

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

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SnapStats Publishing

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METRO VANCOUVER EDITION

Downtown
Westside
Eastside
North Vancouver
West Vancouver
Richmond
Tsawwassen
Ladner



Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 300,000	4	0	NA
300,001 – 400,000	12	2	17%
400,001 – 500,000	25	2	8%
500,001 – 600,000	73	20	27%
600,001 – 700,000	124	21	17%
700,001 – 800,000	120	16	13%
800,001 – 900,000	103	18	17%
900,001 – 1,000,000	78	7	9%
1,000,001 – 1,250,000	99	8	8%
1,250,001 – 1,500,000	96	8	8%
1,500,001 – 1,750,000	60	11	18%
1,750,001 – 2,000,000	68	5	7%
2,000,001 – 2,250,000	20	1	5%
2,250,001 – 2,500,000	37	3	8%
2,500,001 – 2,750,000	25	0	NA
2,750,001 – 3,000,000	31	0	NA
3,000,001 – 3,500,000	20	1	5%
3,500,001 – 4,000,000	40	1	3%
4,000,001 – 4,500,000	10	0	NA
4,500,001 – 5,000,000	9	0	NA
5,000,001 & Greater	43	1	2%
TOTAL*	1097	125	11%

0 to 1 Bedroom	440	66	15%
2 Bedrooms	512	49	10%
3 Bedrooms	126	10	8%
4 Bedrooms & Greater	19	0	NA
TOTAL*	1097	125	11%

SnapStats®	September	October	Variance
Inventory	1066	1097	3%
Solds	125	125	0%
Sale Price	\$780,000	\$804,500	3%
Sale Price SQFT	\$1,132	\$1,068	-6%
Sale to List Price Ratio	99%	99%	0%
Days on Market	17	16	-6%

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

Community CONDOS & TOWNHOMES

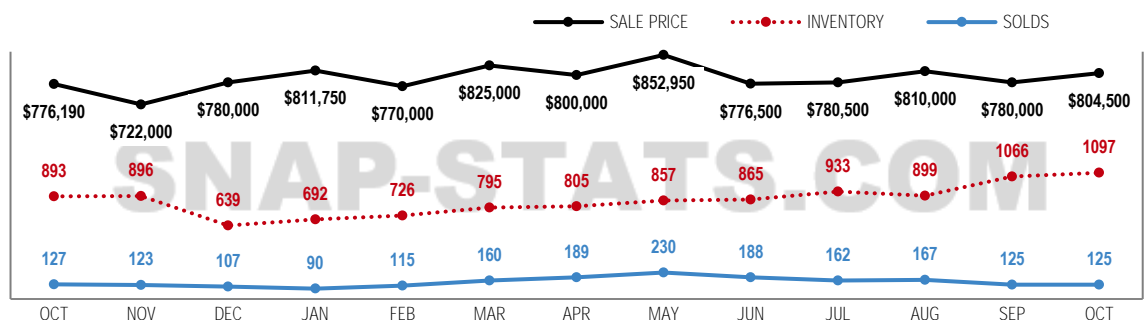
SnapStats®	Inventory	Sales	Sales Ratio
Coal Harbour	156	9	6%
Downtown	465	49	11%
Westend	190	37	19%
Yaletown	286	30	10%
TOTAL*	1097	125	11%

Market Summary

- Market Type Indicator **VANCOUVER DOWNTOWN ATTACHED**: Buyers Market at 11% Sales Ratio average (1.1 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band** \$500,000 to \$600,000 with average 27% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes minimum \$5 mil, Coal Harbour and 3 bedroom properties
- Sellers Best Bet** Selling homes in the 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	1	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	1	0	NA
1,750,001 - 2,000,000	0	2	NA*
2,000,001 - 2,250,000	7	3	43%
2,250,001 - 2,500,000	16	4	25%
2,500,001 - 2,750,000	21	5	24%
2,750,001 - 3,000,000	35	12	34%
3,000,001 - 3,500,000	41	14	34%
3,500,001 - 4,000,000	62	8	13%
4,000,001 - 4,500,000	60	8	13%
4,500,001 - 5,000,000	60	3	5%
5,000,001 - 5,500,000	42	4	10%
5,500,001 - 6,000,000	38	2	5%
6,000,001 - 6,500,000	16	3	19%
6,500,001 - 7,000,000	25	0	NA
7,000,001 - 7,500,000	17	1	6%
7,500,001 & Greater	136	1	1%
TOTAL*	578	70	12%

2 Bedrooms & Less	16	3	19%
3 to 4 Bedrooms	177	35	20%
5 to 6 Bedrooms	295	27	9%
7 Bedrooms & More	90	5	6%
TOTAL*	578	70	12%

SnapStats®	September	October	Variance
Inventory	578	578	0%
Solds	56	70	25%
Sale Price	\$3,402,500	\$3,354,000	-1%
Sale Price SQFT	\$1,121	\$1,129	1%
Sale to List Price Ratio	97%	99%	2%
Days on Market	20	14	-30%

Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Arbutus	28	2	7%
Cambie	43	6	14%
Dunbar	63	16	25%
Fairview	2	1	50%
Falsecreek	0	0	NA
Kerrisdale	30	3	10%
Kitsilano	30	6	20%
Mackenzie Heights	16	4	25%
Marpole	25	3	12%
Mount Pleasant	5	0	NA
Oakridge	13	0	NA
Point Grey	66	9	14%
Quilchena	24	2	8%
SW Marine	25	6	24%
Shaughnessy	82	3	4%
South Cambie	10	0	NA
South Granville	60	7	12%
Southlands	36	2	6%
University	20	0	NA
TOTAL*	578	70	12%

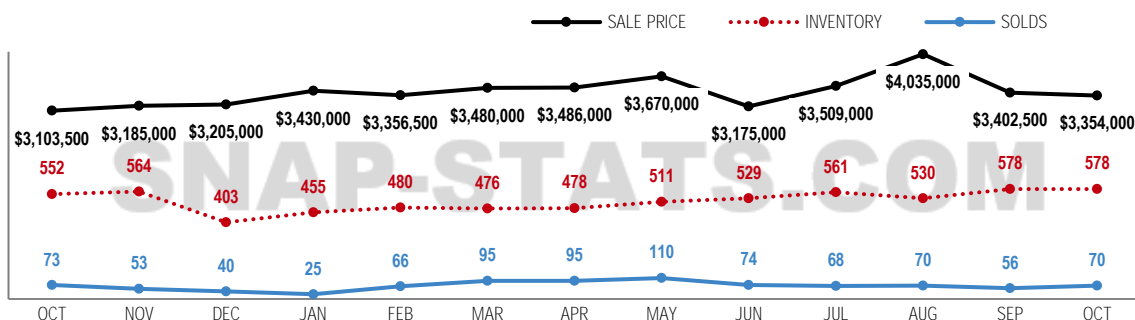
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **VANCOUVER WESTSIDE DETACHED**: Balanced Market at 12% Sales Ratio average (1.2 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band** \$2.75 mil to \$3.5 mil with average 34% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes minimum \$7.5 mil, Arbutus, Quilchena, Shaughnessy, Southlands and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Dunbar, Mackenzie Heights, SW Marine and up 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	0	NA
400,001 – 500,000	5	2	40%
500,001 – 600,000	20	6	30%
600,001 – 700,000	56	17	30%
700,001 – 800,000	76	18	24%
800,001 – 900,000	83	15	18%
900,001 – 1,000,000	55	11	20%
1,000,001 – 1,250,000	108	21	19%
1,250,001 – 1,500,000	119	24	20%
1,500,001 – 1,750,000	90	18	20%
1,750,001 – 2,000,000	98	9	9%
2,000,001 – 2,250,000	36	4	11%
2,250,001 – 2,500,000	26	2	8%
2,500,001 – 2,750,000	19	0	NA
2,750,001 – 3,000,000	15	0	NA
3,000,001 – 3,500,000	9	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	3	0	NA
5,000,001 & Greater	7	0	NA
TOTAL*	827	147	18%

