

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

*Compliments of:*

Royal LePage West Real Estate Services

604.939.6666

realtors@royalpage.ca

royalpage.ca

Royal LePage West Real Estate Services

2185 Austin Avenue

Coquitlam, BC V3K 3R9



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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	0	0	NA
300,001 – 400,000	8	1	13%
400,001 – 500,000	16	4	25%
500,001 – 600,000	57	13	23%
600,001 – 700,000	99	16	16%
700,001 – 800,000	95	13	14%
800,001 – 900,000	74	15	20%
900,001 – 1,000,000	44	9	20%
1,000,001 – 1,250,000	90	17	19%
1,250,001 – 1,500,000	67	7	10%
1,500,001 – 1,750,000	53	8	15%
1,750,001 – 2,000,000	29	3	10%
2,000,001 – 2,250,000	13	5	38%
2,250,001 – 2,500,000	25	2	8%
2,500,001 – 2,750,000	11	1	9%
2,750,001 – 3,000,000	24	1	4%
3,000,001 – 3,500,000	17	1	6%
3,500,001 – 4,000,000	17	0	NA
4,000,001 – 4,500,000	6	0	NA
4,500,001 – 5,000,000	7	2	29%
5,000,001 & Greater	34	1	3%
TOTAL*	786	119	15%

0 to 1 Bedroom	311	52	17%
2 Bedrooms	386	55	14%
3 Bedrooms	73	10	14%
4 Bedrooms & Greater	16	2	13%
TOTAL*	786	119	15%

SnapStats®	November	December	Variance
Inventory	1104	786	-29%
Solds	141	119	-16%
Sale Price	\$875,000	\$860,000	-2%
Sale Price SQFT	\$1,044	\$986	-6%
Sale to List Price Ratio	97%	96%	-1%
Days on Market	30	42	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.

### Community CONDOS & TOWNHOMES

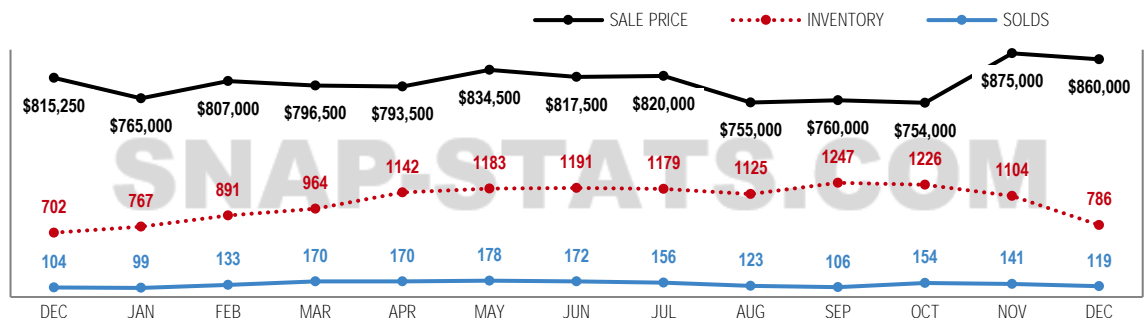
SnapStats®	Inventory	Sales	Sales Ratio
Coal Harbour	105	17	16%
Downtown	342	43	13%
Westend	146	22	15%
Yaletown	193	37	19%
TOTAL*	786	119	15%

### Market Summary

- Market Type Indicator **DOWNTOWN ATTACHED**: Balanced Market at 15% Sales Ratio average (1.5 in 10 homes selling rate)
- Homes are selling on average 4% below list price
- Most Active Price Band\*\* \$2 mil to \$2.25 mil with average 38% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes minimum \$5 mil, Downtown and minimum 2 bedroom properties
- Sellers Best Bet\*\* Selling homes in 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	3	0	NA
1,250,001 - 1,500,000	1	0	NA
1,500,001 - 1,750,000	1	0	NA
1,750,001 - 2,000,000	4	1	25%
2,000,001 - 2,250,000	0	2	NA*
2,250,001 - 2,500,000	10	2	20%
2,500,001 - 2,750,000	9	6	67%
2,750,001 - 3,000,000	26	4	15%
3,000,001 - 3,500,000	36	9	25%
3,500,001 - 4,000,000	66	11	17%
4,000,001 - 4,500,000	52	6	12%
4,500,001 - 5,000,000	48	1	2%
5,000,001 - 5,500,000	24	2	8%
5,500,001 - 6,000,000	35	2	6%
6,000,001 - 6,500,000	18	0	NA
6,500,001 - 7,000,000	26	0	NA
7,000,001 - 7,500,000	8	0	NA
7,500,001 & Greater	119	1	1%
TOTAL*	486	47	10%

2 Bedrooms & Less	23	2	9%
3 to 4 Bedrooms	135	15	11%
5 to 6 Bedrooms	235	25	11%
7 Bedrooms & More	93	5	5%
TOTAL*	486	47	10%

SnapStats®	November	December	Variance
Inventory	628	486	-23%
Solds	64	47	-27%
Sale Price	\$3,338,050	\$3,500,000	5%
Sale Price SQFT	\$1,007	\$1,223	22%
Sale to List Price Ratio	97%	97%	0%
Days on Market	26	50	92%

\*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

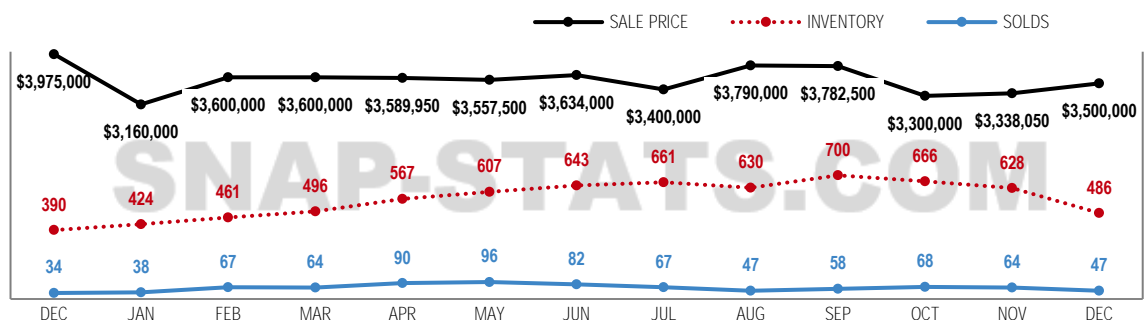
SnapStats®	Inventory	Sales	Sales Ratio
Arbutus	16	4	25%
Cambie	36	6	17%
Dunbar	59	12	20%
Fairview	3	0	NA
Falsecreek	0	0	NA
Kerrisdale	19	0	NA
Kitsilano	23	8	35%
Mackenzie Heights	15	0	NA
Marpole	20	2	10%
Mount Pleasant	5	0	NA
Oakridge	11	1	9%
Point Grey	61	6	10%
Quilchena	16	1	6%
SW Marine	21	1	5%
Shaughnessy	64	2	3%
South Cambie	8	0	NA
South Granville	67	2	3%
Southlands	29	2	7%
University	13	0	NA
TOTAL*	486	47	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 67% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes minimum \$7.5 mil, Shaughnessy, South Granville and minimum 7 bedroom properties
- Sellers Best Bet\*\* Selling homes in Arbutus, Kitsilano and 3 to 6 bedroom properties

