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

SnapStats®

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	0	2	NA*
300,001 – 400,000	11	5	45%
400,001 – 500,000	10	9	90%
500,001 – 600,000	47	13	28%
600,001 – 700,000	68	27	40%
700,001 – 800,000	75	15	20%
800,001 – 900,000	72	9	13%
900,001 – 1,000,000	53	6	11%
1,000,001 – 1,250,000	90	13	14%
1,250,001 – 1,500,000	93	9	10%
1,500,001 – 1,750,000	55	4	7%
1,750,001 – 2,000,000	61	6	10%
2,000,001 – 2,250,000	32	3	9%
2,250,001 – 2,500,000	36	1	3%
2,500,001 – 2,750,000	22	0	NA
2,750,001 – 3,000,000	30	0	NA
3,000,001 – 3,500,000	30	0	NA
3,500,001 – 4,000,000	28	1	4%
4,000,001 – 4,500,000	17	0	NA
4,500,001 – 5,000,000	18	0	NA
5,000,001 & Greater	48	0	NA
TOTAL*	896	123	14%
0 to 1 Bedroom	291	67	23%
2 Bedrooms	465	51	11%
3 Bedrooms	126	5	4%
4 Bedrooms & Greater	14	0	NA
TOTAL*	896	123	14%

SnapStats®	October	November	Variance
Inventory	893	896	0%
Solds	127	123	-3%
Sale Price	$776,190	$722,000	-7%
Sale Price SQFT	$1,071	$992	-7%
Sale to List Price Ratio	97%	96%	-1%
Days on Market	14	15	7%

Community CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
Coal Harbour	120	8	7%
Downtown	327	46	14%
Westend	208	34	16%
Yaletown	241	35	15%
TOTAL*	896	123	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.
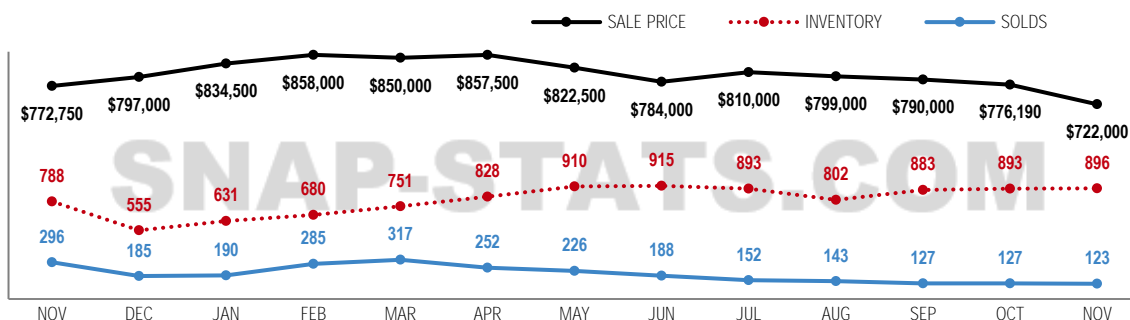
Market Summary

- Market Type Indicator **DOWNTOWN ATTACHED**: Balanced Market at 14% Sales Ratio average (1.4 in 10 homes selling rate)
- Homes are selling on average 4% below list price
- Most Active Price Band** $400,000 to $500,000 with average 90% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between $2.25 mil to $2.5 mil, Coal Harbour and 3 bedroom properties
- Sellers Best Bet** Selling homes in Westend and up to 1 bedroom properties

*With minimum inventory of 10 in most instances

13 Month Market Trend

Legend: SALE PRICE · INVENTORY · SOLDS

	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV
Sale Price	$772,750	$797,000	$834,500	$858,000	$850,000	$857,500	$822,500	$784,000	$810,000	$799,000	$790,000	$776,190	$722,000
Inventory	788	555	631	680	751	828	910	915	893	802	883	893	896
Solds	296	185	190	285	317	252	226	188	152	143	127	127	123

Compliments of...

SnapStats Publishing
SnapStats Publishing Company
604.229.0521
snap-stats.com
snapstatsinfo@gmail.com

REALTOR®

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	0	NA
1,250,001 – 1,500,000	0	1	NA*
1,500,001 – 1,750,000	2	1	50%
1,750,001 – 2,000,000	4	1	25%
2,000,001 – 2,250,000	8	3	38%
2,250,001 – 2,500,000	9	5	56%
2,500,001 – 2,750,000	13	3	23%
2,750,001 – 3,000,000	28	8	29%
3,000,001 – 3,500,000	52	14	27%
3,500,001 – 4,000,000	54	5	9%
4,000,001 – 4,500,000	60	2	3%
4,500,001 – 5,000,000	57	1	2%
5,000,001 – 5,500,000	37	2	5%
5,500,001 - 6,000,000	46	4	9%
6,000,001 - 6,500,000	27	0	NA
6,500,001 - 7,000,000	31	0	NA
7,000,001 - 7,500,000	10	0	NA
7,500,001 & Greater	125	3	2%
TOTAL*	564	53	9%
2 Bedrooms & Less	14	1	7%
3 to 4 Bedrooms	167	26	16%
5 to 6 Bedrooms	284	19	7%
7 Bedrooms & More	99	7	7%
TOTAL*	564	53	9%

SnapStats®	October	November	Variance
Inventory	552	564	2%
Solds	73	53	-27%
Sale Price	$3,103,500	$3,185,000	3%
Sale Price SQFT	$1,145	$1,107	-3%
Sale to List Price Ratio	98%	100%	2%
Days on Market	19	31	63%

Community *DETACHED HOUSES*

SnapStats®	Inventory	Sales	Sales Ratio
Arbutus	29	2	7%
Cambie	51	3	6%
Dunbar	53	6	11%
Fairview	0	0	NA
Falsecreek	0	1	NA*
Kerrisdale	30	8	27%
Kitsilano	38	4	11%
Mackenzie Heights	19	1	5%
Marpole	33	5	15%
Mount Pleasant	2	0	NA
Oakridge	18	0	NA
Point Grey	70	6	9%
Quilchena	19	8	42%
SW Marine	22	1	5%
Shaughnessy	77	2	3%
South Cambie	4	1	25%
South Granville	64	3	5%
Southlands	23	2	9%
University	12	0	NA
TOTAL*	564	53	9%

*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.
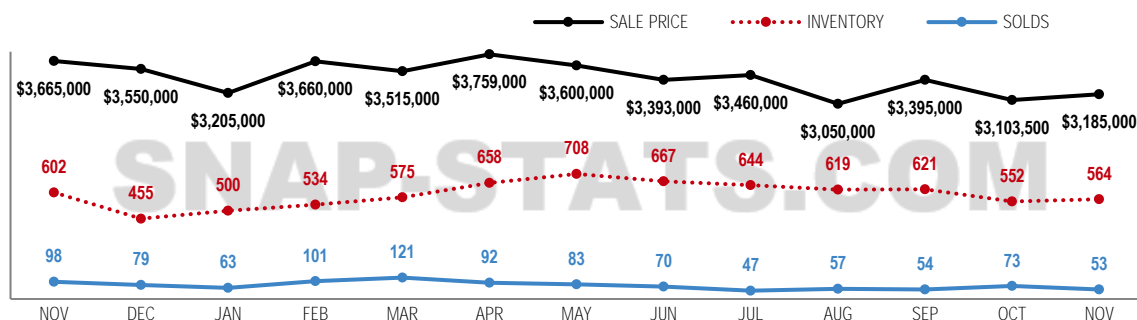
Market Summary

- Market Type Indicator **WESTSIDE DETACHED**: Buyers Market at 9% Sales Ratio average (9 in 100 homes selling rate)
- Homes are selling on average 100% of list price
- Most Active Price Band** $2.25 mil to $2.5 mil with average 56% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between $4.5 mil to $5 mil, Shaughnessy and up to 2 bedrooms / minimum 5 bedroom properties
- Sellers Best Bet** Selling homes in Kerrisdale, Quilchena and 3 to 4 bedroom properties

  **With minimum inventory of 10 in most instances

13 Month Market Trend

Legend: SALE PRICE, INVENTORY, SOLDS

	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV
Sale Price	$3,665,000	$3,550,000	$3,205,000	$3,660,000	$3,515,000	$3,759,000	$3,600,000	$3,393,000	$3,460,000	$3,050,000	$3,395,000	$3,103,500	$3,185,000
Inventory	602	455	500	534	575	658	708	667	644	619	621	552	564
Solds	98	79	63	101	121	92	83	70	47	57	54	73	53

Compliments of...

