

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

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SnapStats Publishing

604.229.0521
snapstatsinfo@gmail.com
snap-stats.com

SnapStats Publishing Company
1838 West 1 Avenue
Vancouver, BC V6J 1G5



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info@snap-stats.com | snap-stats.com

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	1	2	200%*
300,001 – 400,000	12	3	25%
400,001 – 500,000	18	7	39%
500,001 – 600,000	46	18	39%
600,001 – 700,000	80	30	38%
700,001 – 800,000	84	19	23%
800,001 – 900,000	89	25	28%
900,001 – 1,000,000	51	16	31%
1,000,001 – 1,250,000	90	19	21%
1,250,001 – 1,500,000	82	9	11%
1,500,001 – 1,750,000	60	5	8%
1,750,001 – 2,000,000	60	5	8%
2,000,001 – 2,250,000	25	4	16%
2,250,001 – 2,500,000	34	2	6%
2,500,001 – 2,750,000	17	0	NA
2,750,001 – 3,000,000	29	0	NA
3,000,001 – 3,500,000	22	1	5%
3,500,001 – 4,000,000	33	0	NA
4,000,001 – 4,500,000	10	1	10%
4,500,001 – 5,000,000	9	0	NA
5,000,001 & Greater	47	1	2%
TOTAL*	899	167	19%
0 to 1 Bedroom	326	95	29%
2 Bedrooms	430	66	15%
3 Bedrooms	126	6	5%
4 Bedrooms & Greater	17	0	NA
TOTAL*	899	167	19%

SnapStats®	July	August	Variance
Inventory	933	899	-4%
Solds	162	167	3%
Sale Price	\$780,500	\$810,000	4%
Sale Price SQFT	\$1,099	\$1,108	1%
Sale to List Price Ratio	98%	98%	0%
Days on Market	15	16	7%

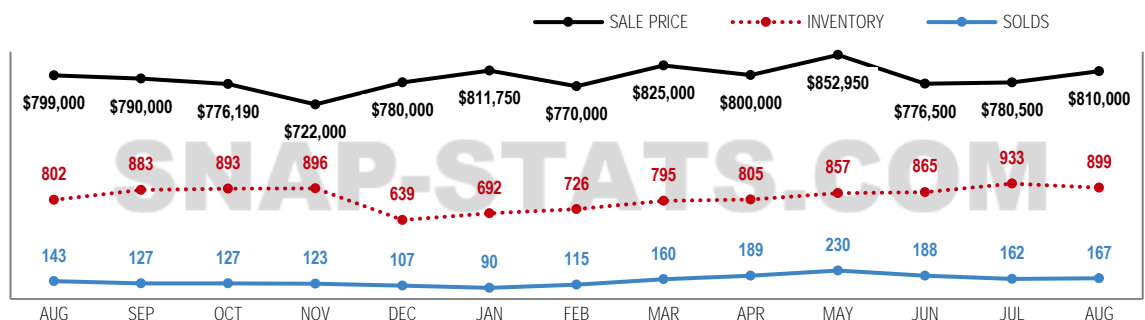
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **VANCOUVER DOWNTOWN**: Balanced Market at 19% Sales Ratio average (1.9 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band** \$400,000 to \$700,000 with average 39% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes minimum \$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



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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	1	NA*
1,250,001 - 1,500,000	0	2	NA*
1,500,001 - 1,750,000	1	0	NA
1,750,001 - 2,000,000	2	0	NA
2,000,001 - 2,250,000	6	1	17%
2,250,001 - 2,500,000	10	1	10%
2,500,001 - 2,750,000	12	6	50%
2,750,001 - 3,000,000	36	9	25%
3,000,001 - 3,500,000	40	7	18%
3,500,001 - 4,000,000	61	8	13%
4,000,001 - 4,500,000	54	8	15%
4,500,001 - 5,000,000	56	8	14%
5,000,001 - 5,500,000	31	7	23%
5,500,001 - 6,000,000	38	2	5%
6,000,001 - 6,500,000	16	2	13%
6,500,001 - 7,000,000	27	1	4%
7,000,001 - 7,500,000	15	1	7%
7,500,001 & Greater	125	6	5%
TOTAL*	530	70	13%

2 Bedrooms & Less	12	3	25%
3 to 4 Bedrooms	170	21	12%
5 to 6 Bedrooms	269	37	14%
7 Bedrooms & More	79	9	11%
TOTAL*	530	70	13%

SnapStats®	July	August	Variance
Inventory	561	530	-6%
Solds	68	70	3%
Sale Price	\$3,509,000	\$4,035,000	15%
Sale Price SQFT	\$1,218	\$1,212	0%
Sale to List Price Ratio	100%	92%	-8%
Days on Market	14	22	57%

*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

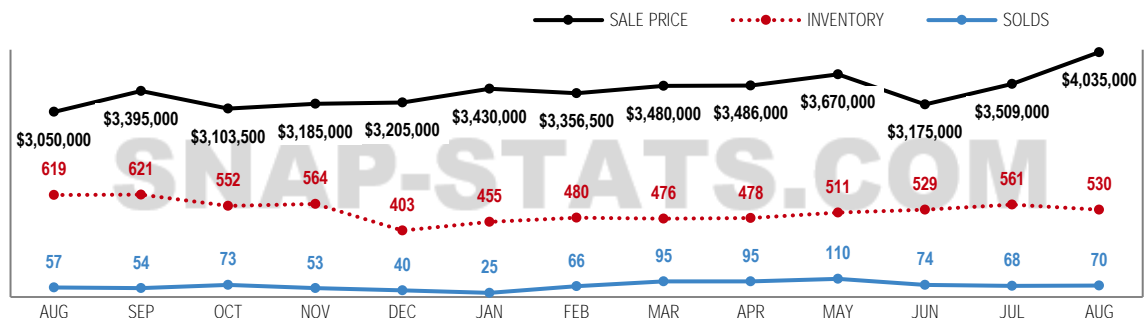
SnapStats®	Inventory	Sales	Sales Ratio
Arbutus	28	3	11%
Cambie	41	5	12%
Dunbar	59	11	19%
Fairview	2	0	NA
Falsecreek	0	0	NA
Kerrisdale	32	5	16%
Kitsilano	27	3	11%
Mackenzie Heights	20	3	15%
Marpole	30	6	20%
Mount Pleasant	4	1	25%
Oakridge	12	0	NA
Point Grey	54	8	15%
Quilchena	16	3	19%
SW Marine	20	4	20%
Shaughnessy	80	5	6%
South Cambie	9	0	NA
South Granville	56	7	13%
Southlands	23	1	4%
University	17	5	29%
TOTAL*	530	70	13%

Market Summary

- Market Type Indicator **WESTSIDE DETACHED**: Balanced Market at 13% Sales Ratio average (1.3 in 10 homes selling rate)
- Homes are selling on average 8% below list price
- Most Active Price Band** \$2.5 mil to \$2.75 mil with average 50% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$6.5 mil to \$7 mil, Shaughnessy, Southlands and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in University and up to 2 bedroom properties

