

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	9	1	11%
400,001 – 500,000	10	5	50%
500,001 – 600,000	49	19	39%
600,001 – 700,000	70	22	31%
700,001 – 800,000	84	19	23%
800,001 – 900,000	62	12	19%
900,001 – 1,000,000	54	15	28%
1,000,001 – 1,250,000	79	9	11%
1,250,001 – 1,500,000	85	6	7%
1,500,001 – 1,750,000	65	7	11%
1,750,001 – 2,000,000	66	5	8%
2,000,001 – 2,250,000	36	2	6%
2,250,001 – 2,500,000	32	1	3%
2,500,001 – 2,750,000	17	1	6%
2,750,001 – 3,000,000	21	1	5%
3,000,001 – 3,500,000	27	0	NA
3,500,001 – 4,000,000	21	2	10%
4,000,001 – 4,500,000	18	0	NA
4,500,001 – 5,000,000	21	0	NA
5,000,001 & Greater	55	0	NA
TOTAL*	883	127	14%

0 to 1 Bedroom	297	72	24%
2 Bedrooms	443	52	12%
3 Bedrooms	127	3	2%
4 Bedrooms & Greater	16	0	NA
TOTAL*	883	127	14%

SnapStats®	August	September	Variance
Inventory	802	883	10%
Solds	143	127	-11%
Sale Price	\$799,000	\$790,000	-1%
Sale Price SQFT	\$1,050	\$1,093	4%
Sale to List Price Ratio	99%	99%	0%
Days on Market	21	20	-5%

## Community CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
Coal Harbour	132	12	9%
Downtown	309	63	20%
Westend	205	21	10%
Yaletown	237	31	13%
TOTAL*	883	127	14%

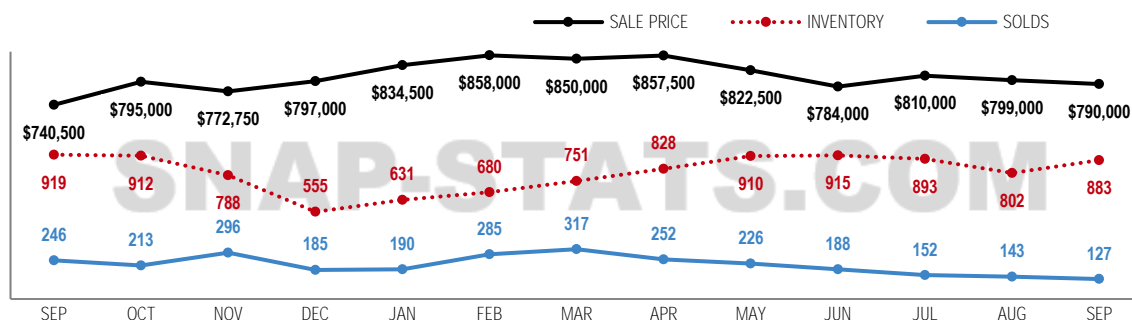
\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

## Market Summary

- Market Type Indicator **DOWNTOWN ATTACHED**: Balanced Market at 14% Sales Ratio average (1.4 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band\*\* \$400,000 to \$500,000 with average 50% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$2.25 mil to \$2.5 mil, Coal Harbour, Westend 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	2	1	50%
1,750,001 - 2,000,000	4	2	50%
2,000,001 - 2,250,000	10	1	10%
2,250,001 - 2,500,000	20	5	25%
2,500,001 - 2,750,000	18	4	22%
2,750,001 - 3,000,000	41	6	15%
3,000,001 - 3,500,000	55	9	16%
3,500,001 - 4,000,000	58	8	14%
4,000,001 - 4,500,000	61	5	8%
4,500,001 - 5,000,000	55	2	4%
5,000,001 - 5,500,000	49	1	2%
5,500,001 - 6,000,000	49	1	2%
6,000,001 - 6,500,000	30	2	7%
6,500,001 - 7,000,000	32	0	NA
7,000,001 - 7,500,000	12	2	17%
7,500,001 & Greater	125	5	4%
TOTAL*	621	54	9%

2 Bedrooms & Less	21	2	10%
3 to 4 Bedrooms	190	25	13%
5 to 6 Bedrooms	309	20	6%
7 Bedrooms & More	101	7	7%
TOTAL*	621	54	9%

SnapStats®	August	September	Variance
Inventory	619	621	0%
Solds	57	54	-5%
Sale Price	\$3,050,000	\$3,395,000	11%
Sale Price SQFT	\$1,072	\$1,080	1%
Sale to List Price Ratio	102%	93%	-9%
Days on Market	22	21	-5%

\*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

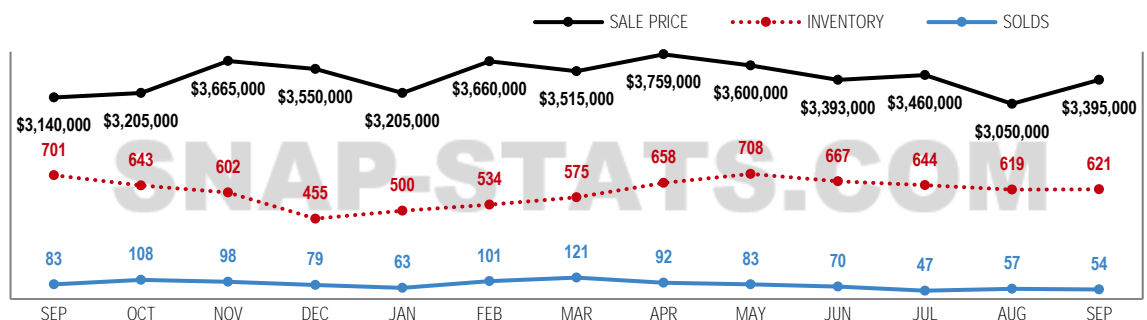
SnapStats®	Inventory	Sales	Sales Ratio
Arbutus	30	2	7%
Cambie	36	4	11%
Dunbar	66	12	18%
Fairview	0	0	NA
Falsecreek	1	0	NA
Kerrisdale	38	3	8%
Kitsilano	45	2	4%
Mackenzie Heights	21	3	14%
Marpole	43	0	NA
Mount Pleasant	3	0	NA
Oakridge	23	2	9%
Point Grey	72	8	11%
Quilchena	24	1	4%
SW Marine	24	3	13%
Shaughnessy	80	3	4%
South Cambie	6	1	17%
South Granville	67	6	9%
Southlands	30	2	7%
University	12	2	17%
TOTAL*	621	54	9%

