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



Call/Text us at 604-241-7653



Michael Cowling

REMIX Michael Cowling And Associates Realty

> Call/Text: 604-241-7653 info@michaelcowling.com

www.MichaelCowling.com



MichaelCowlingRealty



MichaelCowling



MichaelCowlingRealty



Produced and Published by SnapStats® Publishing Co. info@snap-stats.com | www.snap-stats.com

Downtown Westside Eastside North Vancouver West Vancouver Richmond Tsawwassen

IGUIVER

0-1--

SnapStats® VANCOUVER DOWNTOWN

Price Band & Bedroom ATTACHED CONDOS & TOWNHOMES

Inventory Sales Sales Ratio \$0 - 300,000100% 1 0 2 NA* 300,001 - 400,000400,001 - 500,0005 3 60% 500,001 - 600,00022 21 95% 600.001 - 700.00034 60 57% 700,001 - 800,00065 27 42% 800,001 - 900,00040 19 48% 42 19 45% 900,001 - 1,000,0001,000,001 - 1,250,00048 27 56% 1,250,001 - 1,500,000 48 12 25% 1,500,001 - 1,750,00049 8 16% 1,750,001 - 2,000,00024 29% 7 2,000,001 - 2,250,00011 2 18% 2,250,001 - 2,500,00016 3 19% 19% 2,500,001 - 2,750,00016 3 14% 2,750,001 - 3,000,0002 14 3,000,001 - 3,500,000 19 2 11% 3,500,001 - 4,000,00021 2 10% 0 4.000.001 - 4.500.0006 NA 4,500,001 - 5,000,00017% 6 1 5,000,001 & Greater 41 4 10% TOTAL* 554 199 36% 55% 0 to 1 Bedroom 197 109 2 Bedrooms 262 81 31% 9% 3 Bedrooms 85 8 4 Bedrooms & Greater 10 10% 1 TOTAL* 554 199 36%

SnapStats® <i>Median Data</i>	March	April	Variance
Inventory	415	554	33%
Solds	187	199	6%
Sale Price	\$840,000	\$840,000	NA
Sale Price SQFT	\$1,135	\$1,120	-1%
Sale to List Price Ratio	100%	99%	-1%
Days on Market	9	9	NA

Community ATTACHED CONDOS & TOWNHOMES

	inventory	Sales	Sales Hatio
Coal Harbour	72	27	38%
Downtown	211	72	34%
Westend	98	44	45%
Yaletown	173	56	32%
TOTAL*	554	199	36%

*Sales Ratio total suggests market speed and market type (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:** Sellers market at 36% Sales Ratio average (3.6 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band** +/- \$1 mil: \$500,000 to \$600,000 (95% Sales Ratio) / \$1 mil to \$1.25 mil (56% Sales Ratio)
- Buyers Best Bet** +/- \$1 mil: Homes between \$700,000 to \$800,000 / \$3.5 to \$4 mil, \$5 mil plus and Yaletown
- Sellers Best Bet** Selling homes in Westend and up to 1 bedroom properties

13 Month Market Trend





Call or Text: 604-241-7653 info@michaelcowling.com

www.MichaelCowling.com

MichaelCowlingRealty
MichaelCowling
MichaelCowlingRealty

^{**} With a minimum inventory of 10 in most instances

Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 - 300,000	0	0	NA
300,001 - 400,000	0	1	NA*
400,001 - 500,000	1	1	100%
500,001 - 600,000	2	0	NA
600,001 - 700,000	2	0	NA
700,001 - 800,000	0	1	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	3	0	NA
1,500,001 - 1,750,000	3	0	NA
1,750,001 - 2,000,000	12	5	42%
2,000,001 - 2,250,000	17	5	29%
2,250,001 - 2,500,000	38	9	24%
2,500,001 - 2,750,000	32	8	25%
2,750,001 - 3,000,000	73	6	8%
3,000,001 - 3,500,000	80	9	11%
3,500,001 - 4,000,000	110	13	12%
4,000,001 - 4,500,000	61	5	8%
4,500,001 - 5,000,000	78	0	NA
5,000,001 & Greater	286	7	2%
TOTAL*	799	70	9%
2 Bedrooms & Less	27	5	19%
3 to 4 Bedrooms	280	36	13%
5 to 6 Bedrooms	399	24	6%
7 Bedrooms & More	93	5	5%
TOTAL*	799	70	9%

Community	DETACHED	HOUSES
-----------	-----------------	---------------

	Inventory	Sales	Sales Ratio
Arbutus	41	3	7%
Cambie	45	5	11%
Dunbar	105	11	10%
Fairview	0	0	NA
Falsecreek	0	0	NA
Kerrisdale	48	4	8%
Kitsilano	50	6	12%
Mackenzie Heights	42	4	10%
Marpole	77	1	1%
Mount Pleasant	4	0	NA
Oakridge	12	1	8%
Point Grey	73	10	14%
Quilchena	35	2	6%
SW Marine	28	6	21%
Shaughnessy	81	1	1%
South Cambie	12	2	17%
South Granville	89	7	8%
Southlands	32	4	13%
University	25	3	12%
TOTAL*	799	70	9%

SnapStats® Median Data	March	April	Variance
Inventory	721	799	11%
Solds	54	70	30%
Sale Price	\$2,981,500	\$2,965,000	-1%
Sale Price SQFT	\$1,057	\$1,051	-1%
Sale to List Price Ratio	94%	95%	1%
Days on Market	23	28	22%

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

Market Summary

- Market Type Indicator WESTSIDE DETACHED: Buyers market at 9% Sales Ratio average (9 in 100 homes selling rate)
- Homes are selling on average 5% below list price
- Most Active Price Band** +/-\$3 mil: \$1.75 mil to \$2 mil (42% Sales Ratio) / \$3 mil to \$4 mil (12% Sales Ratio)
- Buyers Best Bet** +/-\$3 mil: Homes between \$2.75 mil to \$3 mil / \$5 mil plus, Marpole, Shaughnessy and minimum 5 bedrooms
- Sellers Best Bet** Selling homes in SW Marine and up to 2 bedroom properties

