

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

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SnapStats Publishing

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METRO

Downtown
Westside
Eastside
North Vancouver
West Vancouver
Richmond
Tsawwassen
Ladner



VANCOUVER

EDITION



Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 300,000	1	1	100%
300,001 – 400,000	16	3	19%
400,001 – 500,000	16	12	75%
500,001 – 600,000	68	10	15%
600,001 – 700,000	92	25	27%
700,001 – 800,000	118	21	18%
800,001 – 900,000	106	12	11%
900,001 – 1,000,000	59	7	12%
1,000,001 – 1,250,000	99	8	8%
1,250,001 – 1,500,000	103	8	8%
1,500,001 – 1,750,000	75	5	7%
1,750,001 – 2,000,000	66	3	5%
2,000,001 – 2,250,000	24	2	8%
2,250,001 – 2,500,000	35	3	9%
2,500,001 – 2,750,000	21	1	5%
2,750,001 – 3,000,000	34	0	NA
3,000,001 – 3,500,000	22	0	NA
3,500,001 – 4,000,000	42	1	2%
4,000,001 – 4,500,000	11	0	NA
4,500,001 – 5,000,000	9	0	NA
5,000,001 & Greater	49	3	6%
TOTAL*	1066	125	12%

0 to 1 Bedroom	398	75	19%
2 Bedrooms	515	42	8%
3 Bedrooms	134	8	6%
4 Bedrooms & Greater	19	0	NA
TOTAL*	1066	125	12%

SnapStats®	August	September	Variance
Inventory	899	1066	19%
Solds	167	125	-25%
Sale Price	\$810,000	\$780,000	-4%
Sale Price SQFT	\$1,108	\$1,132	2%
Sale to List Price Ratio	98%	99%	1%
Days on Market	16	17	6%

Community CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
Coal Harbour	162	11	7%
Downtown	417	51	12%
Westend	210	27	13%
Yaletown	277	36	13%
TOTAL*	1066	125	12%

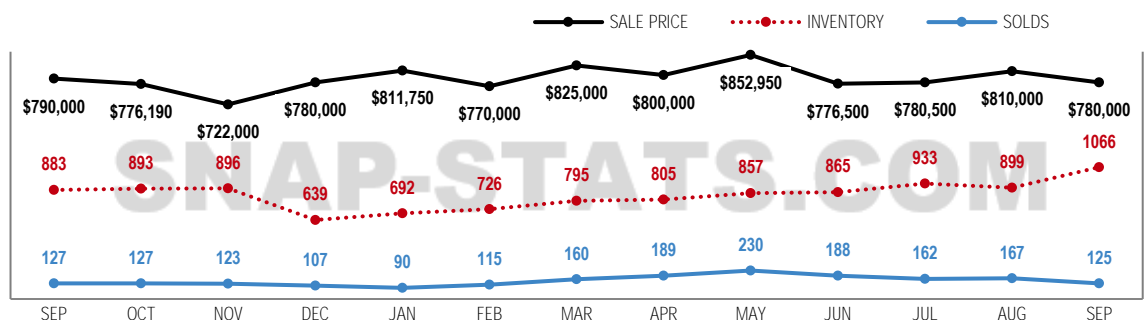
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **DOWNTOWN ATTACHED**: 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** \$400,000 to \$500,000 with average 75% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$3.5 mil to \$4 mil, Coal Harbour and 3 bedroom properties
- Sellers Best Bet** Selling homes in Downtown, Westend, Yaletown 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	0	NA
1,250,001 - 1,500,000	0	1	NA*
1,500,001 - 1,750,000	0	0	NA
1,750,001 - 2,000,000	2	0	NA
2,000,001 - 2,250,000	8	3	38%
2,250,001 - 2,500,000	13	3	23%
2,500,001 - 2,750,000	16	9	56%
2,750,001 - 3,000,000	42	2	5%
3,000,001 - 3,500,000	43	13	30%
3,500,001 - 4,000,000	65	5	8%
4,000,001 - 4,500,000	61	10	16%
4,500,001 - 5,000,000	60	3	5%
5,000,001 - 5,500,000	38	2	5%
5,500,001 - 6,000,000	37	1	3%
6,000,001 - 6,500,000	15	0	NA
6,500,001 - 7,000,000	27	0	NA
7,000,001 - 7,500,000	16	1	6%
7,500,001 & Greater	134	3	2%
TOTAL*	578	56	10%

2 Bedrooms & Less	16	1	6%
3 to 4 Bedrooms	193	19	10%
5 to 6 Bedrooms	279	31	11%
7 Bedrooms & More	90	5	6%
TOTAL*	578	56	10%

SnapStats®	August	September	Variance
Inventory	530	578	9%
Solds	70	56	-20%
Sale Price	\$4,035,000	\$3,402,500	-16%
Sale Price SQFT	\$1,212	\$1,121	-8%
Sale to List Price Ratio	92%	97%	5%
Days on Market	22	20	-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.

Community DETACHED HOUSES

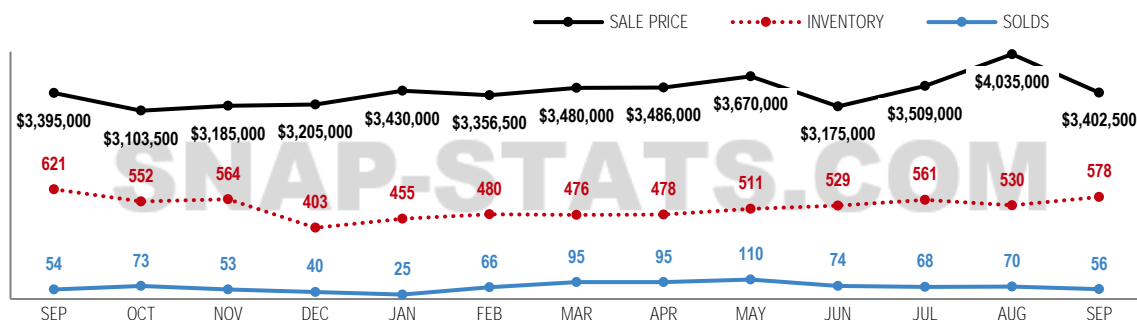
SnapStats®	Inventory	Sales	Sales Ratio
Arbutus	29	2	7%
Cambie	41	3	7%
Dunbar	68	11	16%
Fairview	3	0	NA
Falsecreek	0	0	NA
Kerrisdale	32	8	25%
Kitsilano	28	7	25%
Mackenzie Heights	19	3	16%
Marpole	29	4	14%
Mount Pleasant	4	0	NA
Oakridge	11	2	18%
Point Grey	61	5	8%
Quilchena	20	0	NA
SW Marine	31	1	3%
Shaughnessy	84	6	7%
South Cambie	9	0	NA
South Granville	58	3	5%
Southlands	34	0	NA
University	17	1	6%
TOTAL*	578	56	10%

Market Summary

- Market Type Indicator **WESTSIDE DETACHED**: Buyers Market at 10% Sales Ratio average (1 in 10 homes selling rate)
- Homes are selling on average 3% below list price
- Most Active Price Band** \$2.5 mil to \$2.75 mil with average 56% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes minimum \$7.5 mil, SW Marine and up to 2 / minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Kerrisdale, Kitsilano and 3 to 6 bedroom properties

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Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 300,000	0	0	NA
300,001 – 400,000	0	0	NA
400,001 – 500,000	4	1	25%
500,001 – 600,000	17	3	18%
600,001 – 700,000	56	21	38%
700,001 – 800,000	72	19	26%
800,001 – 900,000	66	16	24%
900,001 – 1,000,000	59	17	29%
1,000,001 – 1,250,000	103	22	21%
1,250,001 – 1,500,000	118	18	15%
1,500,001 – 1,750,000	84	16	19%
1,750,001 – 2,000,000	89	7	8%
2,000,001 – 2,250,000	34	4	12%
2,250,001 – 2,500,000	30	4	13%
2,500,001 – 2,750,000	18	0	NA
2,750,001 – 3,000,000	15	1	7%
3,000,001 – 3,500,000	8	0	NA
3,500,001 – 4,000,000	4	0	NA
4,000,001 – 4,500,000	0	0	NA
4,500,001 – 5,000,000	4	0	NA
5,000,001 & Greater	6	0	NA
TOTAL*	787	149	19%