### Market Summary

- Market Type Indicator **WESTSIDE DETACHED**: Buyers Market at 9% Sales Ratio average (9 in 100 homes selling rate)
- Homes are selling on average 7% below list price
- Most Active Price Band\*\* \$2.25 mil to \$2.5 mil with average 25% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$5 mil to \$6 mil, Kitsilano, Quilchena, Shaughnessy and minimum 5 bedroom properties
- Sellers Best Bet\*\* Selling homes in Dunbar, University and 3 to 4 bedroom properties

\*\*With minimum inventory of 10 in most instances

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## Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 300,000	0	0	NA
300,001 – 400,000	0	0	NA
400,001 – 500,000	4	3	75%
500,001 – 600,000	21	9	43%
600,001 – 700,000	36	16	44%
700,001 – 800,000	61	12	20%
800,001 – 900,000	70	15	21%
900,001 – 1,000,000	50	15	30%
1,000,001 – 1,250,000	89	17	19%
1,250,001 – 1,500,000	118	10	8%
1,500,001 – 1,750,000	65	8	12%
1,750,001 – 2,000,000	73	3	4%
2,000,001 – 2,250,000	34	1	3%
2,250,001 – 2,500,000	30	1	3%
2,500,001 – 2,750,000	10	1	10%
2,750,001 – 3,000,000	13	2	15%
3,000,001 – 3,500,000	9	1	11%
3,500,001 – 4,000,000	4	0	NA
4,000,001 – 4,500,000	2	0	NA
4,500,001 – 5,000,000	1	0	NA
5,000,001 & Greater	5	0	NA
TOTAL*	695	114	16%

0 to 1 Bedroom	164	42	26%
2 Bedrooms	348	53	15%
3 Bedrooms	164	17	10%
4 Bedrooms & Greater	19	2	11%
TOTAL*	695	114	16%

SnapStats®	August	September	Variance
Inventory	646	695	8%
Solds	171	114	-33%
Sale Price	\$875,000	\$911,500	4%
Sale Price SQFT	\$1,012	\$995	-2%
Sale to List Price Ratio	97%	97%	0%
Days on Market	17	15	-12%

\*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

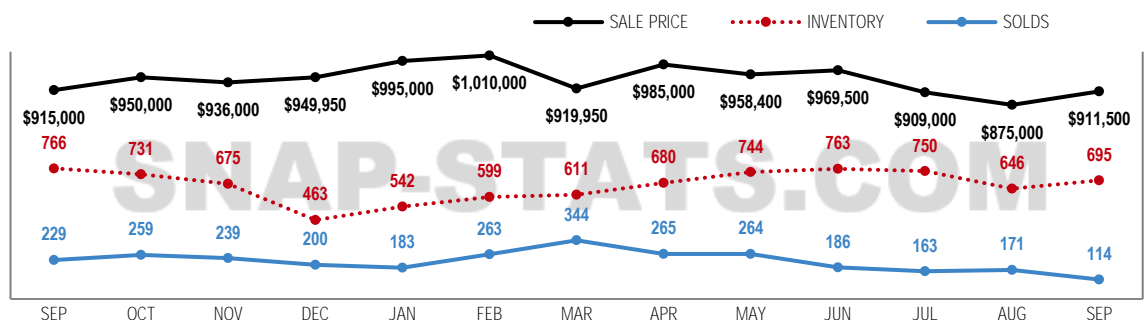
SnapStats®	Inventory	Sales	Sales Ratio
Arbutus	0	0	NA
Cambie	85	5	6%
Dunbar	12	0	NA
Fairview	75	26	35%
Falsecreek	81	14	17%
Kerrisdale	41	2	5%
Kitsilano	88	19	22%
Mackenzie Heights	0	0	NA
Marpole	67	8	12%
Mount Pleasant	8	1	13%
Oakridge	31	4	13%
Point Grey	17	0	NA
Quilchena	12	2	17%
SW Marine	10	0	NA
Shaughnessy	10	0	NA
South Cambie	32	3	9%
South Granville	24	3	13%
Southlands	2	0	NA
University	100	27	27%
TOTAL*	695	114	16%

## Market Summary

- Market Type Indicator **WESTSIDE ATTACHED**: Balanced Market at 16% Sales Ratio average (1.6 in 10 homes selling rate)
- Homes are selling on average 3% below list price
- Most Active Price Band\*\* \$600,000 to \$700,000 with average 44% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.75 mil to \$2.5 mil, Cambie, Kerrisdale and minimum 3 bedroom properties
- Sellers Best Bet\*\* Selling homes in Fairview 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	1	5	500%*
1,250,001 - 1,500,000	26	16	62%
1,500,001 - 1,750,000	58	21	36%
1,750,001 - 2,000,000	98	12	12%
2,000,001 - 2,250,000	61	2	3%
2,250,001 - 2,500,000	64	7	11%
2,500,001 - 2,750,000	33	2	6%
2,750,001 - 3,000,000	52	1	2%
3,000,001 - 3,500,000	41	0	NA
3,500,001 - 4,000,000	13	0	NA
4,000,001 - 4,500,000	6	0	NA
4,500,001 - 5,000,000	2	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*	457	66	14%

2 Bedrooms & Less	25	4	16%
3 to 4 Bedrooms	148	30	20%
5 to 6 Bedrooms	211	27	13%
7 Bedrooms & More	73	5	7%
TOTAL*	457	66	14%

SnapStats®	August	September	Variance
Inventory	485	457	-6%
Solds	59	66	12%
Sale Price	\$1,768,000	\$1,660,000	-6%
Sale Price SQFT	\$779	\$731	-6%
Sale to List Price Ratio	96%	94%	-2%
Days on Market	18	15	-17%