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Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 300,000	0	0	NA
300,001 – 400,000	0	1	NA*
400,001 – 500,000	3	0	NA
500,001 – 600,000	13	12	92%
600,001 – 700,000	53	22	42%
700,001 – 800,000	59	29	49%
800,001 – 900,000	53	22	42%
900,001 – 1,000,000	52	17	33%
1,000,001 – 1,250,000	85	33	39%
1,250,001 – 1,500,000	94	20	21%
1,500,001 – 1,750,000	85	17	20%
1,750,001 – 2,000,000	84	8	10%
2,000,001 – 2,250,000	28	5	18%
2,250,001 – 2,500,000	28	1	4%
2,500,001 – 2,750,000	20	1	5%
2,750,001 – 3,000,000	14	1	7%
3,000,001 – 3,500,000	6	1	17%
3,500,001 – 4,000,000	2	1	50%
4,000,001 – 4,500,000	0	0	NA
4,500,001 – 5,000,000	3	0	NA
5,000,001 & Greater	5	0	NA
TOTAL*	687	191	28%

0 to 1 Bedroom	176	159	90%
2 Bedrooms	316	32	10%
3 Bedrooms	169	0	NA
4 Bedrooms & Greater	26	0	NA
TOTAL*	687	191	28%

SnapStats®	July	August	Variance
Inventory	742	687	-7%
Solds	199	191	-4%
Sale Price	\$1,020,000	\$965,500	-5%
Sale Price SQFT	\$1,140	\$1,037	-9%
Sale to List Price Ratio	102%	98%	-4%
Days on Market	9	12	33%

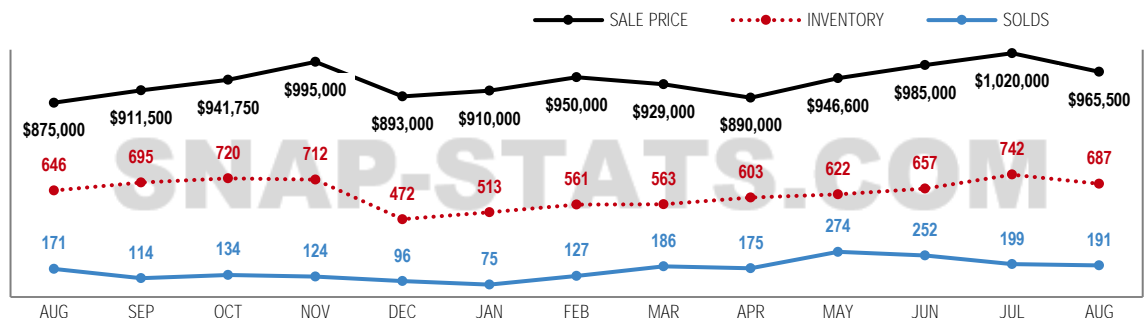
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **WESTSIDE ATTACHED**: Sellers Market at 28% Sales Ratio average (2.8 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 92% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$2.25 mil to \$2.75 mil, South Granville and 2 bedroom properties
- Sellers Best Bet** Selling homes in Fairview, Kitsilano, Quilchena and up to 1 bedroom properties

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Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 - 800,000	0	0	NA
800,001 - 900,000	0	0	NA
900,001 - 1,000,000	0	1	NA*
1,000,001 - 1,250,000	1	1	100%
1,250,001 - 1,500,000	15	3	20%
1,500,001 - 1,750,000	40	19	48%
1,750,001 - 2,000,000	67	20	30%
2,000,001 - 2,250,000	41	19	46%
2,250,001 - 2,500,000	87	10	11%
2,500,001 - 2,750,000	31	1	3%
2,750,001 - 3,000,000	47	7	15%
3,000,001 - 3,500,000	64	0	NA
3,500,001 - 4,000,000	14	0	NA
4,000,001 - 4,500,000	9	0	NA
4,500,001 - 5,000,000	8	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	1	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	0	NA
TOTAL*	429	81	19%

2 Bedrooms & Less	25	3	12%
3 to 4 Bedrooms	150	26	17%
5 to 6 Bedrooms	187	45	24%
7 Bedrooms & More	67	7	10%
TOTAL*	429	81	19%

SnapStats®	July	August	Variance
Inventory	439	429	-2%
Solds	89	81	-9%
Sale Price	\$2,020,000	\$1,950,000	-3%
Sale Price SQFT	\$864	\$867	0%
Sale to List Price Ratio	101%	100%	-1%
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 DETACHED HOUSES

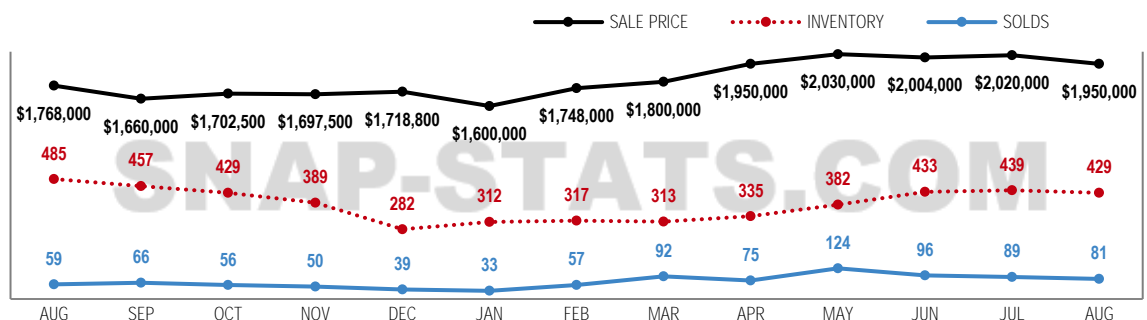
SnapStats®	Inventory	Sales	Sales Ratio
Champlain Heights	0	0	NA
Collingwood	94	8	9%
Downtown	0	0	NA
Fraser	23	11	48%
Fraserview	16	2	13%
Grandview Woodland	32	6	19%
Hastings	9	0	NA
Hastings Sunrise	8	2	25%
Killarney	24	10	42%
Knight	33	4	12%
Main	21	5	24%
Mount Pleasant	14	4	29%
Renfrew Heights	46	6	13%
Renfrew	43	12	28%
South Marine	3	0	NA
South Vancouver	40	8	20%
Strathcona	7	1	14%
Victoria	16	2	13%
TOTAL*	429	81	19%

Market Summary

- Market Type Indicator **EASTSIDE DETACHED**: Balanced Market at 19% Sales Ratio average (1.9 in 10 homes selling rate)
- Homes are selling on average 100% of list price
- Most Active Price Band** \$1.5 mil to \$1.75 mil with average 48% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$2.5 mil to \$2.75 mil, Collingwood and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Fraser, Killarney and 5 to 6 bedroom properties