13 Month Market Trend





Call or Text: 604-241-7653 info@michaelcowling.com

www.MichaelCowling.com

MichaelCowlingRealty
MichaelCowling
MichaelCowlingRealty

^{**} With a minimum inventory of 10 in most instances

SnapStats® VANCOUVER WESTSIDE

Price Band & Bedroom ATTACHED CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 - 300,000	0	0	NA
300,001 - 400,000	1	0	NA
400,001 - 500,000	13	3	23%
500,001 - 600,000	31	13	42%
600,001 - 700,000	36	29	81%
700,001 - 800,000	47	18	38%
800,001 - 900,000	47	37	79%
900,001 - 1,000,000	28	16	57%
1,000,001 - 1,250,000	69	33	48%
1,250,001 - 1,500,000	73	20	27%
1,500,001 - 1,750,000	44	11	25%
1,750,001 - 2,000,000	48	6	13%
2,000,001 - 2,250,000	19	4	21%
2,250,001 - 2,500,000	19	2	11%
2,500,001 - 2,750,000	9	0	NA
2,750,001 - 3,000,000	8	1	13%
3,000,001 - 3,500,000	8	0	NA
3,500,001 - 4,000,000	5	1	20%
4,000,001 - 4,500,000	1	0	NA
4,500,001 - 5,000,000	2	0	NA
5,000,001 & Greater	1	0	NA
TOTAL*	509	194	38%
0 to 1 Bedroom	126	64	51%
2 Bedrooms	245	104	42%
3 Bedrooms	125	22	18%
4 Bedrooms & Greater	13	4	31%
TOTAL*	509	194	38%

Community	<i>ATTACHED</i>	CONDOS &	TOWNHOMES
-----------	-----------------	----------	------------------

SnapStats®	Inventory	Sales	Sales Ratio
Arbutus	2	0	NA
Cambie	39	7	18%
Dunbar	6	1	17%
Fairview	75	34	45%
Falsecreek	61	27	44%
Kerrisdale	22	6	27%
Kitsilano	72	48	67%
Mackenzie Heights	1	0	NA
Marpole	52	10	19%
Mount Pleasant	6	5	83%
Oakridge	19	3	16%
Point Grey	6	4	67%
Quilchena	19	6	32%
SW Marine	9	5	56%
Shaughnessy	14	0	NA
South Cambie	11	4	36%
South Granville	18	2	11%
Southlands	1	0	NA
University	76	32	42%
TOTAL*	509	194	38%

SnapStats® Median Data	March	April	Variance
Inventory	405	509	26%
Solds	196	194	-1%
Sale Price	\$836,000	\$896,500	7%
Sale Price SQFT	\$945	\$969	3%
Sale to List Price Ratio	101%	100%	-1%
Days on Market	9	9	NA

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

Market Summary

- Market Type Indicator WESTSIDE ATTACHED: Sellers market at 38% Sales Ratio average (3.8 in 10 homes selling rate)
- · Homes are selling on average at list price
- Most Active Price Band** \$600,000 to \$700,000 with average 81% Sales Ratio (Sellers market speed)
- Buyers Best Bet** Homes between \$2.25 mil to \$2.5 mil, Cambie, Oakridge, South Granville and 3 bedroom properties
- Sellers Best Bet** Selling homes in Kitsilano, SW Marine and up to 1 bedroom properties

13 Month Market Trend





Call or Text: 604-241-7653 info@michaelcowling.com

www.MichaelCowling.com

MichaelCowlingRealty
MichaelCowling
MichaelCowlingRealty

^{**} With a minimum inventory of 10 in most instances

Price Band & Bedroom DETACHED HOUSES

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	0	NA
800,001 - 900,000	1	0	NA
900,001 - 1,000,000	6	1	17%
1,000,001 - 1,250,000	19	9	47%
1,250,001 – 1,500,000	131	14	11%
1,500,001 – 1,750,000	154	48	31%
1,750,001 – 2,000,000	153	12	8%
2,000,001 - 2,250,000	54	6	11%
2,250,001 – 2,500,000	83	8	10%
2,500,001 – 2,750,000	46	4	9%
2,750,001 - 3,000,000	64	1	2%
3,000,001 - 3,500,000	35	0	NA
3,500,001 – 4,000,000	11	0	NA
4,000,001 - 4,500,000	1	0	NA
4,500,001 – 5,000,000	3	0	NA
5,000,001 & Greater	3	0	NA
TOTAL*	764	103	13%
2 Bedrooms & Less	56	6	11%
3 to 4 Bedrooms	268	36	13%
5 to 6 Bedrooms	335	44	13%
7 Bedrooms & More	105	17	16%
TOTAL*	764	103	13%

Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Champlain Heights	2	0	NA
Collingwood	89	5	6%
Downtown	0	0	NA
Fraser	51	8	16%
Fraserview	55	6	11%
Grandview	58	8	14%
Hastings	19	3	16%
Hastings East	25	5	20%
Killarney	57	10	18%
Knight	61	10	16%
Main	44	4	9%
Mount Pleasant	19	5	26%
Renfrew Heights	40	8	20%
Renfrew	110	15	14%
South Vancouver	88	12	14%
Victoria	46	4	9%
TOTAL*	764	103	13%

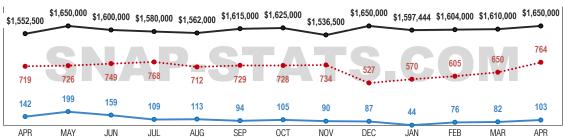
SnapStats® Median Data	March	April	Variance	
Inventory	650	764	18%	
Solds	82	103	26%	
Sale Price	\$1,610,000	\$1,650,000	2%	
Sale Price SQFT	\$726	\$712	-2%	
Sale to List Price Ratio	98%	98%	NA	
Days on Market	22	15	-32%	