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

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## Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 300,000	0	0	NA
300,001 – 400,000	0	0	NA
400,001 – 500,000	7	4	57%
500,001 – 600,000	30	14	47%
600,001 – 700,000	35	10	29%
700,001 – 800,000	63	16	25%
800,001 – 900,000	63	16	25%
900,001 – 1,000,000	51	11	22%
1,000,001 – 1,250,000	93	14	15%
1,250,001 – 1,500,000	88	12	14%
1,500,001 – 1,750,000	62	14	23%
1,750,001 – 2,000,000	75	8	11%
2,000,001 – 2,250,000	26	3	12%
2,250,001 – 2,500,000	32	4	13%
2,500,001 – 2,750,000	15	1	7%
2,750,001 – 3,000,000	11	1	9%
3,000,001 – 3,500,000	8	2	25%
3,500,001 – 4,000,000	3	0	NA
4,000,001 – 4,500,000	1	0	NA
4,500,001 – 5,000,000	1	0	NA
5,000,001 & Greater	2	0	NA
<b>TOTAL*</b>	<b>666</b>	<b>130</b>	<b>20%</b>

0 to 1 Bedroom	180	44	24%
2 Bedrooms	307	63	21%
3 Bedrooms	161	19	12%
4 Bedrooms & Greater	18	4	22%
<b>TOTAL*</b>	<b>666</b>	<b>130</b>	<b>20%</b>

SnapStats®	November	December	Variance
Inventory	923	666	-28%
Solds	161	130	-19%
Sale Price	\$950,000	\$965,000	2%
Sale Price SQFT	\$1,056	\$1,081	2%
Sale to List Price Ratio	99%	101%	2%
Days on Market	17	26	53%

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

## Community CONDOS & TOWNHOMES

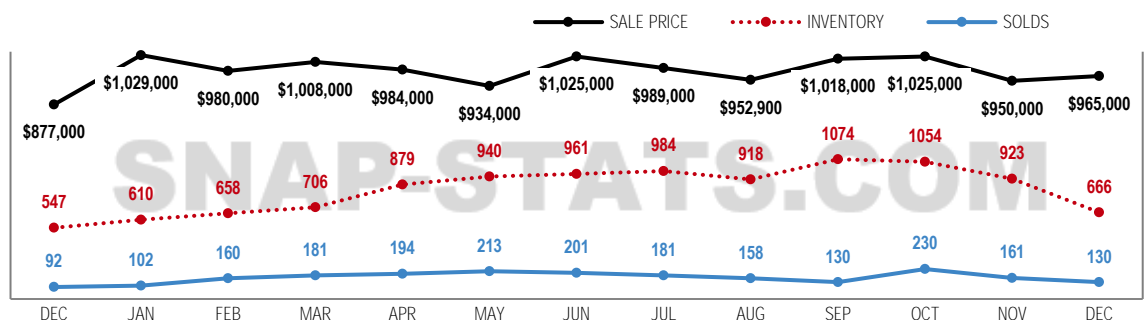
SnapStats®	Inventory	Sales	Sales Ratio
Arbutus	1	0	NA
Cambie	97	13	13%
Dunbar	11	2	18%
Fairview	74	18	24%
Falsecreek	63	11	17%
Kerrisdale	36	4	11%
Kitsilano	45	27	60%
Mackenzie Heights	2	1	50%
Marpole	87	17	20%
Mount Pleasant	5	4	80%
Oakridge	31	5	16%
Point Grey	6	1	17%
Quilchena	14	1	7%
SW Marine	9	4	44%
Shaughnessy	8	0	NA
South Cambie	51	2	4%
South Granville	36	3	8%
Southlands	2	1	50%
University	88	16	18%
<b>TOTAL*</b>	<b>666</b>	<b>130</b>	<b>20%</b>

## Market Summary

- Market Type Indicator **WESTSIDE ATTACHED**: Balanced Market at 20% Sales Ratio average (2 in 10 homes selling rate)
- Homes are selling on average 1% above list price
- Most Active Price Band\*\* \$500,000 to \$600,000 with average 47% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$2.5 mil to \$3 mil, Quilchena, South Cambie, South Granville and 3 bedroom properties
- Sellers Best Bet\*\* Selling homes in Kitsilano, SW Marine 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	1	1	100%
1,250,001 - 1,500,000	11	7	64%
1,500,001 - 1,750,000	56	9	16%
1,750,001 - 2,000,000	78	14	18%
2,000,001 - 2,250,000	24	10	42%
2,250,001 - 2,500,000	49	7	14%
2,500,001 - 2,750,000	31	2	6%
2,750,001 - 3,000,000	47	2	4%
3,000,001 - 3,500,000	49	3	6%
3,500,001 - 4,000,000	43	0	NA
4,000,001 - 4,500,000	12	0	NA
4,500,001 - 5,000,000	7	0	NA
5,000,001 - 5,500,000	1	0	NA
5,500,001 - 6,000,000	0	0	NA
6,000,001 - 6,500,000	0	0	NA
6,500,001 - 7,000,000	2	0	NA
7,000,001 - 7,500,000	0	0	NA
7,500,001 & Greater	0	0	NA
TOTAL*	412	55	13%

2 Bedrooms & Less	34	0	NA
3 to 4 Bedrooms	115	19	17%
5 to 6 Bedrooms	191	27	14%
7 Bedrooms & More	72	9	13%
TOTAL*	412	55	13%

SnapStats®	November	December	Variance
Inventory	558	412	-26%
Solds	74	55	-26%
Sale Price	\$1,889,950	\$1,880,000	-1%
Sale Price SQFT	\$873	\$819	-6%
Sale to List Price Ratio	97%	95%	-2%
Days on Market	28	42	50%

\*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

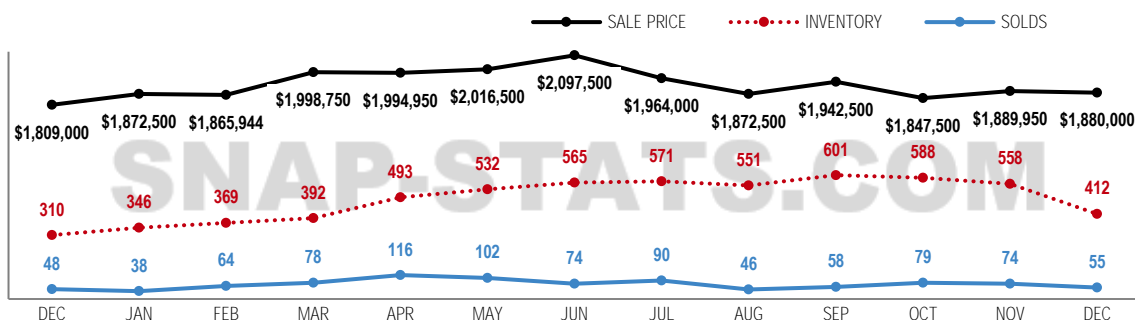
SnapStats®	Inventory	Sales	Sales Ratio
Champlain Heights	3	0	NA
Collingwood	93	2	2%
Downtown	0	0	NA
Fraser	13	5	38%
Fraserview	16	6	38%
Grandview Woodland	27	3	11%
Hastings	6	1	17%
Hastings Sunrise	15	3	20%
Killarney	32	3	9%
Knight	24	6	25%
Main	10	2	20%
Mount Pleasant	10	1	10%
Renfrew Heights	48	7	15%
Renfrew	52	6	12%
South Marine	2	1	50%
South Vancouver	37	4	11%
Strathcona	6	1	17%
Victoria	18	4	22%
TOTAL*	412	55	13%