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SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 300,000	0	0	NA
300,001 – 400,000	2	0	NA
400,001 – 500,000	11	4	36%
500,001 – 600,000	44	38	86%
600,001 – 700,000	72	26	36%
700,001 – 800,000	50	28	56%
800,001 – 900,000	47	18	38%
900,001 – 1,000,000	38	7	18%
1,000,001 – 1,250,000	50	13	26%
1,250,001 – 1,500,000	39	7	18%
1,500,001 – 1,750,000	19	2	11%
1,750,001 – 2,000,000	10	1	10%
2,000,001 – 2,250,000	4	0	NA
2,250,001 – 2,500,000	3	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	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 & Greater	1	0	NA
TOTAL*	394	144	37%

0 to 1 Bedroom	147	62	42%
2 Bedrooms	168	65	39%
3 Bedrooms	73	15	21%
4 Bedrooms & Greater	6	2	33%
TOTAL*	394	144	37%

SnapStats®	July	August	Variance
Inventory	445	394	-11%
Solds	156	144	-8%
Sale Price	\$755,000	\$720,250	-5%
Sale Price SQFT	\$956	\$918	-4%
Sale to List Price Ratio	101%	103%	2%
Days on Market	9	13	44%

*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

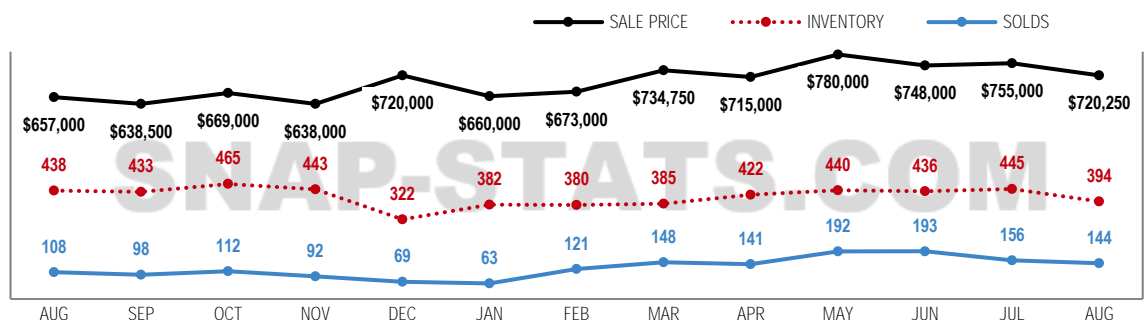
SnapStats®	Inventory	Sales	Sales Ratio
Champlain Heights	5	5	100%
Collingwood	76	23	30%
Downtown	44	5	11%
Fraser	2	6	300%*
Fraserview	0	0	NA
Grandview Woodland	21	11	52%
Hastings	11	9	82%
Hastings Sunrise	1	1	100%
Killarney	7	2	29%
Knight	16	5	31%
Main	8	1	13%
Mount Pleasant	79	27	34%
Renfrew Heights	2	1	50%
Renfrew	10	2	20%
South Marine	67	24	36%
South Vancouver	17	2	12%
Strathcona	22	14	64%
Victoria	6	6	100%
TOTAL*	394	144	37%

Market Summary

- Market Type Indicator **EASTSIDE ATTACHED**: Sellers Market at 37% Sales Ratio average (3.7 in 10 homes selling rate)
- Homes are selling on average 3% above list price
- Most Active Price Band** \$500,000 to \$600,000 with average 86% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.5 mil to \$2 mil, Downtown, Main, South Vancouver and 3 bedroom properties
- Sellers Best Bet** Selling homes in Grandview Woodland, Hastings, Strathcona and up to 1 bedroom properties

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Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 - 800,000	2	0	NA
800,001 - 900,000	0	0	NA
900,001 - 1,000,000	0	0	NA
1,000,001 - 1,250,000	2	0	NA
1,250,001 - 1,500,000	4	0	NA
1,500,001 - 1,750,000	14	5	36%
1,750,001 - 2,000,000	27	5	19%
2,000,001 - 2,250,000	15	7	47%
2,250,001 - 2,500,000	32	9	28%
2,500,001 - 2,750,000	16	5	31%
2,750,001 - 3,000,000	19	1	5%
3,000,001 - 3,500,000	15	2	13%
3,500,001 - 4,000,000	23	2	9%
4,000,001 - 4,500,000	12	0	NA
4,500,001 - 5,000,000	5	0	NA
5,000,001 - 5,500,000	0	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	1	0	NA
7,000,001 - 7,500,000	1	0	NA
7,500,001 & Greater	1	0	NA
TOTAL*	191	36	19%

2 Bedrooms & Less	7	1	14%
3 to 4 Bedrooms	85	19	22%
5 to 6 Bedrooms	79	16	20%
7 Bedrooms & More	20	0	NA
TOTAL*	191	36	19%

SnapStats®	July	August	Variance
Inventory	191	191	0%
Solds	57	36	-37%
Sale Price	\$2,071,000	\$2,335,000	13%
Sale Price SQFT	\$839	\$843	0%
Sale to List Price Ratio	104%	98%	-6%
Days on Market	8	10	25%

Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Blueridge	4	0	NA
Boulevard	10	0	NA
Braemar	1	0	NA
Calverhall	2	0	NA
Canyon Heights	27	8	30%
Capilano	2	0	NA
Central Lonsdale	13	2	15%
Deep Cove	7	1	14%
Delbrook	5	0	NA
Dollarton	8	1	13%
Edgemont	9	2	22%
Forest Hills	5	1	20%
Grouse Woods	1	1	100%
Harbourside	0	0	NA
Indian Arm	6	0	NA
Indian River	1	0	NA
Lower Lonsdale	2	1	50%
Lynn Valley	17	6	35%
Lynn timer	5	0	NA
Mosquito Creek	3	0	NA
Norqate	4	1	25%
Northlands	1	1	100%
Pemberton Heights	5	1	20%
Pemberton	6	0	NA
Princess Park	2	0	NA
Queensbury	1	0	NA
Roche Point	2	0	NA
Seymour	5	0	NA
Tempe	0	0	NA
Upper Delbrook	10	1	10%
Upper Lonsdale	19	6	32%
Westlynn	3	3	100%
Westlynn Terrace	1	0	NA
Windsor Park	2	0	NA
Woodlands-Sunshine Cascade	2	0	NA
TOTAL*	191	36	19%

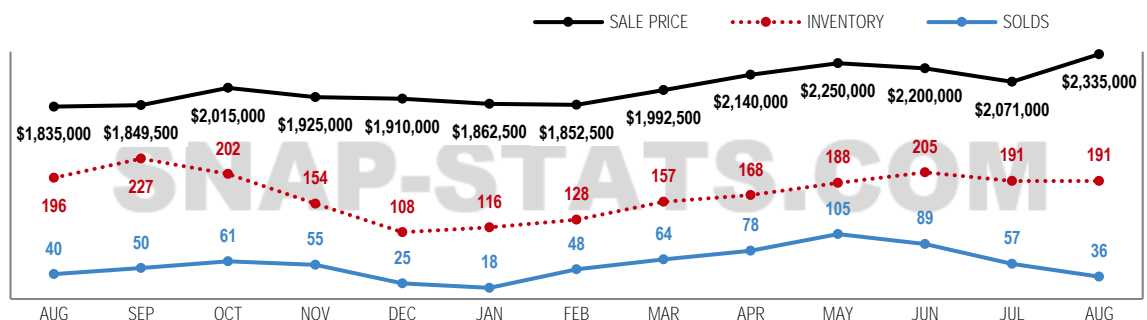
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **NORTH VANCOUVER DETACHED**: Balanced Market at 19% Sales Ratio average (1.9 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band** \$2 mil to \$2.25 mil with average 47% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$2.75 mil to \$3 mil, Central Lonsdale, Dollarton, Upper Delbrook and 5 to 6 bedroom properties
- Sellers Best Bet** Selling homes in Canyon Heights, Lynn Valley, Upper Lonsdale and 3 to 4 bedroom properties

