

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

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**SnapStats Publishing**

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# METRO VANCOUVER EDITION

Downtown  
Westside  
Eastside  
North Vancouver  
West Vancouver  
Richmond  
Tsawwassen  
Ladner



## Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 300,000	0	1	NA*
300,001 – 400,000	7	4	57%
400,001 – 500,000	11	4	36%
500,001 – 600,000	39	23	59%
600,001 – 700,000	59	35	59%
700,001 – 800,000	60	33	55%
800,001 – 900,000	38	20	53%
900,001 – 1,000,000	36	8	22%
1,000,001 – 1,250,000	57	13	23%
1,250,001 – 1,500,000	67	16	24%
1,500,001 – 1,750,000	47	8	17%
1,750,001 – 2,000,000	42	4	10%
2,000,001 – 2,250,000	18	0	NA
2,250,001 – 2,500,000	20	1	5%
2,500,001 – 2,750,000	18	2	11%
2,750,001 – 3,000,000	18	0	NA
3,000,001 – 3,500,000	20	0	NA
3,500,001 – 4,000,000	11	2	18%
4,000,001 – 4,500,000	5	0	NA
4,500,001 – 5,000,000	13	0	NA
5,000,001 & Greater	44	2	5%
TOTAL*	630	176	28%

0 to 1 Bedroom	216	97	45%
2 Bedrooms	321	73	23%
3 Bedrooms	82	5	6%
4 Bedrooms & Greater	11	1	9%
TOTAL*	630	176	28%

SnapStats®	October	November	Variance
Inventory	716	630	-12%
Solds	199	176	-12%
Sale Price	\$735,000	\$759,500	3%
Sale Price SQFT	\$1,024	\$1,029	1%
Sale to List Price Ratio	98%	97%	-1%
Days on Market	19	24	26%

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

## Community CONDOS & TOWNHOMES

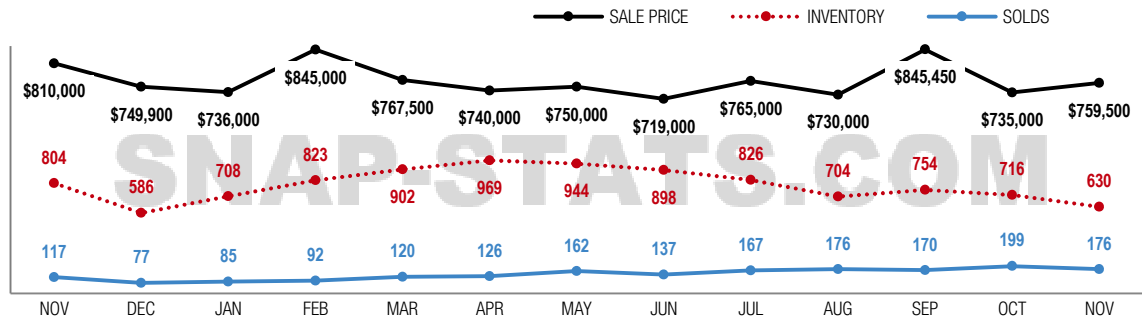
SnapStats®	Inventory	Sales	Sales Ratio
Coal Harbour	118	14	12%
Downtown	203	71	35%
Westend	145	26	18%
Yaletown	164	65	40%
TOTAL*	630	176	28%

## Market Summary

- Market Type Indicator **VANCOUVER DOWNTOWN ATTACHED**: Sellers Market at 28% Sales Ratio average (2.8 in 10 homes selling rate)
- Homes are selling on average 3% below list price
- Most Active Price Band\*\* \$500,000 to \$700,000 with average 59% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$2.25 mil to \$2.5 / \$5 mil plus, Coal Harbour, Westend and 3 bedroom properties
- Sellers Best Bet\*\* Selling homes in Downtown, 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 – 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	1	0	NA
800,001 – 900,000	0	0	NA
900,001 – 1,000,000	1	0	NA
1,000,001 – 1,250,000	0	0	NA
1,250,001 – 1,500,000	1	2	200%*
1,500,001 – 1,750,000	6	3	50%
1,750,001 – 2,000,000	9	4	44%
2,000,001 – 2,250,000	12	7	58%
2,250,001 – 2,500,000	35	6	17%
2,500,001 – 2,750,000	20	1	5%
2,750,001 – 3,000,000	44	14	32%
3,000,001 – 3,500,000	70	11	16%
3,500,001 – 4,000,000	87	8	9%
4,000,001 – 4,500,000	47	6	13%
4,500,001 – 5,000,000	54	1	2%
5,000,001 & Greater	230	2	1%
TOTAL*	617	65	11%