\*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

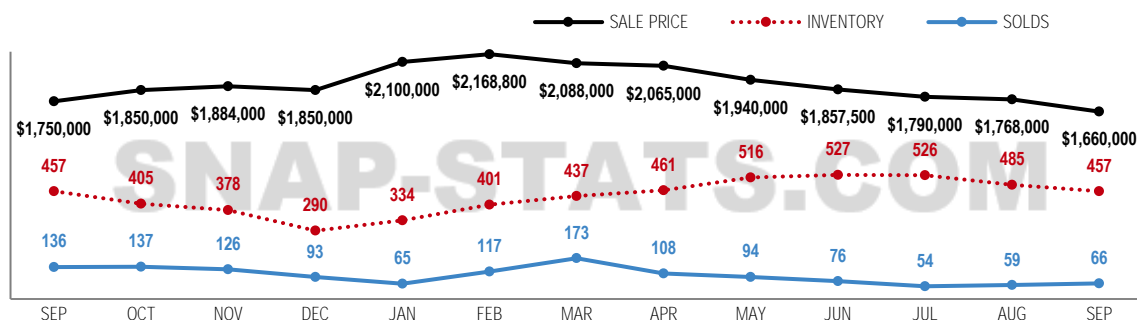
SnapStats®	Inventory	Sales	Sales Ratio
Champlain Heights	0	0	NA
Collingwood	80	7	9%
Downtown	0	0	NA
Fraser	27	9	33%
Fraserview	18	3	17%
Grandview Woodland	35	3	9%
Hastings	9	2	22%
Hastings Sunrise	20	4	20%
Killarney	34	8	24%
Knight	35	10	29%
Main	26	3	12%
Mount Pleasant	12	2	17%
Renfrew Heights	44	3	7%
Renfrew	43	5	12%
South Marine	3	1	33%
South Vancouver	47	3	6%
Strathcona	3	1	33%
Victoria	21	2	10%
TOTAL*	457	66	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 6% below list price
- Most Active Price Band\*\* \$1.25 mil to \$1.5 mil with average 62% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$2.75 mil to \$3 mil, South Vancouver and minimum 7 bedroom properties
- Sellers Best Bet\*\* Selling homes in Fraser, Knight 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	1	0	NA
300,001 – 400,000	2	7	350%*
400,001 – 500,000	24	10	42%
500,001 – 600,000	62	22	35%
600,001 – 700,000	56	18	32%
700,001 – 800,000	58	12	21%
800,001 – 900,000	60	12	20%
900,001 – 1,000,000	54	5	9%
1,000,001 – 1,250,000	44	8	18%
1,250,001 – 1,500,000	28	2	7%
1,500,001 – 1,750,000	16	1	6%
1,750,001 – 2,000,000	14	0	NA
2,000,001 – 2,250,000	4	0	NA
2,250,001 – 2,500,000	1	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	2	1	50%
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	1	0	NA
TOTAL*	433	98	23%

0 to 1 Bedroom	157	54	34%
2 Bedrooms	194	35	18%
3 Bedrooms	71	8	11%
4 Bedrooms & Greater	11	1	9%
TOTAL*	433	98	23%

SnapStats®	August	September	Variance
Inventory	438	433	-1%
Solds	108	98	-9%
Sale Price	\$657,000	\$638,500	-3%
Sale Price SQFT	\$818	\$894	9%
Sale to List Price Ratio	98%	98%	0%
Days on Market	16	12	-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.

### Community CONDOS & TOWNHOMES

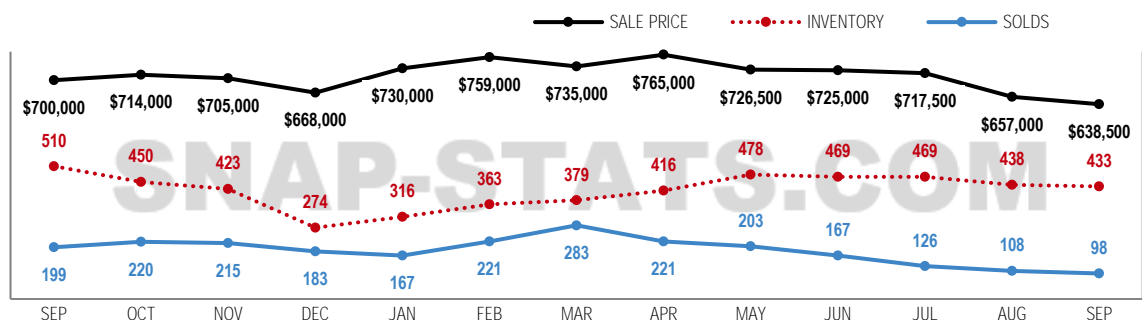
SnapStats®	Inventory	Sales	Sales Ratio
Champlain Heights	5	1	20%
Collingwood	102	14	14%
Downtown	42	9	21%
Fraser	13	3	23%
Fraserview	1	0	NA
Grandview Woodland	26	7	27%
Hastings	16	3	19%
Hastings Sunrise	2	2	100%
Killarney	7	5	71%
Knight	10	3	30%
Main	4	5	125%*
Mount Pleasant	95	23	24%
Renfrew Heights	3	0	NA
Renfrew	6	3	50%
South Marine	45	11	24%
South Vancouver	11	1	9%
Strathcona	30	3	10%
Victoria	15	5	33%
TOTAL*	433	98	23%

### Market Summary

- Market Type Indicator **VANCOUVER EASTSIDE ATTACHED**: Sellers Market at 23% Sales Ratio average (2.3 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 42% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.5 mil to \$1.75 mil, South Vancouver and minimum 4 bedroom properties
- Sellers Best Bet\*\* Selling homes in Victoria 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	2	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	11	3	27%
1,500,001 - 1,750,000	23	12	52%
1,750,001 - 2,000,000	37	15	41%
2,000,001 - 2,250,000	25	4	16%
2,250,001 - 2,500,000	34	2	6%
2,500,001 - 2,750,000	19	3	16%
2,750,001 - 3,000,000	18	2	11%
3,000,001 - 3,500,000	17	3	18%
3,500,001 - 4,000,000	21	1	5%
4,000,001 - 4,500,000	8	0	NA
4,500,001 - 5,000,000	8	1	13%
5,000,001 - 5,500,000	4	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	1	1	100%
TOTAL*	227	50	22%

2 Bedrooms & Less	11	4	36%
3 to 4 Bedrooms	115	30	26%
5 to 6 Bedrooms	80	14	18%
7 Bedrooms & More	21	2	10%
TOTAL*	227	50	22%

SnapStats®	August	September	Variance
Inventory	196	227	16%
Solds	40	50	25%
Sale Price	\$1,835,000	\$1,849,500	1%
Sale Price SQFT	\$708	\$726	3%
Sale to List Price Ratio	95%	97%	2%
Days on Market	23	10	-57%

## Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Blueridge	8	2	25%
Boulevard	12	0	NA
Braemar	2	0	NA
Calverhall	4	1	25%
Canyon Heights	22	6	27%
Capilano	2	0	NA
Central Lonsdale	17	1	6%
Deep Cove	11	4	36%
Delbrook	2	1	50%
Dollarton	5	2	40%
Edgemont	14	1	7%
Forest Hills	7	0	NA
Grouse Woods	5	2	40%
Harbourside	0	0	NA
Indian Arm	1	1	100%
Indian River	1	1	100%
Lower Lonsdale	5	2	40%
Lynn Valley	17	7	41%
Lynnmoor	6	1	17%
Mosquito Creek	0	0	NA
Norqate	3	1	33%
Northlands	1	0	NA
Pemberton Heights	9	1	11%
Pemberton	2	1	50%
Princess Park	5	1	20%
Queensbury	2	1	50%
Roche Point	3	1	33%
Seymour	3	1	33%
Tempe	2	0	NA
Upper Delbrook	9	0	NA
Upper Lonsdale	23	5	22%
Westlynn	15	4	27%
Westlynn Terrace	2	0	NA
Windsor Park	1	2	200%*
Woodlands-Sunshine Cascade	6	0	NA
TOTAL*	227	50	22%

