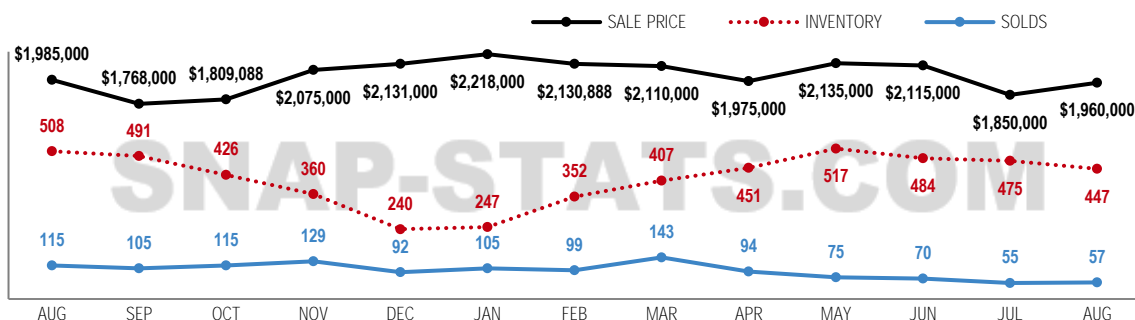
SnapStats®	Inventory	Sales	Sales Ratio
Boyd Park	14	0	NA
Bridgeport	11	1	9%
Brighthouse	7	0	NA
Brighthouse South	2	0	NA
Broadmoor	50	3	6%
East Cambie	11	4	36%
East Richmond	6	0	NA
Garden City	17	3	18%
Gilmore	1	0	NA
Granville	35	4	11%
Hamilton	11	1	9%
Ironwood	7	3	43%
Lackner	25	1	4%
McLennan	7	2	29%
McLennan North	3	1	33%
McNair	20	2	10%
Quilchena	24	1	4%
Riverdale	23	7	30%
Saunders	22	2	9%
Sea Island	2	0	NA
Seafair	28	3	11%
South Arm	22	0	NA
Steveston North	27	7	26%
Steveston South	6	1	17%
Steveston Village	5	1	20%
Terra Nova	7	2	29%
West Cambie	23	5	22%
Westwind	3	0	NA
Woodwards	28	3	11%
TOTAL*	447	57	13%

Market Summary

- Market Type Indicator **RICHMOND DETACHED**: Balanced Market at 13% Sales Ratio average (1.3 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 27% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$2.75 mil to \$3 mil, Lackner and Quilchena
- Sellers Best Bet** Selling homes in East Cambie and 3 to 6 bedroom properties

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Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 300,000	15	3	20%
300,001 – 400,000	14	6	43%
400,001 – 500,000	19	11	58%
500,001 – 600,000	58	25	43%
600,001 – 700,000	80	32	40%
700,001 – 800,000	79	29	37%
800,001 – 900,000	80	18	23%
900,001 – 1,000,000	78	11	14%
1,000,001 – 1,250,000	129	17	13%
1,250,001 – 1,500,000	92	12	13%
1,500,001 – 1,750,000	35	3	9%
1,750,001 – 2,000,000	13	0	NA
2,000,001 – 2,250,000	1	0	NA
2,250,001 – 2,500,000	1	0	NA
2,500,001 – 2,750,000	1	0	NA
2,750,001 – 3,000,000	1	1	100%
3,000,001 – 3,500,000	1	1	100%
3,500,001 – 4,000,000	1	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*	699	169	24%

0 to 1 Bedroom	119	36	30%
2 Bedrooms	299	80	27%
3 Bedrooms	205	39	19%
4 Bedrooms & Greater	76	14	18%
TOTAL*	699	169	24%

SnapStats®	July	August	Variance
Inventory	743	699	-6%
Solds	166	169	2%
Sale Price	\$705,000	\$720,000	2%
Sale Price SQFT	\$751	\$730	-3%
Sale to List Price Ratio	101%	98%	-3%
Days on Market	14	16	14%

Community CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
Boyd Park	1	4	400%*
Bridgeport	8	6	75%
Brighthouse	263	56	21%
Brighthouse South	65	21	32%
Broadmoor	11	2	18%
East Cambie	10	2	20%
East Richmond	2	2	100%
Garden City	3	1	33%
Gilmore	0	0	NA
Granville	12	4	33%
Hamilton	17	0	NA
Ironwood	11	6	55%
Lackner	7	0	NA
McLennan	0	0	NA
McLennan North	48	13	27%
McNair	0	0	NA
Quilchena	2	1	50%
Riverdale	10	3	30%
Saunders	4	1	25%
Sea Island	0	0	NA
Seafair	3	1	33%
South Arm	16	1	6%
Steveston North	10	1	10%
Steveston South	20	13	65%
Steveston Village	1	1	100%
Terra Nova	3	1	33%
West Cambie	162	26	16%
Westwind	0	0	NA
Woodwards	10	3	30%
TOTAL*	699	169	24%