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Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 300,000	0	0	NA
300,001 – 400,000	0	1	NA*
400,001 – 500,000	7	5	71%
500,001 – 600,000	16	8	50%
600,001 – 700,000	28	19	68%
700,001 – 800,000	31	9	29%
800,001 – 900,000	34	18	53%
900,001 – 1,000,000	16	9	56%
1,000,001 – 1,250,000	34	24	71%
1,250,001 – 1,500,000	48	15	31%
1,500,001 – 1,750,000	17	8	47%
1,750,001 – 2,000,000	5	1	20%
2,000,001 – 2,250,000	6	1	17%
2,250,001 – 2,500,000	3	0	NA
2,500,001 – 2,750,000	2	0	NA
2,750,001 – 3,000,000	2	1	50%
3,000,001 – 3,500,000	7	0	NA
3,500,001 – 4,000,000	2	0	NA
4,000,001 – 4,500,000	0	0	NA
4,500,001 – 5,000,000	1	0	NA
5,000,001 & Greater	1	0	NA
TOTAL*	260	119	46%

0 to 1 Bedroom	71	35	49%
2 Bedrooms	130	56	43%
3 Bedrooms	42	22	52%
4 Bedrooms & Greater	17	6	35%
TOTAL*	260	119	46%

SnapStats®	July	August	Variance
Inventory	287	260	-9%
Solds	124	119	-4%
Sale Price	\$872,500	\$900,000	3%
Sale Price SQFT	\$935	\$954	2%
Sale to List Price Ratio	98%	100%	2%
Days on Market	8	8	0%

Community CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
Blueridge	0	1	NA*
Boulevard	1	0	NA
Braemar	0	0	NA
Calverhall	0	0	NA
Canyon Heights	1	0	NA
Capilano	1	0	NA
Central Lonsdale	46	18	39%
Deep Cove	1	0	NA
Delbrook	0	0	NA
Dollarton	0	0	NA
Edgemont	1	3	300%*
Forest Hills	0	0	NA
Grouse Woods	0	0	NA
Harbourside	2	5	250%*
Indian Arm	0	0	NA
Indian River	1	0	NA
Lower Lonsdale	81	41	51%
Lynn Valley	14	8	57%
Lynn timer	43	8	19%
Mosquito Creek	4	5	125%*
Norqate	1	0	NA
Northlands	3	1	33%
Pemberton Heights	0	0	NA
Pemberton	29	10	34%
Princess Park	0	0	NA
Queensbury	5	3	60%
Roche Point	16	9	56%
Seymour	4	2	50%
Tempe	0	0	NA
Upper Delbrook	0	0	NA
Upper Lonsdale	6	2	33%
Westlynn	0	3	NA*
Westlynn Terrace	0	0	NA
Windsor Park	0	0	NA
Woodlands-Sunshine Cascade	0	0	NA
TOTAL*	260	119	46%

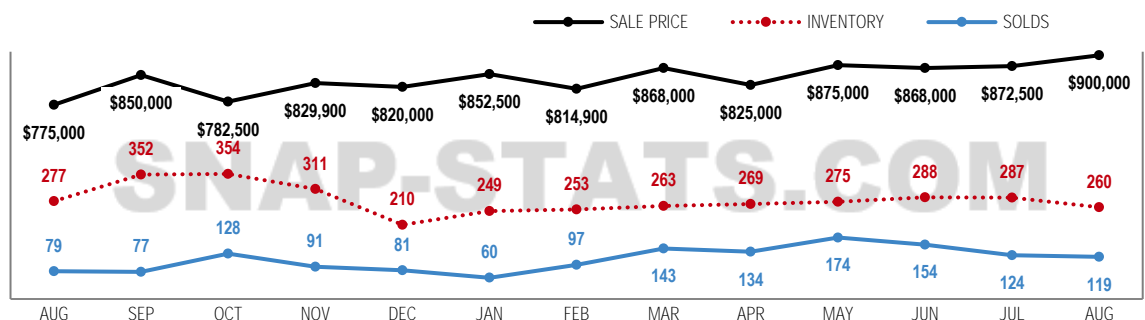
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Market Summary

- Market Type Indicator **NORTH VANCOUVER ATTACHED**: Sellers Market at 46% Sales Ratio average (4.6 in 10 homes selling rate)
- Homes are selling on average 100% of list price
- Most Active Price Band** \$1 mil to \$1.25 mil with average 71% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$700,000 to \$800,000, Lynn timer and minimum 4 bedroom properties
- Sellers Best Bet** Selling homes in Lower Lonsdale, Lynn Valley, Roche Point and 3 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



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Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 - 800,000	0	0	NA
800,001 - 900,000	0	0	NA
900,001 - 1,000,000	0	0	NA
1,000,001 - 1,250,000	0	0	NA
1,250,001 - 1,500,000	0	0	NA
1,500,001 - 1,750,000	0	0	NA
1,750,001 - 2,000,000	7	0	NA
2,000,001 - 2,250,000	13	5	38%
2,250,001 - 2,500,000	24	7	29%
2,500,001 - 2,750,000	27	5	19%
2,750,001 - 3,000,000	36	0	NA
3,000,001 - 3,500,000	42	7	17%
3,500,001 - 4,000,000	41	6	15%
4,000,001 - 4,500,000	36	3	8%
4,500,001 - 5,000,000	41	0	NA
5,000,001 - 5,500,000	22	0	NA
5,500,001 - 6,000,000	33	0	NA
6,000,001 - 6,500,000	9	0	NA
6,500,001 - 7,000,000	24	1	4%
7,000,001 - 7,500,000	5	0	NA
7,500,001 & Greater	74	0	NA
TOTAL*	434	34	8%

2 Bedrooms & Less	14	1	7%
3 to 4 Bedrooms	181	20	11%
5 to 6 Bedrooms	211	11	5%
7 Bedrooms & More	28	2	7%
TOTAL*	434	34	8%

SnapStats®	July	August	Variance
Inventory	446	434	-3%
Solds	24	34	42%
Sale Price	\$3,284,950	\$2,892,500	-12%
Sale Price SQFT	\$800	\$792	-1%
Sale to List Price Ratio	91%	95%	4%
Days on Market	33	17	-48%