SnapStats Publishing
SnapStats Publishing Company
604.229.0521

snap-stats.com
snapstatsinfo@gmail.com

REALTOR®

Price Band & Bedroom *CONDOS & TOWNHOMES*

SnapStats®	Inventory	Sales	Sales Ratio
$0 – 300,000	0	0	NA
300,001 – 400,000	0	1	NA*
400,001 – 500,000	8	2	25%
500,001 – 600,000	19	9	47%
600,001 – 700,000	43	15	35%
700,001 – 800,000	63	17	27%
800,001 – 900,000	71	9	13%
900,001 – 1,000,000	58	10	17%
1,000,001 – 1,250,000	83	26	31%
1,250,001 – 1,500,000	102	17	17%
1,500,001 – 1,750,000	79	7	9%
1,750,001 – 2,000,000	71	3	4%
2,000,001 – 2,250,000	34	3	9%
2,250,001 – 2,500,000	29	2	7%
2,500,001 – 2,750,000	15	0	NA
2,750,001 – 3,000,000	15	2	13%
3,000,001 – 3,500,000	10	0	NA
3,500,001 – 4,000,000	6	1	17%
4,000,001 – 4,500,000	1	0	NA
4,500,001 – 5,000,000	1	0	NA
5,000,001 & Greater	4	0	NA
TOTAL*	712	124	17%
0 to 1 Bedroom	173	37	21%
2 Bedrooms	345	63	18%
3 Bedrooms	170	22	13%
4 Bedrooms & Greater	24	2	8%
TOTAL*	712	124	17%

SnapStats®	October	November	Variance
Inventory	720	712	-1%
Solds	134	124	-7%
Sale Price	$941,750	$995,000	6%
Sale Price SQFT	$1,053	$1,038	-2%
Sale to List Price Ratio	99%	97%	-2%
Days on Market	16	19	19%

Community *CONDOS & TOWNHOMES*

SnapStats®	Inventory	Sales	Sales Ratio
Arbutus	0	0	NA
Cambie	83	11	13%
Dunbar	18	0	NA
Fairview	74	27	36%
Falsecreek	87	14	16%
Kerrisdale	40	5	13%
Kitsilano	84	20	24%
Mackenzie Heights	1	0	NA
Marpole	66	12	18%
Mount Pleasant	5	4	80%
Oakridge	29	4	14%
Point Grey	16	4	25%
Quilchena	15	1	7%
SW Marine	8	1	13%
Shaughnessy	9	1	11%
South Cambie	47	3	6%
South Granville	30	2	7%
Southlands	2	0	NA
University	98	15	15%
TOTAL*	712	124	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.
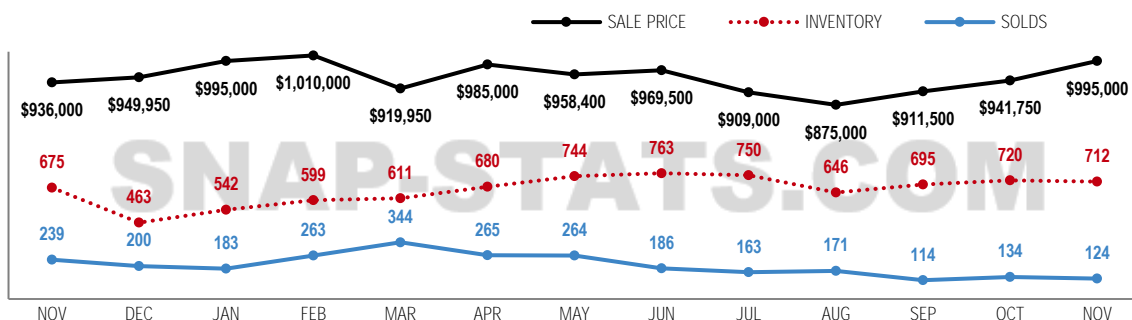
Market Summary

- Market Type Indicator **WESTSIDE ATTACHED**: Balanced Market at 17% Sales Ratio average (1.7 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 47% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between $1.75 mil to $2 mil, Quilchena, South Cambie, South Granville and minimum 4 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

Legend: ●—● SALE PRICE ·•·•· INVENTORY ●—● SOLDS

	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV
Sale Price	$936,000	$949,950	$995,000	$1,010,000	$919,950	$985,000	$958,400	$969,500	$909,000	$875,000	$911,500	$941,750	$995,000
Inventory	675	463	542	599	611	680	744	763	750	646	695	720	712
Solds	239	200	183	263	344	265	264	186	163	171	114	134	124

Compliments of…

SnapStats Publishing
SnapStats Publishing Company
604.229.0521

snap-stats.com
snapstatsinfo@gmail.com

REALTOR®

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	4	1	25%
1,250,001 – 1,500,000	19	10	53%
1,500,001 – 1,750,000	49	17	35%
1,750,001 – 2,000,000	71	10	14%
2,000,001 – 2,250,000	54	4	7%
2,250,001 – 2,500,000	59	3	5%
2,500,001 – 2,750,000	29	4	14%
2,750,001 – 3,000,000	49	1	2%
3,000,001 – 3,500,000	34	0	NA
3,500,001 – 4,000,000	11	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*	389	50	13%
2 Bedrooms & Less	20	1	5%
3 to 4 Bedrooms	118	14	12%
5 to 6 Bedrooms	186	27	15%
7 Bedrooms & More	65	8	12%
TOTAL*	389	50	13%

SnapStats®	October	November	Variance
Inventory	429	389	-9%
Solds	56	50	-11%
Sale Price	$1,702,500	$1,697,500	0%
Sale Price SQFT	$760	$739	-3%
Sale to List Price Ratio	96%	95%	-1%
Days on Market	18	20	11%

Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Champlain Heights	0	0	NA
Collingwood	74	3	4%
Downtown	0	0	NA
Fraser	18	4	22%
Fraserview	22	2	9%
Grandview Woodland	26	6	23%
Hastings	7	1	14%
Hastings Sunrise	15	0	NA
Killarney	24	5	21%
Knight	37	2	5%
Main	21	3	14%
Mount Pleasant	10	4	40%
Renfrew Heights	41	6	15%
Renfrew	37	7	19%
South Marine	1	0	NA
South Vancouver	35	5	14%
Strathcona	2	0	NA
Victoria	19	2	11%
TOTAL*	389	50	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.
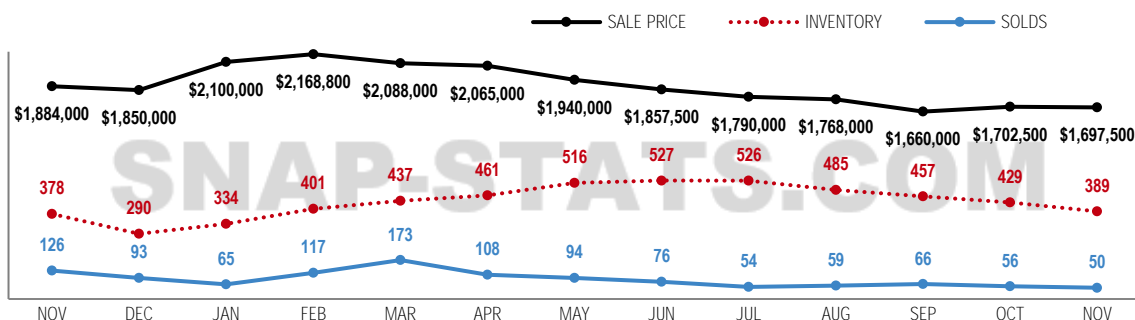
Market Summary

- Market Type Indicator **EASTSIDE DETACHED**: Balanced Market at 13% Sales Ratio average (1.3 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 53% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between $2.75 mil to $3 mil, Collingwood, Knight and up to 2 bedroom properties
- Sellers Best Bet** Selling homes in Mount Pleasant and 5 to 6 bedroom properties