0 to 1 Bedroom	212	50	24%
2 Bedrooms	378	68	18%
3 Bedrooms	211	26	12%
4 Bedrooms & Greater	26	3	12%
TOTAL*	827	147	18%

SnapStats®	September	October	Variance
Inventory	787	827	5%
Solds	149	147	-1%
Sale Price	\$983,000	\$1,070,000	9%
Sale Price SQFT	\$1,068	\$1,081	1%
Sale to List Price Ratio	98%	100%	2%
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 CONDOS & TOWNHOMES

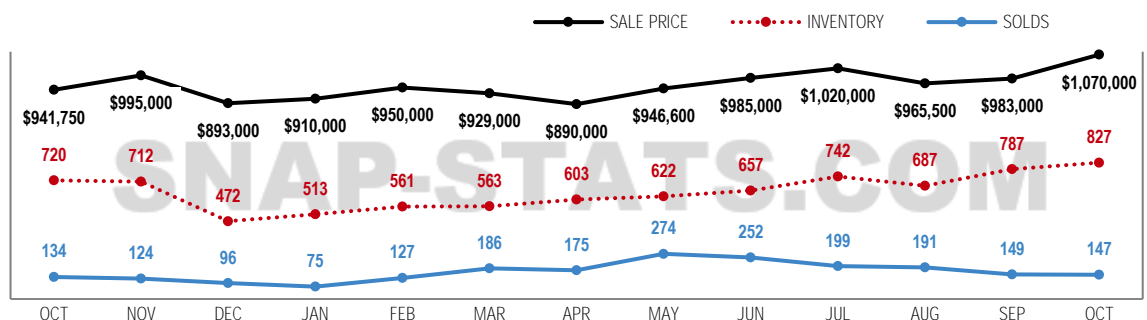
SnapStats®	Inventory	Sales	Sales Ratio
Arbutus	1	0	NA
Cambie	123	16	13%
Dunbar	19	2	11%
Fairview	97	26	27%
Falsecreek	105	24	23%
Kerrisdale	25	3	12%
Kitsilano	57	28	49%
Mackenzie Heights	3	0	NA
Marpole	104	6	6%
Mount Pleasant	7	4	57%
Oakridge	37	3	8%
Point Grey	10	4	40%
Quilchena	14	4	29%
SW Marine	14	0	NA
Shaughnessy	4	1	25%
South Cambie	50	4	8%
South Granville	32	2	6%
Southlands	0	0	NA
University	125	20	16%
TOTAL*	827	147	18%

Market Summary

- Market Type Indicator **VANCOUVER WESTSIDE ATTACHED**: Balanced Market at 18% Sales Ratio average (1.8 in 10 homes selling rate)
- Homes are selling on average 100% of list price
- Most Active Price Band** \$500,000 to \$700,000 with average 30% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$2.25 mil to \$2.5 mil, Marpole, Oakridge, South Cambie, South Granville and minimum 3 bedrooms
- Sellers Best Bet** Selling homes in Kitsilano, Point Grey 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	2	0	NA
1,250,001 - 1,500,000	16	0	NA
1,500,001 - 1,750,000	48	19	40%
1,750,001 - 2,000,000	94	15	16%
2,000,001 - 2,250,000	49	19	39%
2,250,001 - 2,500,000	85	10	12%
2,500,001 - 2,750,000	34	7	21%
2,750,001 - 3,000,000	44	4	9%
3,000,001 - 3,500,000	71	3	4%
3,500,001 - 4,000,000	21	1	5%
4,000,001 - 4,500,000	10	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	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*	487	78	16%

2 Bedrooms & Less	32	4	13%
3 to 4 Bedrooms	159	32	20%
5 to 6 Bedrooms	223	34	15%
7 Bedrooms & More	73	8	11%
TOTAL*	487	78	16%

SnapStats®	September	October	Variance
Inventory	474	487	3%
Solds	67	78	16%
Sale Price	\$1,900,000	\$2,045,000	8%
Sale Price SQFT	\$866	\$895	3%
Sale to List Price Ratio	101%	102%	1%
Days on Market	9	9	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

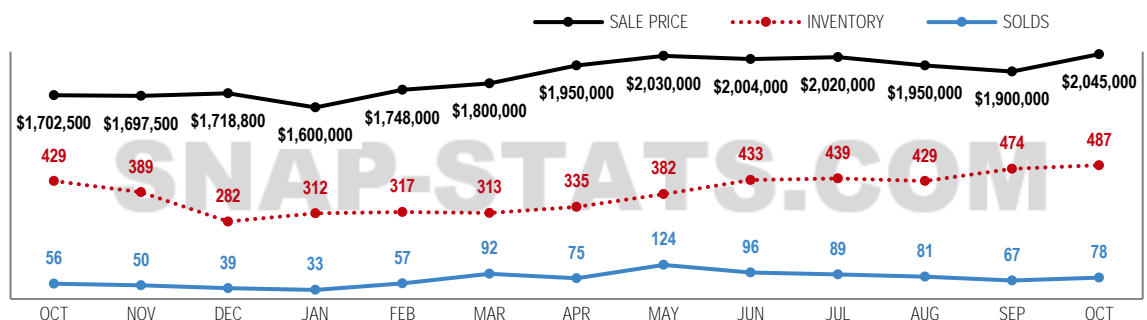
SnapStats®	Inventory	Sales	Sales Ratio
Champlain Heights	0	0	NA
Collingwood	117	5	4%
Downtown	0	0	NA
Fraser	31	16	52%
Fraserview	18	6	33%
Grandview Woodland	30	10	33%
Hastings	9	0	NA
Hastings Sunrise	14	2	14%
Killarney	23	8	35%
Knight	44	2	5%
Main	30	6	20%
Mount Pleasant	13	4	31%
Renfrew Heights	54	4	7%
Renfrew	39	11	28%
South Marine	4	0	NA
South Vancouver	38	3	8%
Strathcona	7	0	NA
Victoria	16	1	6%
TOTAL*	487	78	16%