0 to 1 Bedroom	196	55	28%
2 Bedrooms	369	60	16%
3 Bedrooms	199	31	16%
4 Bedrooms & Greater	23	3	13%
TOTAL*	787	149	19%

SnapStats®	August	September	Variance
Inventory	687	787	15%
Solds	191	149	-22%
Sale Price	\$965,500	\$983,000	2%
Sale Price SQFT	\$1,037	\$1,068	3%
Sale to List Price Ratio	98%	98%	0%
Days on Market	12	13	8%

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

Community CONDOS & TOWNHOMES

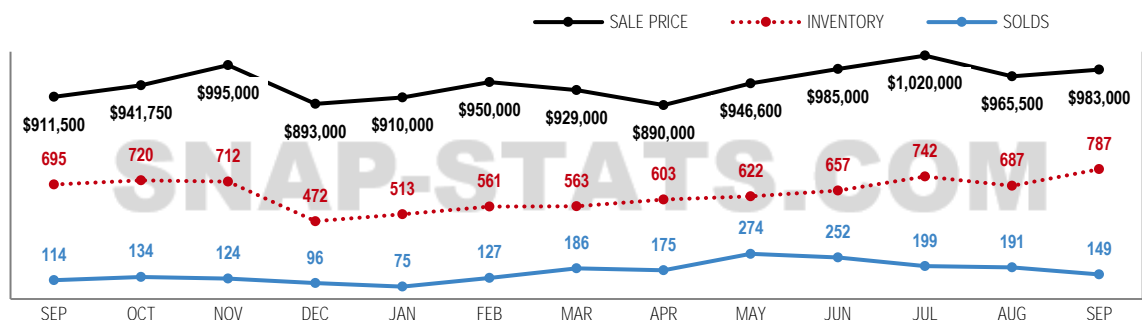
SnapStats®	Inventory	Sales	Sales Ratio
Arbutus	0	0	NA
Cambie	103	10	10%
Dunbar	16	2	13%
Fairview	97	25	26%
Falsecreek	106	22	21%
Kerrisdale	19	10	53%
Kitsilano	63	23	37%
Mackenzie Heights	2	2	100%
Marpole	102	3	3%
Mount Pleasant	10	1	10%
Oakridge	29	3	10%
Point Grey	15	2	13%
Quilchena	13	3	23%
SW Marine	15	3	20%
Shaughnessy	6	0	NA
South Cambie	47	6	13%
South Granville	33	1	3%
Southlands	0	1	NA*
University	111	32	29%
TOTAL*	787	149	19%

Market Summary

- Market Type Indicator **WESTSIDE ATTACHED**: 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** \$600,000 to \$700,000 with average 38% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$2.75 mil to \$3 mil, Marpole, South Granville and minimum 4 bedroom properties
- Sellers Best Bet** Selling homes in Kerrisdale 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	1	0	NA
1,000,001 - 1,250,000	3	1	33%
1,250,001 - 1,500,000	8	5	63%
1,500,001 - 1,750,000	45	15	33%
1,750,001 - 2,000,000	76	23	30%
2,000,001 - 2,250,000	61	10	16%
2,250,001 - 2,500,000	83	5	6%
2,500,001 - 2,750,000	34	3	9%
2,750,001 - 3,000,000	48	4	8%
3,000,001 - 3,500,000	72	0	NA
3,500,001 - 4,000,000	19	1	5%
4,000,001 - 4,500,000	11	0	NA
4,500,001 - 5,000,000	9	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	1	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*	474	67	14%

2 Bedrooms & Less	28	1	4%
3 to 4 Bedrooms	158	32	20%
5 to 6 Bedrooms	213	30	14%
7 Bedrooms & More	75	4	5%
TOTAL*	474	67	14%

SnapStats®	August	September	Variance
Inventory	429	474	10%
Solds	81	67	-17%
Sale Price	\$1,950,000	\$1,900,000	-3%
Sale Price SQFT	\$867	\$866	0%
Sale to List Price Ratio	100%	101%	1%
Days on Market	13	9	-31%

*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

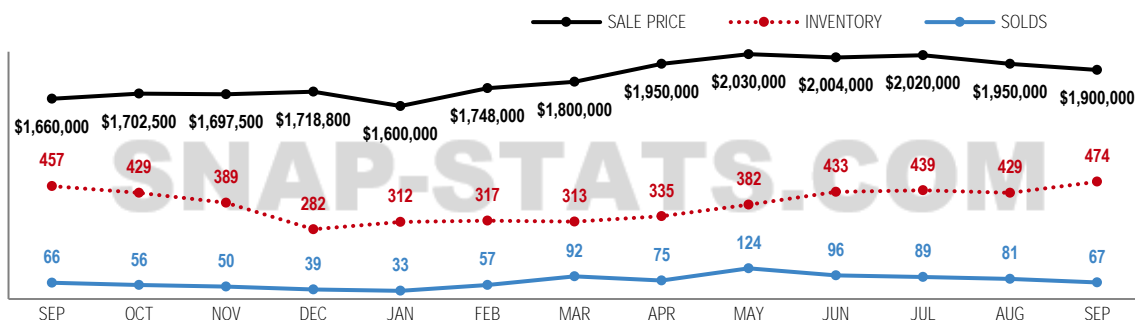
SnapStats®	Inventory	Sales	Sales Ratio
Champlain Heights	0	0	NA
Collingwood	107	2	2%
Downtown	0	0	NA
Fraser	32	8	25%
Fraserview	17	5	29%
Grandview Woodland	41	7	17%
Hastings	7	0	NA
Hastings Sunrise	13	4	31%
Killarney	26	4	15%
Knight	37	4	11%
Main	29	6	21%
Mount Pleasant	15	1	7%
Renfrew Heights	46	3	7%
Renfrew	39	13	33%
South Marine	3	0	NA
South Vancouver	40	6	15%
Strathcona	5	2	40%
Victoria	17	2	12%
TOTAL*	474	67	14%

Market Summary

- Market Type Indicator **EASTSIDE 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 63% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$3.5 mil to \$4 mil, Collingwood, Mount Pleasant, Renfrew Heights and up to 2 bedroom properties
- Sellers Best Bet** Selling homes in Renfrew 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	4	0	NA
400,001 – 500,000	17	6	35%
500,001 – 600,000	49	23	47%
600,001 – 700,000	80	25	31%
700,001 – 800,000	66	19	29%
800,001 – 900,000	60	15	25%
900,001 – 1,000,000	50	4	8%
1,000,001 – 1,250,000	63	8	13%
1,250,001 – 1,500,000	35	6	17%
1,500,001 – 1,750,000	22	1	5%
1,750,001 – 2,000,000	12	0	NA
2,000,001 – 2,250,000	3	0	NA
2,250,001 – 2,500,000	2	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	2	1	50%
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	1	0	NA
TOTAL*	470	108	23%

0 to 1 Bedroom	177	51	29%
2 Bedrooms	201	49	24%
3 Bedrooms	82	7	9%
4 Bedrooms & Greater	10	1	10%
TOTAL*	470	108	23%

SnapStats®	August	September	Variance
Inventory	394	470	19%
Solds	144	108	-25%
Sale Price	\$720,250	\$701,000	-3%
Sale Price SQFT	\$918	\$927	1%
Sale to List Price Ratio	103%	100%	-3%
Days on Market	13	11	-15%