^{*}Sales Ratio total suggests market speed and market type (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 **EASTSIDE DETACHED:** Balanced market at 13% Sales Ratio average (1.3 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band** \$1 mil to \$1.25 mil with average 47% Sales Ratio (Sellers market speed)
- Buyers Best Bet** Homes between \$2.75 mil to \$3, Collingwood and up to 2 bedroom properties
- Sellers Best Bet** Selling homes in Mount Pleasant and minimum 7 bedroom properties

13 Month Market Trend



- SALE PRICE



Call or Text: 604-241-7653 info@michaelcowling.com

www.MichaelCowling.com

····• INVENTORY

MichaelCowlingRealt
MichaelCowling
MichaelCowlingRealt

SOLDS

^{**} With a minimum inventory of 10 in most instances

Snap Stats VANCOUVER EASTSIDE

Price Band & Bedroom ATTACHED CONDOS & TOWNHOMES

Inventory Sales Sales Ratio \$0 - 300,0000 NA 0 3 33% 300,001 - 400,000400,001 - 500,00033 30 91% 500,001 - 600,00058 38 66% 600.001 - 700.00049 35 71% 700,001 - 800,00043 20 47% 800,001 - 900,00038 19 50% 32 10 31% 900,001 - 1,000,0001,000,001 - 1,250,00044 19 43% 1,250,001 - 1,500,000 25 8 32% 1,500,001 - 1,750,0003 0 NA 1,750,001 - 2,000,0000 5 NA 2,000,001 - 2,250,0000 NA 2,250,001 - 2,500,0002 0 NA 0 0 2,500,001 - 2,750,000NA 2,750,001 - 3,000,0003 0 NA 3,000,001 - 3,500,000 N 0 NA 3,500,001 - 4,000,0000 0 NA 0 4.000.001 - 4.500.0000 NA 4,500,001 - 5,000,0000 0 NA 5,000,001 & Greater 1 0 NA TOTAL* 180 53% 340 0 to 1 Bedroom 87 75% 116 2 Bedrooms 143 60 42% 32 43% 3 Bedrooms 75 4 Bedrooms & Greater 6 1 17% TOTAL* 340 180 53%

Community	ATTACHED	COMPAC O	TOWNHOMES
viiniimiiv	AIIAI.HFII	1.1111111111111111111111111111111111111	IIIVVINHIIIVIES

CnanCtata®	Inventory	Colos	Colon Dotto
SnapStats®	Inventory	Sales	Sales Ratio
Champlain Heights	43	23	53%
Collingwood	44	24	55%
Downtown	16	6	38%
Fraser	18	5	28%
Fraserview	15	7	47%
Grandview	22	14	64%
Hastings	29	16	55%
Hastings East	3	0	NA
Killarney	13	3	23%
Knight	10	3	30%
Main	11	10	91%
Mt Pleasant	92	42	46%
Renfrew Heights	0	0	NA
Renfrew	4	7	175%*
South Vancouver	7	3	43%
Victoria	13	17	131%*
TOTAL*	340	180	53%

March

Market Summary

- Market Type Indicator EASTSIDE ATTACHED: Sellers market at 53% Sales Ratio average (5.3 in 10 homes selling rate)
- Homes are selling on average 1% below list price

April

- Most Active Price Band** \$400,000 to \$500,000 with average 91% Sales Ratio (Sellers market speed)
- Buyers Best Bet** Homes between \$900,000 to \$1 mil, Fraser, Killarney and 2 to 3 bedroom properties
- Sellers Best Bet** Selling homes in Main, Victoria and up to 1 bedroom properties

Variance

13 Month **Market Trend**





Call or Text: 604-241-7653 info@michaelcowling.com

www.MichaelCowling.com

MichaelCowlingRealty MichaelCowling MichaelCowlingRealty

SnapStats® Median Data 250 340 36% Inventory Solds 187 180 -4% Sale Price \$655,000 \$655,950 NA Sale Price SQFT \$866 \$832 -4% Sale to List Price Ratio 100% 99% -1% Days on Market 8 NA

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

^{**} With a minimum inventory of 10 in most instances

Price Band & Bedroom DETACHED HOUSES

Inventory Sales Sales Ratio \$0 - 300,0000 NΑ 0 NA 300,001 - 400,0000 0 400,001 - 500,0002 0 NA 500,001 - 600,0000 0 NA 600.001 - 700.0000 0 NA 700,001 - 800,000NA 800,001 - 900,0000 0 NA 0 NA 900,001 - 1,000,00067% 1,000,001 - 1,250,0003 2 1,250,001 - 1,500,000 42 21 50% 1,500,001 - 1,750,00058 19 33% 1,750,001 - 2,000,00055 12 22% 2,000,001 - 2,250,00028 12 43% 2,250,001 - 2,500,00049 5 10% 26 3 12% 2,500,001 - 2,750,0002,750,001 - 3,000,00031 0 NA 3,000,001 - 3,500,000 31 2 6% 3,500,001 - 4,000,00029 1 3% 14 0 4.000.001 - 4.500.000NA 4,500,001 - 5,000,0006 0 NA 5,000,001 & Greater 5 1 20% TOTAL* 381 20% 78 2 Bedrooms & Less 19 3 16% 3 to 4 Bedrooms 168 45 27% 5 to 6 Bedrooms 170 29 17% 7 Bedrooms & More 24 4% 1 TOTAL* 381 78 20%

SnapStats® <i>Median Data</i>	March	April	Variance
Inventory	296	381	29%
Solds	66	78	18%
Sale Price	\$1,795,000	\$1,675,000	-7%
Sale Price SQFT	\$630	\$696	10%
Sale to List Price Ratio	97%	96%	-1%
Days on Market	13	22	69%