Market Summary

- Market Type Indicator **VANCOUVER EASTSIDE DETACHED**: Balanced Market at 16% Sales Ratio average (1.6 in 10 homes selling rate)
- Homes are selling on average 2% above list price
- Most Active Price Band** \$1.5 mil to \$1.75 mil with average 40% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$3 mil to \$3.5 mil, Collingwood, Knight, Renfrew Heights, South Vancouver and Victoria.
- Sellers Best Bet** Selling homes in Fraser 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	4	1	25%
400,001 – 500,000	18	2	11%
500,001 – 600,000	73	19	26%
600,001 – 700,000	79	29	37%
700,001 – 800,000	67	31	46%
800,001 – 900,000	60	14	23%
900,001 – 1,000,000	44	11	25%
1,000,001 – 1,250,000	80	11	14%
1,250,001 – 1,500,000	34	2	6%
1,500,001 – 1,750,000	24	5	21%
1,750,001 – 2,000,000	8	1	13%
2,000,001 – 2,250,000	3	0	NA
2,250,001 – 2,500,000	1	0	NA
2,500,001 – 2,750,000	1	0	NA
2,750,001 – 3,000,000	2	0	NA
3,000,001 – 3,500,000	3	0	NA
3,500,001 – 4,000,000	1	0	NA
4,000,001 – 4,500,000	0	0	NA
4,500,001 – 5,000,000	0	0	NA
5,000,001 & Greater	1	0	NA
TOTAL*	503	126	25%

0 to 1 Bedroom	198	56	28%
2 Bedrooms	207	50	24%
3 Bedrooms	88	17	19%
4 Bedrooms & Greater	10	3	30%
TOTAL*	503	126	25%

SnapStats®	September	October	Variance
Inventory	470	503	7%
Solds	108	126	17%
Sale Price	\$701,000	\$730,250	4%
Sale Price SQFT	\$927	\$896	-3%
Sale to List Price Ratio	100%	99%	-1%
Days on Market	11	10	-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 CONDOS & TOWNHOMES

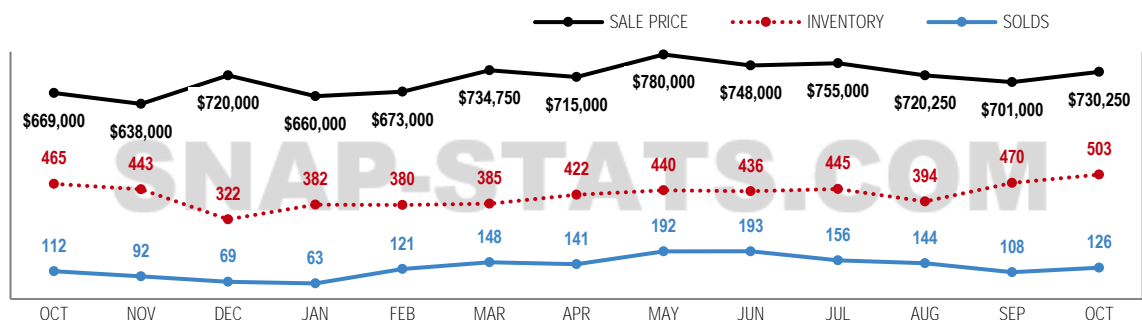
SnapStats®	Inventory	Sales	Sales Ratio
Champlain Heights	9	6	67%
Collingwood	101	22	22%
Downtown	43	5	12%
Fraser	8	6	75%
Fraserview	0	0	NA
Grandview Woodland	34	8	24%
Hastings	13	10	77%
Hastings Sunrise	3	0	NA
Killarney	12	4	33%
Knight	17	4	24%
Main	10	6	60%
Mount Pleasant	104	23	22%
Renfrew Heights	1	0	NA
Renfrew	10	2	20%
South Marine	69	19	28%
South Vancouver	20	1	5%
Strathcona	36	8	22%
Victoria	13	2	15%
TOTAL*	503	126	25%

Market Summary

- Market Type Indicator **VANCOUVER EASTSIDE ATTACHED**: Sellers Market at 25% Sales Ratio average (2.5 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band** \$700,000 to \$800,000 with average 46% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.25 mil to \$1.5 mil, Downtown, South Vancouver and 3 bedroom properties
- Sellers Best Bet** Selling homes in Champlain Heights, Fraser, Hastings and minimum 4 bedroom properties

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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	1	0	NA
1,000,001 - 1,250,000	3	0	NA
1,250,001 - 1,500,000	5	0	NA
1,500,001 - 1,750,000	9	7	78%
1,750,001 - 2,000,000	30	21	70%
2,000,001 - 2,250,000	31	7	23%
2,250,001 - 2,500,000	34	6	18%
2,500,001 - 2,750,000	23	7	30%
2,750,001 - 3,000,000	24	2	8%
3,000,001 - 3,500,000	20	3	15%
3,500,001 - 4,000,000	23	5	22%
4,000,001 - 4,500,000	14	0	NA
4,500,001 - 5,000,000	8	1	13%
5,000,001 - 5,500,000	3	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*	236	59	25%

2 Bedrooms & Less	12	0	NA
3 to 4 Bedrooms	110	28	25%
5 to 6 Bedrooms	92	23	25%
7 Bedrooms & More	22	8	36%
TOTAL*	236	59	25%

SnapStats®	September	October	Variance
Inventory	243	236	-3%
Solds	53	59	11%
Sale Price	\$2,007,500	\$2,050,000	2%
Sale Price SQFT	\$830	\$780	-6%
Sale to List Price Ratio	96%	94%	-2%
Days on Market	11	9	-18%

Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Blueridge	6	3	50%
Boulevard	15	0	NA
Braemar	2	0	NA
Calverhall	4	0	NA
Canyon Heights	26	4	15%
Capilano	1	0	NA
Central Lonsdale	19	5	26%
Deep Cove	8	3	38%
Delbrook	3	1	33%
Dollarton	10	1	10%
Edgemont	13	6	46%
Forest Hills	9	2	22%
Grouse Woods	4	1	25%
Harbourside	0	0	NA
Indian Arm	8	0	NA
Indian River	0	1	NA*
Lower Lonsdale	6	0	NA
Lynn Valley	14	9	64%
Lynn timer	4	0	NA
Mosquito Creek	2	0	NA
Norqate	4	0	NA
Northlands	1	2	200%*
Pemberton Heights	6	3	50%
Pemberton	3	1	33%
Princess Park	4	1	25%
Queensbury	3	2	67%
Roche Point	2	0	NA
Seymour	7	1	14%
Tempe	0	1	NA*
Upper Delbrook	18	3	17%
Upper Lonsdale	22	6	27%
Westlynn	6	3	50%
Westlynn Terrace	1	0	NA
Windsor Park	2	0	NA
Woodlands-Sunshine Cascade	3	0	NA
TOTAL*	236	59	25%