    **With minimum inventory of 10 in most instances

13 Month Market Trend

Legend: SALE PRICE — INVENTORY — SOLDS

	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV
Sale Price	$1,884,000	$1,850,000	$2,100,000	$2,168,800	$2,088,000	$2,065,000	$1,940,000	$1,857,500	$1,790,000	$1,768,000	$1,660,000	$1,702,500	$1,697,500
Inventory	378	290	334	401	437	461	516	527	526	485	457	429	389
Solds	126	93	65	117	173	108	94	76	54	59	66	56	50

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	1	0	NA
300,001 – 400,000	2	2	100%
400,001 – 500,000	28	11	39%
500,001 – 600,000	60	22	37%
600,001 – 700,000	61	19	31%
700,001 – 800,000	67	12	18%
800,001 – 900,000	54	8	15%
900,001 – 1,000,000	49	4	8%
1,000,001 – 1,250,000	53	8	15%
1,250,001 – 1,500,000	31	5	16%
1,500,001 – 1,750,000	17	0	NA
1,750,001 – 2,000,000	9	1	11%
2,000,001 – 2,250,000	3	0	NA
2,250,001 – 2,500,000	0	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	2	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	1	0	NA
TOTAL*	443	92	21%
0 to 1 Bedroom	161	46	29%
2 Bedrooms	187	36	19%
3 Bedrooms	81	9	11%
4 Bedrooms & Greater	14	1	7%
TOTAL*	443	92	21%

SnapStats®	October	November	Variance
Inventory	465	443	-5%
Solds	112	92	-18%
Sale Price	$669,000	$638,000	-5%
Sale Price SQFT	$870	$866	0%
Sale to List Price Ratio	96%	98%	2%
Days on Market	11	12	9%

Community *CONDOS & TOWNHOMES*

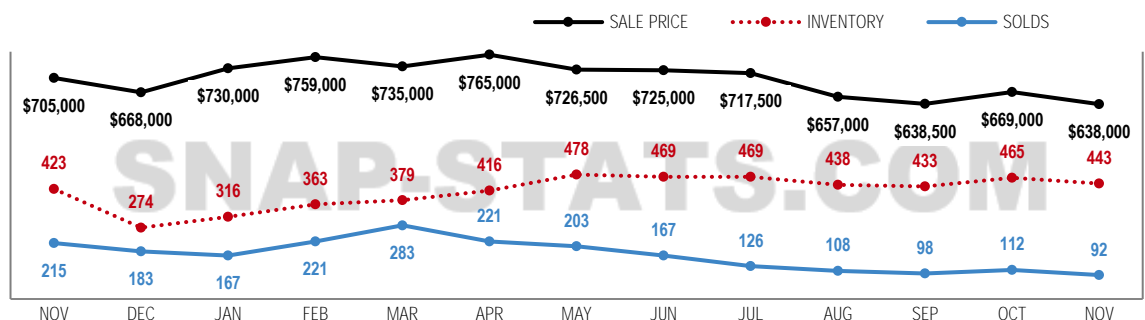| SnapStats®	Inventory	Sales	Sales Ratio
Champlain Heights	7	4	57%
Collingwood	105	19	18%
Downtown	24	4	17%
Fraser	4	3	75%
Fraserview	0	0	NA
Grandview Woodland	33	6	18%
Hastings	22	6	27%
Hastings Sunrise	3	1	33%
Killarney	8	2	25%
Knight	12	3	25%
Main	4	1	25%
Mount Pleasant	83	23	28%
Renfrew Heights	5	0	NA
Renfrew	6	1	17%
South Marine	75	12	16%
South Vancouver	14	0	NA
Strathcona	20	6	30%
Victoria	18	1	6%
TOTAL*	443	92	21%

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

Market Summary

- Market Type Indicator **EASTSIDE 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** $400,000 to $500,000 with average 39% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between $900,000 to $1 mil, Victoria and minimum 4 bedroom properties
- Sellers Best Bet** Selling homes in Strathcona and up to 1 bedroom properties

*With minimum inventory of 10 in most instances

13 Month Market Trend

Legend: SALE PRICE, INVENTORY, SOLDS

	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV
Sale Price	$705,000	$668,000	$730,000	$759,000	$735,000	$765,000	$726,500	$725,000	$717,500	$657,000	$638,500	$669,000	$638,000
Inventory	423	274	316	363	379	416	478	469	469	438	433	465	443
Solds	215	183	167	221	283	221	203	167	126	108	98	112	92

Compliments of...

SnapStats Publishing
SnapStats Publishing Company
604.229.0521

snap-stats.com
snapstatsinfo@gmail.com

REALTOR®

Price Band & Bedroom *DETACHED HOUSES*

SnapStats®	Inventory	Sales	Sales Ratio
$0 - 800,000	2	0	NA
800,001 – 900,000	0	0	NA
900,001 – 1,000,000	0	0	NA
1,000,001 – 1,250,000	0	1	NA*
1,250,001 – 1,500,000	10	5	50%
1,500,001 – 1,750,000	20	13	65%
1,750,001 – 2,000,000	24	11	46%
2,000,001 – 2,250,000	13	9	69%
2,250,001 – 2,500,000	16	6	38%
2,500,001 – 2,750,000	10	1	10%
2,750,001 – 3,000,000	16	2	13%
3,000,001 – 3,500,000	12	5	42%
3,500,001 – 4,000,000	16	2	13%
4,000,001 – 4,500,000	5	0	NA
4,500,001 – 5,000,000	8	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	2	0	NA
7,500,001 & Greater	0	0	NA
TOTAL*	154	55	36%
2 Bedrooms & Less	9	1	11%
3 to 4 Bedrooms	83	33	40%
5 to 6 Bedrooms	48	18	38%
7 Bedrooms & More	14	3	21%
TOTAL*	154	55	36%

SnapStats®	October	November	Variance
Inventory	202	154	-24%
Solds	61	55	-10%
Sale Price	$2,015,000	$1,925,000	-4%
Sale Price SQFT	$764	$792	4%
Sale to List Price Ratio	96%	96%	0%
Days on Market	13	16	23%

Community *DETACHED HOUSES*

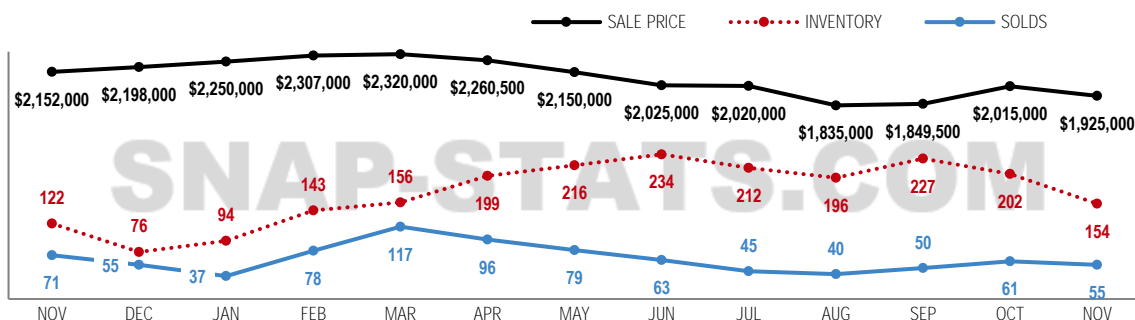| SnapStats®	Inventory	Sales	Sales Ratio
Blueridge	5	0	NA
Boulevard	5	2	40%
Braemar	1	0	NA
Calverhall	2	2	100%
Canyon Heights	16	9	56%
Capilano	2	1	50%
Central Lonsdale	12	5	42%
Deep Cove	5	1	20%
Delbrook	0	1	NA*
Dollarton	5	0	NA
Edgemont	5	2	40%
Forest Hills	7	2	29%
Grouse Woods	2	1	50%
Harbourside	0	0	NA
Indian Arm	2	0	NA
Indian River	2	0	NA
Lower Lonsdale	5	0	NA
Lynn Valley	10	11	110%*
Lynnmour	5	0	NA
Mosquito Creek	1	0	NA
Norgate	2	1	50%
Northlands	0	0	NA
Pemberton Heights	3	3	100%
Pemberton	2	1	50%
Princess Park	4	0	NA
Queensbury	0	2	NA*
Roche Point	4	1	25%
Seymour	4	0	NA
Tempe	1	0	NA
Upper Delbrook	5	1	20%
Upper Lonsdale	20	5	25%
Westlynn	12	2	17%
Westlynn Terrace	0	0	NA
Windsor Park	1	2	200%*
Woodlands-Sunshine Cascade	4	0	NA
TOTAL*	154	55	36%