Community DETACHED HOUSES

	Inventory	Sales	Sales Ratio
Blueridge	15	4	27%
Boulevard	21	2	10%
Braemar	0	1	NA*
Calverhall	5	3	60%
Canyon Heights	51	4	8%
Capilano	6	1	17%
Central Lonsdale	13	5	38%
Deep Cove	12	4	33%
Delbrook	7	1	14%
Dollarton	13	0	NA
Edgemont	34	2	6%
Forest Hills	19	1	5%
Grouse Woods	3	2	67%
Hamilton	7	1	14%
Hamilton Heights	0	0	NA
Indian Arm	1	0	NA
Indian River	3	0	NA
Lower Lonsdale	9	1	11%
Lynn Valley	27	9	33%
Lynnmour	6	0	NA
Norgate	6	2	33%
Northlands	2	0	NA
Pemberton Heights	16	5	31%
Pemberton	9	0	NA
Princess Park	6	1	17%
Queensbury	5	3	60%
Roche Point	0	1	NA*
Seymour	5	1	20%
Tempe	1	0	NA
Upper Delbrook	18	3	17%
Upper Lonsdale	41	9	22%
Westlynn	10	5	50%
Westlynn Terrace	3	2	67%
Windsor Park	3	3	100%
Woodlands-Sunshine Cascade	4	2	50%
TOTAL*	381	78	20%

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

Market Summary

- Market Type Indicator NORTH VANCOUVER DETACHED: Balanced market at 20% Sales Ratio average (21% is a Sellers market)
- Homes are selling on average 4% below list price
- Most Active Price Band** \$1.25 mil to \$1.5 mil with average 50% Sales Ratio (Sellers market speed)
- Buyers Best Bet** Homes \$3.5 mil to \$4 mil, Edgemont, Forest Hills and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Westlynn and 3 to 4 bedroom properties

** With a minimum inventory of 10 in most instances

13 Month Market Trend





Call or Text: 604-241-7653 info@michaelcowling.com

www.MichaelCowling.com

MichaelCowlingRealty
MichaelCowling
MichaelCowlingRealty

Snap Stats NORTH VANCOUVER

Price Band & Bedroom ATTACHED CONDOS & TOWNHOMES

Inventory Sales Sales Ratio \$0 - 300,0000 NA 0 300,001 - 400,0002 NA* N 400,001 - 500,00011 13 118%* 500,001 - 600,00019 26 137% 600.001 - 700.00032 25 78% 700,001 - 800,00027 41% 11 800,001 - 900,00028 26 93% 21 29% 900,001 - 1,000,0006 1,000,001 - 1,250,00040 19 48% 1,250,001 - 1,500,000 17 6 35% 1,500,001 - 1,750,0005 1 20% 1,750,001 - 2,000,00025% 4 1 2,000,001 - 2,250,0000 NA 2,250,001 - 2,500,0002 0 NA 2 0 NA 2,500,001 - 2,750,0002,750,001 - 3,000,0002 0 NA 3,000,001 - 3,500,0002 N NΔ 3,500,001 - 4,000,0000 0 NA 0 4.000.001 - 4.500.0000 NA 4,500,001 - 5,000,0000 NA 0 5,000,001 & Greater 0 0 NA TOTAL* 213 64% 136 2 Bedrooms & Less 40 45 113%* 3 to 4 Bedrooms 113 65 58% 5 to 6 Bedrooms 52 21 40% 7 Bedrooms & More 8 5 63% TOTAL* 213 136 64%

onapolalow iviculari Dala	IVIAI CIT	Aprili	varianice
Inventory	172	213	24%
Solds	146	136	-7%
Sale Price	\$714,950	\$714,000	NA
Sale Price SQFT	\$807	\$726	-10%
Sale to List Price Ratio	102%	98%	-4%
Days on Market	8	9	13%

Community ATTACHED 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	1	1	100%
Central Lonsdale	31	24	77%
Deep Cove	2	0	NA
Delbrook	0	0	NA
Dollarton	4	0	NA
Edgemont	8	0	NA
Forest Hills	0	0	NA
Grouse Woods	0	2	NA*
Hamilton	10	8	80%
Hamilton Heights	0	0	NA
Indian Arm	0	0	NA
Indian River	4	1	25%
Lower Lonsdale	49	35	71%
Lynn Valley	17	12	71%
Lynnmour	23	13	57%
Norgate	11	4	36%
Northlands	4	3	75%
Pemberton Heights	3	0	NA
Pemberton	12	8	67%
Princess Park	0	0	NA
Queensbury	1	0	NA
Roche Point	20	12	60%
Seymour	3	2	67%
Tempe	0	0	NA
Upper Delbrook	1	0	NA
Upper Lonsdale	6	9	150%*
Westlynn	3	1	33%
Westlynn Terrace	0	0	NA
Windsor Park	0	0	NA
Woodlands-Sunshine Cascade	0	0	NA
TOTAL*	213	136	64%

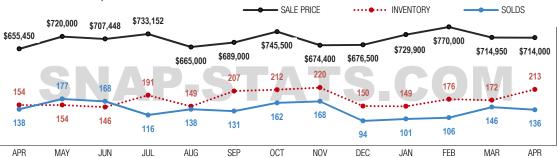
^{*}Sales Ratio total suggests market speed and market type (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

SnanStats® Median Data

- Market Type Indicator NORTH VANCOUVER ATTACHED: Sellers market at 64% Sales Ratio average (6.4 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band** \$400,000 to \$600,000 with average >100% Sales Ratio (Sellers market speed)
- Buyers Best Bet** Homes between \$900,000 to \$1 mil, Norgate and 5 to 6 bedroom properties
- Sellers Best Bet** Selling homes in Hamilton, Upper Lonsdale and up to 2 bedroom properties