*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

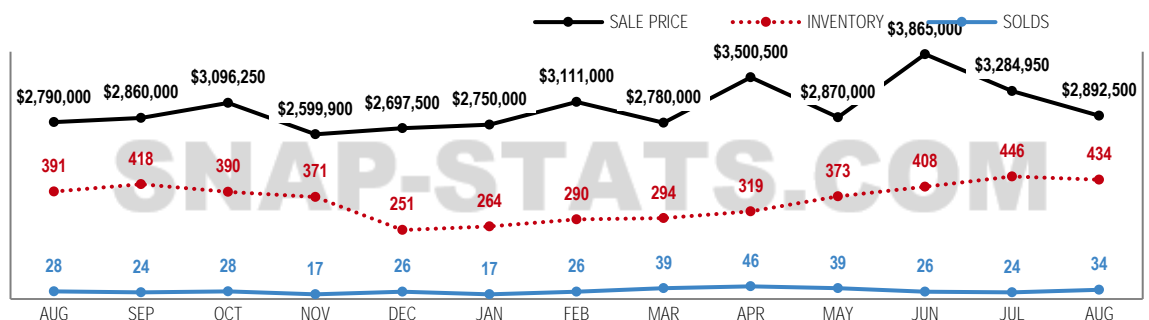
SnapStats®	Inventory	Sales	Sales Ratio
Altamont	16	1	6%
Ambleside	34	6	18%
Bayridge	11	4	36%
British Properties	91	3	3%
Canterbury	8	0	NA
Caulfield	21	3	14%
Cedardale	2	0	NA
Chartwell	33	1	3%
Chelsea Park	3	0	NA
Cypress	11	0	NA
Cypress Park Estates	18	1	6%
Deer Ridge	0	0	NA
Dundarave	21	3	14%
Eagle Harbour	18	1	6%
Eagleridge	7	1	14%
Furry Creek	10	0	NA
Gleneagles	7	0	NA
Glenmore	18	3	17%
Horseshoe Bay	5	0	NA
Howe Sound	3	1	33%
Lions Bay	15	0	NA
Olde Caulfield	4	0	NA
Panorama Village	4	0	NA
Park Royal	4	0	NA
Porteau Cove	0	0	NA
Queens	12	1	8%
Rockridge	5	0	NA
Sandy Cove	1	0	NA
Sentinel Hill	13	3	23%
Upper Caulfield	4	2	50%
West Bay	9	0	NA
Westhill	7	0	NA
Westmount	11	0	NA
Whitby Estates	5	0	NA
Whytecliff	3	0	NA
TOTAL*	434	34	8%

Market Summary

- Market Type Indicator **WEST VANCOUVER DETACHED**: Buyers Market at 8% Sales Ratio average (8 in 100 homes selling rate)
- Homes are selling on average 5% below list price
- Most Active Price Band** \$2 mil to \$2.25 mil with average 38% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$6.5 mil to \$7 mil, British Properties, Chartwell and 5 to 6 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	1	0	NA
500,001 – 600,000	2	0	NA
600,001 – 700,000	4	1	25%
700,001 – 800,000	4	4	100%
800,001 – 900,000	4	0	NA
900,001 – 1,000,000	7	1	14%
1,000,001 – 1,250,000	11	4	36%
1,250,001 – 1,500,000	10	1	10%
1,500,001 – 1,750,000	13	1	8%
1,750,001 – 2,000,000	11	3	27%
2,000,001 – 2,250,000	4	1	25%
2,250,001 – 2,500,000	4	1	25%
2,500,001 – 2,750,000	5	1	20%
2,750,001 – 3,000,000	5	1	20%
3,000,001 – 3,500,000	4	0	NA
3,500,001 – 4,000,000	5	0	NA
4,000,001 – 4,500,000	2	0	NA
4,500,001 – 5,000,000	0	0	NA
5,000,001 & Greater	7	0	NA
TOTAL*	103	19	18%

0 to 1 Bedroom	22	5	23%
2 Bedrooms	62	10	16%
3 Bedrooms	18	3	17%
4 Bedrooms & Greater	1	1	100%
TOTAL*	103	19	18%

SnapStats®	July	August	Variance
Inventory	105	103	-2%
Solds	25	19	-24%
Sale Price	\$1,370,000	\$1,238,000	-10%
Sale Price SQFT	\$1,058	\$1,203	14%
Sale to List Price Ratio	98%	95%	-3%
Days on Market	16	21	31%

Community CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
Altamont	0	0	NA
Ambleside	19	9	47%
Bayridge	0	0	NA
British Properties	0	0	NA
Canterbury	0	0	NA
Caulfield	0	0	NA
Cedardale	2	0	NA
Chartwell	0	0	NA
Chelsea Park	1	0	NA
Cypress	0	0	NA
Cypress Park Estates	4	1	25%
Deer Ridge	1	0	NA
Dundarave	13	4	31%
Eagle Harbour	0	0	NA
Eagleridge	0	0	NA
Furry Creek	0	0	NA
Gleneagles	0	0	NA
Glenmore	1	0	NA
Horseshoe Bay	15	0	NA
Howe Sound	0	0	NA
Lions Bay	1	0	NA
Olde Caulfield	0	0	NA
Panorama Village	3	1	33%
Park Royal	39	4	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	1	0	NA
West Bay	0	0	NA
Westhill	0	0	NA
Westmount	0	0	NA
Whitby Estates	3	0	NA
Whytecliff	0	0	NA
TOTAL*	103	19	18%

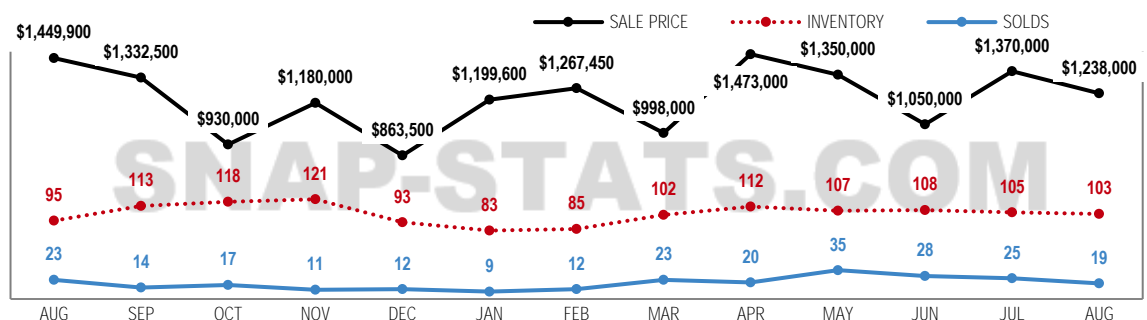
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **WEST VANCOUVER ATTACHED**: Balanced Market at 18% Sales Ratio average (1.8 in 10 homes selling rate)
- Homes are selling on average 5% below list price
- Most Active Price Band** \$1 mil to \$1.25 mil with average 36% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.5 mil to \$1.75 mil, Park Royal and 2 to 3 bedroom properties
- Sellers Best Bet** Selling homes in Ambleside and up to 1 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