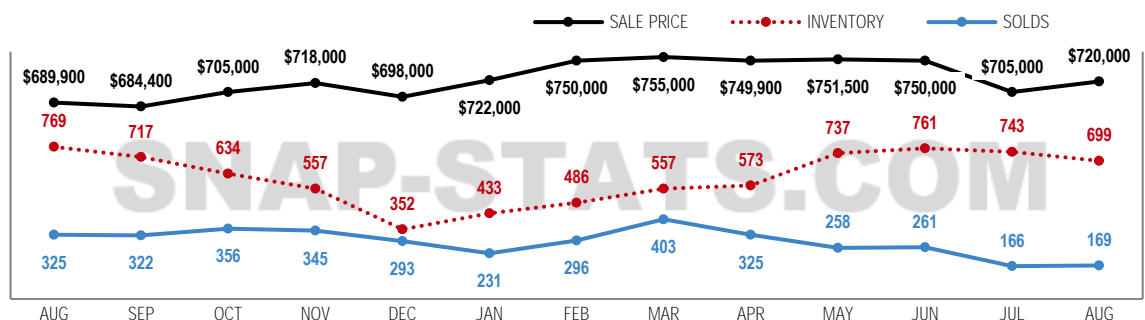
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **RICHMOND ATTACHED**: Sellers Market at 24% Sales Ratio average (2.4 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band** \$400,000 to \$500,000 with average 58% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.5 mil to \$1.75 mil, Broadmoor, South Arm, West Cambie and minimum 4 bedroom properties
- Sellers Best Bet** Selling homes in Bridgeport, Ironwood, Steveston South 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	2	0	NA
1,250,001 - 1,500,000	16	4	25%
1,500,001 - 1,750,000	27	2	7%
1,750,001 - 2,000,000	27	1	4%
2,000,001 - 2,250,000	6	1	17%
2,250,001 - 2,500,000	9	1	11%
2,500,001 - 2,750,000	1	0	NA
2,750,001 - 3,000,000	7	0	NA
3,000,001 - 3,500,000	1	0	NA
3,500,001 - 4,000,000	6	0	NA
4,000,001 - 4,500,000	2	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	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	0	0	NA
TOTAL*	106	9	8%

2 Bedrooms & Less	4	2	50%
3 to 4 Bedrooms	71	6	8%
5 to 6 Bedrooms	29	1	3%
7 Bedrooms & More	2	0	NA
TOTAL*	106	9	8%

SnapStats®	July	August	Variance
Inventory	96	106	10%
Solds	13	9	-31%
Sale Price	\$1,540,000	\$1,550,000	1%
Sale Price SQFT	\$653	\$600	-8%
Sale to List Price Ratio	91%	95%	4%
Days on Market	11	23	109%

*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

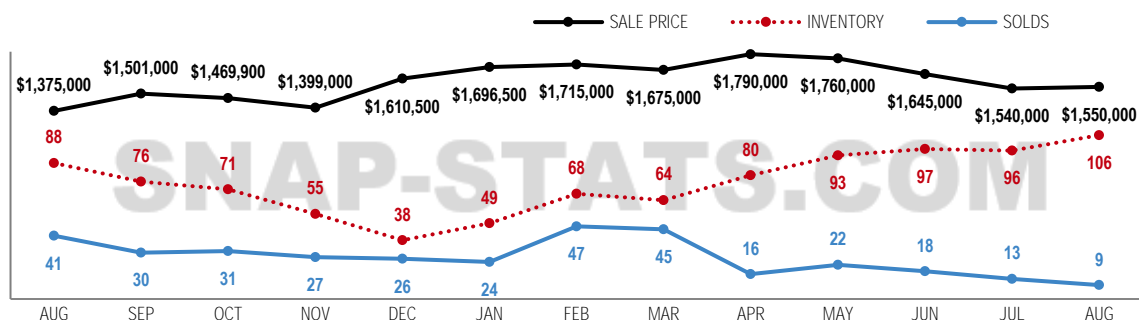
SnapStats®	Inventory	Sales	Sales Ratio
Beach Grove	8	1	13%
Boundary Beach	14	1	7%
Cliff Drive	15	1	7%
English Bluff	19	1	5%
Pebble Hill	18	3	17%
Tsawwassen Central	22	0	NA
Tsawwassen East	5	1	20%
Tsawwassen North	5	1	20%
TOTAL*	106	9	8%