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

Community CONDOS & TOWNHOMES

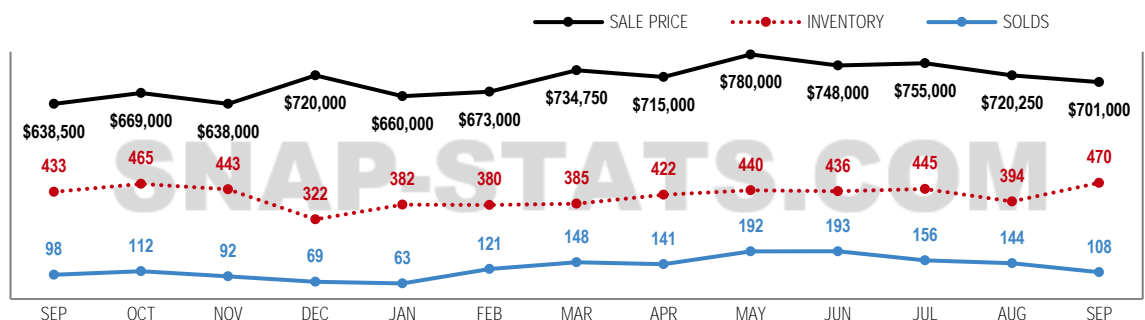
SnapStats®	Inventory	Sales	Sales Ratio
Champlain Heights	6	3	50%
Collingwood	85	15	18%
Downtown	44	8	18%
Fraser	9	1	11%
Fraserview	0	1	NA*
Grandview Woodland	24	12	50%
Hastings	20	8	40%
Hastings Sunrise	1	1	100%
Killarney	8	2	25%
Knight	19	4	21%
Main	11	4	36%
Mount Pleasant	96	25	26%
Renfrew Heights	0	2	NA*
Renfrew	9	1	11%
South Marine	74	18	24%
South Vancouver	20	0	NA
Strathcona	34	0	NA
Victoria	10	3	30%
TOTAL*	470	108	23%

Market Summary

- Market Type Indicator **EASTSIDE ATTACHED**: Sellers Market at 23% Sales Ratio average (2.3 in 10 homes selling rate)
- Homes are selling on average 100% of list price
- Most Active Price Band** \$500,000 to \$600,000 with average 47% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.5 mil to \$1.75 mil, Fraser, Renfrew and minimum 3 bedroom properties
- Sellers Best Bet** Selling homes in Grandview Woodland and up to 1 bedroom properties

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13 Month Market Trend



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Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 - 800,000	4	0	NA
800,001 - 900,000	0	0	NA
900,001 - 1,000,000	0	0	NA
1,000,001 - 1,250,000	3	0	NA
1,250,001 - 1,500,000	4	2	50%
1,500,001 - 1,750,000	9	10	111%*
1,750,001 - 2,000,000	45	13	29%
2,000,001 - 2,250,000	24	9	38%
2,250,001 - 2,500,000	39	6	15%
2,500,001 - 2,750,000	19	3	16%
2,750,001 - 3,000,000	23	4	17%
3,000,001 - 3,500,000	22	3	14%
3,500,001 - 4,000,000	24	2	8%
4,000,001 - 4,500,000	13	0	NA
4,500,001 - 5,000,000	8	0	NA
5,000,001 - 5,500,000	2	1	50%
5,500,001 - 6,000,000	1	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*	243	53	22%

2 Bedrooms & Less	12	2	17%
3 to 4 Bedrooms	108	35	32%
5 to 6 Bedrooms	98	14	14%
7 Bedrooms & More	25	2	8%
TOTAL*	243	53	22%

SnapStats®	August	September	Variance
Inventory	191	243	27%
Solds	36	53	47%
Sale Price	\$2,335,000	\$2,007,500	-14%
Sale Price SQFT	\$843	\$830	-2%
Sale to List Price Ratio	98%	96%	-2%
Days on Market	10	11	10%

Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Blueridge	6	1	17%
Boulevard	11	4	36%
Braemar	1	1	100%
Calverhall	2	1	50%
Canyon Heights	28	8	29%
Capilano	1	1	100%
Central Lonsdale	17	3	18%
Deep Cove	11	1	9%
Delbrook	6	3	50%
Dollarton	9	3	33%
Edgemont	15	2	13%
Forest Hills	9	0	NA
Grouse Woods	5	1	20%
Harbourside	0	0	NA
Indian Arm	7	0	NA
Indian River	2	0	NA
Lower Lonsdale	5	0	NA
Lynn Valley	19	4	21%
Lynnmoor	4	0	NA
Mosquito Creek	4	0	NA
Norqate	3	2	67%
Northlands	3	0	NA
Pemberton Heights	4	2	50%
Pemberton	6	3	50%
Princess Park	2	0	NA
Queensbury	2	0	NA
Roche Point	3	1	33%
Seymour	10	0	NA
Tempe	1	0	NA
Upper Delbrook	15	3	20%
Upper Lonsdale	22	5	23%
Westlynn	4	2	50%
Westlynn Terrace	1	0	NA
Windsor Park	2	2	100%
Woodlands-Sunshine Cascade	3	0	NA
TOTAL*	243	53	22%

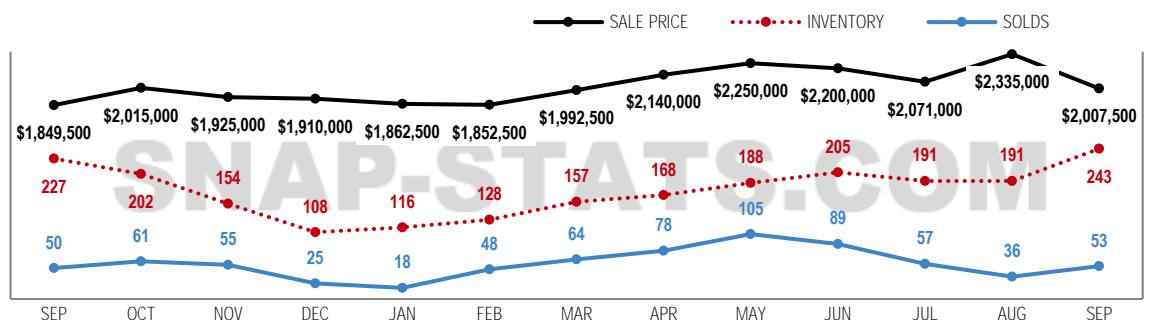
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

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 4% below list price
- Most Active Price Band** \$1.5 mil to \$1.75 mil with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$3.5 mil to \$4 mil, Deep Cove and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Boulevard, Dollarton and 3 to 4 bedroom properties

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SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 300,000	0	0	NA
300,001 – 400,000	0	0	NA
400,001 – 500,000	3	7	233%*
500,001 – 600,000	20	8	40%
600,001 – 700,000	34	11	32%
700,001 – 800,000	43	11	26%
800,001 – 900,000	25	21	84%
900,001 – 1,000,000	29	10	34%
1,000,001 – 1,250,000	52	18	35%
1,250,001 – 1,500,000	57	13	23%
1,500,001 – 1,750,000	31	6	19%
1,750,001 – 2,000,000	5	6	120%*
2,000,001 – 2,250,000	8	0	NA
2,250,001 – 2,500,000	4	1	25%
2,500,001 – 2,750,000	1	0	NA
2,750,001 – 3,000,000	1	0	NA
3,000,001 – 3,500,000	5	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*	322	112	35%

0 to 1 Bedroom	90	30	33%
2 Bedrooms	153	56	37%
3 Bedrooms	56	19	34%
4 Bedrooms & Greater	23	7	30%
TOTAL*	322	112	35%

SnapStats®	August	September	Variance
Inventory	260	322	24%
Solds	119	112	-6%
Sale Price	\$900,000	\$894,000	-1%
Sale Price SQFT	\$954	\$907	-5%
Sale to List Price Ratio	100%	99%	-1%
Days on Market	8	7	-13%