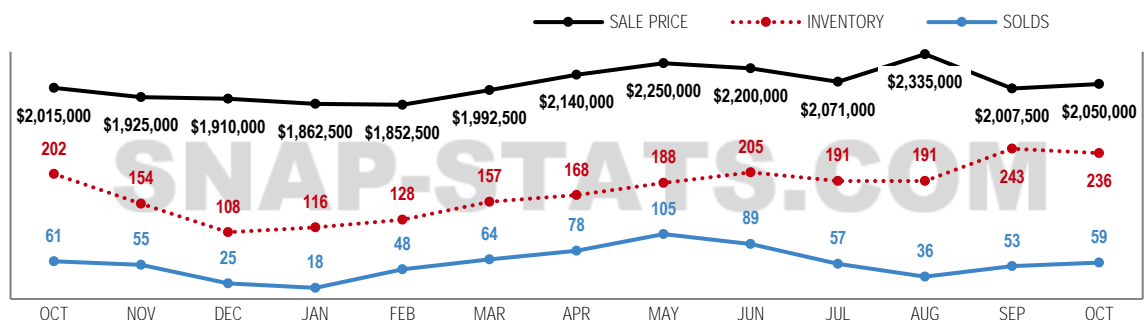
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **NORTH VANCOUVER DETACHED**: Sellers Market at 25% Sales Ratio average (2.5 in 10 homes selling rate)
- Homes are selling on average 6% below list price
- Most Active Price Band** \$1.5 mil to \$1.75 mil with average 78% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$2.75 mil to \$3 mil, Canyon Heights, Dollarton, Upper Delbrook and 3 to 6 bedroom properties
- Sellers Best Bet** Selling homes in Edgemont, Lynn Valley and minimum 7 bedroom properties

**With minimum inventory of 10 in most instances

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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	6	5	83%
500,001 – 600,000	17	17	100%
600,001 – 700,000	40	14	35%
700,001 – 800,000	40	12	30%
800,001 – 900,000	33	12	36%
900,001 – 1,000,000	26	13	50%
1,000,001 – 1,250,000	49	20	41%
1,250,001 – 1,500,000	55	18	33%
1,500,001 – 1,750,000	30	16	53%
1,750,001 – 2,000,000	7	1	14%
2,000,001 – 2,250,000	8	2	25%
2,250,001 – 2,500,000	3	1	33%
2,500,001 – 2,750,000	2	0	NA
2,750,001 – 3,000,000	1	1	100%
3,000,001 – 3,500,000	5	0	NA
3,500,001 – 4,000,000	1	0	NA
4,000,001 – 4,500,000	0	0	NA
4,500,001 – 5,000,000	1	0	NA
5,000,001 & Greater	1	0	NA
TOTAL*	325	132	41%

0 to 1 Bedroom	90	42	47%
2 Bedrooms	145	61	42%
3 Bedrooms	64	24	38%
4 Bedrooms & Greater	26	5	19%
TOTAL*	325	132	41%

SnapStats®	September	October	Variance
Inventory	322	325	1%
Solds	112	132	18%
Sale Price	\$894,000	\$950,000	6%
Sale Price SQFT	\$907	\$980	8%
Sale to List Price Ratio	99%	98%	-1%
Days on Market	7	7	0%

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	0	0	NA
Capilano	2	1	50%
Central Lonsdale	50	34	68%
Deep Cove	1	1	100%
Delbrook	0	0	NA
Dollarton	0	0	NA
Edgemont	4	1	25%
Forest Hills	0	0	NA
Grouse Woods	0	1	NA*
Harbourside	4	2	50%
Indian Arm	0	0	NA
Indian River	5	1	20%
Lower Lonsdale	96	38	40%
Lynn Valley	21	10	48%
Lynnmoor	41	8	20%
Mosquito Creek	16	3	19%
Norqate	4	0	NA
Northlands	3	5	167%*
Pemberton Heights	0	0	NA
Pemberton	41	3	7%
Princess Park	0	0	NA
Queensbury	4	3	75%
Roche Point	17	9	53%
Seymour	8	4	50%
Tempe	0	0	NA
Upper Delbrook	0	0	NA
Upper Lonsdale	5	7	140%*
Westlynn	2	1	50%
Westlynn Terrace	0	0	NA
Windsor Park	0	0	NA
Woodlands-Sunshine Cascade	0	0	NA
TOTAL*	325	132	41%

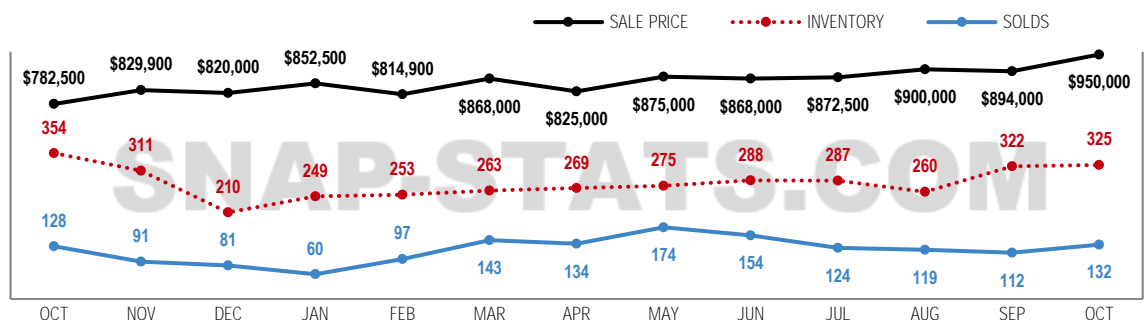
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **NORTH VANCOUVER ATTACHED**: Sellers Market at 41% Sales Ratio average (4.1 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 100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$2 mil to \$2.25 mil, Pemberton and minimum 4 bedroom properties
- Sellers Best Bet** Selling homes in Central Lonsdale, Roche Point, Seymour and up to 1 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



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Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 - 800,000	0	0	NA
800,001 - 900,000	0	0	NA
900,001 - 1,000,000	0	0	NA
1,000,001 - 1,250,000	0	0	NA
1,250,001 - 1,500,000	0	0	NA
1,500,001 - 1,750,000	1	0	NA
1,750,001 - 2,000,000	11	1	9%
2,000,001 - 2,250,000	14	3	21%
2,250,001 - 2,500,000	24	4	17%
2,500,001 - 2,750,000	23	1	4%
2,750,001 - 3,000,000	32	3	9%
3,000,001 - 3,500,000	53	1	2%
3,500,001 - 4,000,000	42	4	10%
4,000,001 - 4,500,000	30	2	7%
4,500,001 - 5,000,000	47	3	6%
5,000,001 - 5,500,000	23	1	4%
5,500,001 - 6,000,000	29	1	3%
6,000,001 - 6,500,000	10	1	10%
6,500,001 - 7,000,000	21	1	5%
7,000,001 - 7,500,000	5	0	NA
7,500,001 & Greater	77	1	1%
TOTAL*	442	27	6%

