

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



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**SnapStats**<sup>®</sup>

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# METRO VANCOUVER EDITION



### Price Band & Bedroom STATS HOUSES (DETACHED)

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	0	0	NA
600,001 – 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	0	0	NA
1,250,001 – 1,500,000	0	1	NA
1,500,001 – 1,750,000	1	0	NA
1,750,001 – 2,000,000	5	4	80%
2,000,001 – 2,250,000	14	8	57%
2,250,001 – 2,500,000	25	8	32%
2,500,001 – 2,750,000	17	14	82%
2,750,001 – 3,000,000	36	21	58%
3,000,001 – 3,500,000	44	34	77%
3,500,001 – 4,000,000	74	29	39%
4,000,001 – 4,500,000	33	24	73%
4,500,001 – 5,000,000	54	13	24%
5,000,001 & Greater	224	33	15%
<b>TOTAL</b>	<b>528</b>	<b>189</b>	<b>36%</b>

2 Bedrooms & Less	16	4	25%
3 to 4 Bedrooms	188	76	40%
5 to 6 Bedrooms	241	93	39%
7 Bedrooms & More	83	16	19%
<b>TOTAL</b>	<b>528</b>	<b>189</b>	<b>36%</b>

SnapStats® Median Data	April	May	Variance
Inventory	534	528	-1%
Solds	229	189	-17%
Sale Price	\$3,688,000	\$3,550,000	-4%
Sale Price SQFT	\$1,158	\$1,210	4%
Sale to List Price Ratio	109%	100%	-8%
Days on Market	12	12	NA

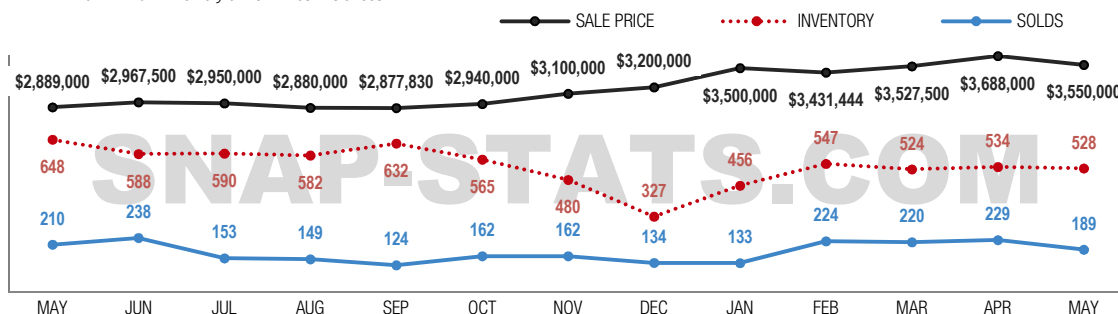
\*Sales Ratio is the 'Sales-to-Active Listing' ratio (inventory) and is current market speed (higher is faster.) If >100% MLS® data on June 1 reported previous month's sales exceeded current inventory count.

### Market Summary

- Official Market Type **WESTSIDE DETACHED**: Sellers market at 36% Sales Ratio average (3.6 in 10 homes selling rate)
- Homes are selling on average at list price
- Most Active Price Band\*\* +/- \$3 mil: \$2.5 mil to \$3 mil (82% Sales Ratio) / \$3 to \$3.5 mil (77% Sales Ratio)
- Buyers Best Bet\*\* +/- \$3 mil: \$2.25 to \$2.5 mil / \$5 mil plus, Marpole, Shaughnessy, South Granville, SW Marine and 7+ bedrooms
- Sellers Best Bet\*\* Selling homes in Dunbar, Kitsilano, Oakridge and 3 to 6 bedroom properties

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

### 13 Month Market Trend



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## Price Band & Bedroom STATS CONDO & TH (ATTACHED)

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 300,000	3	1	33%
300,001 – 400,000	25	27	108%*
400,001 – 500,000	36	48	133%*
500,001 – 600,000	41	42	102%*
600,001 – 700,000	56	49	88%
700,001 – 800,000	35	31	89%
800,001 – 900,000	40	25	63%
900,001 – 1,000,000	31	20	65%
1,000,001 – 1,250,000	41	32	78%
1,250,001 – 1,500,000	30	22	73%
1,500,001 – 1,750,000	23	16	70%
1,750,001 – 2,000,000	9	6	67%
2,000,001 – 2,250,000	4	4	100%
2,250,001 – 2,500,000	4	1	25%
2,500,001 – 2,750,000	4	1	25%
2,750,001 – 3,000,000	6	0	NA
3,000,001 – 3,500,000	1	1	100%
3,500,001 – 4,000,000	4	0	NA
4,000,001 – 4,500,000	1	1	100%
4,500,001 – 5,000,000	0	0	NA
5,000,001 & Greater	1	1	100%
<b>TOTAL</b>	<b>395</b>	<b>328</b>	<b>83%</b>