2 Bedrooms & Less	18	4	22%
3 to 4 Bedrooms	195	27	14%
5 to 6 Bedrooms	318	28	9%
7 Bedrooms & More	86	6	7%
TOTAL*	617	65	11%

SnapStats®	October	November	Variance
Inventory	633	617	-3%
Solds	77	65	-16%
Sale Price	\$3,088,888	\$2,880,000	-7%
Sale Price SQFT	\$1,018	\$985	-3%
Sale to List Price Ratio	94%	96%	2%
Days on Market	37	36	-3%

\*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

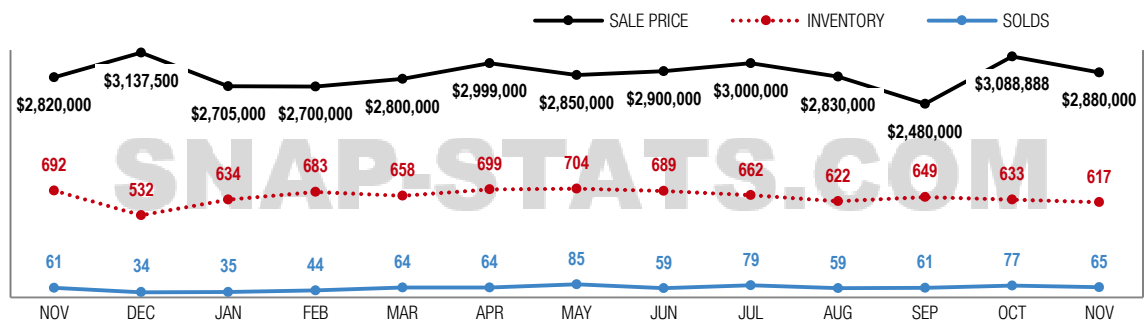
SnapStats®	Inventory	Sales	Sales Ratio
Arbutus	23	6	26%
Cambie	28	5	18%
Dunbar	89	13	15%
Fairview	0	0	NA
Falsecreek	2	0	NA
Kerrisdale	36	3	8%
Kitsilano	30	5	17%
Mackenzie Heights	23	2	9%
Marpole	40	4	10%
Mount Pleasant	2	1	50%
Oakridge	19	1	5%
Point Grey	66	8	12%
Quilchena	26	5	19%
SW Marine	19	3	16%
Shaughnessy	81	2	2%
South Cambie	10	0	NA
South Granville	65	6	9%
Southlands	37	1	3%
University	21	0	NA
TOTAL*	617	65	11%

## Market Summary

- Market Type Indicator **VANCOUVER WESTSIDE DETACHED**: Buyers Market at 11% Sales Ratio average (1.1 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 58% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes minimum \$4.5 mil, Oakridge, Shaughnessy, Southlands and minimum 7 bedroom properties
- Sellers Best Bet\*\* Selling homes in Arbutus and up to 2 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	5	2	40%
400,001 – 500,000	14	9	64%
500,001 – 600,000	34	18	53%
600,001 – 700,000	57	15	26%
700,001 – 800,000	67	25	37%
800,001 – 900,000	79	22	28%
900,001 – 1,000,000	62	17	27%
1,000,001 – 1,250,000	89	17	19%
1,250,001 – 1,500,000	85	15	18%
1,500,001 – 1,750,000	72	9	13%
1,750,001 – 2,000,000	65	4	6%
2,000,001 – 2,250,000	23	3	13%
2,250,001 – 2,500,000	27	1	4%
2,500,001 – 2,750,000	11	1	9%
2,750,001 – 3,000,000	12	0	NA
3,000,001 – 3,500,000	6	0	NA
3,500,001 – 4,000,000	3	0	NA
4,000,001 – 4,500,000	0	0	NA
4,500,001 – 5,000,000	2	0	NA
5,000,001 & Greater	3	0	NA
<b>TOTAL*</b>	<b>716</b>	<b>158</b>	<b>22%</b>