13 Month Market Trend





Call or Text: 604-241-7653 info@michaelcowling.com

www.MichaelCowling.com

MichaelCowlingRealty
MichaelCowling
MichaelCowlingRealty

^{**} With a minimum inventory of 10 in most instances

SnapStats® WEST VANCOUVER

Price Band & Bedroom DETACHED HOUSES

Inventory Sales Sales Ratio \$0 - 300,0000 NΑ 0 NA 300,001 - 400,0000 0 400,001 - 500,000 0 0 NA 500,001 - 600,0000 0 NA 600.001 - 700.0000 0 NA 700,001 - 800,000NA 800,001 - 900,0000 0 NA 0 0 NA 900,001 - 1,000,0001,000,001 - 1,250,0000 0 NΑ 1,250,001 - 1,500,000 4 0 NA 1,500,001 - 1,750,0007 3 43% 1,750,001 - 2,000,00018 6% 1 2,000,001 - 2,250,00011 5 45% 2,250,001 - 2,500,00033 3 9% 31 5 16% 2,500,001 - 2,750,0002,750,001 - 3,000,00044 4 9% 3,000,001 - 3,500,00057 3 5% 3,500,001 - 4,000,00057 2 4% 32 4.000.001 - 4.500.0001 3% 4,500,001 - 5,000,00047 4 9% 5,000,001 & Greater 163 0 NA TOTAL* 504 31 6% 2 Bedrooms & Less 14 14% 2 3 to 4 Bedrooms 238 17 7% 5 to 6 Bedrooms 232 5% 11 7 Bedrooms & More 20 5% 1 TOTAL* 504 31 6%

SnapStats® Median Data	March	April	Variance
Inventory	431	504	17%
Solds	25	31	24%
Sale Price	\$2,930,000	\$2,710,000	-8%
Sale Price SQFT	\$1,157	\$1,032	-11%
Sale to List Price Ratio	98%	90%	-8%
Days on Market	44	37	-16%

Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Altamont	24	1	4%
Ambleside	55	5	9%
Bayridge	14	0	NA
British Properties	83	2	2%
Canterbury	9	0	NA
Caulfield	24	2	8%
Cedardale	6	1	17%
Chartwell	25	0	NA
Chelsea Park	5	1	20%
Cypress	7	1	14%
Cypress Park Estates	15	0	NA
Deer Ridge	0	0	NA
Dundarave	37	4	11%
Eagle Harbour	20	1	5%
Eagleridge	9	0	NA
Furry Creek	1	0	NA
Gleneagles	11	1	9%
Glenmore	18	2	11%
Horseshoe Bay	7	0	NA
Howe Sound	5	1	20%
Lions Bay	16	1	6%
Old Caulfield	8	0	NA
Panorama Village	1	0	NA
Park Royal	2	0	NA
Porteau Cove	0	0	NA
Queens	17	2	12%
Rockridge	8	1	13%
Sandy Cove	4	1	25%
Sentinel Hill	16	2	13%
Upper Caulfield	10	0	NA
West Bay	11	0	NA
Westhill	10	0	NA
Westmount	11	1	9%
Whitby Estates	10	0	NA
Whytecliff	5	1	20%
TOTAL*	504	31	6%

^{*}Sales Ratio total suggests market speed and market type (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 10% below list price
- Most Active Price Band** \$2 mil to \$2.25 mil with average 45% Sales Ratio (Sellers market speed)
- Buyers Best Bet** Homes between \$4 mil to \$4.5 mil, British Properties and minimum 3 bedroom properties
- Sellers Best Bet** Selling homes in Sentinel Hill and up to 2 bedroom properties

13 Month Market Trend





Call or Text: 604-241-7653 info@michaelcowling.com

www.MichaelCowling.com

MichaelCowlingRealty
MichaelCowling
MichaelCowlingRealty

^{**} With a minimum inventory of 10 in most instances

SnapStats® WEST VANCOUVER

Price Band & Bedroom ATTACHED CONDOS & TOWNHOMES

Community ATTACHED CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 300,000	0	0	NA
300,001 - 400,000	1	1	100%
400,001 - 500,000	0	1	NA*
500,001 - 600,000	3	0	NA
600,001 - 700,000	3	3	100%
700,001 - 800,000	1	1	100%
800,001 - 900,000	5	3	60%
900,001 - 1,000,000	3	0	NA
1,000,001 - 1,250,000	9	3	33%
1,250,001 - 1,500,000	13	4	31%
1,500,001 - 1,750,000	14	1	7%
1,750,001 - 2,000,000	10	2	20%
2,000,001 - 2,250,000	5	0	NA
2,250,001 - 2,500,000	6	0	NA
2,500,001 - 2,750,000	2	0	NA
2,750,001 - 3,000,000	8	1	13%
3,000,001 - 3,500,000	3	1	33%
3,500,001 - 4,000,000	3	0	NA
4,000,001 - 4,500,000	4	0	NA
4,500,001 - 5,000,000	3	0	NA
5,000,001 & Greater	1	0	NA
TOTAL*	97	21	22%
0 to 1 Bedroom	18	5	28%
2 Bedrooms	55	14	25%
3 Bedrooms	22	1	5%
4 Bedrooms & Greater	2	1	50%
TOTAL*	97	21	22%

SnapStats®	Inventory	Sales	Sales Ratio
Altamont	0	0	NA
Ambleside	17	11	65%
Bayridge	0	0	NA
British Properties	1	0	NA
Canterbury	0	0	NA
Caulfield	0	0	NA
Cedardale	4	2	50%
Chartwell	0	0	NA
Chelsea Park	1	0	NA
Cypress	0	0	NA
Cypress Park Estates	2	0	NA
Deer Ridge	1	0	NA
Dundarave	15	4	27%
Eagle Harbour	0	0	NA
Eagleridge	0	0	NA
Furry Creek	5	0	NA
Gleneagles	0	0	NA
Glenmore	0	0	NA
Horseshoe Bay	12	2	17%
Howe Sound	2	0	NA
Lions Bay	0	0	NA
Old Caulfield	3	0	NA
Panorama Village	6	1	17%
Park Royal	20	1	5%
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	2	0	NA
West Bay	0	0	NA
Westhill	0	0	NA
Westmount	0	0	NA
Whitby Estates	6	0	NA
Whytecliff	0	0	NA
TOTAL*	97	21	22%