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 36% Sales Ratio average (3.6 in 10 homes selling rate)
- Homes are selling on average 4% below list price
- Most Active Price Band** $2 mil to $2.25 mil with average 69% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between $2.5 mil to $2.75 mil, Westlynn and up to 2 bedroom properties
- Sellers Best Bet** Selling homes in Canyon Heights, Lynn Valley and 3 to 4 bedroom properties

   **With minimum inventory of 10 in most instances

13 Month Market Trend

Legend: SALE PRICE — INVENTORY ····· SOLDS —

	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV
SALE PRICE	$2,152,000	$2,198,000	$2,250,000	$2,307,000	$2,320,000	$2,260,500	$2,150,000	$2,025,000	$2,020,000	$1,835,000	$1,849,500	$2,015,000	$1,925,000
INVENTORY	122	76	94	143	156	199	216	234	212	196	227	202	154
SOLDS	71	55	37	78	117	96	79	63	45	40	50	61	55

Compliments of...

SnapStats Publishing
SnapStats Publishing Company
604.229.0521

snap-stats.com
snapstatsinfo@gmail.com

REALTOR®

Price Band & Bedroom *CONDOS & TOWNHOMES*

SnapStats®	Inventory	Sales	Sales Ratio
$0 – 300,000	0	0	NA
300,001 – 400,000	3	1	33%
400,001 – 500,000	16	5	31%
500,001 – 600,000	23	10	43%
600,001 – 700,000	32	12	38%
700,001 – 800,000	29	11	38%
800,001 – 900,000	40	21	53%
900,001 – 1,000,000	24	9	38%
1,000,001 – 1,250,000	48	12	25%
1,250,001 – 1,500,000	39	6	15%
1,500,001 – 1,750,000	26	0	NA
1,750,001 – 2,000,000	15	1	7%
2,000,001 – 2,250,000	3	1	33%
2,250,001 – 2,500,000	2	1	50%
2,500,001 – 2,750,000	4	0	NA
2,750,001 – 3,000,000	1	0	NA
3,000,001 – 3,500,000	3	1	33%
3,500,001 – 4,000,000	2	0	NA
4,000,001 – 4,500,000	0	0	NA
4,500,001 – 5,000,000	0	0	NA
5,000,001 & Greater	1	0	NA
TOTAL*	311	91	29%

	Inventory	Sales	Sales Ratio
0 to 1 Bedroom	72	20	28%
2 Bedrooms	156	59	38%
3 Bedrooms	67	11	16%
4 Bedrooms & Greater	16	1	6%
TOTAL*	311	91	29%

SnapStats®	October	November	Variance
Inventory	354	311	-12%
Solds	128	91	-29%
Sale Price	$782,500	$829,900	6%
Sale Price SQFT	$876	$915	4%
Sale to List Price Ratio	98%	100%	2%
Days on Market	9	13	44%

Community *CONDOS & TOWNHOMES*

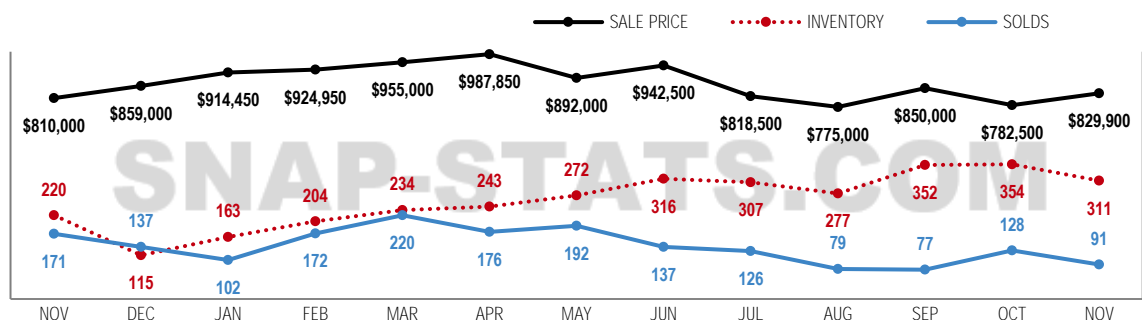| SnapStats®	Inventory	Sales	Sales Ratio
Blueridge	1	0	NA
Boulevard	0	0	NA
Braemar	0	0	NA
Calverhall	0	0	NA
Canyon Heights	1	1	100%
Capilano	1	0	NA
Central Lonsdale	53	15	28%
Deep Cove	2	0	NA
Delbrook	1	1	100%
Dollarton	0	0	NA
Edgemont	7	1	14%
Forest Hills	0	0	NA
Grouse Woods	0	0	NA
Harbourside	4	2	50%
Indian Arm	0	0	NA
Indian River	2	1	50%
Lower Lonsdale	76	19	25%
Lynn Valley	12	10	83%
Lynnmour	47	10	21%
Mosquito Creek	3	3	100%
Norgate	2	3	150%*
Northlands	5	2	40%
Pemberton Heights	1	0	NA
Pemberton	55	7	13%
Princess Park	0	0	NA
Queensbury	4	0	NA
Roche Point	15	5	33%
Seymour	0	3	NA*
Tempe	0	0	NA
Upper Delbrook	0	0	NA
Upper Lonsdale	12	3	25%
Westlynn	2	1	50%
Westlynn Terrace	0	0	NA
Windsor Park	5	4	80%
Woodlands-Sunshine Cascade	0	0	NA
TOTAL*	311	91	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 100% of list price
- Most Active Price Band** $800,000 to $900,000 with average 53% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between $1.75 mil to $2 mil, Pemberton and minimum 4 bedroom properties
- Sellers Best Bet** Selling homes in Lynn Valley and 2 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend

Legend: SALE PRICE, INVENTORY, SOLDS

	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV
Sale Price	$810,000	$859,000	$914,450	$924,950	$955,000	$987,850	$892,000	$942,500	$818,500	$775,000	$850,000	$782,500	$829,900
Inventory	220	137	163	204	234	243	272	316	307	277	352	354	311
Solds	171	115	102	172	220	176	192	137	126	79	77	128	91

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	1	2	200%*
1,750,001 – 2,000,000	6	1	17%
2,000,001 – 2,250,000	6	2	33%
2,250,001 – 2,500,000	22	2	9%
2,500,001 – 2,750,000	19	2	11%
2,750,001 – 3,000,000	36	0	NA
3,000,001 – 3,500,000	35	0	NA
3,500,001 – 4,000,000	33	2	6%
4,000,001 – 4,500,000	27	0	NA
4,500,001 – 5,000,000	31	1	3%
5,000,001 – 5,500,000	11	3	27%
5,500,001 - 6,000,000	28	0	NA
6,000,001 - 6,500,000	4	1	25%
6,500,001 - 7,000,000	21	0	NA
7,000,001 - 7,500,000	10	0	NA
7,500,001 & Greater	81	0	NA
TOTAL*	371	17	5%
2 Bedrooms & Less	12	1	8%
3 to 4 Bedrooms	154	10	6%
5 to 6 Bedrooms	172	5	3%
7 Bedrooms & More	33	1	3%
TOTAL*	371	17	5%

SnapStats®	October	November	Variance
Inventory	390	371	-5%
Solds	28	17	-39%
Sale Price	$3,096,250	$2,599,900	-16%
Sale Price SQFT	$794	$944	19%
Sale to List Price Ratio	92%	90%	-2%
Days on Market	23	34	48%