Community CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
Blueridge	0	0	NA
Boulevard	0	0	NA
Braemar	0	0	NA
Calverhall	0	0	NA
Canyon Heights	0	1	NA*
Capilano	3	0	NA
Central Lonsdale	63	20	32%
Deep Cove	2	0	NA
Delbrook	0	0	NA
Dollarton	0	0	NA
Edgemont	4	1	25%
Forest Hills	0	0	NA
Grouse Woods	1	0	NA
Harbourside	1	3	300%*
Indian Arm	0	0	NA
Indian River	3	2	67%
Lower Lonsdale	109	24	22%
Lynn Valley	19	10	53%
Lynn timer	37	9	24%
Mosquito Creek	11	0	NA
Norqate	1	2	200%*
Northlands	3	4	133%*
Pemberton Heights	0	1	NA*
Pemberton	29	12	41%
Princess Park	0	1	NA*
Queensbury	5	4	80%
Roche Point	15	9	60%
Seymour	8	2	25%
Tempe	0	0	NA
Upper Delbrook	0	0	NA
Upper Lonsdale	8	6	75%
Westlynn	0	1	NA*
Westlynn Terrace	0	0	NA
Windsor Park	0	0	NA
Woodlands-Sunshine Cascade	0	0	NA
TOTAL*	322	112	35%

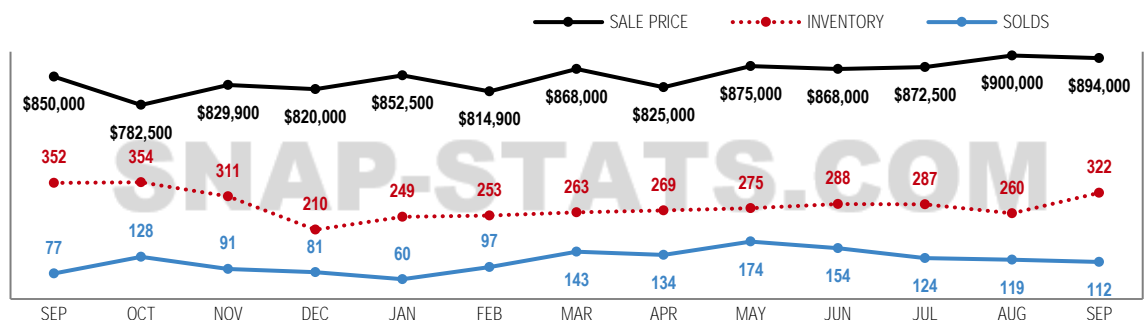
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **NORTH VANCOUVER ATTACHED**: Sellers Market at 35% Sales Ratio average (3.5 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band** \$800,000 to \$900,000 with average 84% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.5 mil to \$1.75 mil, Lower Lonsdale, Lynn timer, Seymour and minimum 4 bedroom properties
- Sellers Best Bet** Selling homes in Lynn Valley, Roche Point, Upper Lonsdale 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	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	12	1	8%
2,000,001 - 2,250,000	15	2	13%
2,250,001 - 2,500,000	27	1	4%
2,500,001 - 2,750,000	31	6	19%
2,750,001 - 3,000,000	32	5	16%
3,000,001 - 3,500,000	57	3	5%
3,500,001 - 4,000,000	47	4	9%
4,000,001 - 4,500,000	29	3	10%
4,500,001 - 5,000,000	45	2	4%
5,000,001 - 5,500,000	25	0	NA
5,500,001 - 6,000,000	32	2	6%
6,000,001 - 6,500,000	10	0	NA
6,500,001 - 7,000,000	22	1	5%
7,000,001 - 7,500,000	7	0	NA
7,500,001 & Greater	74	1	1%
TOTAL*	465	31	7%

2 Bedrooms & Less	17	0	NA
3 to 4 Bedrooms	197	17	9%
5 to 6 Bedrooms	221	14	6%
7 Bedrooms & More	30	0	NA
TOTAL*	465	31	7%

SnapStats®	August	September	Variance
Inventory	434	465	7%
Solds	34	31	-9%
Sale Price	\$2,892,500	\$3,150,000	9%
Sale Price SQFT	\$792	\$904	14%
Sale to List Price Ratio	95%	93%	-2%
Days on Market	17	11	-35%

Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Altamont	16	1	6%
Ambleside	39	2	5%
Bayridge	10	2	20%
British Properties	92	5	5%
Canterbury	7	0	NA
Caulfield	27	4	15%
Cedardale	1	1	100%
Chartwell	34	1	3%
Chelsea Park	3	0	NA
Cypress	9	1	11%
Cypress Park Estates	20	2	10%
Deer Ridge	0	0	NA
Dundarave	26	2	8%
Eagle Harbour	20	0	NA
Eagleridge	8	0	NA
Furry Creek	10	0	NA
Gleneagles	6	1	17%
Glenmore	16	0	NA
Horseshoe Bay	9	1	11%
Howe Sound	3	0	NA
Lions Bay	14	0	NA
Olde Caulfield	4	0	NA
Panorama Village	4	0	NA
Park Royal	4	1	25%
Porteau Cove	0	0	NA
Queens	15	1	7%
Rockridge	5	0	NA
Sandy Cove	5	0	NA
Sentinel Hill	13	2	15%
Upper Caulfield	4	0	NA
West Bay	11	2	18%
Westhill	8	0	NA
Westmount	14	1	7%
Whitby Estates	5	1	20%
Whytecliff	3	0	NA
TOTAL*	465	31	7%

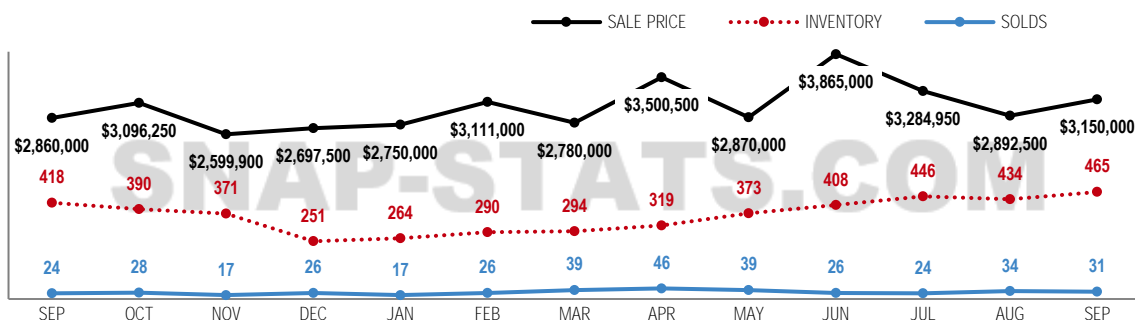
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **WEST VANCOUVER DETACHED**: Buyers Market at 7% Sales Ratio average (7 in 100 homes selling rate)
- Homes are selling on average 7% below list price
- Most Active Price Band** \$2.5 mil to \$2.75 mil with average 19% Sales Ratio (Balanced market)
- Buyers Best Bet** Homes minimum \$7.5 mil, 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	0	1	NA*
500,001 – 600,000	4	1	25%
600,001 – 700,000	1	1	100%
700,001 – 800,000	2	3	150%*
800,001 – 900,000	5	1	20%
900,001 – 1,000,000	7	1	14%
1,000,001 – 1,250,000	12	1	8%
1,250,001 – 1,500,000	12	3	25%
1,500,001 – 1,750,000	16	3	19%
1,750,001 – 2,000,000	9	2	22%
2,000,001 – 2,250,000	5	0	NA
2,250,001 – 2,500,000	6	0	NA
2,500,001 – 2,750,000	3	1	33%
2,750,001 – 3,000,000	7	2	29%
3,000,001 – 3,500,000	4	0	NA
3,500,001 – 4,000,000	6	0	NA
4,000,001 – 4,500,000	1	0	NA
4,500,001 – 5,000,000	0	0	NA
5,000,001 & Greater	5	1	20%
TOTAL*	105	21	20%