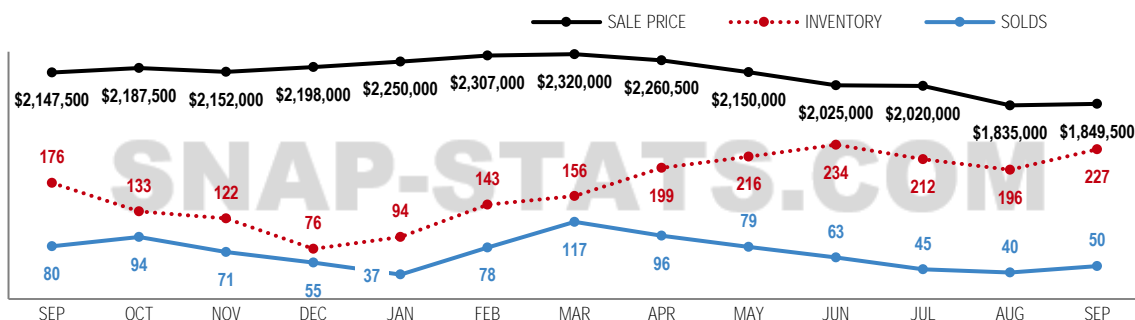
\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

## Market Summary

- Market Type Indicator **NORTH VANCOUVER DETACHED**: Sellers Market at 22% Sales Ratio average (2.2 in 10 homes selling rate)
- Homes are selling on average 3% below list price
- Most Active Price Band\*\* \$1.5 mil to \$1.75 mil with average 52% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$3.5 mil to \$4 mil, Central Lonsdale, Edgemont and minimum 7 bedroom properties
- Sellers Best Bet\*\* Selling homes in Lynn Valley 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	19	5	26%
500,001 – 600,000	31	8	26%
600,001 – 700,000	28	14	50%
700,001 – 800,000	38	7	18%
800,001 – 900,000	48	9	19%
900,001 – 1,000,000	26	5	19%
1,000,001 – 1,250,000	54	16	30%
1,250,001 – 1,500,000	43	10	23%
1,500,001 – 1,750,000	30	0	NA
1,750,001 – 2,000,000	15	2	13%
2,000,001 – 2,250,000	5	0	NA
2,250,001 – 2,500,000	5	1	20%
2,500,001 – 2,750,000	2	0	NA
2,750,001 – 3,000,000	2	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*	352	77	22%

0 to 1 Bedroom	85	24	28%
2 Bedrooms	171	35	20%
3 Bedrooms	81	17	21%
4 Bedrooms & Greater	15	1	7%
TOTAL*	352	77	22%

SnapStats®	August	September	Variance
Inventory	277	352	27%
Solds	79	77	-3%
Sale Price	\$775,000	\$850,000	10%
Sale Price SQFT	\$839	\$902	8%
Sale to List Price Ratio	97%	98%	1%
Days on Market	18	12	-33%

## 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	2	0	NA
Capilano	2	0	NA
Central Lonsdale	56	16	29%
Deep Cove	1	1	100%
Delbrook	3	0	NA
Dollarton	0	0	NA
Edgemont	3	1	33%
Forest Hills	0	0	NA
Grouse Woods	0	0	NA
Harbourside	3	0	NA
Indian Arm	0	0	NA
Indian River	5	2	40%
Lower Lonsdale	89	18	20%
Lynn Valley	24	3	13%
Lynnmoor	54	6	11%
Mosquito Creek	11	7	64%
Norqate	4	0	NA
Northlands	2	5	250%*
Pemberton Heights	0	0	NA
Pemberton	47	7	15%
Princess Park	0	0	NA
Queensbury	3	0	NA
Roche Point	15	6	40%
Seymour	0	2	NA*
Tempe	0	0	NA
Upper Delbrook	0	0	NA
Upper Lonsdale	14	1	7%
Westlynn	7	0	NA
Westlynn Terrace	0	0	NA
Windsor Park	6	2	33%
Woodlands-Sunshine Cascade	0	0	NA
TOTAL*	352	77	22%

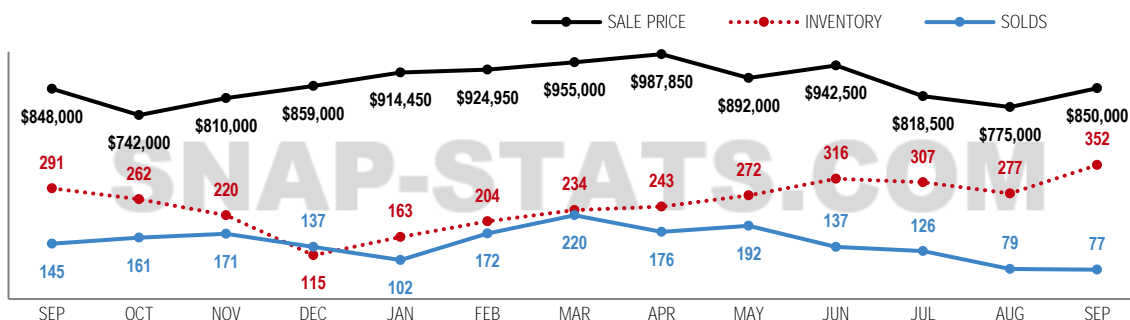
\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

## Market Summary

- Market Type Indicator **NORTH 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\*\* \$600,000 to \$700,000 with average 50% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.75 mil to \$2 mil, Upper Lonsdale and minimum 4 bedroom properties
- Sellers Best Bet\*\* Selling homes in Mosquito Creek, 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	6	4	67%
2,000,001 - 2,250,000	6	2	33%
2,250,001 - 2,500,000	21	3	14%
2,500,001 - 2,750,000	22	1	5%
2,750,001 - 3,000,000	36	3	8%
3,000,001 - 3,500,000	43	0	NA
3,500,001 - 4,000,000	43	1	2%
4,000,001 - 4,500,000	26	2	8%
4,500,001 - 5,000,000	39	1	3%
5,000,001 - 5,500,000	11	0	NA
5,500,001 - 6,000,000	30	1	3%
6,000,001 - 6,500,000	13	0	NA
6,500,001 - 7,000,000	23	0	NA
7,000,001 - 7,500,000	9	0	NA
7,500,001 & Greater	88	5	6%
TOTAL*	418	24	6%