Community *DETACHED HOUSES*

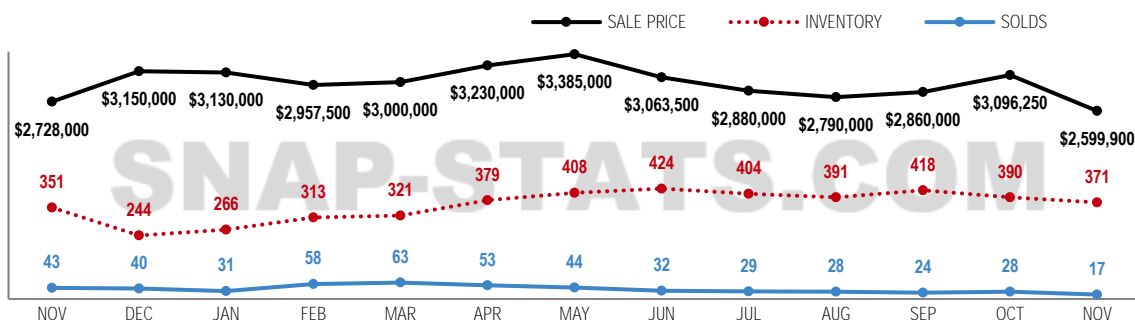| SnapStats®	Inventory	Sales	Sales Ratio
Altamont	14	1	7%
Ambleside	31	2	6%
Bayridge	9	2	22%
British Properties	75	0	NA
Canterbury	4	0	NA
Caulfield	30	0	NA
Cedardale	3	0	NA
Chartwell	25	1	4%
Chelsea Park	2	0	NA
Cypress	10	0	NA
Cypress Park Estates	15	4	27%
Deer Ridge	0	0	NA
Dundarave	27	1	4%
Eagle Harbour	13	1	8%
Eagleridge	2	0	NA
Furry Creek	4	0	NA
Gleneagles	5	1	20%
Glenmore	10	0	NA
Horseshoe Bay	6	0	NA
Howe Sound	2	0	NA
Lions Bay	12	1	8%
Olde Caulfield	4	0	NA
Panorama Village	3	0	NA
Park Royal	3	0	NA
Porteau Cove	0	0	NA
Queens	9	1	11%
Rockridge	2	0	NA
Sandy Cove	0	0	NA
Sentinel Hill	13	1	8%
Upper Caulfield	2	0	NA
West Bay	8	0	NA
Westhill	7	0	NA
Westmount	10	0	NA
Whitby Estates	9	0	NA
Whytecliff	2	1	50%
TOTAL*	371	17	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.

Market Summary

- Market Type Indicator **WEST VANCOUVER DETACHED**: Buyers Market at 5% Sales Ratio average (5 in 100 homes selling rate)
- Homes are selling on average 10% below list price
- Most Active Price Band** $5 mil to $5.5 mil with average 27% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between $4.5 mil to $5 mil, Chartwell, Dundarave and minimum 5 bedroom properties
- Sellers Best Bet** Selling homes in Cypress Park Estates and up to 2 bedroom properties

  **With minimum inventory of 10 in most instances

13 Month Market Trend

Legend: SALE PRICE ····•···· INVENTORY ——•—— SOLDS

	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV
Sale Price	$2,728,000	$3,150,000	$3,130,000	$2,957,500	$3,000,000	$3,230,000	$3,385,000	$3,063,500	$2,880,000	$2,790,000	$2,860,000	$3,096,250	$2,599,900
Inventory	351	244	266	313	321	379	408	424	404	391	418	390	371
Solds	43	40	31	58	63	53	44	32	29	28	24	28	17

Compliments of…

SnapStats Publishing
SnapStats Publishing Company
604.229.0521
snap-stats.com
snapstatsinfo@gmail.com

REALTOR®

Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
$0 – 300,000	0	0	NA
300,001 – 400,000	0	0	NA
400,001 – 500,000	3	1	33%
500,001 – 600,000	2	0	NA
600,001 – 700,000	4	1	25%
700,001 – 800,000	2	0	NA
800,001 – 900,000	6	2	33%
900,001 – 1,000,000	4	0	NA
1,000,001 – 1,250,000	18	3	17%
1,250,001 – 1,500,000	15	2	13%
1,500,001 – 1,750,000	7	1	14%
1,750,001 – 2,000,000	15	0	NA
2,000,001 – 2,250,000	4	0	NA
2,250,001 – 2,500,000	9	0	NA
2,500,001 – 2,750,000	6	1	17%
2,750,001 – 3,000,000	13	0	NA
3,000,001 – 3,500,000	6	0	NA
3,500,001 – 4,000,000	2	0	NA
4,000,001 – 4,500,000	3	0	NA
4,500,001 – 5,000,000	0	0	NA
5,000,001 & Greater	2	0	NA
TOTAL*	121	11	9%

SnapStats®	Inventory	Sales	Sales Ratio
0 to 1 Bedroom	21	3	14%
2 Bedrooms	79	7	9%
3 Bedrooms	20	1	5%
4 Bedrooms & Greater	1	0	NA
TOTAL*	121	11	9%

SnapStats®	October	November	Variance
Inventory	118	121	3%
Solds	17	11	-35%
Sale Price	$930,000	$1,180,000	27%
Sale Price SQFT	$877	$1,008	15%
Sale to List Price Ratio	93%	93%	0%
Days on Market	14	22	57%

Community CONDOS & TOWNHOMES

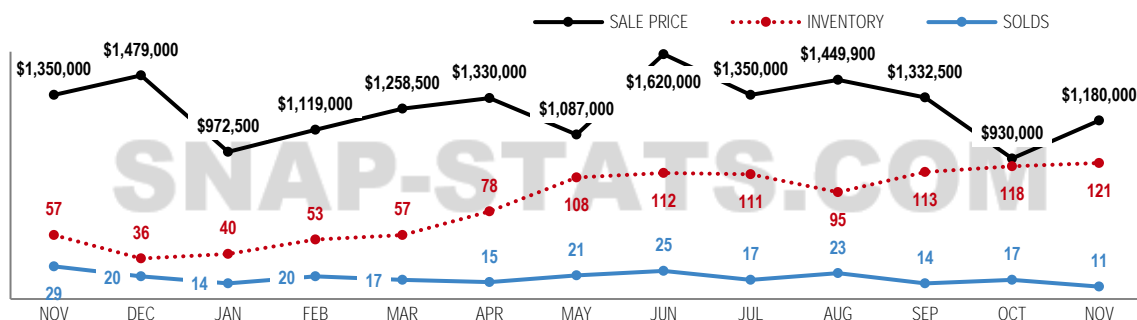| SnapStats®	Inventory	Sales	Sales Ratio
Altamont	0	0	NA
Ambleside	33	5	15%
Bayridge	0	0	NA
British Properties	0	0	NA
Canterbury	0	0	NA
Caulfield	0	0	NA
Cedardale	3	1	33%
Chartwell	0	0	NA
Chelsea Park	0	0	NA
Cypress	0	0	NA
Cypress Park Estates	7	0	NA
Deer Ridge	1	0	NA
Dundarave	13	3	23%
Eagle Harbour	0	0	NA
Eagleridge	0	0	NA
Furry Creek	1	0	NA
Gleneagles	0	0	NA
Glenmore	0	0	NA
Horseshoe Bay	26	0	NA
Howe Sound	1	0	NA
Lions Bay	0	0	NA
Olde Caulfield	0	0	NA
Panorama Village	6	2	33%
Park Royal	26	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	4	0	NA
Whytecliff	0	0	NA
TOTAL*	121	11	9%

*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**: 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** $1 mil to $1.25 mil with average 17% Sales Ratio (Balanced market)
- Buyers Best Bet** Homes between $1.25 mil to $1.5 mil, Ambleside 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

Legend: SALE PRICE, INVENTORY, SOLDS

	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV
Sale Price	$1,350,000	$1,479,000	$972,500	$1,119,000	$1,258,500	$1,330,000	$1,087,000	$1,620,000	$1,350,000	$1,449,900	$1,332,500	$930,000	$1,180,000
Inventory	57	36	40	53	57	78	108	112	111	95	113	118	121
Solds	29	20	14	20	17	15	21	25	17	23	14	17	11

Compliments of...