2 Bedrooms & Less	16	0	NA
3 to 4 Bedrooms	176	16	9%
5 to 6 Bedrooms	219	10	5%
7 Bedrooms & More	31	1	3%
TOTAL*	442	27	6%

SnapStats®	September	October	Variance
Inventory	465	442	-5%
Solds	31	27	-13%
Sale Price	\$3,150,000	\$3,650,000	16%
Sale Price SQFT	\$904	\$993	10%
Sale to List Price Ratio	93%	96%	3%
Days on Market	11	26	136%

Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Altamont	16	1	6%
Ambleside	32	6	19%
Bayridge	10	0	NA
British Properties	94	3	3%
Canterbury	9	1	11%
Caulfield	28	1	4%
Cedardale	2	0	NA
Chartwell	32	2	6%
Chelsea Park	2	0	NA
Cypress	7	1	14%
Cypress Park Estates	21	1	5%
Deer Ridge	0	0	NA
Dundarave	24	2	8%
Eagle Harbour	17	1	6%
Eagleridge	8	0	NA
Furry Creek	7	1	14%
Gleneagles	9	1	11%
Glenmore	15	0	NA
Horseshoe Bay	9	0	NA
Howe Sound	2	0	NA
Lions Bay	13	0	NA
Olde Caulfield	3	1	33%
Panorama Village	4	0	NA
Park Royal	3	1	33%
Porteau Cove	0	0	NA
Queens	16	0	NA
Rockridge	6	0	NA
Sandy Cove	4	1	25%
Sentinel Hill	14	0	NA
Upper Caulfield	3	0	NA
West Bay	8	1	13%
Westhill	6	0	NA
Westmount	13	1	8%
Whitby Estates	2	1	50%
Whytecliff	3	0	NA
TOTAL*	442	27	6%

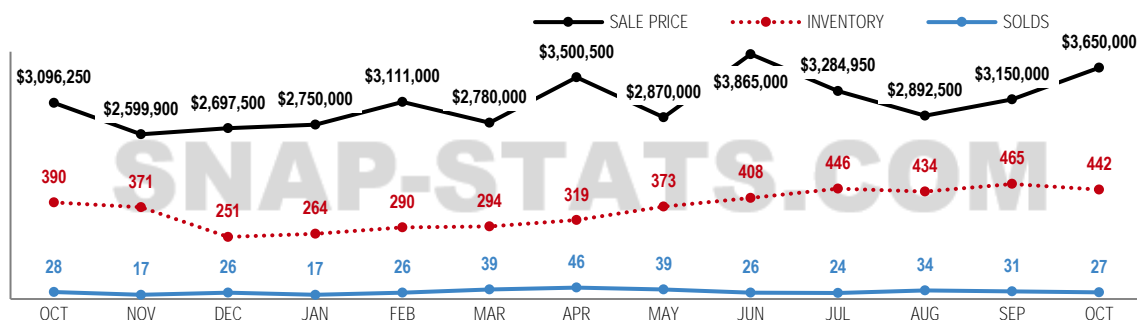
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **WEST VANCOUVER DETACHED**: Buyers Market at 6% Sales Ratio average (6 in 100 homes selling rate)
- Homes are selling on average 4% below list price
- Most Active Price Band** \$2 mil to \$2.25 mil with average 21% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes minimum \$7.5 mil, British Properties and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Ambleside 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	1	0	NA
400,001 – 500,000	0	1	NA*
500,001 – 600,000	5	1	20%
600,001 – 700,000	2	1	50%
700,001 – 800,000	2	2	100%
800,001 – 900,000	8	2	25%
900,001 – 1,000,000	4	1	25%
1,000,001 – 1,250,000	10	2	20%
1,250,001 – 1,500,000	9	5	56%
1,500,001 – 1,750,000	16	5	31%
1,750,001 – 2,000,000	9	2	22%
2,000,001 – 2,250,000	3	2	67%
2,250,001 – 2,500,000	8	0	NA
2,500,001 – 2,750,000	3	0	NA
2,750,001 – 3,000,000	5	0	NA
3,000,001 – 3,500,000	5	1	20%
3,500,001 – 4,000,000	8	0	NA
4,000,001 – 4,500,000	1	0	NA
4,500,001 – 5,000,000	0	0	NA
5,000,001 & Greater	6	0	NA
TOTAL*	105	25	24%

0 to 1 Bedroom	22	10	45%
2 Bedrooms	63	12	19%
3 Bedrooms	18	3	17%
4 Bedrooms & Greater	2	0	NA
TOTAL*	105	25	24%

SnapStats®	September	October	Variance
Inventory	105	105	0%
Solds	21	25	19%
Sale Price	\$1,349,900	\$1,399,000	4%
Sale Price SQFT	\$1,059	\$1,271	20%
Sale to List Price Ratio	98%	100%	2%
Days on Market	44	20	-55%

Community CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
Altamont	0	0	NA
Ambleside	20	9	45%
Bayridge	0	0	NA
British Properties	0	0	NA
Canterbury	0	0	NA
Caulfield	0	0	NA
Cedardale	3	0	NA
Chartwell	0	0	NA
Chelsea Park	0	0	NA
Cypress	0	0	NA
Cypress Park Estates	4	1	25%
Deer Ridge	0	0	NA
Dundarave	14	3	21%
Eagle Harbour	0	0	NA
Eagleridge	0	0	NA
Furry Creek	1	0	NA
Gleneagles	0	0	NA
Glenmore	1	0	NA
Horseshoe Bay	17	0	NA
Howe Sound	0	0	NA
Lions Bay	1	0	NA
Olde Caulfield	0	0	NA
Panorama Village	4	4	100%
Park Royal	36	8	22%
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*	105	25	24%

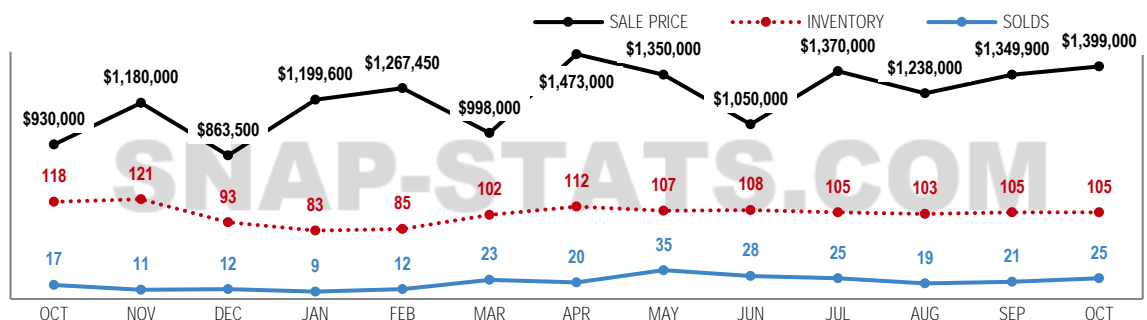
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **WEST VANCOUVER ATTACHED**: Sellers Market at 24% Sales Ratio average (2.4 in 10 homes selling rate)
- Homes are selling on average 100% of list price
- Most Active Price Band** \$1.25 mil to \$1.5 mil with average 56% 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	0	NA
1,250,001 - 1,500,000	10	6	60%
1,500,001 - 1,750,000	30	3	10%
1,750,001 - 2,000,000	82	11	13%
2,000,001 - 2,250,000	26	7	27%
2,250,001 - 2,500,000	53	4	8%
2,500,001 - 2,750,000	37	2	5%
2,750,001 - 3,000,000	52	7	13%
3,000,001 - 3,500,000	46	5	11%
3,500,001 - 4,000,000	27	4	15%
4,000,001 - 4,500,000	13	1	8%
4,500,001 - 5,000,000	19	1	5%
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	1	0	NA
7,000,001 - 7,500,000	1	0	NA
7,500,001 & Greater	6	0	NA
TOTAL*	421	51	12%