2 Bedrooms & Less	12	0	NA
3 to 4 Bedrooms	173	14	8%
5 to 6 Bedrooms	195	9	5%
7 Bedrooms & More	38	1	3%
TOTAL*	418	24	6%

SnapStats®	August	September	Variance
Inventory	391	418	7%
Solds	28	24	-14%
Sale Price	\$2,790,000	\$2,860,000	3%
Sale Price SQFT	\$989	\$905	-8%
Sale to List Price Ratio	95%	99%	4%
Days on Market	30	37	23%

### Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Altamont	14	0	NA
Ambleside	47	2	4%
Bayridge	9	4	44%
British Properties	81	4	5%
Canterbury	5	0	NA
Caulfield	30	0	NA
Cedardale	3	0	NA
Chartwell	28	2	7%
Chelsea Park	3	0	NA
Cypress	12	0	NA
Cypress Park Estates	16	1	6%
Deer Ridge	0	0	NA
Dundarave	28	2	7%
Eagle Harbour	11	1	9%
Eagleridge	6	0	NA
Furry Creek	4	0	NA
Gleneagles	10	1	10%
Glenmore	11	1	9%
Horseshoe Bay	5	1	20%
Howe Sound	4	0	NA
Lions Bay	11	0	NA
Olde Caulfield	5	0	NA
Panorama Village	3	0	NA
Park Royal	4	0	NA
Porteau Cove	0	0	NA
Queens	11	0	NA
Rockridge	3	0	NA
Sandy Cove	2	1	50%
Sentinel Hill	10	0	NA
Upper Caulfield	5	0	NA
West Bay	7	2	29%
Westhill	7	0	NA
Westmount	9	1	11%
Whitby Estates	10	0	NA
Whytecliff	4	1	25%
TOTAL*	418	24	6%

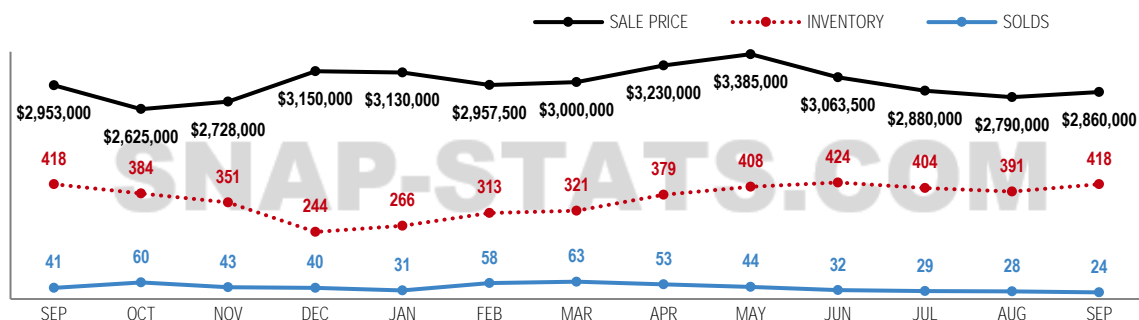
\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

### Market Summary

- Market Type Indicator **WEST VANCOUVER DETACHED**: Buyers Market at 6% Sales Ratio average (6 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 14% Sales Ratio (Balanced market)
- Buyers Best Bet\*\* Homes between \$3.5 mil to \$4 mil, Ambleside and minimum 7 bedroom properties
- Sellers Best Bet\*\* Selling homes in Bayridge 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	4	1	25%
500,001 – 600,000	0	0	NA
600,001 – 700,000	4	2	50%
700,001 – 800,000	3	2	67%
800,001 – 900,000	6	0	NA
900,001 – 1,000,000	7	1	14%
1,000,001 – 1,250,000	11	1	9%
1,250,001 – 1,500,000	17	0	NA
1,500,001 – 1,750,000	12	4	33%
1,750,001 – 2,000,000	11	1	9%
2,000,001 – 2,250,000	4	1	25%
2,250,001 – 2,500,000	3	1	33%
2,500,001 – 2,750,000	7	0	NA
2,750,001 – 3,000,000	10	0	NA
3,000,001 – 3,500,000	3	0	NA
3,500,001 – 4,000,000	4	0	NA
4,000,001 – 4,500,000	3	0	NA
4,500,001 – 5,000,000	0	0	NA
5,000,001 & Greater	4	0	NA
TOTAL*	113	14	12%

0 to 1 Bedroom	18	4	22%
2 Bedrooms	76	7	9%
3 Bedrooms	18	2	11%
4 Bedrooms & Greater	1	1	100%
TOTAL*	113	14	12%

SnapStats®	August	September	Variance
Inventory	95	113	19%
Solds	23	14	-39%
Sale Price	\$1,449,900	\$1,332,500	-8%
Sale Price SQFT	\$1,208	\$1,013	-16%
Sale to List Price Ratio	97%	100%	3%
Days on Market	24	31	29%

## Community CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
Altamont	0	0	NA
Ambleside	29	3	10%
Bayridge	0	0	NA
British Properties	0	0	NA
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	7	2	29%
Deer Ridge	2	0	NA
Dundarave	18	4	22%
Eagle Harbour	0	0	NA
Eagleridge	0	0	NA
Furry Creek	0	1	NA*
Gleneagles	0	0	NA
Glenmore	0	1	NA*
Horseshoe Bay	21	0	NA
Howe Sound	1	1	100%
Lions Bay	0	0	NA
Olde Caulfield	0	0	NA
Panorama Village	5	1	20%
Park Royal	22	0	NA
Porteau Cove	0	0	NA
Queens	0	0	NA
Rockridge	0	0	NA
Sandy Cove	0	0	NA
Sentinel Hill	0	0	NA
Upper Caulfield	0	0	NA
West Bay	0	0	NA
Westhill	0	0	NA
Westmount	0	0	NA
Whitby Estates	2	0	NA
Whytecliff	0	0	NA
TOTAL*	113	14	12%

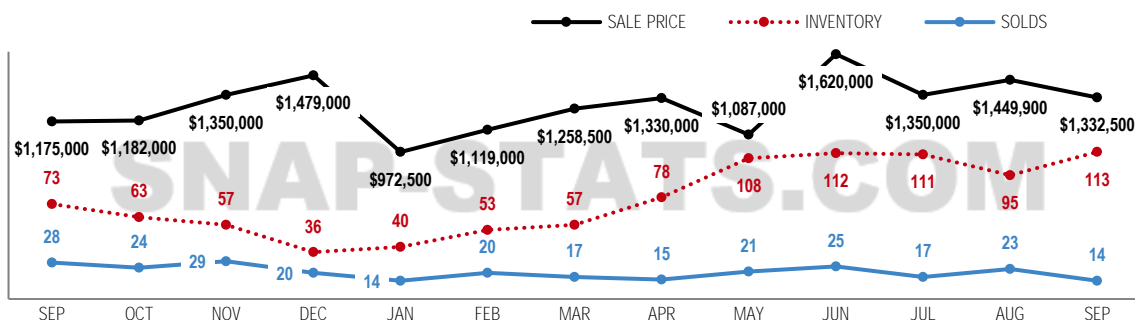
\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