## Market Summary

- Market Type Indicator **EASTSIDE DETACHED**: Balanced Market at 13% Sales Ratio average (1.3 in 10 homes selling rate)
- Homes are selling on average 5% below list price
- Most Active Price Band\*\* \$1.25 mil to \$1.5 mil with average 64% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$2.5 mil to \$3.5 mil, Collingwood, Killarney and minimum 5 bedroom properties
- Sellers Best Bet\*\* Selling homes in Fraser, Fraserview 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	8	0	NA
400,001 – 500,000	19	7	37%
500,001 – 600,000	52	18	35%
600,001 – 700,000	61	21	34%
700,001 – 800,000	55	21	38%
800,001 – 900,000	51	14	27%
900,001 – 1,000,000	33	8	24%
1,000,001 – 1,250,000	46	10	22%
1,250,001 – 1,500,000	29	6	21%
1,500,001 – 1,750,000	19	1	5%
1,750,001 – 2,000,000	3	0	NA
2,000,001 – 2,250,000	1	0	NA
2,250,001 – 2,500,000	2	0	NA
2,500,001 – 2,750,000	2	0	NA
2,750,001 – 3,000,000	1	0	NA
3,000,001 – 3,500,000	2	0	NA
3,500,001 – 4,000,000	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	0	0	NA
TOTAL*	385	106	28%

0 to 1 Bedroom	160	53	33%
2 Bedrooms	139	37	27%
3 Bedrooms	77	16	21%
4 Bedrooms & Greater	9	0	NA
TOTAL*	385	106	28%

SnapStats®	November	December	Variance
Inventory	582	385	-34%
Solds	145	106	-27%
Sale Price	\$726,500	\$725,500	0%
Sale Price SQFT	\$900	\$937	4%
Sale to List Price Ratio	100%	99%	-1%
Days on Market	21	24	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

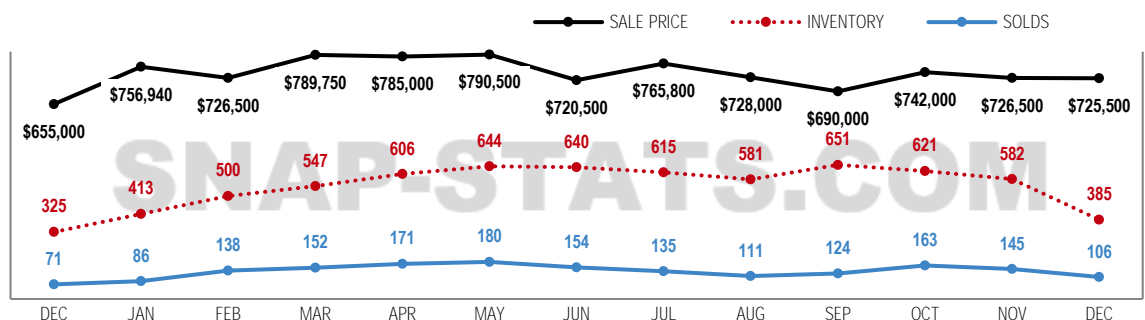
SnapStats®	Inventory	Sales	Sales Ratio
Champlain Heights	4	4	100%
Collingwood	61	21	34%
Downtown	35	6	17%
Fraser	12	3	25%
Fraserview	0	0	NA
Grandview Woodland	30	4	13%
Hastings	7	6	86%
Hastings Sunrise	2	1	50%
Killarney	7	1	14%
Knight	12	0	NA
Main	11	6	55%
Mount Pleasant	66	29	44%
Renfrew Heights	2	1	50%
Renfrew	14	2	14%
South Marine	67	12	18%
South Vancouver	10	1	10%
Strathcona	33	7	21%
Victoria	12	2	17%
TOTAL*	385	106	28%

## Market Summary

- Market Type Indicator **EASTSIDE ATTACHED**: Sellers Market at 28% Sales Ratio average (2.8 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 38% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.5 mil to \$1.75 mil, Grandview Woodland, Killarney, Renfrew, South Vancouver and 3 bedrooms
- Sellers Best Bet\*\* Selling homes in Main, Mount Pleasant and up to 1 bedrooms

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

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## Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 - 800,000	1	0	NA
800,001 - 900,000	1	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	2	NA*
1,500,001 - 1,750,000	7	7	100%
1,750,001 - 2,000,000	18	11	61%
2,000,001 - 2,250,000	24	6	25%
2,250,001 - 2,500,000	20	7	35%
2,500,001 - 2,750,000	11	2	18%
2,750,001 - 3,000,000	17	2	12%
3,000,001 - 3,500,000	14	3	21%
3,500,001 - 4,000,000	15	5	33%
4,000,001 - 4,500,000	10	0	NA
4,500,001 - 5,000,000	3	1	33%
5,000,001 - 5,500,000	5	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	2	0	NA
7,000,001 - 7,500,000	0	0	NA
7,500,001 & Greater	2	0	NA
TOTAL*	151	46	30%

2 Bedrooms & Less	5	1	20%
3 to 4 Bedrooms	81	26	32%
5 to 6 Bedrooms	52	15	29%
7 Bedrooms & More	13	4	31%
TOTAL*	151	46	30%

SnapStats®	November	December	Variance
Inventory	253	151	-40%
Solds	54	46	-15%
Sale Price	\$2,114,444	\$2,107,500	0%
Sale Price SQFT	\$809	\$822	2%
Sale to List Price Ratio	98%	98%	0%
Days on Market	21	20	-5%

## Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Blueridge	3	4	133%*
Boulevard	7	2	29%
Braemar	2	0	NA
Calverhall	4	0	NA
Canyon Heights	20	1	5%
Capilano	0	0	NA
Central Lonsdale	11	5	45%
Deep Cove	12	3	25%
Delbrook	1	0	NA
Dollarton	9	2	22%
Edgemont	5	4	80%
Forest Hills	4	1	25%
Grouse Woods	2	1	50%
Harbourside	0	0	NA
Indian Arm	0	0	NA
Indian River	0	2	NA*
Lower Lonsdale	8	0	NA
Lynn Valley	14	3	21%
Lynnmour	1	0	NA
Mosquito Creek	0	1	NA*
Norqate	4	0	NA
Northlands	2	0	NA
Pemberton Heights	4	2	50%
Pemberton	0	1	NA*
Princess Park	4	0	NA
Queensbury	3	0	NA
Roche Point	0	1	NA*
Seymour	3	2	67%
Tempe	1	0	NA
Upper Delbrook	4	1	25%
Upper Lonsdale	15	9	60%
Westlynn	7	0	NA
Westlynn Terrace	0	0	NA
Windsor Park	0	1	NA*
Woodlands-Sunshine Cascade	1	0	NA
TOTAL*	151	46	30%