2 Bedrooms & Less	20	1	5%
3 to 4 Bedrooms	144	24	17%
5 to 6 Bedrooms	230	25	11%
7 Bedrooms & More	27	1	4%
TOTAL*	421	51	12%

SnapStats®	September	October	Variance
Inventory	437	421	-4%
Solds	73	51	-30%
Sale Price	\$1,853,000	\$2,245,000	21%
Sale Price SQFT	\$716	\$741	4%
Sale to List Price Ratio	98%	98%	0%
Days on Market	13	27	108%

Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Boyd Park	15	1	7%
Bridgeport	7	0	NA
Brighthouse	9	0	NA
Brighthouse South	2	0	NA
Broadmoor	40	2	5%
East Cambie	12	2	17%
East Richmond	9	1	11%
Garden City	19	5	26%
Gilmore	6	0	NA
Granville	25	2	8%
Hamilton	7	2	29%
Ironwood	16	3	19%
Lackner	19	0	NA
McLennan	9	0	NA
McLennan North	6	0	NA
McNair	16	2	13%
Quilchena	16	5	31%
Riverdale	26	1	4%
Saunders	16	3	19%
Sea Island	6	0	NA
Seafair	26	5	19%
South Arm	9	0	NA
Steveston North	18	1	6%
Steveston South	18	2	11%
Steveston Village	6	3	50%
Terra Nova	9	4	44%
West Cambie	28	1	4%
Westwind	5	2	40%
Woodwards	21	4	19%
TOTAL*	421	51	12%

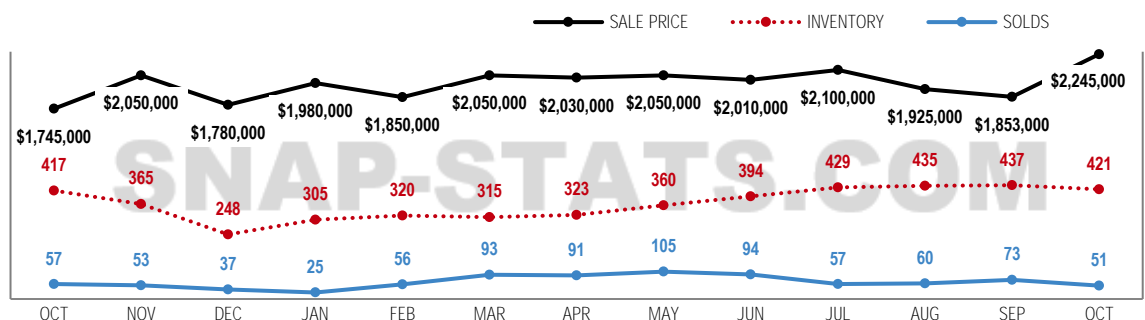
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **RICHMOND 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 60% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$2.5 mil to \$2.75 mil / \$4.5 mil to \$5 mil, Riverdale, West Cambie and minimum 7 bedrooms
- Sellers Best Bet** Selling homes in Terra Nova and 3 to 4 bedroom properties

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Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 300,000	14	3	21%
300,001 – 400,000	16	2	13%
400,001 – 500,000	20	15	75%
500,001 – 600,000	47	22	47%
600,001 – 700,000	76	25	33%
700,001 – 800,000	76	25	33%
800,001 – 900,000	88	18	20%
900,001 – 1,000,000	75	25	33%
1,000,001 – 1,250,000	147	20	14%
1,250,001 – 1,500,000	86	11	13%
1,500,001 – 1,750,000	32	4	13%
1,750,001 – 2,000,000	12	0	NA
2,000,001 – 2,250,000	5	0	NA
2,250,001 – 2,500,000	8	0	NA
2,500,001 – 2,750,000	1	0	NA
2,750,001 – 3,000,000	4	0	NA
3,000,001 – 3,500,000	1	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*	714	170	24%

0 to 1 Bedroom	134	41	31%
2 Bedrooms	308	90	29%
3 Bedrooms	218	33	15%
4 Bedrooms & Greater	54	6	11%
TOTAL*	714	170	24%

SnapStats®	September	October	Variance
Inventory	693	714	3%
Solds	180	170	-6%
Sale Price	\$745,500	\$773,000	4%
Sale Price SQFT	\$795	\$840	6%
Sale to List Price Ratio	100%	99%	-1%
Days on Market	13	13	0%

Community CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
Boyd Park	6	5	83%
Bridgeport	19	1	5%
Brighthouse	310	63	20%
Brighthouse South	41	17	41%
Broadmoor	7	1	14%
East Cambie	7	5	71%
East Richmond	0	0	NA
Garden City	7	0	NA
Gilmore	0	0	NA
Granville	7	2	29%
Hamilton	29	3	10%
Ironwood	12	3	25%
Lackner	2	1	50%
McLennan	0	0	NA
McLennan North	46	11	24%
McNair	1	0	NA
Quilchena	1	0	NA
Riverdale	5	4	80%
Saunders	5	2	40%
Sea Island	0	0	NA
Seafair	3	1	33%
South Arm	6	1	17%
Steveston North	7	3	43%
Steveston South	10	6	60%
Steveston Village	5	1	20%
Terra Nova	13	1	8%
West Cambie	153	34	22%
Westwind	1	0	NA
Woodwards	11	5	45%
TOTAL*	714	170	24%