SnapStats® Median Data Variance March April Inventory 86 97 13% Solds 16 21 31% Sale Price \$938,000 \$1,057,500 13% Sale Price SQFT \$960 \$946 -1% Sale to List Price Ratio 96% 97% 1% Days on Market 100% 12 24

*Sales Ratio total suggests market speed and market type (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 22% Sales Ratio average (2.2 in 10 homes selling rate)
- Homes are selling on average 3% below list price
- Most Active Price Band** \$1 mil to \$1.25 mil with average 33% Sales Ratio (Sellers market speed)
- Buyers Best Bet** Homes between \$1.5 mil to \$1.75 mil, Park Royal and 3 bedroom properties
- Sellers Best Bet** Selling homes in Ambleside and up to 1 bedroom properties

13 Month Market Trend





Call or Text: 604-241-7653 info@michaelcowling.com

www.MichaelCowling.com

MichaelCowlingRealty
MichaelCowling
MichaelCowlingRealty

^{**} With a minimum inventory of 10 in most instances

SnapStats® RICHMOND

Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 300,000	2	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	0	NA
800,001 - 900,000	0	0	NA
900,001 - 1,000,000	0	1	NA*
1,000,001 - 1,250,000	13	7	54%
1,250,001 - 1,500,000	69	12	17%
1,500,001 - 1,750,000	104	13	13%
1,750,001 - 2,000,000	122	10	8%
2,000,001 - 2,250,000	62	3	5%
2,250,001 - 2,500,000	80	6	8%
2,500,001 - 2,750,000	52	4	8%
2,750,001 - 3,000,000	87	1	1%
3,000,001 - 3,500,000	33	3	9%
3,500,001 - 4,000,000	47	1	2%
4,000,001 - 4,500,000	17	1	6%
4,500,001 - 5,000,000	16	1	6%
5,000,001 & Greater	10	0	NA
TOTAL*	714	63	9%
2 Bedrooms & Less	33	3	9%
3 to 4 Bedrooms	264	30	11%
5 to 6 Bedrooms	386	24	6%
7 Bedrooms & More	31	6	19%
TOTAL*	714	63	9%

SnapStats® Median Data	March	April	Variance
Inventory	664	714	8%
Solds	77	63	-18%
Sale Price	\$1,683,000	\$1,693,000	1%
Sale Price SQFT	\$683	\$596	-13%
Sale to List Price Ratio	95%	97%	2%
Days on Market	31	34	10%

Community *DETACHED HOUSES*

SnapStats®	Inventory	Sales	Sales Ratio
Boyd Park	23	2	9%
Bridgeport	13	1	8%
Brighouse	21	0	NA
Brighouse South	1	0	NA
Broadmoor	66	9	14%
East Cambie	20	3	15%
East Richmond	7	0	NA
Garden City	37	2	5%
Gilmore	2	0	NA
Granville	67	2	3%
Hamilton	10	2	20%
Ironwood	19	2	11%
Lackner	26	1	4%
McLennan	11	0	NA
McLennan North	8	0	NA
McNair	34	3	9%
Quilchena	32	0	NA
Riverdale	33	5	15%
Saunders	49	1	2%
Sea Island	4	2	50%
Seafair	48	9	19%
South Arm	19	1	5%
Steveston North	46	5	11%
Steveston South	22	1	5%
Steveston Village	11	4	36%
Terra Nova	17	0	NA
West Cambie	25	2	8%
Westwind	9	1	11%
Woodwards	34	5	15%
TOTAL*	714	63	9%

Market Summary

- Market Type Indicator RICHMOND DETACHED: Buyers market at 9% Sales Ratio average (9 in 100 homes selling rate)
- Homes are selling on average 3% below list price
- Most Active Price Band** \$1 mil to \$1.25 mil with average 54% Sales Ratio (Sellers market speed)
- Buyers Best Bet** Homes between \$2.75 mil to \$3 mil, Saunders and 5 to 6 bedroom properties
- Sellers Best Bet** Selling homes in Steveston Village and 3 to 4 bedroom properties

13 Month Market Trend





Call or Text: 604-241-7653 info@michaelcowling.com

www.MichaelCowling.com



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

^{**} With a minimum inventory of 10 in most instances

Snap Stats RICHMOND

Price Band & Bedroom ATTACHED CONDOS & TOWNHOMES

	Inventory	Sales	Sales Ratio
\$0 - 300,000	11	4	36%
300,001 - 400,000	23	15	65%
400,001 - 500,000	55	21	38%
500,001 - 600,000	59	44	75%
600,001 - 700,000	84	43	51%
700,001 - 800,000	96	32	33%
800,001 - 900,000	93	44	47%
900,001 - 1,000,000	79	10	13%
1,000,001 - 1,250,000	72	22	31%
1,250,001 - 1,500,000	35	8	23%
1,500,001 - 1,750,000	14	2	14%
1,750,001 - 2,000,000	8	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	4	0	NA
2,750,001 - 3,000,000	2	0	NA
3,000,001 - 3,500,000	1	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	0	0	NA
TOTAL*	639	245	38%
0 to 1 Bedroom	97	49	51%
2 Bedrooms	285	109	38%
3 Bedrooms	187	71	38%
4 Bedrooms & Greater	70	16	23%
TOTAL*	639	245	38%

SnapStats® Median Data	March	April	Variance
Inventory	588	639	9%
Solds	227	245	8%
Sale Price	\$668,000	\$695,000	4%
Sale Price SQFT	\$671	\$695	4%
Sale to List Price Ratio	100%	100%	NA
Days on Market	12	16	33%