SnapStats Publishing
SnapStats Publishing Company
604.229.0521

snap-stats.com
snapstatsinfo@gmail.com

REALTOR®

Price Band & Bedroom *DETACHED HOUSES*

SnapStats®	Inventory	Sales	Sales Ratio
$0 - 800,000	6	1	17%
800,001 – 900,000	0	0	NA
900,001 – 1,000,000	1	0	NA
1,000,001 – 1,250,000	3	1	33%
1,250,001 – 1,500,000	12	6	50%
1,500,001 – 1,750,000	30	14	47%
1,750,001 – 2,000,000	53	4	8%
2,000,001 – 2,250,000	33	7	21%
2,250,001 – 2,500,000	45	8	18%
2,500,001 – 2,750,000	29	1	3%
2,750,001 – 3,000,000	37	5	14%
3,000,001 – 3,500,000	42	4	10%
3,500,001 – 4,000,000	30	2	7%
4,000,001 – 4,500,000	12	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	3	0	NA
6,000,001 - 6,500,000	2	0	NA
6,500,001 - 7,000,000	1	0	NA
7,000,001 - 7,500,000	0	0	NA
7,500,001 & Greater	6	0	NA
TOTAL*	365	53	15%
2 Bedrooms & Less	13	0	NA
3 to 4 Bedrooms	136	19	14%
5 to 6 Bedrooms	196	30	15%
7 Bedrooms & More	20	4	20%
TOTAL*	365	53	15%

SnapStats®	October	November	Variance
Inventory	417	365	-12%
Solds	57	53	-7%
Sale Price	$1,745,000	$2,050,000	17%
Sale Price SQFT	$686	$731	7%
Sale to List Price Ratio	97%	94%	-3%
Days on Market	17	22	29%

Community *DETACHED HOUSES*

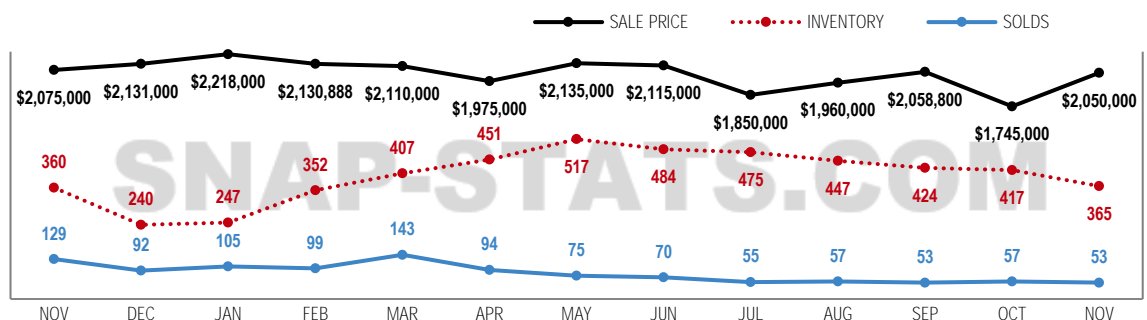| SnapStats®	Inventory	Sales	Sales Ratio
Boyd Park	12	1	8%
Bridgeport	6	0	NA
Brighouse	9	0	NA
Brighouse South	2	0	NA
Broadmoor	41	0	NA
East Cambie	4	4	100%
East Richmond	5	0	NA
Garden City	11	2	18%
Gilmore	0	1	NA*
Granville	25	4	16%
Hamilton	13	1	8%
Ironwood	14	0	NA
Lackner	19	3	16%
McLennan	7	2	29%
McLennan North	3	1	33%
McNair	16	4	25%
Quilchena	23	2	9%
Riverdale	16	4	25%
Saunders	20	2	10%
Sea Island	4	0	NA
Seafair	12	7	58%
South Arm	14	0	NA
Steveston North	24	6	25%
Steveston South	9	1	11%
Steveston Village	3	0	NA
Terra Nova	9	1	11%
West Cambie	12	4	33%
Westwind	7	1	14%
Woodwards	25	2	8%
TOTAL*	365	53	15%

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

Market Summary

- Market Type Indicator **RICHMOND DETACHED**: Balanced Market at 15% Sales Ratio average (1.5 in 10 homes selling rate)
- Homes are selling on average 6% below list price
- Most Active Price Band** $1.25 mil to $1.5 mil with average 50% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between $2.5 mil to $2.75 mil, Boyd Park, Hamilton, Woodwards and 3 to 6 bedroom properties
- Sellers Best Bet** Selling homes in Seafair and minimum 7 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend

Legend: ● SALE PRICE ●●● INVENTORY ● SOLDS

	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV
Sale Price	$2,075,000	$2,131,000	$2,218,000	$2,130,888	$2,110,000	$1,975,000	$2,135,000	$2,115,000	$1,850,000	$1,960,000	$2,058,800	$1,745,000	$2,050,000
Inventory	360	240	247	352	407	451	517	484	475	447	424	417	365
Solds	129	92	105	99	143	94	75	70	55	57	53	57	53

Compliments of...

SnapStats Publishing
SnapStats Publishing Company
604.229.0521

snap-stats.com
snapstatsinfo@gmail.com

REALTOR®

Price Band & Bedroom *CONDOS & TOWNHOMES*

SnapStats®	Inventory	Sales	Sales Ratio
$0 – 300,000	14	4	29%
300,001 – 400,000	14	6	43%
400,001 – 500,000	20	18	90%
500,001 – 600,000	66	19	29%
600,001 – 700,000	73	20	27%
700,001 – 800,000	83	21	25%
800,001 – 900,000	74	19	26%
900,001 – 1,000,000	64	11	17%
1,000,001 – 1,250,000	113	24	21%
1,250,001 – 1,500,000	55	11	20%
1,500,001 – 1,750,000	23	2	9%
1,750,001 – 2,000,000	10	1	10%
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	3	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	1	0	NA
TOTAL*	618	156	25%
0 to 1 Bedroom	108	31	29%
2 Bedrooms	279	72	26%
3 Bedrooms	186	39	21%
4 Bedrooms & Greater	45	14	31%
TOTAL*	618	156	25%

SnapStats®	October	November	Variance
Inventory	713	618	-13%
Solds	178	156	-12%
Sale Price	$768,000	$755,000	-2%
Sale Price SQFT	$803	$753	-6%
Sale to List Price Ratio	97%	96%	-1%
Days on Market	12	17	42%

Community *CONDOS & TOWNHOMES*

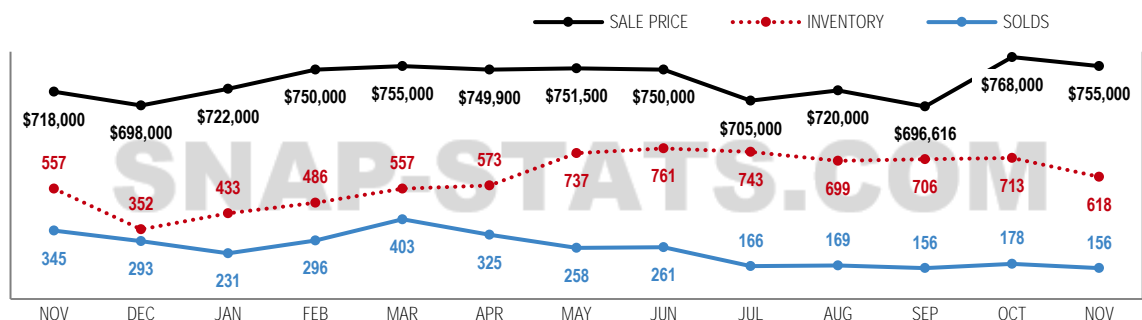| SnapStats®	Inventory	Sales	Sales Ratio
Boyd Park	8	1	13%
Bridgeport	31	1	3%
Brighouse	248	43	17%
Brighouse South	62	25	40%
Broadmoor	9	1	11%
East Cambie	10	1	10%
East Richmond	1	1	100%
Garden City	4	0	NA
Gilmore	0	0	NA
Granville	7	6	86%
Hamilton	14	3	21%
Ironwood	11	5	45%
Lackner	4	0	NA
McLennan	0	0	NA
McLennan North	39	15	38%
McNair	1	0	NA
Quilchena	1	1	100%
Riverdale	9	9	100%
Saunders	3	3	100%
Sea Island	0	0	NA
Seafair	0	1	NA*
South Arm	22	4	18%
Steveston North	1	1	100%
Steveston South	22	15	68%
Steveston Village	5	0	NA
Terra Nova	5	1	20%
West Cambie	92	16	17%
Westwind	0	0	NA
Woodwards	9	3	33%
TOTAL*	618	156	25%