Market Summary

- Market Type Indicator **TSAWWASSEN DETACHED**: Buyers Market at 8% Sales Ratio average (8 in 100 homes selling rate)
- Homes are selling on average 5% below list price
- Most Active Price Band** \$1.25 mil to \$1.5 mil with average 25% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.75 mil to \$2 mil, English Bluff and 5 to 6 bedroom properties
- Sellers Best Bet** Selling homes in Pebble Hill 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	1	2	200%*
500,001 – 600,000	4	2	50%
600,001 – 700,000	8	2	25%
700,001 – 800,000	11	2	18%
800,001 – 900,000	9	2	22%
900,001 – 1,000,000	3	4	133%*
1,000,001 – 1,250,000	7	0	NA
1,250,001 – 1,500,000	7	1	14%
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	1	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*	51	15	29%

0 to 1 Bedroom	5	3	60%
2 Bedrooms	26	9	35%
3 Bedrooms	17	3	18%
4 Bedrooms & Greater	3	0	NA
TOTAL*	51	15	29%

SnapStats®	July	August	Variance
Inventory	48	51	6%
Solds	14	15	7%
Sale Price	\$785,000	\$795,000	1%
Sale Price SQFT	\$578	\$642	11%
Sale to List Price Ratio	99%	96%	-3%
Days on Market	13	15	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.

Community CONDOS & TOWNHOMES

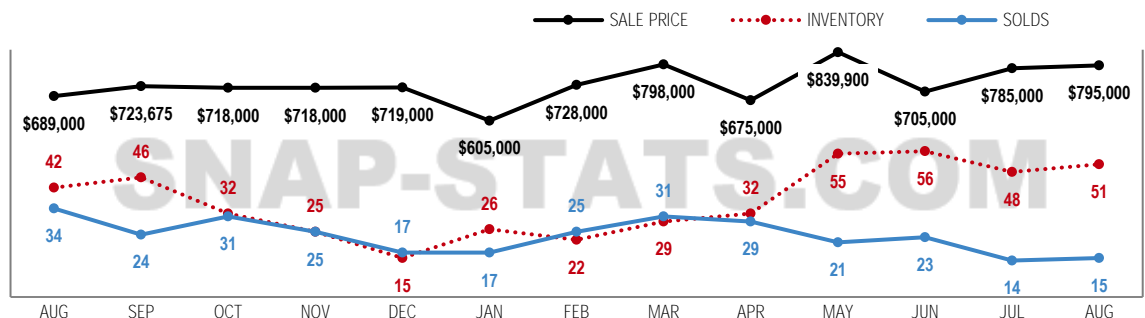
SnapStats®	Inventory	Sales	Sales Ratio
Beach Grove	6	2	33%
Boundary Beach	0	0	NA
Cliff Drive	1	2	200%*
English Bluff	0	0	NA
Pebble Hill	0	0	NA
Tsawwassen Central	5	1	20%
Tsawwassen East	2	2	100%
Tsawwassen North	37	8	22%
TOTAL*	51	15	29%

Market Summary

- Market Type Indicator **TSAWWASSEN ATTACHED**: Sellers Market at 29% Sales Ratio average (2.9 in 10 homes selling rate)
- Homes are selling on average 4% below list price
- Most Active Price Band** \$600,000 to \$700,000 with average 25% 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

**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	5	0	NA
800,001 - 900,000	1	2	200%*
900,001 - 1,000,000	1	0	NA
1,000,001 - 1,250,000	7	2	29%
1,250,001 - 1,500,000	19	4	21%
1,500,001 - 1,750,000	12	2	17%
1,750,001 - 2,000,000	11	1	9%
2,000,001 - 2,250,000	4	0	NA
2,250,001 - 2,500,000	4	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	0	0	NA
3,500,001 - 4,000,000	0	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*	69	11	16%

2 Bedrooms & Less	12	2	17%
3 to 4 Bedrooms	37	8	22%
5 to 6 Bedrooms	18	1	6%
7 Bedrooms & More	2	0	NA
TOTAL*	69	11	16%

SnapStats®	July	August	Variance
Inventory	75	69	-8%
Solds	11	11	0%
Sale Price	\$1,298,000	\$1,295,000	0%
Sale Price SQFT	\$628	\$536	-15%
Sale to List Price Ratio	100%	99%	-1%
Days on Market	26	10	-62%