0 to 1 Bedroom	22	5	23%
2 Bedrooms	64	13	20%
3 Bedrooms	18	2	11%
4 Bedrooms & Greater	1	1	100%
TOTAL*	105	21	20%

SnapStats®	August	September	Variance
Inventory	103	105	2%
Solds	19	21	11%
Sale Price	\$1,238,000	\$1,349,900	9%
Sale Price SQFT	\$1,203	\$1,059	-12%
Sale to List Price Ratio	95%	98%	3%
Days on Market	21	44	110%

Community CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
Altamont	0	0	NA
Ambleside	20	7	35%
Bayridge	0	0	NA
British Properties	0	0	NA
Canterbury	0	0	NA
Caulfield	0	0	NA
Cedardale	0	2	NA*
Chartwell	0	0	NA
Chelsea Park	0	0	NA
Cypress	0	0	NA
Cypress Park Estates	5	1	20%
Deer Ridge	0	1	NA*
Dundarave	14	2	14%
Eagle Harbour	0	0	NA
Eagleridge	0	0	NA
Furry Creek	0	0	NA
Gleneagles	0	0	NA
Glenmore	1	0	NA
Horseshoe Bay	16	0	NA
Howe Sound	0	1	NA*
Lions Bay	2	0	NA
Olde Caulfield	0	1	NA*
Panorama Village	8	0	NA
Park Royal	36	6	17%
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	2	0	NA
Whytecliff	0	0	NA
TOTAL*	105	21	20%

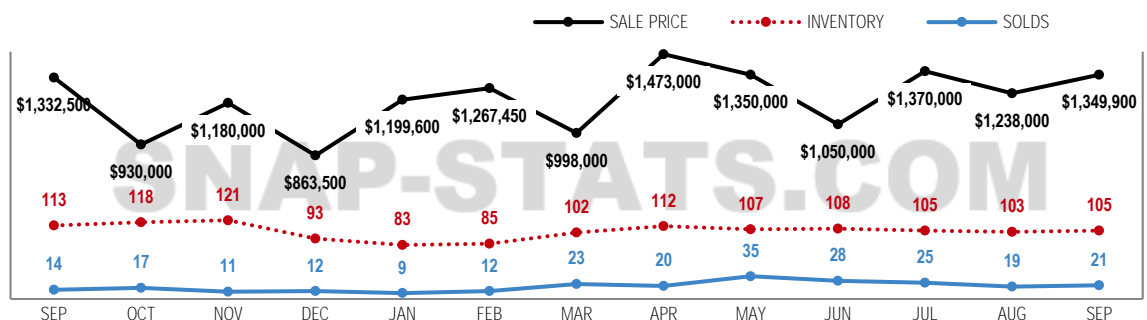
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **WEST VANCOUVER ATTACHED**: Balanced Market at 20% Sales Ratio average (2 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band** \$1.25 mil to \$1.5 mil with average 25% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1 mil to \$1.25 mil, Dundarave, Park Royal and 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	7	0	NA
800,001 - 900,000	0	0	NA
900,001 - 1,000,000	0	0	NA
1,000,001 - 1,250,000	1	3	300%*
1,250,001 - 1,500,000	12	7	58%
1,500,001 - 1,750,000	30	17	57%
1,750,001 - 2,000,000	82	20	24%
2,000,001 - 2,250,000	29	5	17%
2,250,001 - 2,500,000	54	8	15%
2,500,001 - 2,750,000	35	4	11%
2,750,001 - 3,000,000	57	3	5%
3,000,001 - 3,500,000	49	5	10%
3,500,001 - 4,000,000	35	0	NA
4,000,001 - 4,500,000	12	1	8%
4,500,001 - 5,000,000	18	0	NA
5,000,001 - 5,500,000	5	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	0	0	NA
7,000,001 - 7,500,000	0	0	NA
7,500,001 & Greater	5	0	NA
TOTAL*	437	73	17%

2 Bedrooms & Less	20	2	10%
3 to 4 Bedrooms	164	35	21%
5 to 6 Bedrooms	227	30	13%
7 Bedrooms & More	26	6	23%
TOTAL*	437	73	17%

SnapStats®	August	September	Variance
Inventory	435	437	0%
Solds	60	73	22%
Sale Price	\$1,925,000	\$1,853,000	-4%
Sale Price SQFT	\$703	\$716	2%
Sale to List Price Ratio	101%	98%	-3%
Days on Market	11	13	18%

Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Boyd Park	14	3	21%
Bridgeport	9	2	22%
Brighthouse	10	0	NA
Brighthouse South	3	0	NA
Broadmoor	48	7	15%
East Cambie	13	2	15%
East Richmond	7	1	14%
Garden City	20	0	NA
Gilmore	6	0	NA
Granville	26	4	15%
Hamilton	10	2	20%
Ironwood	16	5	31%
Lackner	12	2	17%
McLennan	8	0	NA
McLennan North	7	0	NA
McNair	14	4	29%
Quilchena	20	3	15%
Riverdale	21	3	14%
Saunders	18	6	33%
Sea Island	6	1	17%
Seafair	28	5	18%
South Arm	12	3	25%
Steveston North	12	6	50%
Steveston South	20	3	15%
Steveston Village	7	1	14%
Terra Nova	10	2	20%
West Cambie	23	1	4%
Westwind	9	3	33%
Woodwards	28	4	14%
TOTAL*	437	73	17%

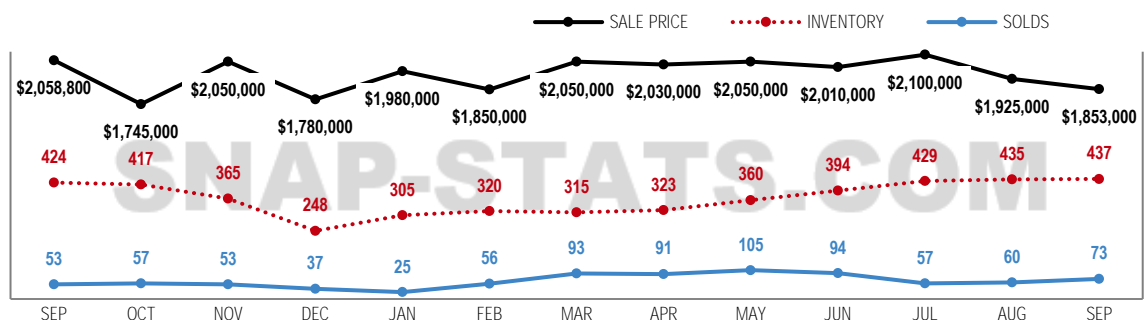
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **RICHMOND DETACHED**: Balanced Market at 17% Sales Ratio average (1.7 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band** \$1.25 mil to \$1.75 mil with average 58% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$2.75 mil to \$3 mil, West Cambie and up to 2 bedroom properties
- Sellers Best Bet** Selling homes in Steveston North and minimum 7 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	13	1	8%
300,001 – 400,000	12	2	17%
400,001 – 500,000	16	13	81%
500,001 – 600,000	50	30	60%
600,001 – 700,000	74	28	38%
700,001 – 800,000	73	30	41%
800,001 – 900,000	89	15	17%
900,001 – 1,000,000	64	17	27%
1,000,001 – 1,250,000	145	27	19%
1,250,001 – 1,500,000	82	9	11%
1,500,001 – 1,750,000	35	7	20%
1,750,001 – 2,000,000	15	0	NA
2,000,001 – 2,250,000	3	0	NA
2,250,001 – 2,500,000	8	1	13%
2,500,001 – 2,750,000	1	0	NA
2,750,001 – 3,000,000	4	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	1	0	NA
4,500,001 – 5,000,000	1	0	NA
5,000,001 & Greater	0	0	NA
TOTAL*	693	180	26%