## Market Summary

- Market Type Indicator **WEST VANCOUVER ATTACHED**: Balanced Market at 12% Sales Ratio average (1.2 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 33% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1 mil to \$1.25 mil / \$1.75 mil to \$2 mil, Ambleside and 2 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	2	33%
800,001 - 900,000	0	0	NA
900,001 - 1,000,000	1	0	NA
1,000,001 - 1,250,000	1	0	NA
1,250,001 - 1,500,000	17	2	12%
1,500,001 - 1,750,000	52	15	29%
1,750,001 - 2,000,000	70	7	10%
2,000,001 - 2,250,000	36	7	19%
2,250,001 - 2,500,000	45	5	11%
2,500,001 - 2,750,000	29	9	31%
2,750,001 - 3,000,000	44	1	2%
3,000,001 - 3,500,000	37	3	8%
3,500,001 - 4,000,000	37	2	5%
4,000,001 - 4,500,000	14	0	NA
4,500,001 - 5,000,000	17	0	NA
5,000,001 - 5,500,000	3	0	NA
5,500,001 - 6,000,000	7	0	NA
6,000,001 - 6,500,000	3	0	NA
6,500,001 - 7,000,000	1	0	NA
7,000,001 - 7,500,000	0	0	NA
7,500,001 & Greater	4	0	NA
TOTAL*	424	53	13%

2 Bedrooms & Less	18	3	17%
3 to 4 Bedrooms	155	20	13%
5 to 6 Bedrooms	228	29	13%
7 Bedrooms & More	23	1	4%
TOTAL*	424	53	13%

SnapStats®	August	September	Variance
Inventory	447	424	-5%
Solds	57	53	-7%
Sale Price	\$1,960,000	\$2,058,800	5%
Sale Price SQFT	\$674	\$795	18%
Sale to List Price Ratio	98%	99%	1%
Days on Market	21	20	-5%

## Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Boyd Park	12	1	8%
Bridgeport	10	0	NA
Brighthouse	9	0	NA
Brighthouse South	2	0	NA
Broadmoor	37	2	5%
East Cambie	12	1	8%
East Richmond	6	1	17%
Garden City	22	1	5%
Gilmore	1	0	NA
Granville	30	5	17%
Hamilton	11	1	9%
Ironwood	12	1	8%
Lackner	21	4	19%
McLennan	9	0	NA
McLennan North	3	2	67%
McNair	19	2	11%
Quilchena	27	2	7%
Riverdale	19	4	21%
Saunders	21	1	5%
Sea Island	3	0	NA
Seafair	21	6	29%
South Arm	13	4	31%
Steveston North	25	3	12%
Steveston South	8	1	13%
Steveston Village	4	2	50%
Terra Nova	7	0	NA
West Cambie	22	5	23%
Westwind	9	1	11%
Woodwards	29	3	10%
TOTAL*	424	53	13%

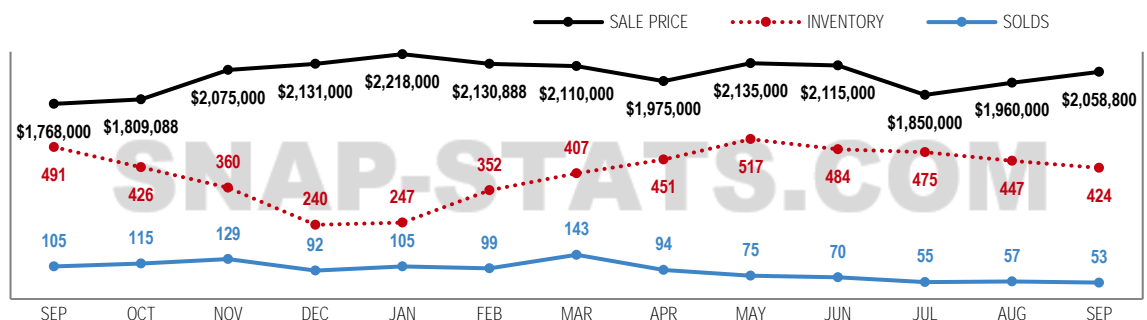
\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

## Market Summary

- Market Type Indicator **RICHMOND DETACHED**: Balanced Market at 12% Sales Ratio average (1.2 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band\*\* \$2.5 mil to \$2.75 mil with average 31% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$2.75 mil to \$3 mil, Broadmoor, Garden City, Saunders and minimum 7 bedroom properties
- Sellers Best Bet\*\* Selling homes in Seafair, South Arm 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	10	8	80%
300,001 – 400,000	15	9	60%
400,001 – 500,000	27	6	22%
500,001 – 600,000	61	24	39%
600,001 – 700,000	74	33	45%
700,001 – 800,000	92	25	27%
800,001 – 900,000	81	15	19%
900,001 – 1,000,000	77	7	9%
1,000,001 – 1,250,000	131	20	15%
1,250,001 – 1,500,000	80	9	11%
1,500,001 – 1,750,000	35	0	NA
1,750,001 – 2,000,000	13	0	NA
2,000,001 – 2,250,000	1	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	2	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	1	0	NA
5,000,001 & Greater	1	0	NA
TOTAL*	706	156	22%

0 to 1 Bedroom	123	41	33%
2 Bedrooms	311	71	23%
3 Bedrooms	202	37	18%
4 Bedrooms & Greater	70	7	10%
TOTAL*	706	156	22%

SnapStats®	August	September	Variance
Inventory	699	706	1%
Solds	169	156	-8%
Sale Price	\$720,000	\$696,616	-3%
Sale Price SQFT	\$730	\$750	3%
Sale to List Price Ratio	98%	100%	2%
Days on Market	16	18	13%

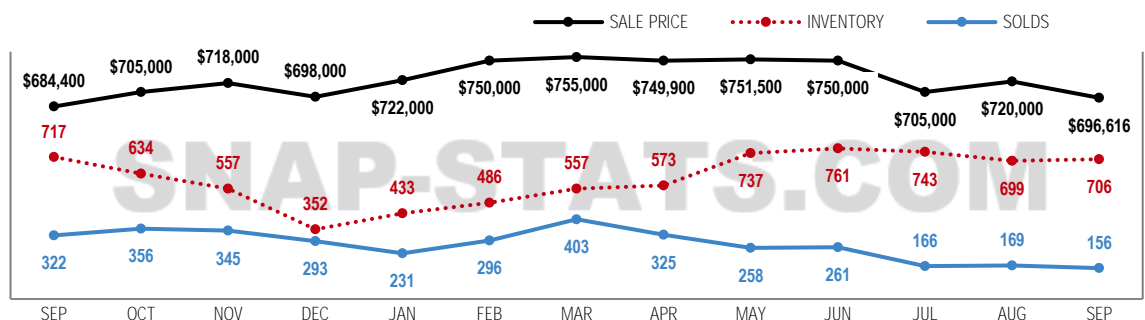
\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