0 to 1 Bedroom	151	51	34%
2 Bedrooms	362	85	23%
3 Bedrooms	172	21	12%
4 Bedrooms & Greater	31	1	3%
<b>TOTAL*</b>	<b>716</b>	<b>158</b>	<b>22%</b>

SnapStats®	October	November	Variance
Inventory	810	716	-12%
Solds	217	158	-27%
Sale Price	\$837,000	\$839,047	0%
Sale Price SQFT	\$918	\$922	0%
Sale to List Price Ratio	99%	95%	-4%
Days on Market	18	24	33%

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

## Community CONDOS & TOWNHOMES

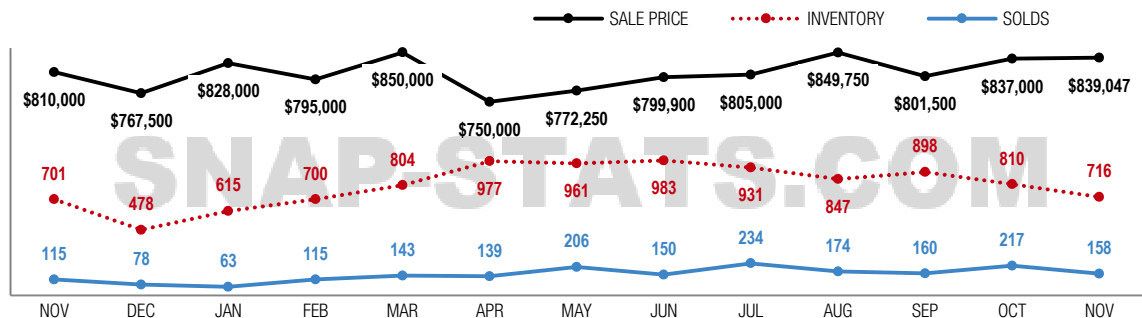
SnapStats®	Inventory	Sales	Sales Ratio
Arbutus	0	0	NA
Cambie	81	10	12%
Dunbar	4	0	NA
Fairview	81	32	40%
Falsecreek	51	22	43%
Kerrisdale	29	3	10%
Kitsilano	72	32	44%
Mackenzie Heights	1	0	NA
Marpole	67	11	16%
Mount Pleasant	10	7	70%
Oakridge	24	2	8%
Point Grey	14	0	NA
Quilchena	28	4	14%
SW Marine	21	1	5%
Shaughnessy	7	2	29%
South Cambie	30	5	17%
South Granville	52	9	17%
Southlands	3	0	NA
University	141	18	13%
<b>TOTAL*</b>	<b>716</b>	<b>158</b>	<b>22%</b>

## Market Summary

- Market Type Indicator **VANCOUVER WESTSIDE ATTACHED**: Sellers Market at 22% Sales Ratio average (2.2 in 10 homes selling rate)
- Homes are selling on average 5% below list price
- Most Active Price Band\*\* \$400,000 to \$500,000 with average 64% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$2.25 mil to \$2.5 mil, Oakridge, SW Marine and minimum 4 bedroom properties
- Sellers Best Bet\*\* Selling homes in Fairview, Falsecreek, Kitsilano, Mount Pleasant and up to 1 bedroom properties

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## 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	1	0	NA
800,001 – 900,000	5	1	20%
900,001 – 1,000,000	5	3	60%
1,000,001 – 1,250,000	28	20	71%
1,250,001 – 1,500,000	74	35	47%
1,500,001 – 1,750,000	88	25	28%
1,750,001 – 2,000,000	59	8	14%
2,000,001 – 2,250,000	42	9	21%
2,250,001 – 2,500,000	78	2	3%
2,500,001 – 2,750,000	32	2	6%
2,750,001 – 3,000,000	43	1	2%
3,000,001 – 3,500,000	11	0	NA
3,500,001 – 4,000,000	6	0	NA
4,000,001 – 4,500,000	1	0	NA
4,500,001 – 5,000,000	0	0	NA
5,000,001 & Greater	3	0	NA
TOTAL*	476	106	22%