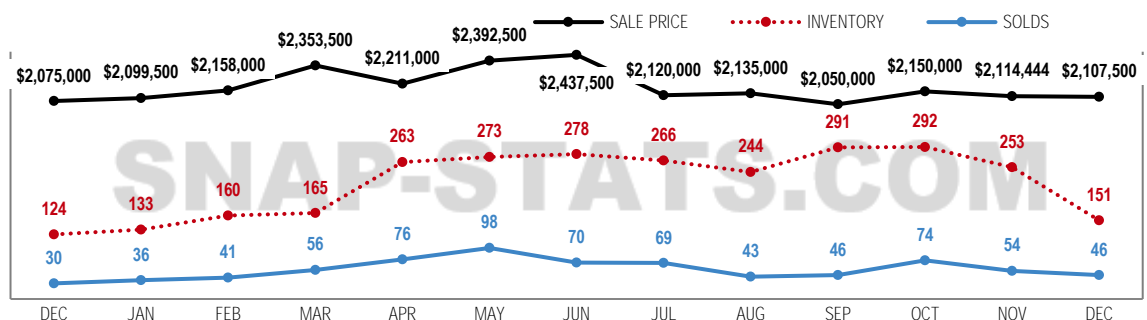
\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

## Market Summary

- Market Type Indicator **NORTH VANCOUVER DETACHED**: Sellers Market at 30% Sales Ratio average (3 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band\*\* \$1.75 mil to \$2 mil with average 61% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$2.75 mil to \$3 mil, Canyon Heights and 5 to 6 bedroom properties
- Sellers Best Bet\*\* Selling homes in Central Lonsdale, Upper Lonsdale and 3 to 4 bedroom properties

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

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## Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 300,000	0	0	NA
300,001 – 400,000	3	0	NA
400,001 – 500,000	9	2	22%
500,001 – 600,000	16	7	44%
600,001 – 700,000	28	11	39%
700,001 – 800,000	27	8	30%
800,001 – 900,000	40	11	28%
900,001 – 1,000,000	27	8	30%
1,000,001 – 1,250,000	42	18	43%
1,250,001 – 1,500,000	42	11	26%
1,500,001 – 1,750,000	22	8	36%
1,750,001 – 2,000,000	13	1	8%
2,000,001 – 2,250,000	4	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	1	1	100%
3,000,001 – 3,500,000	2	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 – 4,500,000	2	0	NA
4,500,001 – 5,000,000	0	0	NA
5,000,001 & Greater	1	0	NA
TOTAL*	281	86	31%

0 to 1 Bedroom	72	18	25%
2 Bedrooms	138	43	31%
3 Bedrooms	55	20	36%
4 Bedrooms & Greater	16	5	31%
TOTAL*	281	86	31%

SnapStats®	November	December	Variance
Inventory	399	281	-30%
Solds	117	86	-26%
Sale Price	\$890,000	\$942,500	6%
Sale Price SQFT	\$971	\$981	1%
Sale to List Price Ratio	97%	96%	-1%
Days on Market	16	24	50%

## Community CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
Blueridge	2	0	NA
Boulevard	0	0	NA
Braemar	0	0	NA
Calverhall	1	0	NA
Canyon Heights	0	1	NA*
Capilano	3	0	NA
Central Lonsdale	40	17	43%
Deep Cove	1	0	NA
Delbrook	0	0	NA
Dollarton	0	0	NA
Edgemont	3	1	33%
Forest Hills	0	0	NA
Grouse Woods	0	0	NA
Harbourside	7	1	14%
Indian Arm	0	0	NA
Indian River	1	0	NA
Lower Lonsdale	77	29	38%
Lynn Valley	16	8	50%
Lynn timer	42	7	17%
Mosquito Creek	5	3	60%
Norqate	2	2	100%
Northlands	3	5	167%*
Pemberton Heights	0	0	NA
Pemberton	50	6	12%
Princess Park	0	0	NA
Queensbury	2	0	NA
Roche Point	14	4	29%
Seymour	5	1	20%
Tempe	0	0	NA
Upper Delbrook	0	0	NA
Upper Lonsdale	7	1	14%
Westlynn	0	0	NA
Westlynn Terrace	0	0	NA
Windsor Park	0	0	NA
Woodlands-Sunshine Cascade	0	0	NA
TOTAL*	281	86	31%

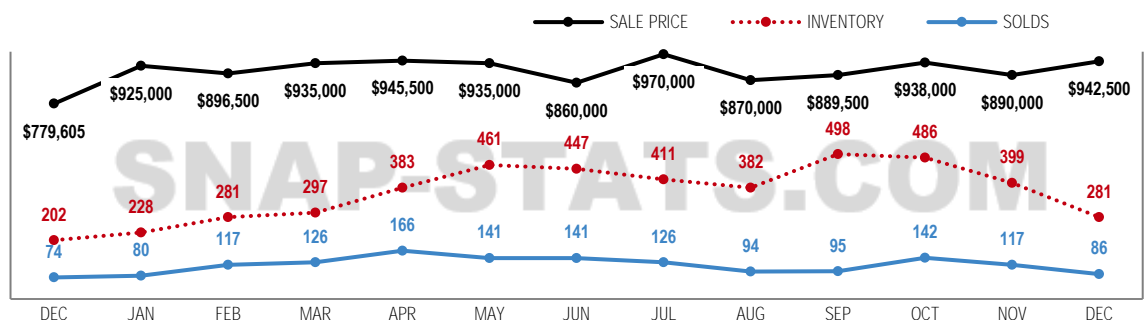
\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

## Market Summary

- Market Type Indicator **NORTH VANCOUVER ATTACHED**: Sellers Market at 31% Sales Ratio average (3.1 in 10 homes selling rate)
- Homes are selling on average 4% below list price
- Most Active Price Band\*\* \$500,000 to \$600,000 with average 44% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.75 mil to \$2 mil, Lynn timer, Pemberton and up to 1 bedroom properties
- Sellers Best Bet\*\* Selling homes in Central Lonsdale, Lower Lonsdale, Lynn Valley 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	1	0	NA
1,750,001 - 2,000,000	8	1	13%
2,000,001 - 2,250,000	5	2	40%
2,250,001 - 2,500,000	17	3	18%
2,500,001 - 2,750,000	17	2	12%
2,750,001 - 3,000,000	28	6	21%
3,000,001 - 3,500,000	47	2	4%
3,500,001 - 4,000,000	30	2	7%
4,000,001 - 4,500,000	23	2	9%
4,500,001 - 5,000,000	32	1	3%
5,000,001 - 5,500,000	18	2	11%
5,500,001 - 6,000,000	21	2	10%
6,000,001 - 6,500,000	8	0	NA
6,500,001 - 7,000,000	8	0	NA
7,000,001 - 7,500,000	5	0	NA
7,500,001 & Greater	60	1	2%
TOTAL*	328	26	8%