## Market Summary

- Market Type Indicator **RICHMOND ATTACHED**: Sellers Market at 22% Sales Ratio average (2.2 in 10 homes selling rate)
- Homes are selling on average 100% of list price
- Most Active Price Band\*\* \$0 to \$300,000 with average 80% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$900,000 to \$1 mil, Granville and minimum 4 bedroom properties
- Sellers Best Bet\*\* Selling homes in South Arm 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	22	4	18%
1,500,001 - 1,750,000	24	0	NA
1,750,001 - 2,000,000	24	5	21%
2,000,001 - 2,250,000	5	0	NA
2,250,001 - 2,500,000	7	3	43%
2,500,001 - 2,750,000	0	0	NA
2,750,001 - 3,000,000	9	0	NA
3,000,001 - 3,500,000	3	0	NA
3,500,001 - 4,000,000	4	0	NA
4,000,001 - 4,500,000	2	0	NA
4,500,001 - 5,000,000	1	0	NA
5,000,001 - 5,500,000	1	0	NA
5,500,001 - 6,000,000	1	0	NA
6,000,001 - 6,500,000	0	0	NA
6,500,001 - 7,000,000	0	0	NA
7,000,001 - 7,500,000	0	0	NA
7,500,001 & Greater	0	0	NA
TOTAL*	105	12	11%
2 Bedrooms & Less	5	0	NA
3 to 4 Bedrooms	70	9	13%
5 to 6 Bedrooms	28	3	11%
7 Bedrooms & More	2	0	NA
TOTAL*	105	12	11%

SnapStats®	August	September	Variance
Inventory	106	105	-1%
Solds	9	12	33%
Sale Price	\$1,550,000	\$1,827,500	18%
Sale Price SQFT	\$600	\$565	-6%
Sale to List Price Ratio	95%	91%	-4%
Days on Market	23	26	13%

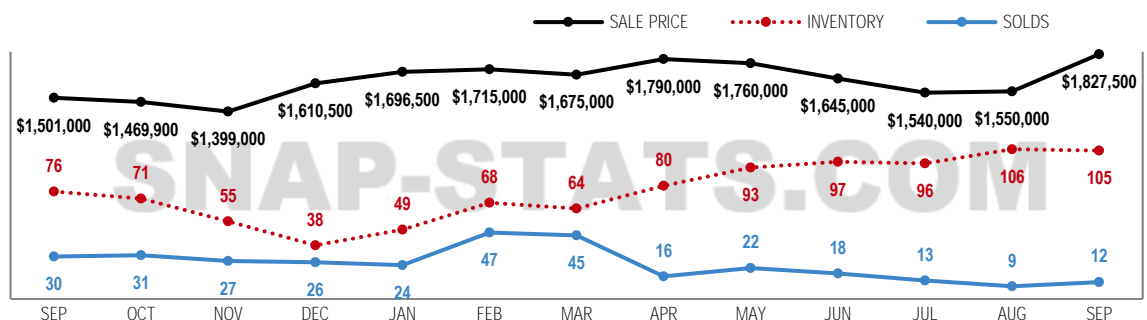
\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

## Market Summary

- Market Type Indicator **TSAWWASSEN DETACHED**: Buyers Market at 11% Sales Ratio average (1.1 in 10 homes selling rate)
- Homes are selling on average 9% below list price
- Most Active Price Band\*\* \$1.75 mil to \$2 mil with average 21% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.25 mil to \$1.5 mil, Tsawwassen Central and 5 to 6 bedroom properties
- Sellers Best Bet\*\* Selling homes in Cliff Drive 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	2	1	50%
500,001 – 600,000	4	1	25%
600,001 – 700,000	7	1	14%
700,001 – 800,000	13	3	23%
800,001 – 900,000	10	1	10%
900,001 – 1,000,000	5	0	NA
1,000,001 – 1,250,000	5	0	NA
1,250,001 – 1,500,000	5	2	40%
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*	52	9	17%

0 to 1 Bedroom	6	1	17%
2 Bedrooms	28	5	18%
3 Bedrooms	16	3	19%
4 Bedrooms & Greater	2	0	NA
TOTAL*	52	9	17%

SnapStats®	August	September	Variance
Inventory	51	52	2%
Solds	15	9	-40%
Sale Price	\$795,000	\$765,000	-4%
Sale Price SQFT	\$642	\$569	-11%
Sale to List Price Ratio	96%	99%	3%
Days on Market	15	20	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 CONDOS & TOWNHOMES

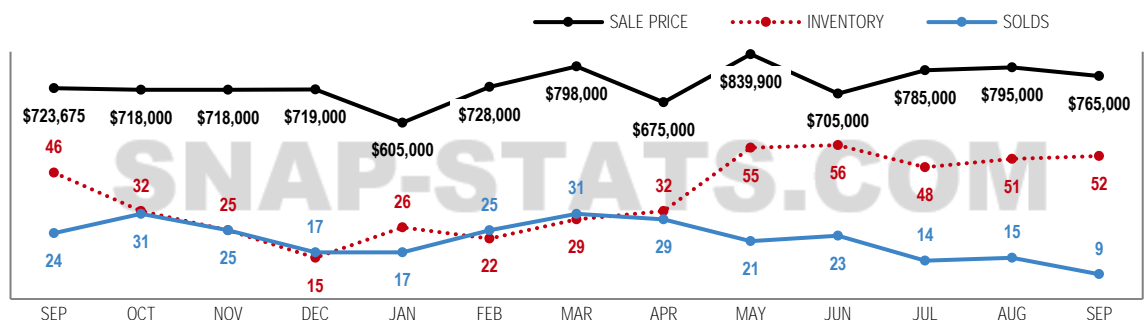
SnapStats®	Inventory	Sales	Sales Ratio
Beach Grove	6	1	17%
Boundary Beach	1	1	100%
Cliff Drive	3	1	33%
English Bluff	0	0	NA
Pebble Hill	0	0	NA
Tsawwassen Central	6	2	33%
Tsawwassen East	1	1	100%
Tsawwassen North	35	3	9%
TOTAL*	52	9	17%