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

Market Summary

- Market Type Indicator **RICHMOND ATTACHED**: Sellers Market at 25% Sales Ratio average (2.5 in 10 homes selling rate)
- Homes are selling on average 4% below list price
- Most Active Price Band** $400,000 to $500,000 with average 90% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between $1.5 mil to $1.75 mil, Bridgeport and 3 bedroom properties
- Sellers Best Bet** Selling homes in Steveston South and minimum 4 bedroom properties

*With minimum inventory of 10 in most instances

13 Month Market Trend

Legend: SALE PRICE, INVENTORY, SOLDS

	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV
Sale Price	$718,000	$698,000	$722,000	$750,000	$755,000	$749,900	$751,500	$750,000	$705,000	$720,000	$696,616	$768,000	$755,000
Inventory	557	352	433	486	557	573	737	761	743	699	706	713	618
Solds	345	293	231	296	403	325	258	261	166	169	156	178	156

Compliments of...

SnapStats Publishing
SnapStats Publishing Company
604.229.0521

snap-stats.com
snapstatsinfo@gmail.com

REALTOR®

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	1	0	NA
1,000,001 – 1,250,000	4	3	75%
1,250,001 – 1,500,000	18	8	44%
1,500,001 – 1,750,000	16	5	31%
1,750,001 – 2,000,000	17	2	12%
2,000,001 – 2,250,000	2	2	100%
2,250,001 – 2,500,000	9	1	11%
2,500,001 – 2,750,000	0	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	2	0	NA
4,000,001 – 4,500,000	0	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*	85	21	25%

	Inventory	Sales	Sales Ratio
2 Bedrooms & Less	5	1	20%
3 to 4 Bedrooms	54	15	28%
5 to 6 Bedrooms	25	5	20%
7 Bedrooms & More	1	0	NA
TOTAL*	85	21	25%

SnapStats®	October	November	Variance
Inventory	110	85	-23%
Solds	13	21	62%
Sale Price	$1,390,000	$1,500,000	8%
Sale Price SQFT	$556	$573	3%
Sale to List Price Ratio	96%	96%	0%
Days on Market	32	40	25%

Community *DETACHED HOUSES*

SnapStats®	Inventory	Sales	Sales Ratio
Beach Grove	12	3	25%
Boundary Beach	3	1	33%
Cliff Drive	13	3	23%
English Bluff	15	4	27%
Pebble Hill	14	1	7%
Tsawwassen Central	16	3	19%
Tsawwassen East	5	6	120%*
Tsawwassen North	7	0	NA
TOTAL*	85	21	25%

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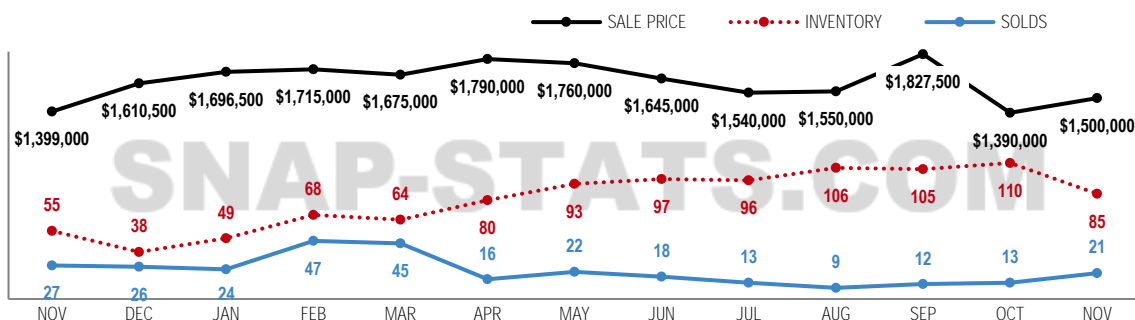
Market Summary

- Market Type Indicator **TSAWWASSEN DETACHED**: Sellers Market at 25% Sales Ratio average (2.5 in 10 homes selling rate)
- Homes are selling on average 4% below list price
- Most Active Price Band** $1.25 mil to $1.5 mil with average 44% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between $2.25 mil to $2.5 mil, Pebble Hill and 5 to 6 bedroom properties
- Sellers Best Bet** Selling homes in English Bluff and 3 to 4 bedroom properties

With minimum inventory of 10 in most instances

13 Month Market Trend

Legend: SALE PRICE, INVENTORY, SOLDS

	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV
Sale Price	$1,399,000	$1,610,500	$1,696,500	$1,715,000	$1,675,000	$1,790,000	$1,760,000	$1,645,000	$1,540,000	$1,550,000	$1,827,500	$1,390,000	$1,500,000
Inventory	55	38	49	68	64	80	93	97	96	106	105	110	85
Solds	27	26	24	47	45	16	22	18	13	9	12	13	21

Compliments of…

SnapStats Publishing
SnapStats Publishing Company
604.229.0521

snap-stats.com
snapstatsinfo@gmail.com

REALTOR®

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	0	NA
500,001 – 600,000	3	3	100%
600,001 – 700,000	9	1	11%
700,001 – 800,000	8	4	50%
800,001 – 900,000	5	0	NA
900,001 – 1,000,000	7	2	29%
1,000,001 – 1,250,000	6	0	NA
1,250,001 – 1,500,000	4	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	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*	45	10	22%
0 to 1 Bedroom	6	0	NA
2 Bedrooms	25	8	32%
3 Bedrooms	12	2	17%
4 Bedrooms & Greater	2	0	NA
TOTAL*	45	10	22%

SnapStats®	October	November	Variance
Inventory	52	45	-13%
Solds	14	10	-29%
Sale Price	$779,950	$722,000	-7%
Sale Price SQFT	$621	$578	-7%
Sale to List Price Ratio	98%	99%	1%
Days on Market	20	20	0%

Community *CONDOS & TOWNHOMES*

SnapStats®	Inventory	Sales	Sales Ratio
Beach Grove	5	1	20%
Boundary Beach	4	0	NA
Cliff Drive	3	0	NA
English Bluff	0	0	NA
Pebble Hill	0	0	NA
Tsawwassen Central	4	3	75%
Tsawwassen East	1	0	NA
Tsawwassen North	28	6	21%
TOTAL*	45	10	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.
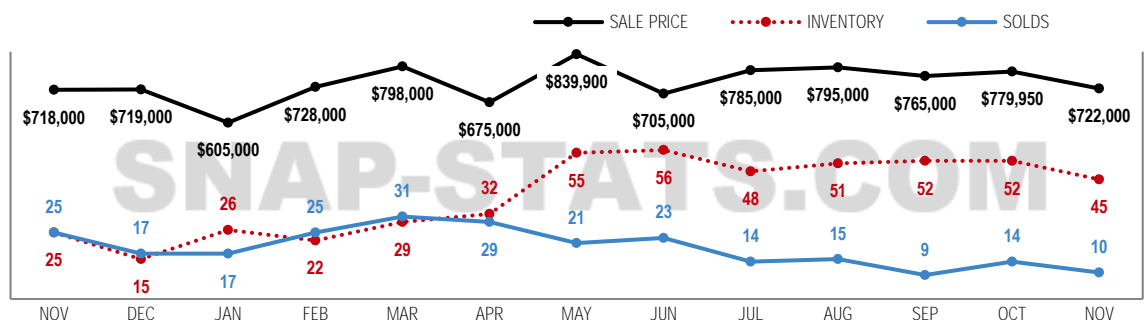
Market Summary

- Market Type Indicator **TSAWWASSEN ATTACHED**: Sellers Market at 22% Sales Ratio average (2.2 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 50% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between $600,000 to $700,000 and 3 bedroom properties
- Sellers Best Bet** Selling homes in Tsawwassen North and 2 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend

Legend: SALE PRICE · INVENTORY · SOLDS

	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV
Sale Price	$718,000	$719,000	$605,000	$728,000	$798,000	$675,000	$839,900	$705,000	$785,000	$795,000	$765,000	$779,950	$722,000
Inventory	25	15	26	22	29	32	55	56	48	51	52	52	45
Solds	25	17	17	25	31	29	21	23	14	15	9	14	10

Compliments of...