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Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 - 800,000	4	3	75%
800,001 - 900,000	0	0	NA
900,001 - 1,000,000	0	0	NA
1,000,001 - 1,250,000	3	0	NA
1,250,001 - 1,500,000	10	4	40%
1,500,001 - 1,750,000	38	9	24%
1,750,001 - 2,000,000	84	16	19%
2,000,001 - 2,250,000	25	9	36%
2,250,001 - 2,500,000	57	4	7%
2,500,001 - 2,750,000	30	0	NA
2,750,001 - 3,000,000	50	6	12%
3,000,001 - 3,500,000	51	5	10%
3,500,001 - 4,000,000	39	1	3%
4,000,001 - 4,500,000	11	2	18%
4,500,001 - 5,000,000	14	1	7%
5,000,001 - 5,500,000	4	0	NA
5,500,001 - 6,000,000	4	0	NA
6,000,001 - 6,500,000	2	0	NA
6,500,001 - 7,000,000	3	0	NA
7,000,001 - 7,500,000	0	0	NA
7,500,001 & Greater	6	0	NA
TOTAL*	435	60	14%

2 Bedrooms & Less	16	2	13%
3 to 4 Bedrooms	174	22	13%
5 to 6 Bedrooms	215	34	16%
7 Bedrooms & More	30	2	7%
TOTAL*	435	60	14%

SnapStats®	July	August	Variance
Inventory	429	435	1%
Solds	57	60	5%
Sale Price	\$2,100,000	\$1,925,000	-8%
Sale Price SQFT	\$714	\$703	-2%
Sale to List Price Ratio	105%	101%	-4%
Days on Market	15	11	-27%

*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

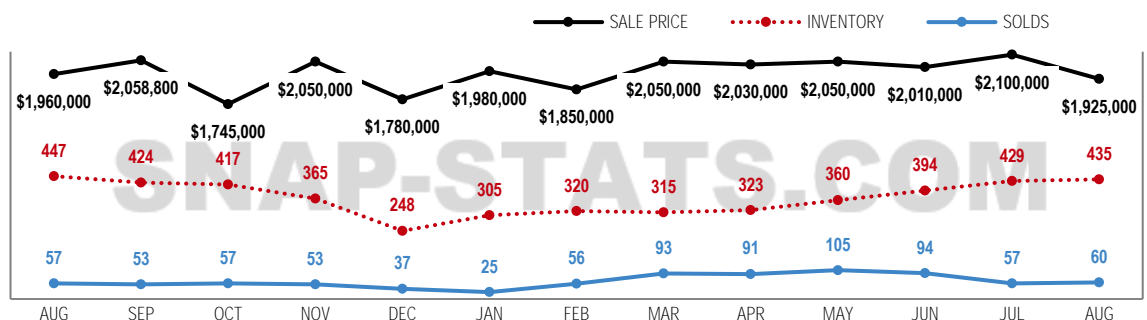
SnapStats®	Inventory	Sales	Sales Ratio
Boyd Park	18	1	6%
Bridgeport	12	0	NA
Brighthouse	10	0	NA
Brighthouse South	3	0	NA
Broadmoor	45	3	7%
East Cambie	13	0	NA
East Richmond	10	0	NA
Garden City	15	1	7%
Gilmore	6	1	17%
Granville	27	4	15%
Hamilton	8	2	25%
Ironwood	20	6	30%
Lackner	13	0	NA
McLennan	6	1	17%
McLennan North	6	0	NA
McNair	14	1	7%
Quilchena	21	4	19%
Riverdale	20	2	10%
Saunders	20	3	15%
Sea Island	4	1	25%
Seafair	25	7	28%
South Arm	14	0	NA
Steveston North	16	4	25%
Steveston South	16	2	13%
Steveston Village	6	1	17%
Terra Nova	7	2	29%
West Cambie	21	5	24%
Westwind	10	3	30%
Woodwards	29	6	21%
TOTAL*	435	60	14%

Market Summary

- Market Type Indicator **RICHMOND DETACHED**: Balanced Market at 14% Sales Ratio average (1.4 in 10 homes selling rate)
- Homes are selling on average 1% above list price
- Most Active Price Band** \$1.25 mil to \$1.5 mil with average 40% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$3.5 mil to \$4 mil, Boyd Park, Broadmoor, Garden City, McNair and minimum 7 bedrooms
- Sellers Best Bet** Selling homes in Ironwood, Westwind and 5 to 6 bedrooms

**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	12	4	33%
300,001 – 400,000	12	9	75%
400,001 – 500,000	24	17	71%
500,001 – 600,000	53	34	64%
600,001 – 700,000	76	41	54%
700,001 – 800,000	65	27	42%
800,001 – 900,000	65	40	62%
900,001 – 1,000,000	62	21	34%
1,000,001 – 1,250,000	132	33	25%
1,250,001 – 1,500,000	65	20	31%
1,500,001 – 1,750,000	35	5	14%
1,750,001 – 2,000,000	12	1	8%
2,000,001 – 2,250,000	1	0	NA
2,250,001 – 2,500,000	4	0	NA
2,500,001 – 2,750,000	0	1	NA*
2,750,001 – 3,000,000	3	1	33%
3,000,001 – 3,500,000	2	0	NA
3,500,001 – 4,000,000	3	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*	628	254	40%

0 to 1 Bedroom	128	66	52%
2 Bedrooms	279	120	43%
3 Bedrooms	175	54	31%
4 Bedrooms & Greater	46	14	30%
TOTAL*	628	254	40%

SnapStats®	July	August	Variance
Inventory	649	628	-3%
Solds	230	254	10%
Sale Price	\$749,000	\$765,000	2%
Sale Price SQFT	\$792	\$799	1%
Sale to List Price Ratio	100%	101%	1%
Days on Market	9	11	22%

Community CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
Boyd Park	11	7	64%
Bridgeport	26	7	27%
Brighthouse	259	95	37%
Brighthouse South	44	32	73%
Broadmoor	4	2	50%
East Cambie	8	4	50%
East Richmond	0	0	NA
Garden City	6	1	17%
Gilmore	0	0	NA
Granville	6	5	83%
Hamilton	35	2	6%
Ironwood	10	4	40%
Lackner	2	1	50%
McLennan	0	0	NA
McLennan North	36	17	47%
McNair	1	1	100%
Quilchena	1	0	NA
Riverdale	6	6	100%
Saunders	5	4	80%
Sea Island	0	0	NA
Seafair	2	0	NA
South Arm	4	4	100%
Steveston North	5	1	20%
Steveston South	6	9	150%*
Steveston Village	7	2	29%
Terra Nova	16	3	19%
West Cambie	114	44	39%
Westwind	1	1	100%
Woodwards	13	2	15%
TOTAL*	628	254	40%