0 to 1 Bedroom	119	118	99%
2 Bedrooms	212	168	79%
3 Bedrooms	60	38	63%
4 Bedrooms & Greater	4	4	100%
<b>TOTAL</b>	<b>395</b>	<b>328</b>	<b>83%</b>

SnapStats® Median Data	April	May	Variance
Inventory	398	395	-1%
Solds	335	328	-2%
Sale Price	\$659,000	\$695,500	6%
Sale Price SQFT	\$734	\$783	7%
Sale to List Price Ratio	102%	101%	-1%
Days on Market	11	11	NA

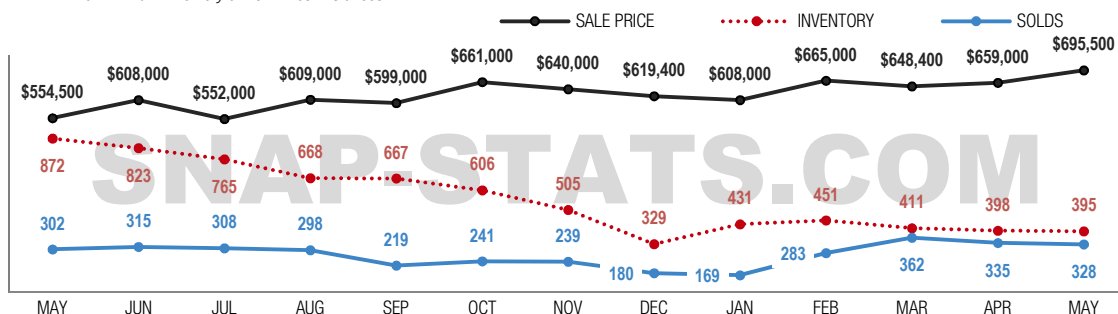
\*Sales Ratio is the 'Sales-to-Active Listing' ratio (inventory) and is current market speed (higher is faster.) If >100% MLS® data on June 1 reported previous month's sales exceeded current inventory count.

## Market Summary

- Official Market Type **WESTSIDE ATTACHED**: Sellers market at 83% Sales Ratio average (8.3 in 10 homes selling rate)
- Homes are selling on average 1% above list price
- Most Active Price Band\*\* \$400,000 to \$500,000 with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.75 mil to \$2 mil, Oakridge, University and 3 bedroom properties
- Sellers Best Bet\*\* Selling homes in Kitsilano, Marpole, Quilchena and up to 1 bedroom properties

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

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## Price Band & Bedroom STATS HOUSES (DETACHED)

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 300,000	4	0	NA
300,001 – 400,000	0	0	NA
400,001 – 500,000	0	0	NA
500,001 – 600,000	0	0	NA
600,001 – 700,000	0	0	NA
700,001 – 800,000	0	1	NA
800,001 – 900,000	2	3	150%*
900,001 – 1,000,000	9	1	11%
1,000,001 – 1,250,000	31	24	77%
1,250,001 – 1,500,000	88	41	47%
1,500,001 – 1,750,000	76	44	58%
1,750,001 – 2,000,000	98	29	30%
2,000,001 – 2,250,000	34	17	50%
2,250,001 – 2,500,000	47	9	19%
2,500,001 – 2,750,000	32	16	50%
2,750,001 – 3,000,000	60	10	17%
3,000,001 – 3,500,000	36	8	22%
3,500,001 – 4,000,000	26	5	19%
4,000,001 – 4,500,000	3	0	NA
4,500,001 – 5,000,000	9	1	11%
5,000,001 & Greater	9	0	NA
<b>TOTAL</b>	<b>564</b>	<b>209</b>	<b>37%</b>

2 Bedrooms & Less	23	8	35%
3 to 4 Bedrooms	221	104	47%
5 to 6 Bedrooms	286	92	32%
7 Bedrooms & More	34	5	15%
<b>TOTAL</b>	<b>564</b>	<b>209</b>	<b>37%</b>