*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

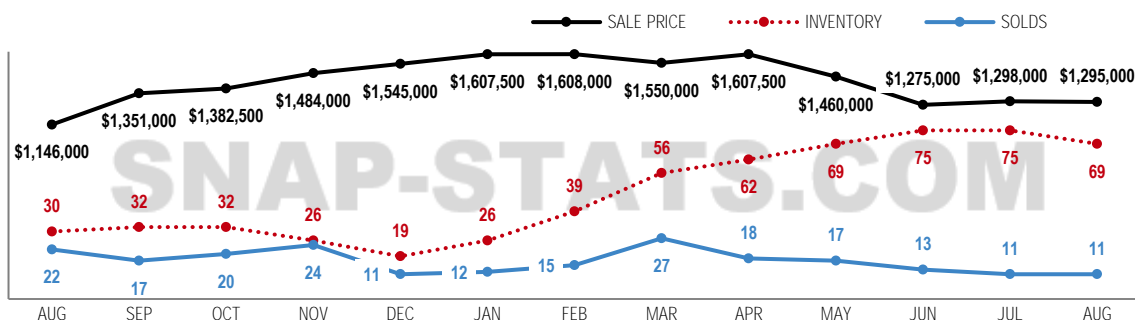
SnapStats®	Inventory	Sales	Sales Ratio
Annacis Island	0	0	NA
Delta Manor	10	0	NA
East Delta	0	1	NA*
Hawthorne	22	1	5%
Holly	11	1	9%
Ladner Elementary	8	4	50%
Ladner Rural	1	0	NA
Neilsen Grove	5	3	60%
Port Guichon	10	1	10%
Tilbury	0	0	NA
Westham Island	2	0	NA
TOTAL*	69	11	16%

Market Summary

- Market Type Indicator **LADNER DETACHED**: Balanced Market at 16% Sales Ratio average (1.6 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band** \$1.25 mil to \$1.5 mil with average 21% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.75 mil to \$2 mil, Hawthorne and 5 to 6 bedroom properties
- Sellers Best Bet** Selling homes in Ladner Elementary and 3 to 4 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

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SnapStats Publishing Company
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snap-stats.com
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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	0	0	NA
600,001 – 700,000	3	2	67%
700,001 – 800,000	2	4	200%*
800,001 – 900,000	2	4	200%*
900,001 – 1,000,000	3	1	33%
1,000,001 – 1,250,000	5	2	40%
1,250,001 – 1,500,000	2	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*	17	14	82%

0 to 1 Bedroom	1	0	NA
2 Bedrooms	6	8	133%*
3 Bedrooms	7	4	57%
4 Bedrooms & Greater	3	2	67%
TOTAL*	17	14	82%

SnapStats®	July	August	Variance
Inventory	22	17	-23%
Solds	1	14	1300%
Sale Price	\$965,000	\$792,500	-18%
Sale Price SQFT	\$574	\$617	7%
Sale to List Price Ratio	97%	97%	0%
Days on Market	27	13	-52%

*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

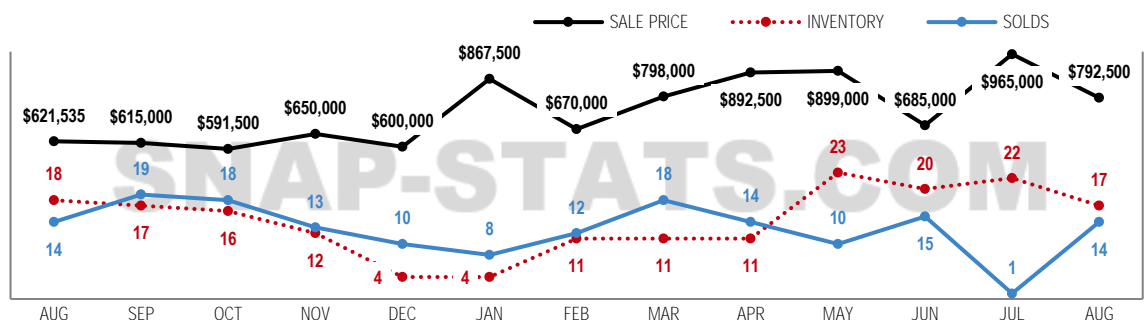
SnapStats®	Inventory	Sales	Sales Ratio
Annacis Island	0	0	NA
Delta Manor	9	2	22%
East Delta	0	1	NA*
Hawthorne	0	0	NA
Holly	0	1	NA*
Ladner Elementary	4	8	200%*
Ladner Rural	0	0	NA
Neilsen Grove	3	2	67%
Port Guichon	0	0	NA
Tilbury	1	0	NA
Westham Island	0	0	NA
TOTAL*	17	14	82%

Market Summary

- Market Type Indicator **LADNER ATTACHED**: Sellers Market at 82% Sales Ratio average (8.2 in 10 homes selling rate)
- Homes are selling on average 3% below list price
- Most Active Price Band** Insufficient data but with 4 sales price band of \$700,000 to \$800,000
- Buyers Best Bet** Homes in Delta Manor
- Sellers Best Bet** Selling homes in Ladner Elementary and 2 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



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