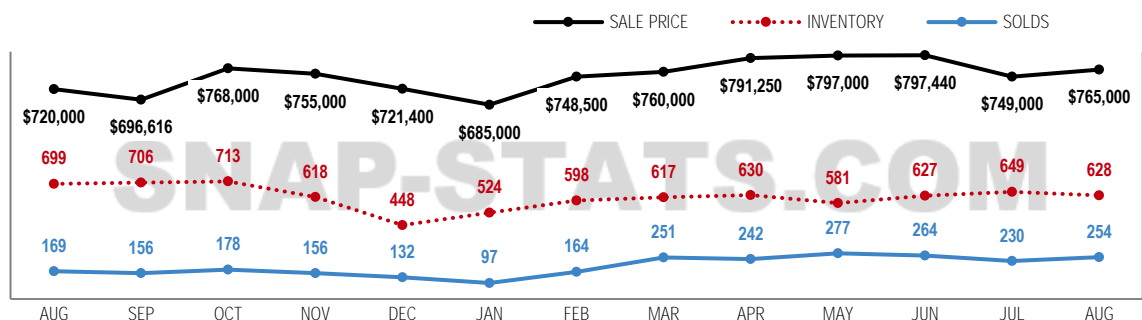
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **RICHMOND ATTACHED**: Sellers Market at 40% Sales Ratio average (4 in 10 homes selling rate)
- Homes are selling on average 1% above list price
- Most Active Price Band** \$300,000 to \$400,000 with average 75% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.75 mil to \$2 mil, Hamilton, Terra Nova, Woodward and minimum 3 bedroom properties
- Sellers Best Bet** Selling homes in Boyd Park, Brighthouse South, 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	1	0	NA
1,000,001 - 1,250,000	2	0	NA
1,250,001 - 1,500,000	13	5	38%
1,500,001 - 1,750,000	19	3	16%
1,750,001 - 2,000,000	23	1	4%
2,000,001 - 2,250,000	5	1	20%
2,250,001 - 2,500,000	7	1	14%
2,500,001 - 2,750,000	8	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	2	1	50%
4,000,001 - 4,500,000	2	0	NA
4,500,001 - 5,000,000	0	0	NA
5,000,001 - 5,500,000	0	0	NA
5,500,001 - 6,000,000	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	1	0	NA
TOTAL*	92	12	13%

2 Bedrooms & Less	6	0	NA
3 to 4 Bedrooms	48	8	17%
5 to 6 Bedrooms	33	4	12%
7 Bedrooms & More	5	0	NA
TOTAL*	92	12	13%

SnapStats®	July	August	Variance
Inventory	85	92	8%
Solds	14	12	-14%
Sale Price	\$1,620,000	\$1,554,000	-4%
Sale Price SQFT	\$650	\$613	-6%
Sale to List Price Ratio	99%	94%	-5%
Days on Market	15	57	280%

*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

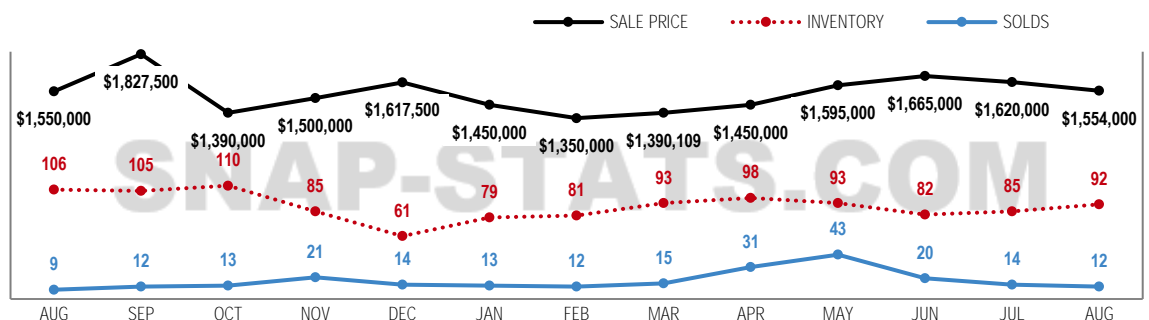
SnapStats®	Inventory	Sales	Sales Ratio
Beach Grove	10	0	NA
Boundary Beach	8	3	38%
Cliff Drive	9	1	11%
English Bluff	13	1	8%
Pebble Hill	20	2	10%
Tsawwassen Central	19	3	16%
Tsawwassen East	7	1	14%
Tsawwassen North	6	1	17%
TOTAL*	92	12	13%

Market Summary

- Market Type Indicator **TSAWWASSEN DETACHED**: Balanced Market at 13% Sales Ratio average (1.3 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 38% 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 Boundary Beach 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	7	3	43%
600,001 – 700,000	3	3	100%
700,001 – 800,000	5	2	40%
800,001 – 900,000	15	5	33%
900,001 – 1,000,000	4	1	25%
1,000,001 – 1,250,000	8	1	13%
1,250,001 – 1,500,000	1	0	NA
1,500,001 – 1,750,000	0	0	NA
1,750,001 – 2,000,000	1	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*	45	17	38%

0 to 1 Bedroom	2	3	150%*
2 Bedrooms	20	7	35%
3 Bedrooms	23	7	30%
4 Bedrooms & Greater	0	0	NA
TOTAL*	45	17	38%

SnapStats®	July	August	Variance
Inventory	53	45	-15%
Solds	17	17	0%
Sale Price	\$755,000	\$755,000	0%
Sale Price SQFT	\$611	\$587	-4%
Sale to List Price Ratio	98%	97%	-1%
Days on Market	18	23	28%

*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

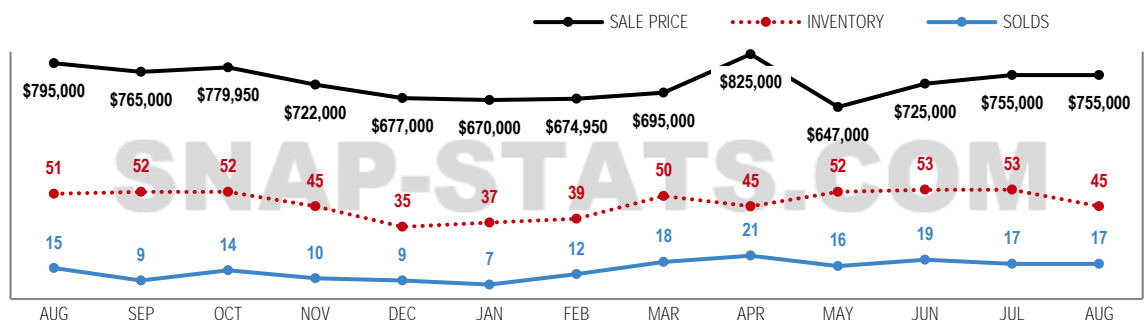
SnapStats®	Inventory	Sales	Sales Ratio
Beach Grove	2	1	50%
Boundary Beach	3	0	NA
Cliff Drive	8	4	50%
English Bluff	0	0	NA
Pebble Hill	0	0	NA
Tsawwassen Central	3	0	NA
Tsawwassen East	2	3	150%*
Tsawwassen North	27	9	33%
TOTAL*	45	17	38%