2 Bedrooms & Less	13	0	NA
3 to 4 Bedrooms	142	11	8%
5 to 6 Bedrooms	143	15	10%
7 Bedrooms & More	30	0	NA
TOTAL*	328	26	8%

SnapStats®	November	December	Variance
Inventory	435	328	-25%
Solds	32	26	-19%
Sale Price	\$3,350,000	\$2,992,350	-11%
Sale Price SQFT	\$964	\$932	-3%
Sale to List Price Ratio	93%	97%	4%
Days on Market	38	49	29%

## Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Altamont	9	1	11%
Ambleside	23	5	22%
Bayridge	8	0	NA
British Properties	63	7	11%
Canterbury	3	0	NA
Caulfield	18	2	11%
Cedardale	7	0	NA
Chartwell	25	1	4%
Chelsea Park	2	0	NA
Cypress	11	0	NA
Cypress Park Estates	17	2	12%
Deer Ridge	0	0	NA
Dundarave	15	1	7%
Eagle Harbour	5	0	NA
Eagleridge	1	0	NA
Furry Creek	3	0	NA
Gleneagles	9	0	NA
Glenmore	19	1	5%
Horseshoe Bay	2	0	NA
Howe Sound	3	0	NA
Lions Bay	11	1	9%
Olde Caulfield	3	1	33%
Panorama Village	2	0	NA
Park Royal	3	0	NA
Porteau Cove	0	0	NA
Queens	7	0	NA
Rockridge	4	0	NA
Sandy Cove	2	0	NA
Sentinel Hill	13	1	8%
Upper Caulfield	6	2	33%
West Bay	7	0	NA
Westhill	9	0	NA
Westmount	9	0	NA
Whitby Estates	6	0	NA
Whytecliff	3	1	33%
TOTAL*	328	26	8%

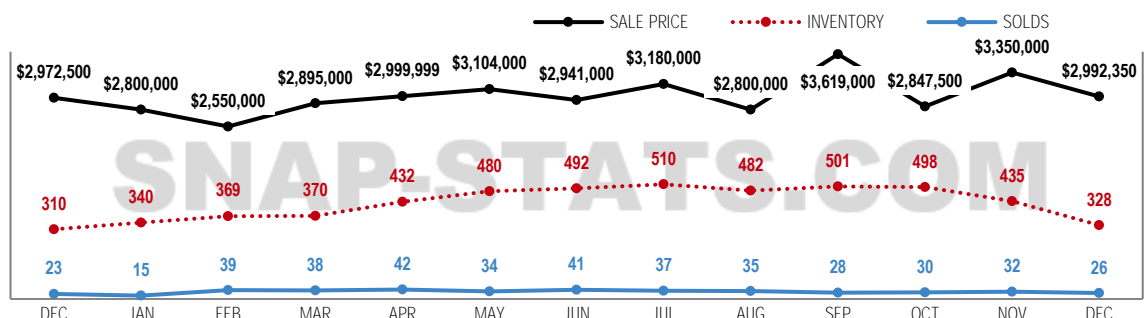
\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

## 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 3% below list price
- Most Active Price Band\*\* \$2.75 mil to \$3 mil with average 21% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes minimum \$7.5 mil, Chartwell, Glenmore and 3 to 4 bedroom properties
- Sellers Best Bet\*\* Selling homes in Ambleside and 5 to 6 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	2	2	100%
700,001 – 800,000	6	5	83%
800,001 – 900,000	11	1	9%
900,001 – 1,000,000	6	0	NA
1,000,001 – 1,250,000	13	0	NA
1,250,001 – 1,500,000	13	1	8%
1,500,001 – 1,750,000	13	0	NA
1,750,001 – 2,000,000	13	1	8%
2,000,001 – 2,250,000	6	1	17%
2,250,001 – 2,500,000	6	0	NA
2,500,001 – 2,750,000	2	0	NA
2,750,001 – 3,000,000	5	0	NA
3,000,001 – 3,500,000	2	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	10	0	NA
TOTAL*	112	11	10%

0 to 1 Bedroom	23	6	26%
2 Bedrooms	69	5	7%
3 Bedrooms	17	0	NA
4 Bedrooms & Greater	3	0	NA
TOTAL*	112	11	10%

SnapStats®	November	December	Variance
Inventory	140	112	-20%
Solds	13	11	-15%
Sale Price	\$1,799,000	\$730,000	-59%
Sale Price SQFT	\$1,336	\$969	-27%
Sale to List Price Ratio	100%	97%	-3%
Days on Market	46	26	-43%

## Community CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
Altamont	0	0	NA
Ambleside	30	5	17%
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	0	NA
Deer Ridge	2	0	NA
Dundarave	18	1	6%
Eagle Harbour	0	0	NA
Eagleridge	0	0	NA
Furry Creek	3	0	NA
Gleneagles	0	0	NA
Glenmore	0	0	NA
Horseshoe Bay	19	0	NA
Howe Sound	1	0	NA
Lions Bay	2	0	NA
Olde Caulfield	0	0	NA
Panorama Village	1	1	100%
Park Royal	27	3	11%
Porteau Cove	0	0	NA
Queens	0	0	NA
Rockridge	0	0	NA
Sandy Cove	0	0	NA
Sentinel Hill	0	0	NA
Upper Caulfield	0	0	NA
West Bay	0	0	NA
Westhill	0	0	NA
Westmount	0	0	NA
Whitby Estates	2	1	50%
Whytecliff	0	0	NA
TOTAL*	112	11	10%

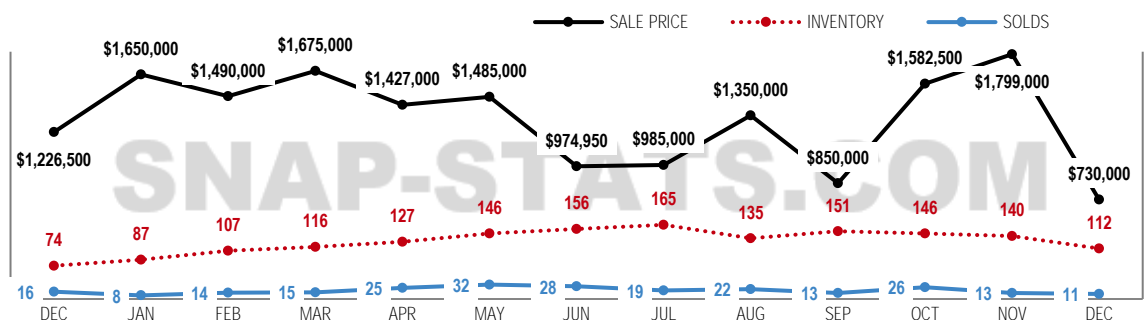
\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