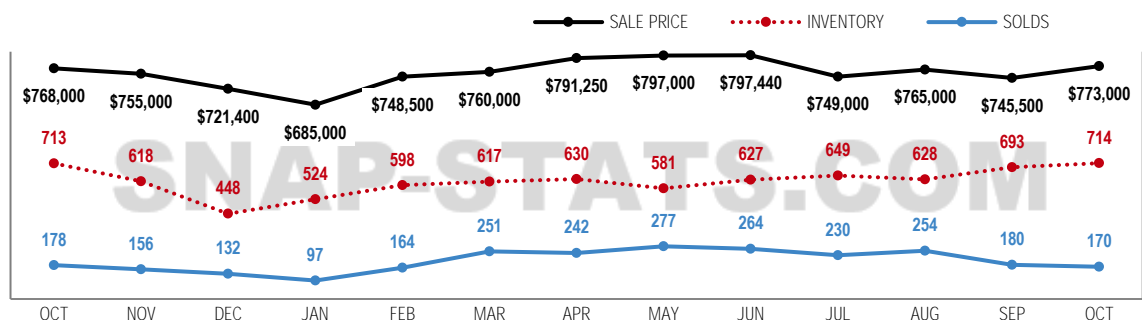
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **RICHMOND ATTACHED**: Sellers Market at 24% Sales Ratio average (2.4 in 10 homes selling rate)
- Homes are selling on average 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 \$300,000 to \$400,000 / \$1.25 mil to \$1.75 mil, Bridgeport, Terra Nova and 4 plus bedrooms
- Sellers Best Bet** Selling homes in Brighthouse South, Steveston South, Woodward's 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	6	1	17%
1,250,001 - 1,500,000	18	4	22%
1,500,001 - 1,750,000	13	4	31%
1,750,001 - 2,000,000	19	2	11%
2,000,001 - 2,250,000	8	0	NA
2,250,001 - 2,500,000	10	1	10%
2,500,001 - 2,750,000	6	0	NA
2,750,001 - 3,000,000	11	0	NA
3,000,001 - 3,500,000	0	0	NA
3,500,001 - 4,000,000	5	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	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*	99	12	12%

2 Bedrooms & Less	7	0	NA
3 to 4 Bedrooms	55	9	16%
5 to 6 Bedrooms	32	3	9%
7 Bedrooms & More	5	0	NA
TOTAL*	99	12	12%

SnapStats®	September	October	Variance
Inventory	91	99	9%
Solds	26	12	-54%
Sale Price	\$1,620,000	\$1,644,000	1%
Sale Price SQFT	\$630	\$713	13%
Sale to List Price Ratio	96%	99%	3%
Days on Market	15	8	-47%

*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

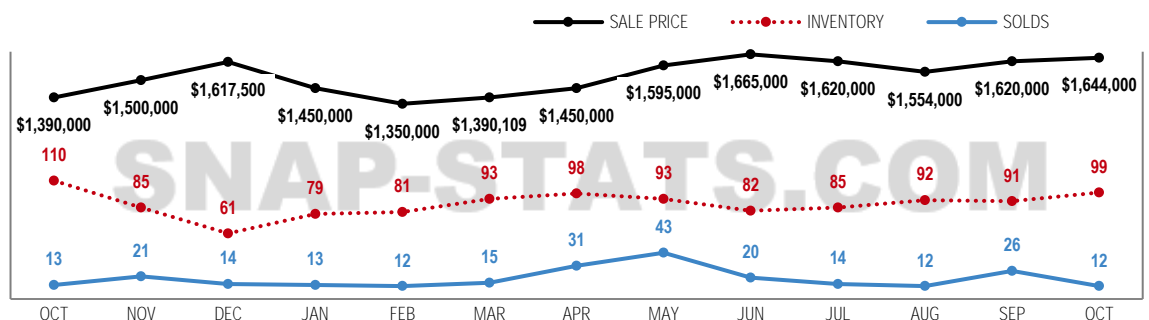
SnapStats®	Inventory	Sales	Sales Ratio
Beach Grove	13	0	NA
Boundary Beach	7	1	14%
Cliff Drive	14	2	14%
English Bluff	9	0	NA
Pebble Hill	18	4	22%
Tsawwassen Central	24	3	13%
Tsawwassen East	8	0	NA
Tsawwassen North	6	2	33%
TOTAL*	99	12	12%

Market Summary

- Market Type Indicator **TSAWWASSEN DETACHED**: Balanced Market at 12% Sales Ratio average (1.2 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band** \$1.5 mil to \$1.75 mil with average 31% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$2.25 mil to \$2.5 mil, Cliff Drive, Tsawwassen Central and 5 to 6 bedroom properties
- Sellers Best Bet** Selling homes in Pebble Hill and 3 to 4 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



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Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 300,000	0	0	NA
300,001 – 400,000	0	0	NA
400,001 – 500,000	7	1	14%
500,001 – 600,000	5	4	80%
600,001 – 700,000	10	2	20%
700,001 – 800,000	6	3	50%
800,001 – 900,000	22	2	9%
900,001 – 1,000,000	3	0	NA
1,000,001 – 1,250,000	5	1	20%
1,250,001 – 1,500,000	1	2	200%*
1,500,001 – 1,750,000	1	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*	61	15	25%

0 to 1 Bedroom	12	2	17%
2 Bedrooms	24	9	38%
3 Bedrooms	21	4	19%
4 Bedrooms & Greater	4	0	NA
TOTAL*	61	15	25%

SnapStats®	September	October	Variance
Inventory	55	61	11%
Solds	16	15	-6%
Sale Price	\$864,400	\$705,000	-18%
Sale Price SQFT	\$652	\$593	-9%
Sale to List Price Ratio	100%	95%	-5%
Days on Market	39	27	-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 CONDOS & TOWNHOMES

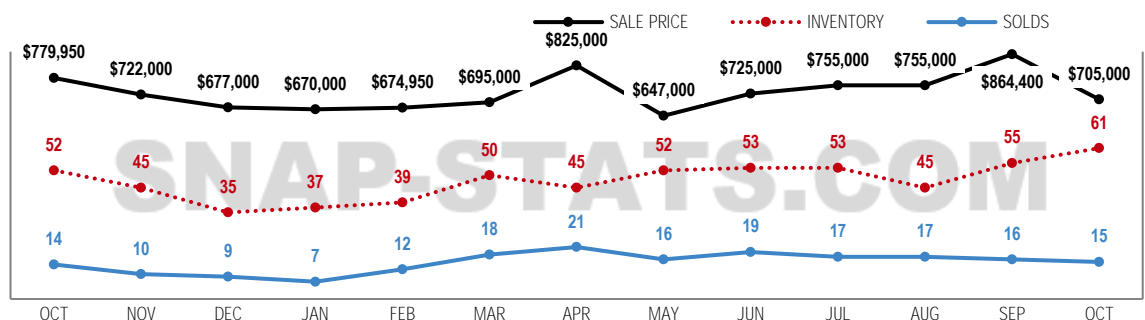
SnapStats®	Inventory	Sales	Sales Ratio
Beach Grove	5	0	NA
Boundary Beach	8	0	NA
Cliff Drive	3	3	100%
English Bluff	0	0	NA
Pebble Hill	0	0	NA
Tsawwassen Central	7	2	29%
Tsawwassen East	0	1	NA*
Tsawwassen North	38	9	24%
TOTAL*	61	15	25%