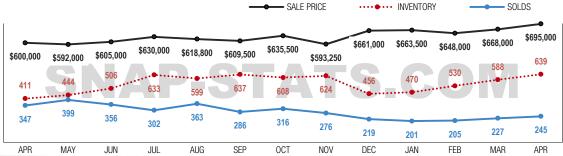
Community ATTACHED CONDOS & TOWNHOMES

-			
	Inventory	Sales	Sales Ratio
Boyd Park	8	6	75%
Bridgeport	10	4	40%
Brighouse	201	89	44%
Brighouse South	72	26	36%
Broadmoor	5	4	80%
East Cambie	6	7	117%*
East Richmond	2	3	150%*
Garden City	3	2	67%
Gilmore	0	0	NA
Granville	23	6	26%
Hamilton	6	5	83%
Ironwood	7	0	NA
Lackner	4	1	25%
McLennan	0	0	NA
McLennan North	61	20	33%
McNair	0	2	NA*
Quilchena	9	0	NA
Riverdale	11	4	36%
Saunders	12	4	33%
Sea Island	1	0	NA
Seafair	5	0	NA
South Arm	7	4	57%
Steveston North	6	3	50%
Steveston South	37	16	43%
Steveston Village	12	2	17%
Terra Nova	13	2	15%
West Cambie	100	30	30%
Westwind	1	4	400%*
Woodwards	17	1	6%
TOTAL*	639	245	38%

Market Summary

- Market Type Indicator **RICHMOND ATTACHED:** Sellers market at 38% Sales Ratio average (3.8 in 10 homes selling rate)
- Homes are selling on average at list price
- Most Active Price Band** \$500,000 to \$600,000 with average 75% Sales Ratio (Sellers market speed)
- Buyers Best Bet** Homes between \$900,000 to \$1 mil, Woodwards and minimum 4 bedroom properties
- Sellers Best Bet** Selling homes in Boyd Park and up to 1 bedroom properties

13 Month Market Trend





Call or Text: 604-241-7653 info@michaelcowling.com

www.MichaelCowling.com

MichaelCowlingRealty
MichaelCowling
MichaelCowlingRealty

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

^{**} With a minimum inventory of 10 in most instances

19%

6%

17%

5%

16%

12%

20%

14%

Sales Ratio

Snap Stats TSAWWASSEN

Price Band & Bedroom DETACHED HOUSES

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	0	NA
800,001 - 900,000	1	1	100%
900,001 - 1,000,000	5	2	40%
1,000,001 - 1,250,000	44	9	20%
1,250,001 - 1,500,000	42	6	14%
1,500,001 - 1,750,000	25	3	12%
1,750,001 - 2,000,000	18	1	6%
2,000,001 - 2,250,000	9	0	NA
2,250,001 - 2,500,000	7	1	14%
2,500,001 - 2,750,000	5	0	NA
2,750,001 - 3,000,000	6	0	NA
3,000,001 - 3,500,000	3	1	33%
3,500,001 - 4,000,000	6	0	NA
4,000,001 - 4,500,000	2	0	NA
4,500,001 - 5,000,000	1	0	NA
5,000,001 & Greater	0	0	NA
TOTAL*	174	24	14%
2 Bedrooms & Less	14	3	21%
3 to 4 Bedrooms	119	15	13%
5 to 6 Bedrooms	39	6	15%
7 Bedrooms & More	2	0	NA
TOTAL*	174	24	14%

Unapolato inculari Data	IVIAI UII	дрін	variance
Inventory	141	174	23%
Solds	22	24	9%
Sale Price	\$1,291,000	\$1,251,500	-3%
Sale Price SQFT	\$503	\$504	NA
Sale to List Price Ratio	98%	97%	-1%
Days on Market	26	30	15%
*Sales Ratio total suggests market spee	d and market type (ie Ba	alanced 12-20%.) Re	efer to YTD reports for

March

Market Summary

SnanStats® Median Data

Market Type Indicator TSAWWASSEN DETACHED: Balanced market at 14% Sales Ratio average (1.4 in 10 homes selling rate)

Community DETACHED HOUSES

Beach Grove

Cliff Drive

English Bluff

Pebble Hill

TOTAL*

Boundary Beach

Tsawwassen Central

Tsawwassen East

Inventory

21

16

29

21

43

34

10

174

Sales

4

5

7

4

2

24

- Homes are selling on average 3% below list price
- Most Active Price Band** \$1 mil to \$1.25 mil with average 20% Sales Ratio (Sellers market speed)
- Buyers Best Bet** Homes between \$1.75 mil to \$2 mil, Boundary Beach, English Bluff and 3 to 4 bedroom properties
- Sellers Best Bet** Selling homes in Tsawwassen East and up to 2 bedroom properties

13 Month **Market Trend**





Call or Text: 604-241-7653 info@michaelcowling.com

www.MichaelCowling.com

MichaelCowlingRealty MichaelCowling MichaelCowlingRealty

^{**} With a minimum inventory of 10 in most instances

Snap Stats TSAWWASSEN

Price Band & Bedroom ATTACHED CONDOS & TOWNHOMES

Inventory Sales Sales Ratio \$0 - 300,0000 0 NA 2 50% 300,001 - 400,000400,001 - 500,0002 2 100% 500,001 - 600,00016 4 25% 600.001 - 700.0008 6 75% 700,001 - 800,0003 0 NA 800,001 - 900,0007 1 14% 6 0 NA 900,001 - 1,000,0001,000,001 - 1,250,0000 3 NA 1,250,001 - 1,500,000 2 0 NA 1,500,001 - 1,750,0002 0 NA 1,750,001 - 2,000,0000 NA 2,000,001 - 2,250,0000 0 NA 2,250,001 - 2,500,0000 0 NA 0 NA 2,500,001 - 2,750,0000 2,750,001 - 3,000,0000 NA 0 3,000,001 - 3,500,0000 NA 1 3,500,001 - 4,000,0000 0 NA 0 4.000.001 - 4.500.0000 NA 4,500,001 - 5,000,0000 0 NA 5,000,001 & Greater 0 0 NA TOTAL* 53 26% 14 0 to 1 Bedroom 4 57% 2 Bedrooms 35 9 26% 3 Bedrooms 0 NA 11 4 Bedrooms & Greater 0 NA* 1 TOTAL* 53 26%