2 Bedrooms & Less	28	6	21%
3 to 4 Bedrooms	136	35	26%
5 to 6 Bedrooms	206	51	25%
7 Bedrooms & More	106	14	13%
TOTAL*	476	106	22%

SnapStats®	October	November	Variance
Inventory	543	476	-12%
Solds	107	106	-1%
Sale Price	\$1,430,000	\$1,467,500	3%
Sale Price SQFT	\$642	\$623	-3%
Sale to List Price Ratio	95%	98%	3%
Days on Market	28	21	-25%

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

## Community DETACHED HOUSES

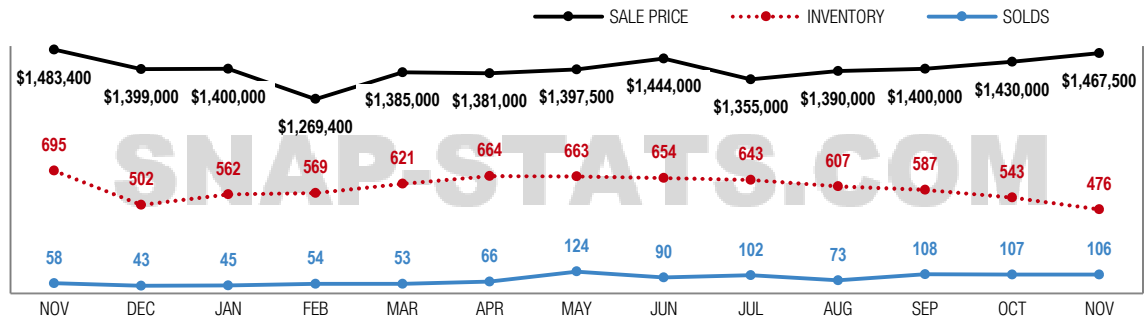
SnapStats®	Inventory	Sales	Sales Ratio
Champlain Heights	1	0	NA
Collingwood	73	9	12%
Downtown	0	0	NA
Fraser	30	6	20%
Fraserview	17	2	12%
Grandview Woodland	41	9	22%
Hastings	5	3	60%
Hastings Sunrise	18	1	6%
Killarney	32	8	25%
Knight	39	10	26%
Main	12	13	108%*
Mount Pleasant	12	1	8%
Renfrew Heights	40	7	18%
Renfrew	65	16	25%
South Marine	2	0	NA
South Vancouver	57	14	25%
Strathcona	4	2	50%
Victoria	28	5	18%
TOTAL*	476	106	22%

## Market Summary

- Market Type Indicator **VANCOUVER EASTSIDE DETACHED**: Sellers Market at 22% Sales Ratio average (2.2 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 71% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$2.75 mil to \$3 mil, Hastings Sunrise, Mount Pleasant and minimum 7 bedroom properties
- Sellers Best Bet\*\* Selling homes in Main 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	2	0	NA
300,001 – 400,000	29	12	41%
400,001 – 500,000	49	36	73%
500,001 – 600,000	74	36	49%
600,001 – 700,000	49	33	67%
700,001 – 800,000	63	21	33%
800,001 – 900,000	40	12	30%
900,001 – 1,000,000	20	11	55%
1,000,001 – 1,250,000	36	13	36%
1,250,001 – 1,500,000	15	8	53%
1,500,001 – 1,750,000	1	0	NA
1,750,001 – 2,000,000	6	0	NA
2,000,001 – 2,250,000	2	0	NA
2,250,001 – 2,500,000	2	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	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 – 4,500,000	0	0	NA
4,500,001 – 5,000,000	1	0	NA
5,000,001 & Greater	0	0	NA
TOTAL*	390	183	47%

0 to 1 Bedroom	132	77	58%
2 Bedrooms	192	71	37%
3 Bedrooms	62	32	52%
4 Bedrooms & Greater	4	3	75%
TOTAL*	390	183	47%

SnapStats®	October	November	Variance
Inventory	485	390	-20%
Solds	191	183	-4%
Sale Price	\$597,500	\$630,000	5%
Sale Price SQFT	\$770	\$792	3%
Sale to List Price Ratio	99%	97%	-2%
Days on Market	15	18	20%