0 to 1 Bedroom	121	46	38%
2 Bedrooms	322	82	25%
3 Bedrooms	201	38	19%
4 Bedrooms & Greater	49	14	29%
TOTAL*	693	180	26%

SnapStats®	August	September	Variance
Inventory	628	693	10%
Solds	254	180	-29%
Sale Price	\$765,000	\$745,500	-3%
Sale Price SQFT	\$799	\$795	0%
Sale to List Price Ratio	101%	100%	-1%
Days on Market	11	13	18%

Community CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
Boyd Park	8	3	38%
Bridgeport	22	0	NA
Brighthouse	292	64	22%
Brighthouse South	43	25	58%
Broadmoor	7	3	43%
East Cambie	8	4	50%
East Richmond	0	0	NA
Garden City	5	2	40%
Gilmore	0	0	NA
Granville	5	0	NA
Hamilton	30	10	33%
Ironwood	11	4	36%
Lackner	1	1	100%
McLennan	0	0	NA
McLennan North	40	13	33%
McNair	1	0	NA
Quilchena	1	0	NA
Riverdale	6	3	50%
Saunders	5	1	20%
Sea Island	0	0	NA
Seafair	3	0	NA
South Arm	3	2	67%
Steveston North	8	2	25%
Steveston South	14	6	43%
Steveston Village	2	3	150%*
Terra Nova	13	4	31%
West Cambie	151	25	17%
Westwind	0	2	NA*
Woodwards	14	3	21%
TOTAL*	693	180	26%

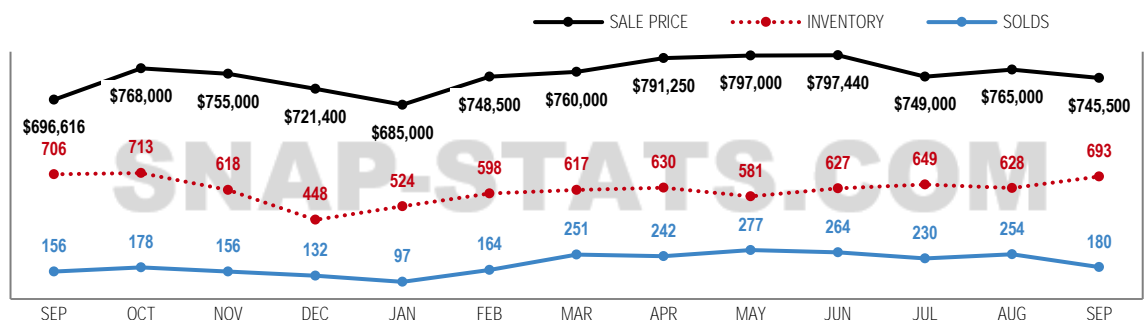
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **RICHMOND ATTACHED**: Sellers Market at 26% Sales Ratio average (2.6 in 10 homes selling rate)
- Homes are selling on average 100% of list price
- Most Active Price Band** \$400,000 to \$500,000 with average 81% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes up to \$300,000, West Cambie and 3 bedroom properties
- Sellers Best Bet** Selling homes in Brighthouse South, East Cambie 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	1	0	NA
1,000,001 - 1,250,000	3	2	67%
1,250,001 - 1,500,000	15	6	40%
1,500,001 - 1,750,000	14	8	57%
1,750,001 - 2,000,000	18	4	22%
2,000,001 - 2,250,000	9	2	22%
2,250,001 - 2,500,000	10	1	10%
2,500,001 - 2,750,000	7	2	29%
2,750,001 - 3,000,000	7	0	NA
3,000,001 - 3,500,000	1	0	NA
3,500,001 - 4,000,000	4	1	25%
4,000,001 - 4,500,000	0	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*	91	26	29%

2 Bedrooms & Less	8	2	25%
3 to 4 Bedrooms	49	16	33%
5 to 6 Bedrooms	29	8	28%
7 Bedrooms & More	5	0	NA
TOTAL*	91	26	29%

SnapStats®	August	September	Variance
Inventory	92	91	-1%
Solds	12	26	117%
Sale Price	\$1,554,000	\$1,620,000	4%
Sale Price SQFT	\$613	\$630	3%
Sale to List Price Ratio	94%	96%	2%
Days on Market	57	15	-74%

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

Community DETACHED HOUSES

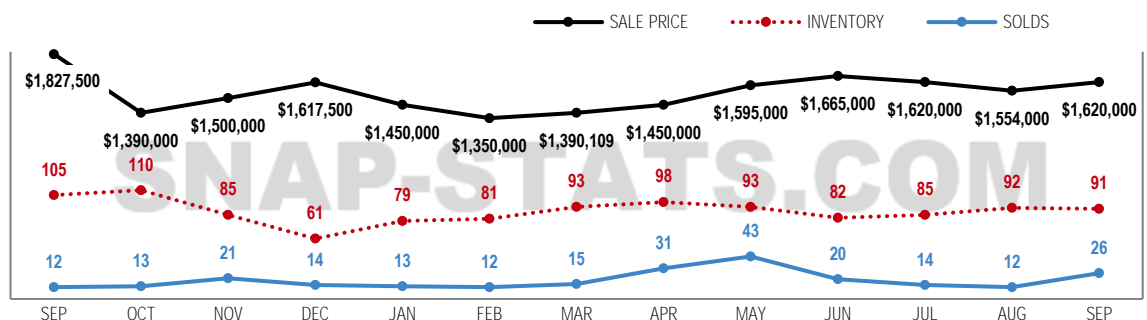
SnapStats®	Inventory	Sales	Sales Ratio
Beach Grove	8	5	63%
Boundary Beach	7	2	29%
Cliff Drive	12	2	17%
English Bluff	11	2	18%
Pebble Hill	20	4	20%
Tsawwassen Central	19	8	42%
Tsawwassen East	7	1	14%
Tsawwassen North	7	2	29%
TOTAL*	91	26	29%

Market Summary

- Market Type Indicator **TSAWWASSEN DETACHED**: Sellers Market at 29% Sales Ratio average (2.9 in 10 homes selling rate)
- Homes are selling on average 4% below list price
- Most Active Price Band** \$1.5 mil to \$1.75 mil with average 57% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$2.25 mil to \$2.5 mil, Cliff Drive, English Bluff, Tsawwassen East and up to 2 bedrooms
- Sellers Best Bet** Selling homes in Beach Grove 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	3	1	33%
500,001 – 600,000	8	3	38%
600,001 – 700,000	6	1	17%
700,001 – 800,000	7	2	29%
800,001 – 900,000	17	2	12%
900,001 – 1,000,000	4	1	25%
1,000,001 – 1,250,000	6	3	50%
1,250,001 – 1,500,000	3	2	67%
1,500,001 – 1,750,000	1	1	100%
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*	55	16	29%

0 to 1 Bedroom	7	1	14%
2 Bedrooms	22	9	41%
3 Bedrooms	23	6	26%
4 Bedrooms & Greater	3	0	NA
TOTAL*	55	16	29%

SnapStats®	August	September	Variance
Inventory	45	55	22%
Solds	17	16	-6%
Sale Price	\$755,000	\$864,400	14%
Sale Price SQFT	\$587	\$652	11%
Sale to List Price Ratio	97%	100%	3%
Days on Market	23	39	70%