SnapStats Publishing
SnapStats Publishing Company
604.229.0521

snap-stats.com
snapstatsinfo@gmail.com

REALTOR®

Price Band & Bedroom *DETACHED HOUSES*

SnapStats®	Inventory	Sales	Sales Ratio
$0 - 800,000	2	0	NA
800,001 – 900,000	0	0	NA
900,001 – 1,000,000	1	1	100%
1,000,001 – 1,250,000	10	2	20%
1,250,001 – 1,500,000	15	3	20%
1,500,001 – 1,750,000	10	0	NA
1,750,001 – 2,000,000	3	0	NA
2,000,001 – 2,250,000	5	0	NA
2,250,001 – 2,500,000	4	0	NA
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	1	0	NA
4,000,001 – 4,500,000	0	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*	53	6	11%

	Inventory	Sales	Sales Ratio
2 Bedrooms & Less	7	0	NA
3 to 4 Bedrooms	27	6	22%
5 to 6 Bedrooms	19	0	NA
7 Bedrooms & More	0	0	NA
TOTAL*	53	6	11%

SnapStats®	October	November	Variance
Inventory	55	53	-4%
Solds	11	6	-45%
Sale Price	$1,365,000	$1,229,000	-10%
Sale Price SQFT	$633	$566	-11%
Sale to List Price Ratio	98%	100%	2%
Days on Market	34	15	-56%

Community *DETACHED HOUSES*

SnapStats®	Inventory	Sales	Sales Ratio
Annacis Island	0	0	NA
Delta Manor	11	0	NA
East Delta	0	0	NA
Hawthorne	18	3	17%
Holly	8	1	13%
Ladner Elementary	6	0	NA
Ladner Rural	1	1	100%
Neilsen Grove	0	0	NA
Port Guichon	8	1	13%
Tilbury	0	0	NA
Westham Island	1	0	NA
TOTAL*	53	6	11%

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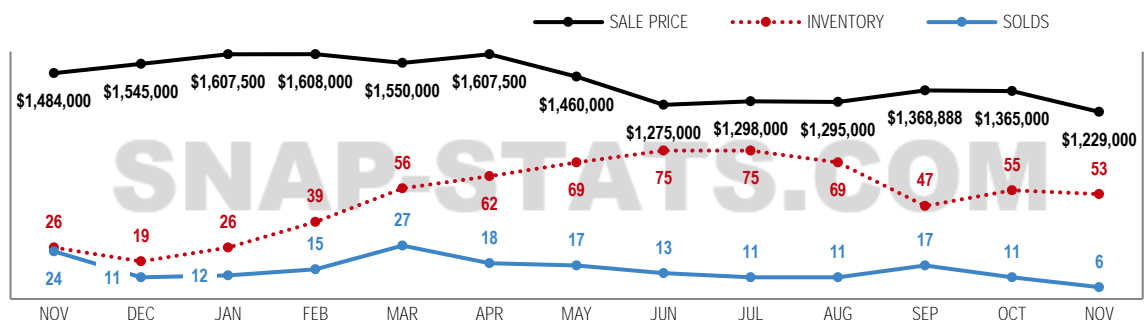
Market Summary

- Market Type Indicator **LADNER DETACHED**: Buyers Market at 11% Sales Ratio average (1.1 in 10 homes selling rate)
- Homes are selling on average 100% of list price
- Most Active Price Band** $1 mil to $1.5 mil with average 20% Sales Ratio (Sellers market)
- Buyers Best Bet** Insufficient data
- Sellers Best Bet** Selling homes in Hawthorne and 3 to 4 bedroom properties

  **With minimum inventory of 10 in most instances

13 Month Market Trend

SALE PRICE · INVENTORY · SOLDS

	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV
Sale Price	$1,484,000	$1,545,000	$1,607,500	$1,608,000	$1,550,000	$1,607,500	$1,460,000	$1,275,000	$1,298,000	$1,295,000	$1,368,888	$1,365,000	$1,229,000
Inventory	26	19	26	39	56	62	69	75	75	69	47	55	53
Solds	24	11	12	15	27	18	17	13	11	11	17	11	6

Compliments of…

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	1	NA*
600,001 – 700,000	3	4	133%*
700,001 – 800,000	2	2	100%
800,001 – 900,000	2	0	NA
900,001 – 1,000,000	4	0	NA
1,000,001 – 1,250,000	2	1	50%
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*	15	8	53%

SnapStats®	Inventory	Sales	Sales Ratio
0 to 1 Bedroom	2	0	NA
2 Bedrooms	4	6	150%*
3 Bedrooms	6	1	17%
4 Bedrooms & Greater	3	1	33%
TOTAL*	15	8	53%

SnapStats®	October	November	Variance
Inventory	18	15	-17%
Solds	10	8	-20%
Sale Price	$822,450	$652,250	-21%
Sale Price SQFT	$634	$612	-4%
Sale to List Price Ratio	97%	95%	-2%
Days on Market	30	20	-33%

Community *CONDOS & TOWNHOMES*

SnapStats®	Inventory	Sales	Sales Ratio
Annacis Island	0	0	NA
Delta Manor	7	4	57%
East Delta	0	1	NA*
Hawthorne	1	0	NA
Holly	0	1	NA*
Ladner Elementary	1	1	100%
Ladner Rural	0	0	NA
Neilsen Grove	6	1	17%
Port Guichon	0	0	NA
Tilbury	0	0	NA
Westham Island	0	0	NA
TOTAL*	15	8	53%

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

Market Summary

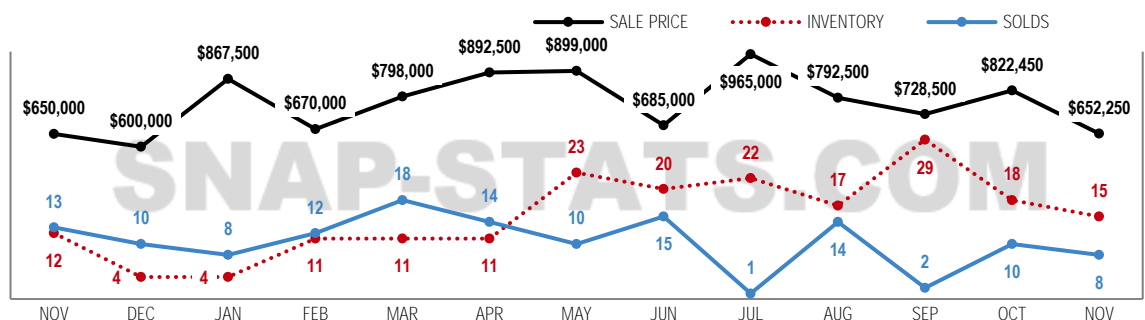- Market Type Indicator **LADNER ATTACHED**: Sellers Market at 53% Sales Ratio average (5.3 in 10 homes selling rate)
- Homes are selling on average 5% below list price
- Most Active Price Band** Insufficient data but with 4 sales price band of $600,000 to $700,000
- Buyers Best Bet** Insufficient data
- Sellers Best Bet** Insufficient data

**With minimum inventory of 10 in most instances

13 Month Market Trend

Legend: SALE PRICE — INVENTORY — SOLDS

	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV
Sale Price	$650,000	$600,000	$867,500	$670,000	$798,000	$892,500	$899,000	$685,000	$965,000	$792,500	$728,500	$822,450	$652,250
Inventory	12	4	4	11	11	11	23	20	22	17	29	18	15
Solds	13	10	8	12	18	14	10	15	1	14	2	10	8

Compliments of…

SnapStats Publishing
SnapStats Publishing Company
604.229.0521

snap-stats.com
snapstatsinfo@gmail.com