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

## Community CONDOS & TOWNHOMES

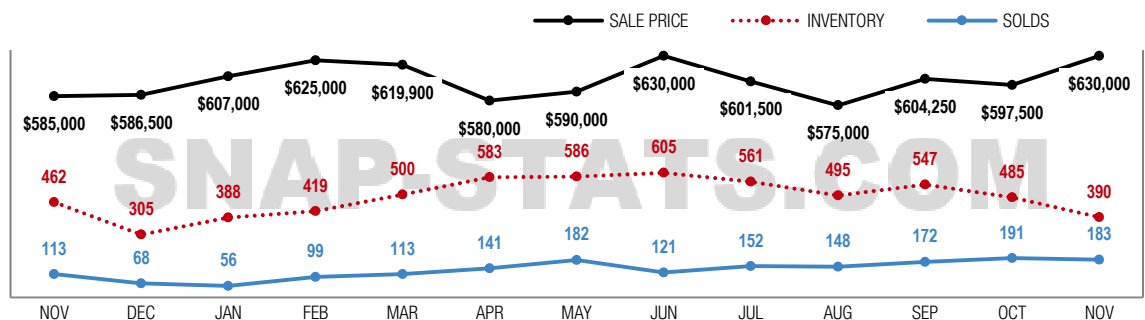
SnapStats®	Inventory	Sales	Sales Ratio
Champlain Heights	12	10	83%
Collingwood	88	36	41%
Downtown	33	10	30%
Fraser	12	11	92%
Fraserview	0	0	NA
Grandview Woodland	16	9	56%
Hastings	17	9	53%
Hastings Sunrise	4	2	50%
Killarney	14	4	29%
Knight	8	4	50%
Main	15	9	60%
Mount Pleasant	57	33	58%
Renfrew Heights	12	1	8%
Renfrew	21	8	38%
South Marine	39	22	56%
South Vancouver	1	0	NA
Strathcona	21	6	29%
Victoria	20	9	45%
TOTAL*	390	183	47%

## Market Summary

- Market Type Indicator **VANCOUVER EASTSIDE ATTACHED**: Sellers Market at 47% Sales Ratio average (4.7 in 10 homes selling rate)
- Homes are selling on average 3% below list price
- Most Active Price Band\*\* \$400,000 to \$500,000 with average 73% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$800,000 to \$900,000, Killarney, Renfrew Heights, Strathcona and 2 bedroom properties
- Sellers Best Bet\*\* Selling homes in Champlain Heights, Fraser and up to 1 bedroom properties

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

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## Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 300,000	1	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	4	0	NA
700,001 – 800,000	0	0	NA
800,001 – 900,000	0	0	NA
900,001 – 1,000,000	0	4	NA*
1,000,001 – 1,250,000	5	9	180%*
1,250,001 – 1,500,000	27	21	78%
1,500,001 – 1,750,000	44	17	39%
1,750,001 – 2,000,000	33	9	27%
2,000,001 – 2,250,000	11	7	64%
2,250,001 – 2,500,000	29	5	17%
2,500,001 – 2,750,000	14	1	7%
2,750,001 – 3,000,000	25	1	4%
3,000,001 – 3,500,000	21	2	10%
3,500,001 – 4,000,000	20	1	5%
4,000,001 – 4,500,000	8	0	NA
4,500,001 – 5,000,000	4	0	NA
5,000,001 & Greater	6	0	NA
<b>TOTAL*</b>	<b>252</b>	<b>77</b>	<b>31%</b>

2 Bedrooms & Less	7	2	29%
3 to 4 Bedrooms	109	38	35%
5 to 6 Bedrooms	103	36	35%
7 Bedrooms & More	33	1	3%
<b>TOTAL*</b>	<b>252</b>	<b>77</b>	<b>31%</b>

SnapStats®	October	November	Variance
Inventory	314	252	-20%
Solds	88	77	-13%
Sale Price	\$1,535,000	\$1,585,000	3%
Sale Price SQFT	\$606	\$607	0%
Sale to List Price Ratio	96%	96%	0%
Days on Market	16	27	69%