*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

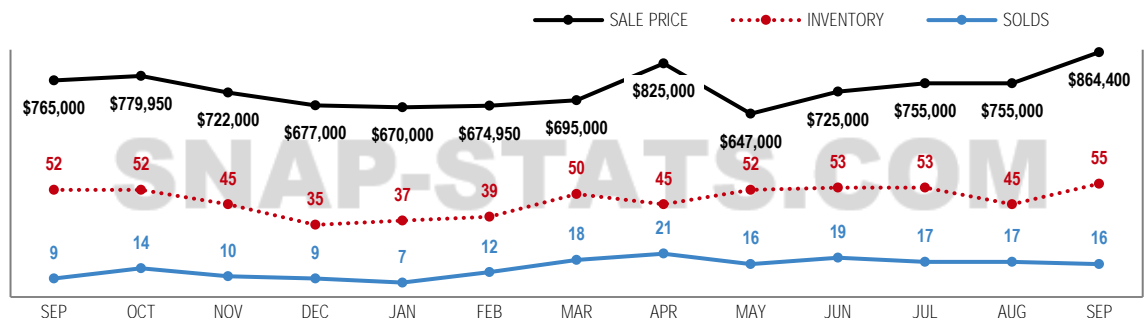
SnapStats®	Inventory	Sales	Sales Ratio
Beach Grove	2	0	NA
Boundary Beach	3	2	67%
Cliff Drive	6	4	67%
English Bluff	0	0	NA
Pebble Hill	0	0	NA
Tsawwassen Central	4	1	25%
Tsawwassen East	1	1	100%
Tsawwassen North	39	8	21%
TOTAL*	55	16	29%

Market Summary

- Market Type Indicator **TSAWWASSEN ATTACHED**: Sellers Market at 29% Sales Ratio average (2.9 in 10 homes selling rate)
- Homes are selling on average 100% of list price
- Most Active Price Band** \$500,000 to \$600,000 with average 38% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$800,000 to \$900,000 and 3 bedroom properties
- Sellers Best Bet** Selling homes in Tsawwassen North and 2 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



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Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 - 800,000	2	0	NA
800,001 - 900,000	1	0	NA
900,001 - 1,000,000	2	0	NA
1,000,001 - 1,250,000	5	2	40%
1,250,001 - 1,500,000	24	5	21%
1,500,001 - 1,750,000	9	0	NA
1,750,001 - 2,000,000	19	2	11%
2,000,001 - 2,250,000	3	0	NA
2,250,001 - 2,500,000	5	0	NA
2,500,001 - 2,750,000	1	0	NA
2,750,001 - 3,000,000	0	0	NA
3,000,001 - 3,500,000	2	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	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*	75	9	12%

2 Bedrooms & Less	11	1	9%
3 to 4 Bedrooms	38	7	18%
5 to 6 Bedrooms	24	1	4%
7 Bedrooms & More	2	0	NA
TOTAL*	75	9	12%

SnapStats®	August	September	Variance
Inventory	63	75	19%
Solds	12	9	-25%
Sale Price	\$1,533,500	\$1,425,000	-7%
Sale Price SQFT	\$661	\$648	-2%
Sale to List Price Ratio	100%	98%	-2%
Days on Market	12	7	-42%

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

Community DETACHED HOUSES

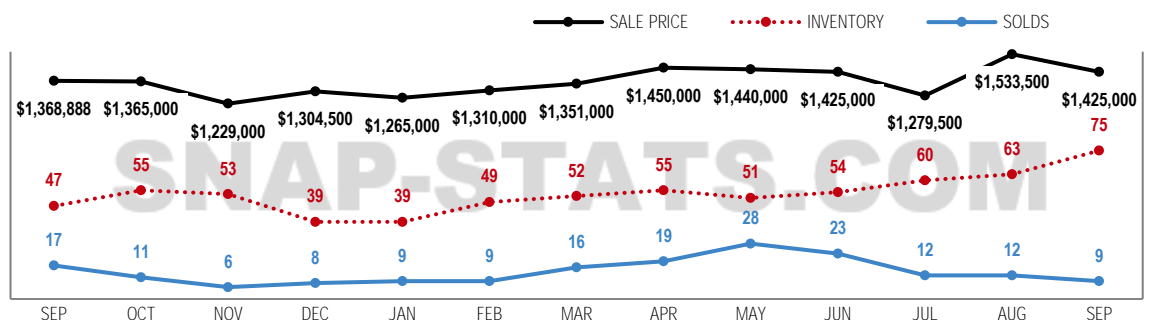
SnapStats®	Inventory	Sales	Sales Ratio
Annacis Island	0	0	NA
Delta Manor	2	2	100%
East Delta	2	0	NA
Hawthorne	22	2	9%
Holly	11	2	18%
Ladner Elementary	16	1	6%
Ladner Rural	4	0	NA
Neilsen Grove	8	2	25%
Port Guichon	9	0	NA
Tilbury	0	0	NA
Westham Island	1	0	NA
TOTAL*	75	9	12%

Market Summary

- Market Type Indicator **LADNER DETACHED**: Balanced Market at 12% Sales Ratio average (1.2 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band** \$1.25 mil to \$1.5 mil with average 21% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.75 mil to \$2 mil, Ladner Elementary and 5 to 6 bedroom properties
- Sellers Best Bet** Selling homes in Neilsen Grove 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	0	0	NA
500,001 – 600,000	2	0	NA
600,001 – 700,000	3	1	33%
700,001 – 800,000	3	4	133%*
800,001 – 900,000	1	1	100%
900,001 – 1,000,000	1	2	200%*
1,000,001 – 1,250,000	7	2	29%
1,250,001 – 1,500,000	4	3	75%
1,500,001 – 1,750,000	0	0	NA
1,750,001 – 2,000,000	2	3	150%*
2,000,001 – 2,250,000	1	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*	24	16	67%

0 to 1 Bedroom	1	0	NA
2 Bedrooms	7	7	100%
3 Bedrooms	7	3	43%
4 Bedrooms & Greater	9	6	67%
TOTAL*	24	16	67%

SnapStats®	August	September	Variance
Inventory	21	24	14%
Solds	12	16	33%
Sale Price	\$994,000	\$995,000	0%
Sale Price SQFT	\$665	\$599	-10%
Sale to List Price Ratio	99%	93%	-6%
Days on Market	6	10	67%

*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

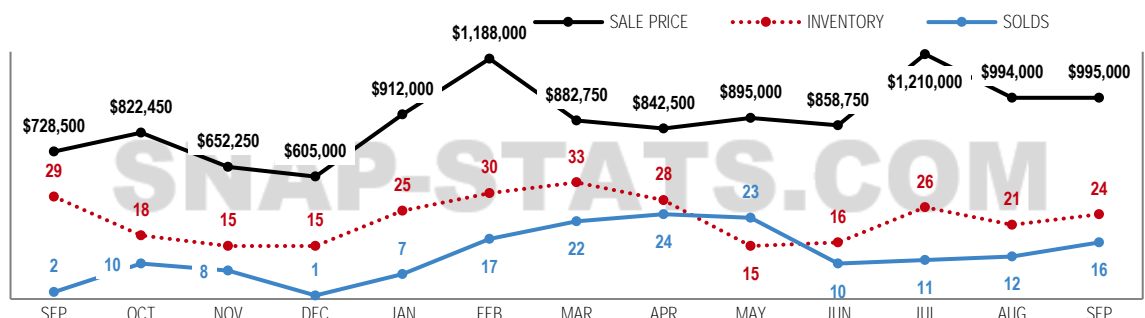
SnapStats®	Inventory	Sales	Sales Ratio
Annacis Island	0	0	NA
Delta Manor	2	2	100%
East Delta	0	0	NA
Hawthorne	4	0	NA
Holly	2	1	50%
Ladner Elementary	4	2	50%
Ladner Rural	0	0	NA
Neilsen Grove	12	11	92%
Port Guichon	0	0	NA
Tilbury	0	0	NA
Westham Island	0	0	NA
TOTAL*	24	16	67%