SnapStats® Median Data	April	May	Variance
Inventory	484	564	17%
Solds	206	209	1%
Sale Price	\$1,750,000	\$1,700,000	-3%
Sale Price SQFT	\$708	\$691	-2%
Sale to List Price Ratio	105%	102%	-3%
Days on Market	10	11	10%

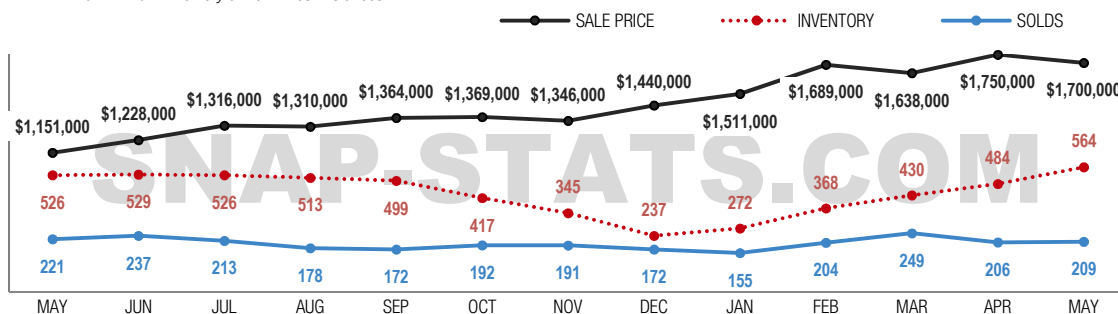
\*Sales Ratio is the 'Sales-to-Active Listing' ratio (inventory) and is current market speed (higher is faster). If >100% MLS® data on June 1 reported previous month's sales exceeded current inventory count.

## Market Summary

- Official Market Type **RICHMOND DETACHED**: Sellers market at 37% Sales Ratio average (3.7 in 10 homes selling rate)
- Homes are selling on average 2% above list price
- Most Active Price Band\*\* \$1 mil to \$1.25 mil with average 77% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$900,000 to \$1 mil and \$4.5 mil to \$5 mil, E. Cambie, Garden City, Hamilton and McLennan N.
- Sellers Best Bet\*\* Selling homes in McNair, Riverdale, Westwind and 3 to 4 bedroom properties

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

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## Price Band & Bedroom STATS CONDO & TH (ATTACHED)

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 300,000	125	69	55%
300,001 – 400,000	102	87	85%
400,001 – 500,000	87	86	99%
500,001 – 600,000	107	53	50%
600,001 – 700,000	62	37	60%
700,001 – 800,000	55	30	55%
800,001 – 900,000	41	30	73%
900,001 – 1,000,000	23	9	39%
1,000,001 – 1,250,000	16	10	63%
1,250,001 – 1,500,000	7	4	57%
1,500,001 – 1,750,000	5	0	NA
1,750,001 – 2,000,000	1	0	NA
2,000,001 – 2,250,000	2	0	NA
2,250,001 – 2,500,000	0	0	NA
2,500,001 – 2,750,000	0	1	NA
2,750,001 – 3,000,000	1	0	NA
3,000,001 – 3,500,000	0	1	NA
3,500,001 – 4,000,000	2	0	NA
4,000,001 – 4,500,000	3	0	NA
4,500,001 – 5,000,000	0	0	NA
5,000,001 & Greater	0	0	NA
<b>TOTAL</b>	<b>639</b>	<b>417</b>	<b>65%</b>

0 to 1 Bedroom	184	95	52%
2 Bedrooms	280	218	78%
3 Bedrooms	142	84	59%
4 Bedrooms & Greater	33	20	61%
<b>TOTAL</b>	<b>639</b>	<b>417</b>	<b>65%</b>

SnapStats® Median Data	April	May	Variance
Inventory	650	639	-2%
Solds	395	417	6%
Sale Price	\$472,000	\$455,000	-4%
Sale Price SQFT	\$495	\$497	NA
Sale to List Price Ratio	101%	101%	NA
Days on Market	12	12	NA