### Market Summary

- Market Type Indicator **TSAWWASSEN ATTACHED**: Balanced Market at 17% Sales Ratio average (1.7 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band\*\* \$700,000 to \$800,000 with average 23% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$800,000 to \$900,000
- Sellers Best Bet\*\* Selling homes in Tsawwassen North and 2 to 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	3	0	NA
800,001 - 900,000	0	1	NA*
900,001 - 1,000,000	0	1	NA*
1,000,001 - 1,250,000	9	4	44%
1,250,001 - 1,500,000	14	6	43%
1,500,001 - 1,750,000	5	3	60%
1,750,001 - 2,000,000	8	1	13%
2,000,001 - 2,250,000	2	0	NA
2,250,001 - 2,500,000	3	1	33%
2,500,001 - 2,750,000	1	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*	47	17	36%

2 Bedrooms & Less	7	3	43%
3 to 4 Bedrooms	31	9	29%
5 to 6 Bedrooms	8	5	63%
7 Bedrooms & More	1	0	NA
TOTAL*	47	17	36%

SnapStats®	August	September	Variance
Inventory	69	47	-32%
Solds	11	17	55%
Sale Price	\$1,295,000	\$1,368,888	6%
Sale Price SQFT	\$536	\$589	10%
Sale to List Price Ratio	99%	94%	-5%
Days on Market	10	19	90%

\*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

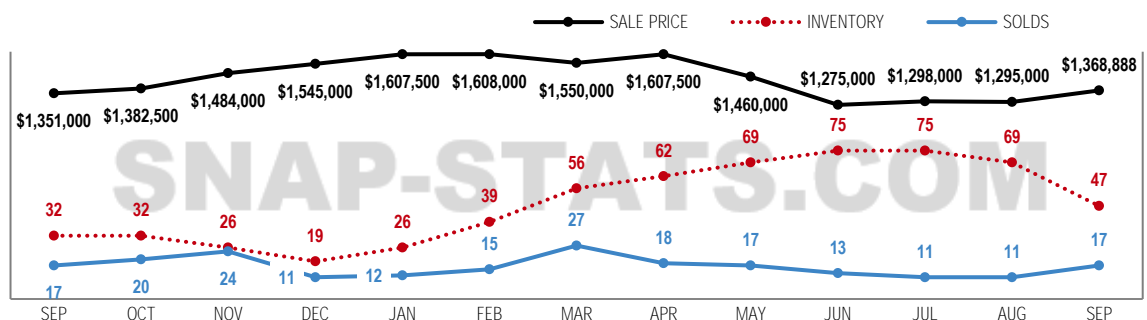
SnapStats®	Inventory	Sales	Sales Ratio
Annacis Island	0	0	NA
Delta Manor	5	4	80%
East Delta	0	0	NA
Hawthorne	15	6	40%
Holly	8	1	13%
Ladner Elementary	5	3	60%
Ladner Rural	1	0	NA
Neilsen Grove	3	2	67%
Port Guichon	9	1	11%
Tilbury	0	0	NA
Westham Island	1	0	NA
TOTAL*	47	17	36%

## Market Summary

- Market Type Indicator **LADNER DETACHED**: Sellers Market at 36% Sales Ratio average (3.6 in 10 homes selling rate)
- Homes are selling on average 6% below list price
- Most Active Price Band\*\* \$1 mil to \$1.5 mil with average 44% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.75 mil to \$2 mil, Port Guichon and 3 to 4 bedroom properties
- Sellers Best Bet\*\* Selling homes in Hawthorne and 5 to 6 bedroom properties

\*\*With minimum inventory of 10 in most instances

## 13 Month Market Trend



## Compliments of...

SnapStats Publishing  
SnapStats Publishing Company  
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	1	0	NA
400,001 – 500,000	0	0	NA
500,001 – 600,000	1	1	100%
600,001 – 700,000	6	0	NA
700,001 – 800,000	4	0	NA
800,001 – 900,000	3	1	33%
900,001 – 1,000,000	5	0	NA
1,000,001 – 1,250,000	7	0	NA
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*	29	2	7%

0 to 1 Bedroom	2	0	NA
2 Bedrooms	15	2	13%
3 Bedrooms	8	0	NA
4 Bedrooms & Greater	4	0	NA
TOTAL*	29	2	7%

SnapStats®	August	September	Variance
Inventory	17	29	71%
Solds	14	2	-86%
Sale Price	\$792,500	\$728,500	-8%
Sale Price SQFT	\$617	\$741	20%
Sale to List Price Ratio	97%	97%	0%
Days on Market	13	13	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

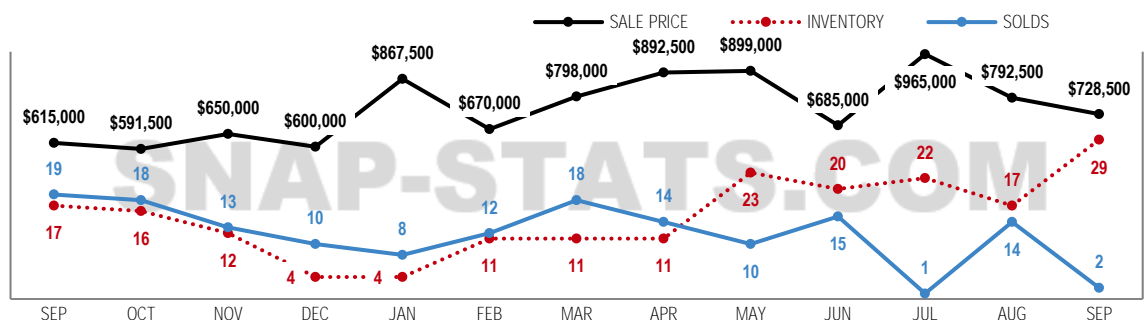
SnapStats®	Inventory	Sales	Sales Ratio
Annacis Island	0	0	NA
Delta Manor	13	1	8%
East Delta	1	0	NA
Hawthorne	1	0	NA
Holly	0	0	NA
Ladner Elementary	6	1	17%
Ladner Rural	0	0	NA
Neilsen Grove	7	0	NA
Port Guichon	0	0	NA
Tilbury	1	0	NA
Westham Island	0	0	NA
TOTAL*	29	2	7%

## Market Summary

- Market Type Indicator **LADNER ATTACHED**: Buyers Market at 7% Sales Ratio average (7 in 100 homes selling rate)
- Homes are selling on average 3% below list price
- Most Active Price Band\*\* Insufficient data
- Buyers Best Bet\*\* Insufficient data
- Sellers Best Bet\*\* Insufficient data

\*\*With minimum inventory of 10 in most instances

## 13 Month Market Trend



## Compliments of...

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