Market Summary

- Market Type Indicator **TSAWWASSEN ATTACHED**: Sellers Market at 38% Sales Ratio average (3.8 in 10 homes selling rate)
- Homes are selling on average 3% below list price
- Most Active Price Band** \$800,000 to \$900,000 with average 33% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1 mil to \$1.25 mil, Tsawwassen North and 3 bedroom properties
- Sellers Best Bet** Selling homes in Cliff Drive 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	3	0	NA
800,001 - 900,000	1	2	200%*
900,001 - 1,000,000	2	0	NA
1,000,001 - 1,250,000	4	1	25%
1,250,001 - 1,500,000	19	3	16%
1,500,001 - 1,750,000	3	2	67%
1,750,001 - 2,000,000	17	2	12%
2,000,001 - 2,250,000	4	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	3	0	NA
3,500,001 - 4,000,000	0	0	NA
4,000,001 - 4,500,000	0	2	NA*
4,500,001 - 5,000,000	1	0	NA
5,000,001 - 5,500,000	0	0	NA
5,500,001 - 6,000,000	0	0	NA
6,000,001 - 6,500,000	0	0	NA
6,500,001 - 7,000,000	0	0	NA
7,000,001 - 7,500,000	0	0	NA
7,500,001 & Greater	1	0	NA
TOTAL*	63	12	19%

2 Bedrooms & Less	11	3	27%
3 to 4 Bedrooms	35	5	14%
5 to 6 Bedrooms	14	4	29%
7 Bedrooms & More	3	0	NA
TOTAL*	63	12	19%

SnapStats®	July	August	Variance
Inventory	60	63	5%
Solds	12	12	0%
Sale Price	\$1,279,500	\$1,533,500	20%
Sale Price SQFT	\$623	\$661	6%
Sale to List Price Ratio	98%	100%	2%
Days on Market	9	12	33%

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

Community DETACHED HOUSES

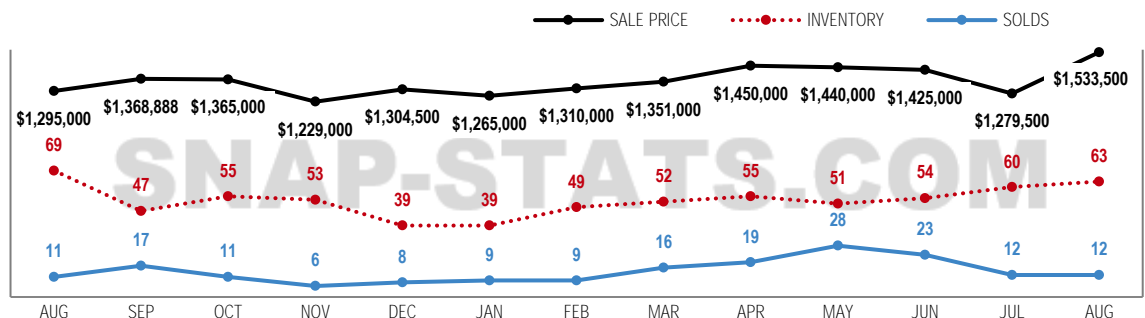
SnapStats®	Inventory	Sales	Sales Ratio
Annacis Island	0	0	NA
Delta Manor	2	0	NA
East Delta	2	0	NA
Hawthorne	16	2	13%
Holly	11	6	55%
Ladner Elementary	12	1	8%
Ladner Rural	5	1	20%
Neilsen Grove	8	2	25%
Port Guichon	6	0	NA
Tilbury	0	0	NA
Westham Island	1	0	NA
TOTAL*	63	12	19%

Market Summary

- Market Type Indicator **LADNER DETACHED**: Balanced Market at 19% Sales Ratio average (1.9 in 10 homes selling rate)
- Homes are selling on average 100% of list price
- Most Active Price Band** \$1.25 mil to \$1.5 mil with average 16% Sales Ratio (Balanced market)
- Buyers Best Bet** Homes between \$1.75 mil to \$2 mil, Ladner Elementary and 3 to 4 bedroom properties
- Sellers Best Bet** Selling homes in Holly 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	0	0	NA
400,001 – 500,000	0	0	NA
500,001 – 600,000	2	0	NA
600,001 – 700,000	2	1	50%
700,001 – 800,000	3	2	67%
800,001 – 900,000	0	2	NA*
900,001 – 1,000,000	2	2	100%
1,000,001 – 1,250,000	5	3	60%
1,250,001 – 1,500,000	4	2	50%
1,500,001 – 1,750,000	1	0	NA
1,750,001 – 2,000,000	2	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*	21	12	57%

0 to 1 Bedroom	1	0	NA
2 Bedrooms	9	3	33%
3 Bedrooms	3	6	200%*
4 Bedrooms & Greater	8	3	38%
TOTAL*	21	12	57%

SnapStats®	July	August	Variance
Inventory	26	21	-19%
Solds	11	12	9%
Sale Price	\$1,210,000	\$994,000	-18%
Sale Price SQFT	\$717	\$665	-7%
Sale to List Price Ratio	98%	99%	1%
Days on Market	7	6	-14%

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

Community CONDOS & TOWNHOMES

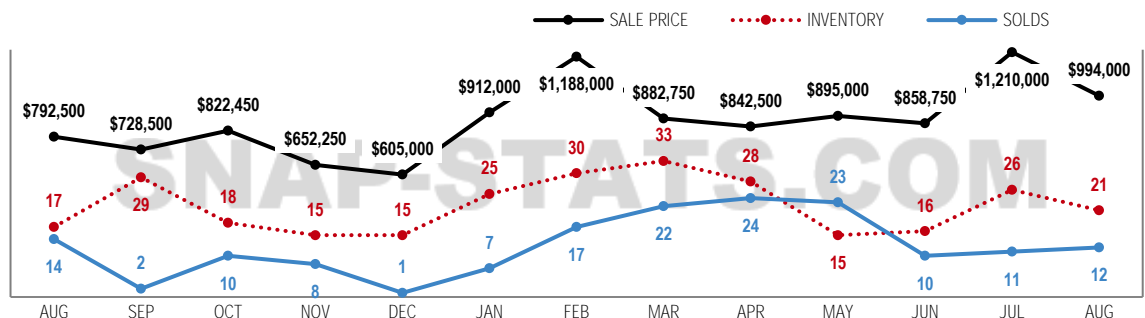
SnapStats®	Inventory	Sales	Sales Ratio
Annacis Island	0	0	NA
Delta Manor	3	1	33%
East Delta	0	0	NA
Hawthorne	2	2	100%
Holly	0	0	NA
Ladner Elementary	5	2	40%
Ladner Rural	0	0	NA
Neilsen Grove	11	7	64%
Port Guichon	0	0	NA
Tilbury	0	0	NA
Westham Island	0	0	NA
TOTAL*	21	12	57%

Market Summary

- Market Type Indicator **LADNER ATTACHED**: Sellers Market at 57% Sales Ratio average (5.7 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band** Insufficient data but with 3 sales price band of \$1 mil to \$1.25 mil
- Buyers Best Bet** Insufficient data except for 2 bedroom properties
- Sellers Best Bet** Selling homes in Neilsen Grove and minimum 4 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



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