## Community STATS CONDO & TH (ATTACHED)

SnapStats®	Inventory	Sales	Sales Ratio
Boyd Park	6	13	217%*
Bridgeport	7	3	43%
Brighthouse	274	149	54%
Brighthouse South	76	51	67%
Broadmoor	19	1	5%
East Cambie	3	3	100%
East Richmond	7	1	14%
Garden City	3	3	100%
Gilmore	0	0	NA
Granville	12	6	50%
Hamilton	6	2	33%
Ironwood	10	8	80%
Lackner	2	4	200%*
McLennan	0	0	NA
McLennan North	56	48	86%
McNair	1	1	100%
Quilchena	1	2	200%*
Riverdale	17	11	65%
Saunders	4	4	100%
Sea Island	2	0	NA
Seafair	3	1	33%
South Arm	16	7	44%
Steveston North	5	1	20%
Steveston South	16	32	200%*
Steveston Village	0	2	NA
Terra Nova	9	3	33%
West Cambie	81	54	67%
Westwind	0	5	NA
Woodwards	3	2	67%
<b>TOTAL</b>	<b>639</b>	<b>417</b>	<b>65%</b>

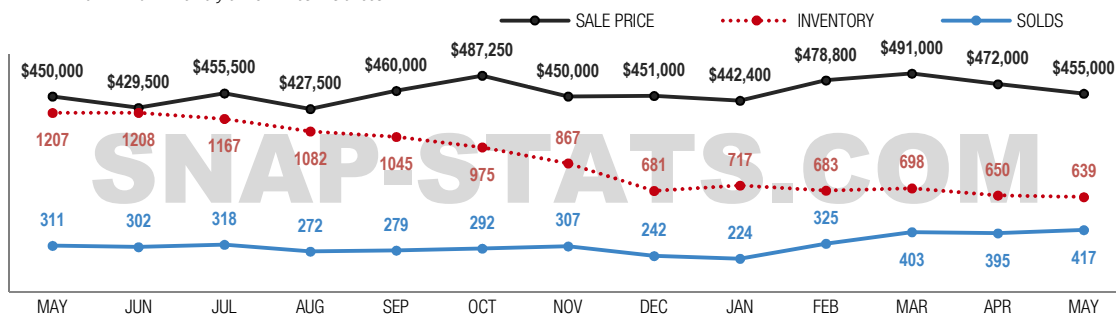
\*Sales Ratio is the 'Sales-to-Active Listing' ratio (inventory) and is current market speed (higher is faster). If >100% MLS® data on June 1 reported previous month's sales exceeded current inventory count.

## Market Summary

- Official Market Type **RICHMOND ATTACHED**: Sellers market at 65% Sales Ratio average (6.5 in 10 homes selling rate)
- Homes are selling on average 1% above list price
- Most Active Price Band\*\* \$400,000 to \$500,000 with average 99% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$900,000 to \$1 mil, Broadmoor, South Arm, Terra Nova and up to 1 bedroom properties
- Sellers Best Bet\*\* Selling homes in Boyd Park, McLennan North, Steveston South and 2 bedroom properties

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

## 13 Month Market Trend



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### Price Band & Bedroom STATS HOUSES (DETACHED)

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 300,000	0	0	NA
300,001 – 400,000	0	0	NA
400,001 – 500,000	0	0	NA
500,001 – 600,000	0	0	NA
600,001 – 700,000	0	0	NA
700,001 – 800,000	0	1	NA
800,001 – 900,000	1	0	NA
900,001 – 1,000,000	3	4	133%*
1,000,001 – 1,250,000	33	18	55%
1,250,001 – 1,500,000	42	16	38%
1,500,001 – 1,750,000	13	8	62%
1,750,001 – 2,000,000	18	2	11%
2,000,001 – 2,250,000	2	2	100%
2,250,001 – 2,500,000	6	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	2	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	0	0	NA
5,000,001 & Greater	1	0	NA
<b>TOTAL</b>	<b>131</b>	<b>51</b>	<b>39%</b>

2 Bedrooms & Less	5	2	40%
3 to 4 Bedrooms	90	37	41%
5 to 6 Bedrooms	34	12	35%
7 Bedrooms & More	2	0	NA
<b>TOTAL</b>	<b>131</b>	<b>51</b>	<b>39%</b>

SnapStats® Median Data	April	May	Variance
Inventory	136	131	-4%
Solds	48	51	6%
Sale Price	\$1,260,000	\$1,298,800	3%
Sale Price SQFT	\$510	\$529	4%
Sale to List Price Ratio	97%	100%	3%
Days on Market	18	19	6%