Market Summary

- Market Type Indicator **LADNER ATTACHED**: Sellers Market at 67% Sales Ratio average (6.7 in 10 homes selling rate)
- Homes are selling on average 7% below list price
- Most Active Price Band** Insufficient data but with 4 sales price band of \$700,000 to \$800,000
- Buyers Best Bet** Insufficient data
- 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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Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 - 700,000	0	0	NA
700,001 - 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	0	NA
1,250,001 - 1,500,000	5	5	100%
1,500,001 - 1,750,000	24	8	33%
1,750,001 - 2,000,000	52	7	13%
2,000,001 - 2,250,000	23	13	57%
2,250,001 - 2,500,000	29	4	14%
2,500,001 - 2,750,000	26	4	15%
2,750,001 - 3,000,000	33	2	6%
3,000,001 - 3,500,000	31	1	3%
3,500,001 - 4,000,000	26	0	NA
4,000,001 - 4,500,000	3	1	33%
4,500,001 - 5,000,000	2	1	50%
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	1	0	NA
7,000,001 & Greater	0	0	NA
TOTAL*	259	46	18%

2 Bedrooms & Less	8	2	25%
3 to 4 Bedrooms	80	17	21%
5 to 6 Bedrooms	98	20	20%
7 Bedrooms & More	73	7	10%
TOTAL*	259	46	18%

SnapStats®	August	September	Variance
Inventory	228	259	14%
Solds	44	46	5%
Sale Price	\$2,044,400	\$2,070,000	1%
Sale Price SQFT	\$745	\$793	6%
Sale to List Price Ratio	102%	104%	2%
Days on Market	19	10	-47%

Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Big Bend	7	1	14%
Brentwood Park	6	2	33%
Buckingham Heights	6	2	33%
Burnaby Hospital	4	3	75%
Burnaby Lake	11	0	NA
Cariboo	0	0	NA
Capitol Hill	16	6	38%
Central	6	1	17%
Central Park	3	3	100%
Deer Lake	11	3	27%
Deer Lake Place	3	1	33%
East Burnaby	18	0	NA
Edmonds	13	2	15%
Forest Glen	13	3	23%
Forest Hills	2	0	NA
Garden Village	3	1	33%
Government Road	10	0	NA
Greentree Village	0	0	NA
Highgate	6	1	17%
Metrotown	7	1	14%
Montecito	5	1	20%
Oakdale	1	0	NA
Oaklands	0	0	NA
Parkcrest	16	1	6%
Simon Fraser Hills	0	0	NA
Simon Fraser University SFU	8	0	NA
South Slope	27	2	7%
Sperling-Duthie	6	2	33%
Sullivan Heights	3	0	NA
Suncrest	3	1	33%
The Crest	9	3	33%
Upper Deer Lake	10	1	10%
Vancouver Heights	9	4	44%
Westridge	8	0	NA
Willington Heights	9	1	11%
TOTAL*	259	46	18%

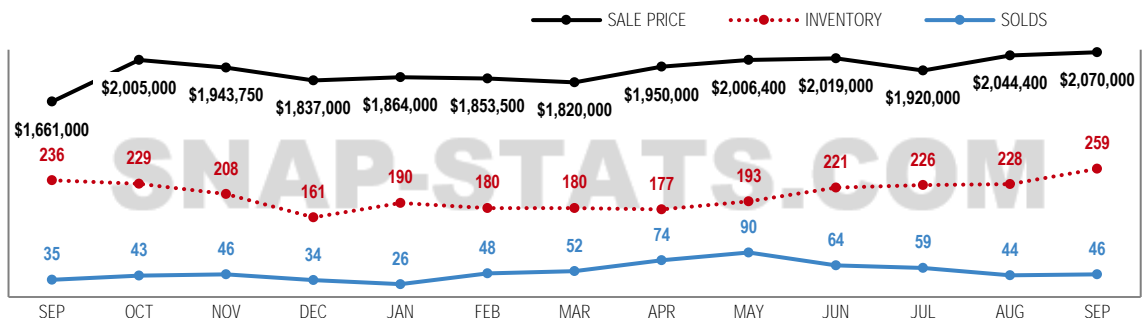
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **BURNABY DETACHED**: Balanced Market at 18% Sales Ratio average (1.8 in 10 homes selling rate)
- Homes are selling on average 4% above list price
- Most Active Price Band** \$2 mil to \$2.25 mil with average 57% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$3 mil to \$3.5 mil, Parkcrest, South Slope and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Capitol Hill, Vancouver Heights 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 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	0	0	NA
300,001 – 400,000	1	1	100%
400,001 – 500,000	22	10	45%
500,001 – 600,000	72	28	39%
600,001 – 700,000	140	51	36%
700,001 – 800,000	128	33	26%
800,001 – 900,000	122	25	20%
900,001 – 1,000,000	128	16	13%
1,000,001 – 1,250,000	114	20	18%
1,250,001 – 1,500,000	57	10	18%
1,500,001 – 1,750,000	17	5	29%
1,750,001 – 2,000,000	7	0	NA
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	1	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	1	0	NA
4,000,001 & Greater	1	0	NA
TOTAL*	819	199	24%

0 to 1 Bedroom	212	60	28%
2 Bedrooms	455	114	25%
3 Bedrooms	137	18	13%
4 Bedrooms & Greater	15	7	47%
TOTAL*	819	199	24%

SnapStats®	August	September	Variance
Inventory	709	819	16%
Solds	245	199	-19%
Sale Price	\$748,000	\$720,000	-4%
Sale Price SQFT	\$866	\$843	-3%
Sale to List Price Ratio	101%	99%	-2%
Days on Market	11	12	9%

Community CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
Big Bend	4	0	NA
Brentwood Park	262	47	18%
Buckingham Heights	0	0	NA
Burnaby Hospital	1	0	NA
Burnaby Lake	2	0	NA
Cariboo	11	3	27%
Capitol Hill	8	1	13%
Central	6	2	33%
Central Park	8	5	63%
Deer Lake	0	0	NA
Deer Lake Place	0	0	NA
East Burnaby	1	1	100%
Edmonds	41	7	17%
Forest Glen	31	6	19%
Forest Hills	5	2	40%
Garden Village	0	0	NA
Government Road	11	5	45%
Greentree Village	2	0	NA
Highgate	31	11	35%
Metrotown	243	59	24%
Montecito	3	0	NA
Oakdale	1	0	NA
Oaklands	5	1	20%
Parkcrest	0	0	NA
Simon Fraser Hills	11	3	27%
Simon Fraser University SFU	51	14	27%
South Slope	13	11	85%
Sperling-Duthie	0	0	NA
Sullivan Heights	53	12	23%
Suncrest	0	0	NA
The Crest	1	4	400%*
Upper Deer Lake	0	2	NA*
Vancouver Heights	10	3	30%
Westridge	1	0	NA
Willingdon Heights	3	0	NA
TOTAL*	819	199	24%

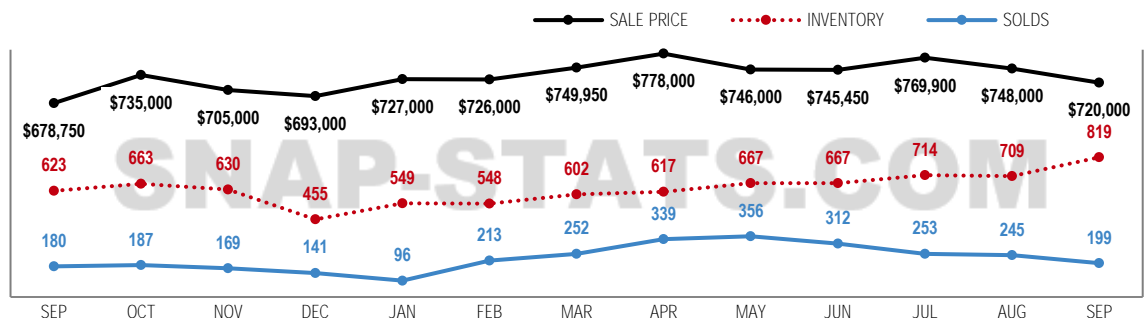
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **BURNABY ATTACHED**: Sellers Market at 24% Sales Ratio average (2.4 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 45% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$900,000 to \$1 mil, Capitol Hill and 3 bedroom properties
- Sellers Best Bet** Selling homes in Central Park, Government Road, South Slope and minimum 4 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



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