## Market Summary

- Market Type Indicator **WEST VANCOUVER ATTACHED**: Buyers Market at 10% Sales Ratio average (1 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 9% Sales Ratio (Buyers market)
- Buyers Best Bet\*\* Homes between \$1.25 mil to \$2 mil, Dundarave and 2 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	5	2	40%
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	7	4	57%
1,500,001 - 1,750,000	32	9	28%
1,750,001 - 2,000,000	60	10	17%
2,000,001 - 2,250,000	17	8	47%
2,250,001 - 2,500,000	45	5	11%
2,500,001 - 2,750,000	28	2	7%
2,750,001 - 3,000,000	46	6	13%
3,000,001 - 3,500,000	48	3	6%
3,500,001 - 4,000,000	38	2	5%
4,000,001 - 4,500,000	14	3	21%
4,500,001 - 5,000,000	8	0	NA
5,000,001 - 5,500,000	3	0	NA
5,500,001 - 6,000,000	4	0	NA
6,000,001 - 6,500,000	5	0	NA
6,500,001 - 7,000,000	1	0	NA
7,000,001 - 7,500,000	0	0	NA
7,500,001 & Greater	6	0	NA
TOTAL*	367	54	15%

2 Bedrooms & Less	11	2	18%
3 to 4 Bedrooms	122	18	15%
5 to 6 Bedrooms	206	31	15%
7 Bedrooms & More	28	3	11%
TOTAL*	367	54	15%

SnapStats®	November	December	Variance
Inventory	474	367	-23%
Solds	65	54	-17%
Sale Price	\$2,020,000	\$2,096,500	4%
Sale Price SQFT	\$741	\$727	-2%
Sale to List Price Ratio	93%	96%	3%
Days on Market	34	61	79%

## Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Boyd Park	7	3	43%
Bridgeport	6	2	33%
Brighthouse	7	0	NA
Brighthouse South	3	0	NA
Broadmoor	28	0	NA
East Cambie	10	2	20%
East Richmond	7	0	NA
Garden City	15	2	13%
Gilmore	3	0	NA
Granville	27	0	NA
Hamilton	15	2	13%
Ironwood	10	3	30%
Lackner	6	6	100%
McLennan	9	1	11%
McLennan North	3	0	NA
McNair	20	2	10%
Quilchena	19	3	16%
Riverdale	19	5	26%
Saunders	22	0	NA
Sea Island	1	1	100%
Seafair	23	4	17%
South Arm	7	0	NA
Steveston North	18	3	17%
Steveston South	3	3	100%
Steveston Village	7	3	43%
Terra Nova	15	2	13%
West Cambie	21	3	14%
Westwind	9	1	11%
Woodwards	27	3	11%
TOTAL*	367	54	15%

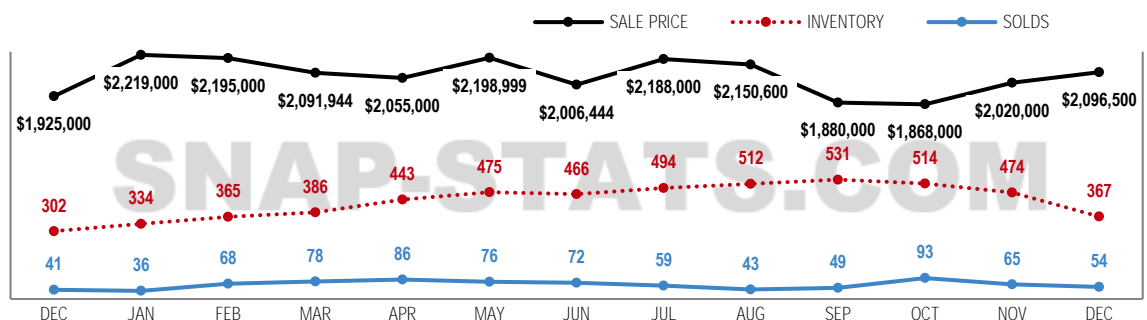
\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

## Market Summary

- Market Type Indicator **RICHMOND DETACHED**: Balanced Market at 15% Sales Ratio average (1.5 in 10 homes selling rate)
- Homes are selling on average 4% 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 \$3.5 mil to \$4 mil, McNair and minimum 7 bedroom properties
- Sellers Best Bet\*\* Selling homes in Ironwood, Riverdale and up to 2 bedroom properties

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

## 13 Month Market Trend



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## Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 300,000	5	2	40%
300,001 – 400,000	7	3	43%
400,001 – 500,000	21	8	38%
500,001 – 600,000	61	25	41%
600,001 – 700,000	94	33	35%
700,001 – 800,000	97	25	26%
800,001 – 900,000	103	20	19%
900,001 – 1,000,000	94	14	15%
1,000,001 – 1,250,000	123	32	26%
1,250,001 – 1,500,000	103	9	9%
1,500,001 – 1,750,000	37	4	11%
1,750,001 – 2,000,000	9	0	NA
2,000,001 – 2,250,000	6	0	NA
2,250,001 – 2,500,000	3	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	2	0	NA
3,000,001 – 3,500,000	4	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 – 4,500,000	3	0	NA
4,500,001 – 5,000,000	1	0	NA
5,000,001 & Greater	2	0	NA
TOTAL*	775	175	23%

0 to 1 Bedroom	135	42	31%
2 Bedrooms	363	72	20%
3 Bedrooms	212	54	25%
4 Bedrooms & Greater	65	7	11%
TOTAL*	775	175	23%

SnapStats®	November	December	Variance
Inventory	1028	775	-25%
Solds	165	175	6%
Sale Price	\$741,000	\$751,000	1%
Sale Price SQFT	\$768	\$764	-1%
Sale to List Price Ratio	99%	96%	-3%
Days on Market	27	27	0%

## Community CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
Boyd Park	10	5	50%
Bridgeport	18	12	67%
Brighthouse	305	49	16%
Brighthouse South	82	20	24%
Broadmoor	10	1	10%
East Cambie	4	2	50%
East Richmond	1	1	100%
Garden City	11	0	NA
Gilmore	0	0	NA
Granville	8	2	25%
Hamilton	20	5	25%
Ironwood	17	2	12%
Lackner	2	1	50%
McLennan	0	0	NA
McLennan North	44	10	23%
McNair	2	1	50%
Quilchena	2	0	NA
Riverdale	5	2	40%
Saunders	6	2	33%
Sea Island	0	0	NA
Seafair	2	0	NA
South Arm	9	2	22%
Steveston North	8	1	13%
Steveston South	20	9	45%
Steveston Village	3	1	33%
Terra Nova	6	7	117%*
West Cambie	172	39	23%
Westwind	1	0	NA
Woodwards	7	1	14%
TOTAL*	775	175	23%

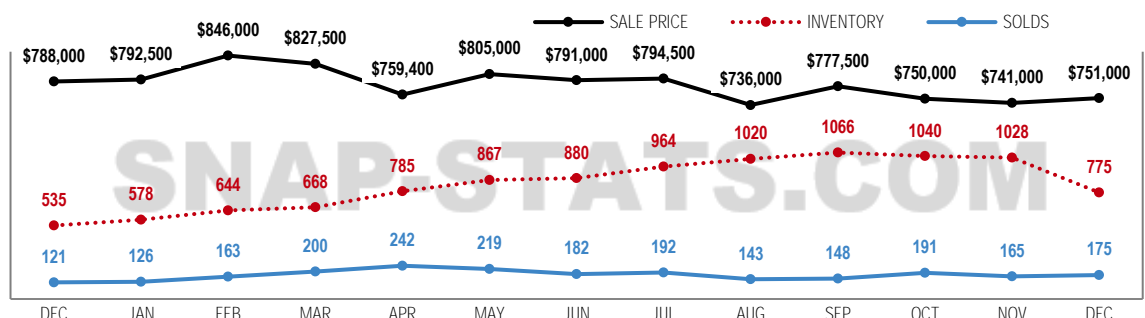
\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