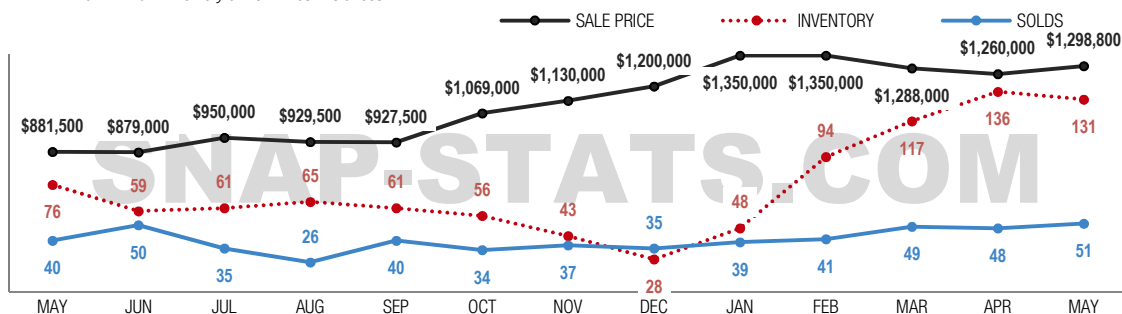
\*Sales Ratio is the 'Sales-to-Active Listing' ratio (inventory) and is current market speed (higher is faster). If >100% MLS® data on June 1 reported previous month's sales exceeded current inventory count.

### Market Summary

- Official Market Type **TSAWWASSEN DETACHED**: Sellers market at 39% Sales Ratio average (3.9 in 10 homes selling rate)
- Homes are selling on average at list price
- Most Active Price Band\*\* \$1.5 mil to \$1.75 mil with average 62% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.25 mil to \$1.5 mil, Boundary Beach, English Bluff, Tsawwassen East and 5 to 6 bedrooms
- Sellers Best Bet\*\* Selling homes in Pebble Hill, Tsawwassen Central and 3 to 4 bedroom properties

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

### 13 Month Market Trend



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### Price Band & Bedroom STATS CONDO & TH (ATTACHED)

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 300,000	3	0	NA
300,001 – 400,000	3	2	67%
400,001 – 500,000	5	4	80%
500,001 – 600,000	7	6	86%
600,001 – 700,000	2	3	150%*
700,001 – 800,000	0	1	NA
800,001 – 900,000	2	1	50%
900,001 – 1,000,000	0	3	NA
1,000,001 – 1,250,000	1	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	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	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
<b>TOTAL</b>	<b>25</b>	<b>20</b>	<b>80%</b>

0 to 1 Bedroom	4	3	75%
2 Bedrooms	17	16	94%
3 Bedrooms	4	1	25%
4 Bedrooms & Greater	0	0	NA
<b>TOTAL</b>	<b>25</b>	<b>20</b>	<b>80%</b>

SnapStats® Median Data	April	May	Variance
Inventory	21	25	19%
Solds	19	20	5%
Sale Price	\$540,000	\$559,000	4%
Sale Price SQFT	\$502	\$424	-16%
Sale to List Price Ratio	100%	102%	2%
Days on Market	8	6	-25%

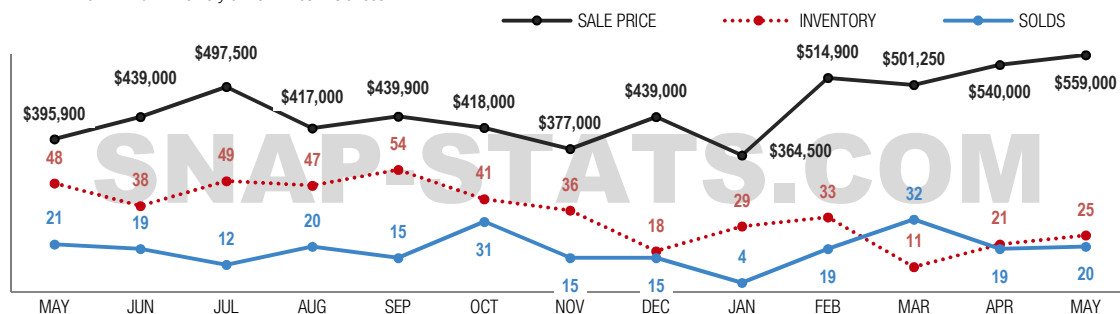
\*Sales Ratio is the 'Sales-to-Active Listing' ratio (inventory) and is current market speed (higher is faster.) If >100% MLS® data on June 1 reported previous month's sales exceeded current inventory count.