Market Summary

- Market Type Indicator **TSAWWASSEN ATTACHED**: Sellers Market at 25% Sales Ratio average (2.5 in 10 homes selling rate)
- Homes are selling on average 5% below list price
- Most Active Price Band** \$600,000 to \$700,000 with average 20% Sales Ratio (Balanced market)
- Buyers Best Bet** Homes between \$800,000 to \$900,000 and up to 1 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	3	0	NA
800,001 - 900,000	2	0	NA
900,001 - 1,000,000	2	1	50%
1,000,001 - 1,250,000	4	3	75%
1,250,001 - 1,500,000	22	4	18%
1,500,001 - 1,750,000	13	1	8%
1,750,001 - 2,000,000	16	0	NA
2,000,001 - 2,250,000	5	0	NA
2,250,001 - 2,500,000	6	1	17%
2,500,001 - 2,750,000	1	0	NA
2,750,001 - 3,000,000	1	0	NA
3,000,001 - 3,500,000	1	0	NA
3,500,001 - 4,000,000	0	0	NA
4,000,001 - 4,500,000	1	0	NA
4,500,001 - 5,000,000	0	0	NA
5,000,001 - 5,500,000	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*	78	10	13%

2 Bedrooms & Less	12	2	17%
3 to 4 Bedrooms	42	6	14%
5 to 6 Bedrooms	22	2	9%
7 Bedrooms & More	2	0	NA
TOTAL*	78	10	13%

SnapStats®	September	October	Variance
Inventory	75	78	4%
Solds	9	10	11%
Sale Price	\$1,425,000	\$1,305,000	-8%
Sale Price SQFT	\$648	\$716	11%
Sale to List Price Ratio	98%	99%	1%
Days on Market	7	61	771%

*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

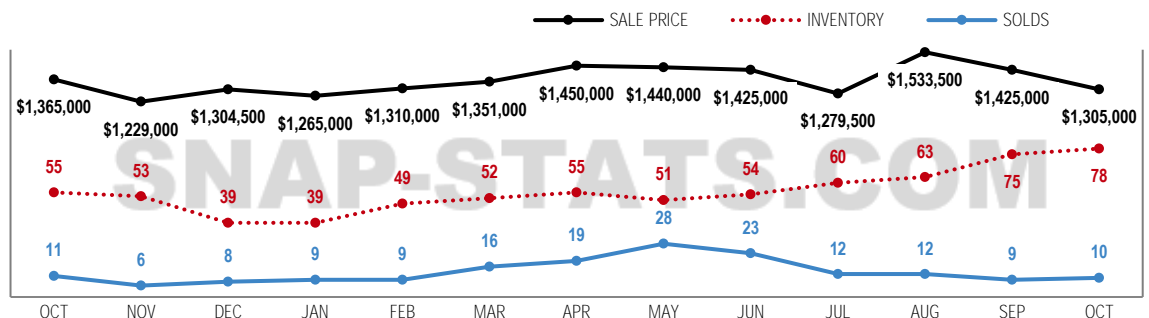
SnapStats®	Inventory	Sales	Sales Ratio
Annacis Island	0	0	NA
Delta Manor	3	0	NA
East Delta	3	0	NA
Hawthorne	22	4	18%
Holly	11	1	9%
Ladner Elementary	16	2	13%
Ladner Rural	6	0	NA
Neilsen Grove	8	3	38%
Port Guichon	8	0	NA
Tilbury	0	0	NA
Westham Island	1	0	NA
TOTAL*	78	10	13%

Market Summary

- Market Type Indicator **LADNER DETACHED**: Balanced Market at 13% Sales Ratio average (1.3 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band** \$1.25 mil to \$1.5 mil with average 18% Sales Ratio (Balanced market)
- Buyers Best Bet** Homes between \$1.5 mil to \$1.75 mil, Holly and 5 to 6 bedroom properties
- Sellers Best Bet** Selling homes in Neilsen Grove and up to 2 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	1	0	NA
500,001 – 600,000	1	3	300%*
600,001 – 700,000	1	1	100%
700,001 – 800,000	2	1	50%
800,001 – 900,000	2	0	NA
900,001 – 1,000,000	2	1	50%
1,000,001 – 1,250,000	7	3	43%
1,250,001 – 1,500,000	6	1	17%
1,500,001 – 1,750,000	0	1	NA*
1,750,001 – 2,000,000	2	0	NA
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*	25	11	44%

0 to 1 Bedroom	1	1	100%
2 Bedrooms	6	4	67%
3 Bedrooms	7	4	57%
4 Bedrooms & Greater	11	2	18%
TOTAL*	25	11	44%

SnapStats®	September	October	Variance
Inventory	24	25	4%
Solds	16	11	-31%
Sale Price	\$995,000	\$928,000	-7%
Sale Price SQFT	\$599	\$615	3%
Sale to List Price Ratio	93%	104%	12%
Days on Market	10	8	-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.

Community CONDOS & TOWNHOMES

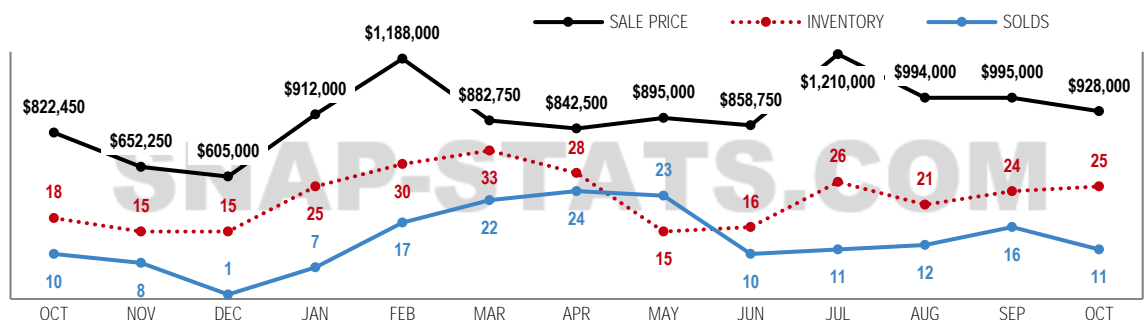
SnapStats®	Inventory	Sales	Sales Ratio
Annacis Island	0	0	NA
Delta Manor	3	2	67%
East Delta	0	0	NA
Hawthorne	2	3	150%*
Holly	0	1	NA*
Ladner Elementary	6	0	NA
Ladner Rural	0	0	NA
Neilsen Grove	14	5	36%
Port Guichon	0	0	NA
Tilbury	0	0	NA
Westham Island	0	0	NA
TOTAL*	25	11	44%

Market Summary

- Market Type Indicator **LADNER ATTACHED**: Sellers Market at 44% Sales Ratio average (4.4 in 10 homes selling rate)
- Homes are selling on average 4% above list price
- Most Active Price Band** Insufficient data
- Buyers Best Bet** Insufficient data
- Sellers Best Bet** Insufficient data except for homes in Neilsen Grove

**With minimum inventory of 10 in most instances

13 Month Market Trend



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