## Market Summary

- Market Type Indicator **RICHMOND ATTACHED**: Sellers Market at 23% Sales Ratio average (2.3 in 10 homes selling rate)
- Homes are selling on average 4% below list price
- Most Active Price Band\*\* \$500,000 to \$600,000 with average 41% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.25 mil to \$1.5 mil, Broadmoor, Ironwood, Steveston North and minimum 4 bedroom properties
- Sellers Best Bet\*\* Selling homes in Boyd Park, Bridgeport, 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	1	0	NA
900,001 - 1,000,000	0	0	NA
1,000,001 - 1,250,000	1	1	100%
1,250,001 - 1,500,000	12	4	33%
1,500,001 - 1,750,000	13	4	31%
1,750,001 - 2,000,000	20	1	5%
2,000,001 - 2,250,000	4	1	25%
2,250,001 - 2,500,000	8	0	NA
2,500,001 - 2,750,000	7	1	14%
2,750,001 - 3,000,000	5	0	NA
3,000,001 - 3,500,000	0	0	NA
3,500,001 - 4,000,000	2	0	NA
4,000,001 - 4,500,000	1	0	NA
4,500,001 - 5,000,000	0	0	NA
5,000,001 - 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	1	0	NA
7,000,001 - 7,500,000	0	0	NA
7,500,001 & Greater	0	0	NA
TOTAL*	75	12	16%

2 Bedrooms & Less	6	0	NA
3 to 4 Bedrooms	40	10	25%
5 to 6 Bedrooms	28	2	7%
7 Bedrooms & More	1	0	NA
TOTAL*	75	12	16%

SnapStats®	November	December	Variance
Inventory	93	75	-19%
Solds	15	12	-20%
Sale Price	\$1,540,000	\$1,635,000	6%
Sale Price SQFT	\$672	\$683	2%
Sale to List Price Ratio	98%	98%	0%
Days on Market	29	36	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.

## Community DETACHED HOUSES

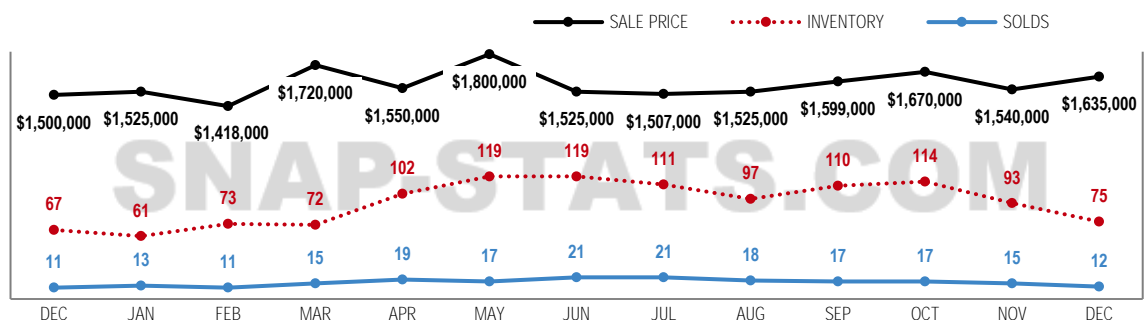
SnapStats®	Inventory	Sales	Sales Ratio
Beach Grove	11	2	18%
Boundary Beach	8	1	13%
Cliff Drive	11	3	27%
English Bluff	8	0	NA
Pebble Hill	13	3	23%
Tsawwassen Central	18	2	11%
Tsawwassen East	6	1	17%
Tsawwassen North	0	0	NA
TOTAL*	75	12	16%

## Market Summary

- Market Type Indicator **TSAWWASSEN DETACHED**: Balanced Market at 16% Sales Ratio average (1.6 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 33% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.75 mil to \$2 mil, Boundary Beach, Tsawwassen Central and 5 to 6 bedroom properties
- Sellers Best Bet\*\* Selling homes in Cliff Drive and 3 to 4 bedroom properties

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

## 13 Month Market Trend



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## Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 300,000	0	0	NA
300,001 – 400,000	1	0	NA
400,001 – 500,000	9	1	11%
500,001 – 600,000	11	2	18%
600,001 – 700,000	10	1	10%
700,001 – 800,000	12	0	NA
800,001 – 900,000	16	4	25%
900,001 – 1,000,000	9	1	11%
1,000,001 – 1,250,000	7	0	NA
1,250,001 – 1,500,000	5	0	NA
1,500,001 – 1,750,000	0	0	NA
1,750,001 – 2,000,000	0	0	NA
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	0	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	0	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 – 4,500,000	0	0	NA
4,500,001 – 5,000,000	0	0	NA
5,000,001 & Greater	0	0	NA
TOTAL*	80	9	11%

0 to 1 Bedroom	14	2	14%
2 Bedrooms	40	4	10%
3 Bedrooms	18	2	11%
4 Bedrooms & Greater	8	1	13%
TOTAL*	80	9	11%

SnapStats®	November	December	Variance
Inventory	91	80	-12%
Solds	11	9	-18%
Sale Price	\$660,000	\$839,000	27%
Sale Price SQFT	\$492	\$588	19%
Sale to List Price Ratio	96%	110%	15%
Days on Market	21	37	76%

\*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

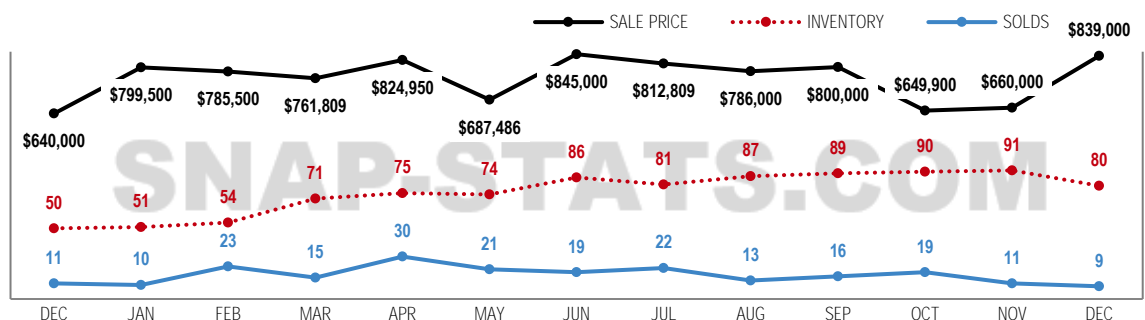
SnapStats®	Inventory	Sales	Sales Ratio
Beach Grove	8	1	13%
Boundary Beach	11	1	9%
Cliff Drive	15	1	7%
English Bluff	0	0	NA
Pebble Hill	0	0	NA
Tsawwassen Central	3	2	67%
Tsawwassen East	2	0	NA
Tsawwassen North	41	4	10%
TOTAL*	80	9	11%