### Market Summary

- Official Market Type **TSAWWASSEN ATTACHED**: Sellers market at 80% Sales Ratio average (8 in 10 homes selling rate)
- Homes are selling on average 2% above list price
- Most Active Price Band\*\* \$500,000 to \$600,000 based on number of sales in the month (6)
- Buyers Best Bet\*\* *Insufficient Data*
- Sellers Best Bet\*\* Selling homes in Beach Grove, Cliff Drive and 2 bedroom properties

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

### 13 Month Market Trend



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Community *STATS HOUSES (DETACHED)*

SnapStats®	Inventory	Sales	Sales Ratio
Delta Manor	10	7	70%
East Delta	1	0	NA
Hawthorne	20	6	30%
Holly	12	7	58%
Ladner Elementary	14	3	21%
Ladner Rural	9	0	NA
Neilsen Grove	11	4	36%
Port Guichon	7	1	14%
Westham Island	1	0	NA
<b>TOTAL</b>	<b>85</b>	<b>28</b>	<b>33%</b>

*>100% M.I.S.® data on June 1 reported previous month's sales exceeded current inventory count.*

- Official Market Type **LADNER DETACHED:** Sellers market at 33% Sales Ratio average (1 in 3 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band\*\* \$800,000 to \$900,000 with average 80% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.25 mil to \$1.5 mil, Hawthorne, Ladner Elementary, Neilsen Grove and 5 to 6 bedrooms
- Sellers Best Bet\*\* Selling homes in Delta Manor, Holly and 3 to 4 bedroom properties

<sup>\*\*</sup> With a minimum inventory of 10 in most instances

The chart displays three metrics over time: Sale Price (black line), Inventory (red dotted line), and Solds (blue line). The Y-axis represents the value in US dollars, ranging from \$772,500 to \$1,072,500. The X-axis shows months from May to May. Data points are labeled for each month.

Month	Sale Price	Inventory	Solds
MAY	\$772,500	45	24
JUN	\$810,000	50	23
JUL	\$774,400	43	32
AUG	\$840,000	39	17
SEP	\$795,000	36	16
OCT	\$935,000	25	24
NOV	\$856,000	22	16
DEC	\$931,000	17	15
JAN	\$1,002,500	36	12
FEB	\$1,040,000	61	19
MAR	\$1,120,000	56	41
APR	\$1,072,500	78	40
MAY	\$978,500	85	28



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Community **STATS CONDO & TH (ATTACHED)**

SnapStats®	Inventory	Sales	Sales Ratio
Delta Manor	11	2	18%
East Delta	0	1	NA
Hawthorne	4	4	100%
Holly	3	0	NA
Ladner Elementary	25	7	28%
Ladner Rural	0	0	NA
Neilsen Grove	1	3	300%*
Port Guichon	0	0	NA
Westham Island	0	0	NA
<b>TOTAL</b>	<b>44</b>	<b>17</b>	<b>39%</b>

*>100% MI S® data on June 1 reported previous month's sales exceeded current inventory count*

*\*Sales Ratio is the 'Sales-to-Active Listing' ratio (inventory) and is current market speed (higher is faster.) If >100% MLS® data on June 1 reported previous month's sales exceeded current inventory count.*

- Official Market Type **LADNER ATTACHED:** Sellers market at 39% Sales Ratio average (3.9 in 10 homes selling rate)
- Homes are selling on average 3% above list price
- Most Active Price Band\*\* \$700,000 to \$800,000 *based on number of sales in the month (5)*
- Buyers Best Bet\*\* Homes in Delta Manor
- Sellers Best Bet\*\* Homes in Ladner Elementary and 2 to 3 bedroom properties



<sup>\*\*</sup> With a minimum inventory of 10 in most instances

Legend: SALE PRICE (black line with circles), INVENTORY (red dotted line with circles), SOLDS (blue line with circles)

Month	Sale Price	Inventory	Solds
MAY	\$374,000	20	19
JUN	\$358,000	19	15
JUL	\$404,950	16	16
AUG	\$400,000	15	13
SEP	\$386,000	16	9
OCT	\$425,000	16	10
NOV	\$381,750	8	7
DEC	\$370,750	6	4
JAN	\$503,000	9	8
FEB	\$425,000	14	7
MAR	\$494,000	20	14
APR	\$628,950	21	12
MAY	\$555,000	44	17



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