SnapStats® Median Data	March	April	Variance
Inventory	40	53	33%
Solds	17	14	-18%
Sale Price	\$571,500	\$604,250	6%
Sale Price SQFT	\$515	\$520	1%
Sale to List Price Ratio	99%	99%	NA
Days on Market	11	11	NA

Community ATTACHED CONDOS & TOWNHOMES

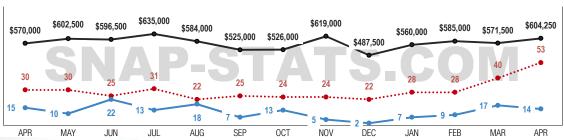
	Inventory	Sales	Sales Ratio
Beach Grove	8	1	13%
Boundary Beach	2	0	NA
Cliff Drive	34	7	21%
English Bluff	0	0	NA
Pebble Hill	0	0	NA
Tsawwassen Central	7	3	43%
Tsawwassen East	2	3	150%*
TOTAL*	53	14	26%

*Sales Ratio total suggests market speed and market type (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 **TSAWWASSEN ATTACHED:** Sellers market at 26% Sales Ratio average (2.6 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band** \$600,000 to \$700,000 with average 75% Sales Ratio (Sellers market speed)
- Buyers Best Bet** Homes between \$500,000 to \$600,000 and Beach Grove
- Sellers Best Bet** Homes in Cliff Drive and 2 bedroom properties

13 Month Market Trend



- SALE PRICE



Call or Text: 604-241-7653 info@michaelcowling.com

www.MichaelCowling.com

····• INVENTORY

MichaelCowlingRealty
MichaelCowling
MichaelCowlingRealty
MichaelCowlingRealty

SOLDS

^{**} With a minimum inventory of 10 in most instances

Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 300,000	1	0	NA
300,001 – 400,000	0	0	NA NA
400,001 – 400,000	1	0	NA
500,001 – 500,000	0	0	NA NA
600,001 – 700,000	2	1	50%
700,001 – 700,000	1	1	100%
	3	3	100%
800,001 - 900,000	13	3	
900,001 - 1,000,000		3 7	23%
1,000,001 - 1,250,000	30	•	23%
1,250,001 - 1,500,000	18	4	22%
1,500,001 – 1,750,000	5	0	NA
1,750,001 – 2,000,000	5	0	NA
2,000,001 - 2,250,000	0	0	NA
2,250,001 - 2,500,000	5	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	1	0	NA
TOTAL*	85	19	22%
2 Bedrooms & Less	15	1	7%
3 to 4 Bedrooms	54	16	30%
5 to 6 Bedrooms	15	2	13%
7 Bedrooms & More	1	0	NA
TOTAL*	85	19	22%

SnapStats® Median Data	March	April	Variance
Inventory	82	85	4%
Solds	12	19	58%
Sale Price	\$1,054,000	\$1,010,000	-4%
Sale Price SQFT	\$473	\$472	NA
Sale to List Price Ratio	99%	96%	-3%
Days on Market	28	29	4%

Community *DETACHED HOUSES*

ChanChaha®	lassa ada as	Oalaa	Oalaa Datia
	Inventory	Sales	Sales Ratio
Delta Manor	5	3	60%
East Delta	3	0	NA
Hawthorne	18	6	33%
Holly	14	2	14%
Ladner Elementary	20	1	5%
Ladner Rural	8	0	NA
Neilsen Grove	7	7	100%
Port Guichon	8	0	NA
Westham Island	2	0	NA
TOTAL*	85	19	22%

*Sales Ratio total suggests market speed and market type (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 LADNER 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** Insufficient data but with 7 sales \$1 mil to \$1.25 mil
- Buyers Best Bet** Homes in Ladner Elementary and up to 2 bedroom properties
- Sellers Best Bet** Selling homes in Hawthorne and 3 to 4 bedroom properties

13 Month Market Trend





Call or Text: 604-241-7653 info@michaelcowling.com

www.MichaelCowling.com



^{**} With a minimum inventory of 10 in most instances

SnapStats® LADNER

Price Band & Bedroom ATTACHED 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	1	20%
500,001 - 600,000	6	5	83%
600,001 - 700,000	3	3	100%
700,001 - 800,000	7	0	NA
800,001 - 900,000	2	1	50%
900,001 - 1,000,000	2	0	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	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*	26	10	38%
0 to 1 Bedroom	2	1	50%
2 Bedrooms	14	4	29%
3 Bedrooms	8	5	63%
4 Bedrooms & Greater	2	0	NA
TOTAL*	26	10	38%

Inventory	22	26	18%		
Solds	12	10	-17%		
Sale Price	\$624,000	\$567,000	-9%		
Sale Price SQFT	\$523	\$474	-9%		
Sale to List Price Ratio	99%	100%	1%		
Days on Market	36	16	-56%		

March

Community ATTACHED CONDOS & TOWNHOMES

	Inventory	Sales	Sales Ratio
Delta Manor	3	3	100%
East Delta	1	0	NA
Hawthorne	9	2	22%
Holly	1	0	NA
Ladner Elementary	8	4	50%
Ladner Rural	0	0	NA
Neilsen Grove	4	1	25%
Port Guichon	0	0	NA
Westham Island	0	0	NA
TOTAL*	26	10	38%

Market Summary

SnapStats® Median Data

- Market Type Indicator LADNER ATTACHED: Sellers market at 38% Sales Ratio average (3.8 in 10 homes selling rate)
- Homes are selling on average at list price

April

- Most Active Price Band** Insufficient data but with 5 sales \$500,000 to \$600,000
- Buyers Best Bet** Homes in Hawthorne and 2 bedroom properties
- Sellers Best Bet** Homes in Ladner Elementary and 3 bedroom properties

Variance

13 Month Market Trend





Call or Text: 604-241-7653 info@michaelcowling.com

www.MichaelCowling.com

MichaelCowlingRealty
MichaelCowling
MichaelCowlingRealty

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

^{**} With a minimum inventory of 10 in most instances