## Market Summary

- Market Type Indicator **TSAWWASSEN ATTACHED**: Buyers Market at 11% Sales Ratio average (1.1 in 10 homes selling rate)
- Homes are selling on average 10% above list price
- Most Active Price Band\*\* \$800,000 to \$900,000 with average 25% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$600,000 to \$700,000, Cliff Drive and 2 bedroom properties
- Sellers Best Bet\*\* Selling homes in Beach Grove 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	1	1	100%
800,001 - 900,000	1	0	NA
900,001 - 1,000,000	1	0	NA
1,000,001 - 1,250,000	4	1	25%
1,250,001 - 1,500,000	8	1	13%
1,500,001 - 1,750,000	14	1	7%
1,750,001 - 2,000,000	12	2	17%
2,000,001 - 2,250,000	1	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	0	0	NA
3,000,001 - 3,500,000	0	0	NA
3,500,001 - 4,000,000	2	0	NA
4,000,001 - 4,500,000	1	0	NA
4,500,001 - 5,000,000	1	0	NA
5,000,001 - 5,500,000	1	0	NA
5,500,001 - 6,000,000	0	0	NA
6,000,001 - 6,500,000	0	0	NA
6,500,001 - 7,000,000	0	0	NA
7,000,001 - 7,500,000	0	0	NA
7,500,001 & Greater	0	0	NA
TOTAL*	51	6	12%

2 Bedrooms & Less	8	1	13%
3 to 4 Bedrooms	27	5	19%
5 to 6 Bedrooms	15	0	NA
7 Bedrooms & More	1	0	NA
TOTAL*	51	6	12%

SnapStats®	November	December	Variance
Inventory	59	51	-14%
Solds	14	6	-57%
Sale Price	\$1,352,500	\$1,415,000	5%
Sale Price SQFT	\$607	\$832	37%
Sale to List Price Ratio	98%	98%	0%
Days on Market	11	30	173%

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

## Community DETACHED HOUSES

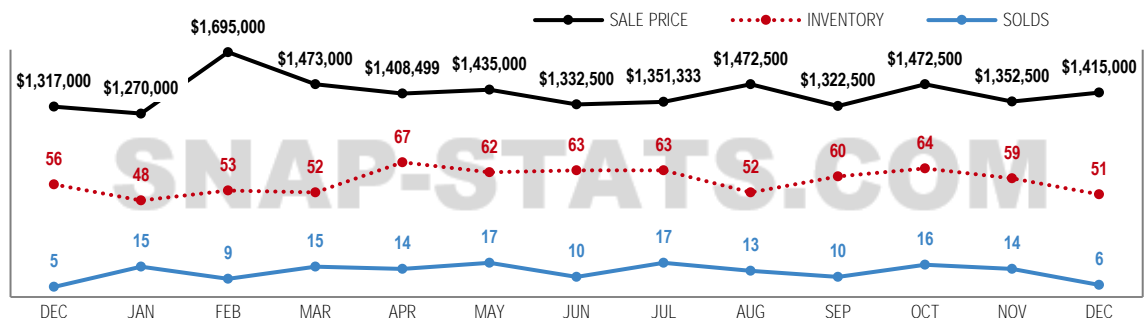
SnapStats®	Inventory	Sales	Sales Ratio
Annacis Island	0	0	NA
Delta Manor	5	1	20%
East Delta	0	0	NA
Hawthorne	12	1	8%
Holly	8	0	NA
Ladner Elementary	9	2	22%
Ladner Rural	3	0	NA
Neilsen Grove	8	1	13%
Port Guichon	6	0	NA
Tilbury	0	0	NA
Westham Island	0	1	NA*
TOTAL*	51	6	12%

## 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\*\* \$1.75 mil to \$2 mil with average 17% Sales Ratio (Balanced market)
- Buyers Best Bet\*\* Homes between \$1.5 mil to \$1.75 mil, Hawthorne and up to 2 bedroom properties
- Sellers Best Bet\*\* Selling homes in Ladner Elementary and 3 to 4 bedroom properties

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

## 13 Month Market Trend



## Compliments of...

Royal LePage West Real Estate Services  
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604.939.6666

royallepage.ca  
realtors@royallepage.ca



## 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	4	0	NA
600,001 – 700,000	2	0	NA
700,001 – 800,000	3	0	NA
800,001 – 900,000	4	0	NA
900,001 – 1,000,000	6	1	17%
1,000,001 – 1,250,000	12	2	17%
1,250,001 – 1,500,000	8	3	38%
1,500,001 – 1,750,000	1	1	100%
1,750,001 – 2,000,000	1	0	NA
2,000,001 – 2,250,000	1	1	100%
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*	43	8	19%

0 to 1 Bedroom	4	0	NA
2 Bedrooms	15	1	7%
3 Bedrooms	13	2	15%
4 Bedrooms & Greater	11	5	45%
TOTAL*	43	8	19%

SnapStats®	November	December	Variance
Inventory	55	43	-22%
Solds	16	8	-50%
Sale Price	\$1,084,950	\$1,383,000	27%
Sale Price SQFT	\$656	\$708	8%
Sale to List Price Ratio	100%	100%	0%
Days on Market	18	5	-72%

\*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

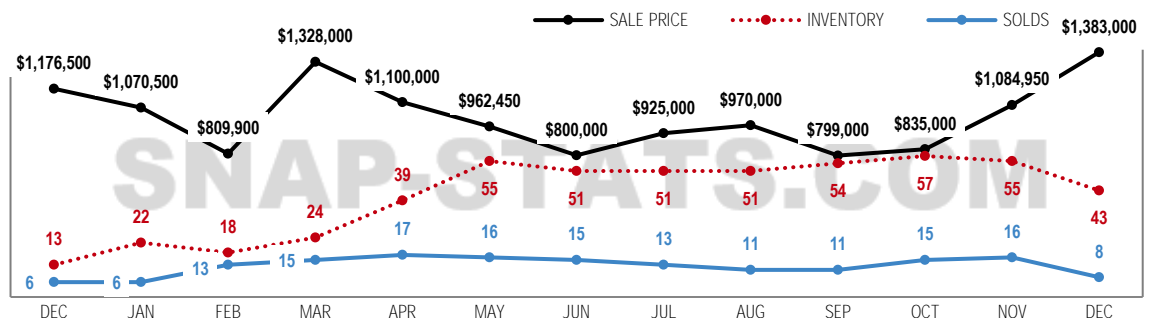
SnapStats®	Inventory	Sales	Sales Ratio
Annacis Island	0	0	NA
Delta Manor	4	1	25%
East Delta	1	0	NA
Hawthorne	4	0	NA
Holly	2	0	NA
Ladner Elementary	14	0	NA
Ladner Rural	0	0	NA
Neilsen Grove	18	7	39%
Port Guichon	0	0	NA
Tilbury	0	0	NA
Westham Island	0	0	NA
TOTAL*	43	8	19%

## Market Summary

- Market Type Indicator **LADNER ATTACHED**: 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 38% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1 mil to \$1.25 mil and 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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