\*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

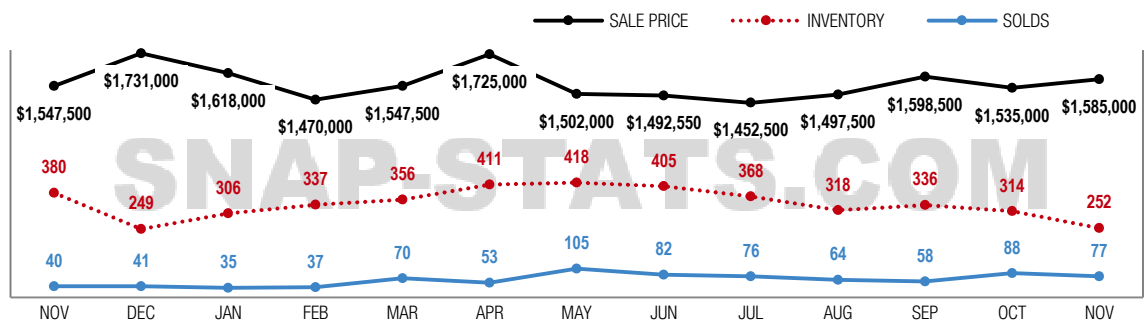
SnapStats®	Inventory	Sales	Sales Ratio
Blueridge	12	5	42%
Boulevard	11	1	9%
Braemar	2	1	50%
Calverhall	6	1	17%
Canyon Heights	26	3	12%
Capilano	3	0	NA
Central Lonsdale	16	4	25%
Deep Cove	5	5	100%
Delbrook	6	1	17%
Dollarton	13	4	31%
Edgemont	22	3	14%
Forest Hills	8	1	13%
Grouse Woods	1	1	100%
Harbourside	0	0	NA
Indian Arm	3	1	33%
Indian River	1	1	100%
Lower Lonsdale	1	3	300%*
Lynn Valley	21	10	48%
Lynnmoor	9	0	NA
Mosquito Creek	1	0	NA
Norgate	2	1	50%
Northlands	0	1	NA*
Pemberton Heights	9	2	22%
Pemberton	2	2	100%
Princess Park	2	1	50%
Queensbury	5	1	20%
Roche Point	1	1	100%
Seymour	6	1	17%
Tempe	3	1	33%
Upper Delbrook	18	3	17%
Upper Lonsdale	28	9	32%
Westlynn	4	5	125%*
Westlynn Terrace	1	3	300%*
Windsor Park	0	1	NA*
Woodlands-Sunshine Cascade	4	0	NA
<b>TOTAL*</b>	<b>252</b>	<b>77</b>	<b>31%</b>

## Market Summary

- Market Type Indicator **NORTH VANCOUVER DETACHED**: 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\*\* \$1 mil to \$1.25 mil with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$2.75 mil to \$3 mil, Boulevard and minimum 7 bedroom properties
- Sellers Best Bet\*\* Selling homes in Blueridge, Lynn Valley and 3 to 6 bedroom properties

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

## 13 Month Market Trend



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SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 300,000	0	0	NA
300,001 – 400,000	14	7	50%
400,001 – 500,000	27	16	59%
500,001 – 600,000	37	22	59%
600,001 – 700,000	45	26	58%
700,001 – 800,000	36	23	64%
800,001 – 900,000	44	16	36%
900,001 – 1,000,000	39	8	21%
1,000,001 – 1,250,000	52	15	29%
1,250,001 – 1,500,000	25	0	NA
1,500,001 – 1,750,000	9	1	11%
1,750,001 – 2,000,000	0	0	NA
2,000,001 – 2,250,000	0	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	1	0	NA
3,000,001 – 3,500,000	1	0	NA
3,500,001 – 4,000,000	2	0	NA
4,000,001 – 4,500,000	0	0	NA
4,500,001 – 5,000,000	0	0	NA
5,000,001 & Greater	1	0	NA
TOTAL*	336	134	40%

0 to 1 Bedroom	89	42	47%
2 Bedrooms	167	63	38%
3 Bedrooms	66	24	36%
4 Bedrooms & Greater	14	5	36%
TOTAL*	336	134	40%

SnapStats®	October	November	Variance
Inventory	392	336	-14%
Solds	163	134	-18%
Sale Price	\$702,500	\$691,500	-2%
Sale Price SQFT	\$760	\$720	-5%
Sale to List Price Ratio	96%	98%	2%
Days on Market	21	29	38%

\*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

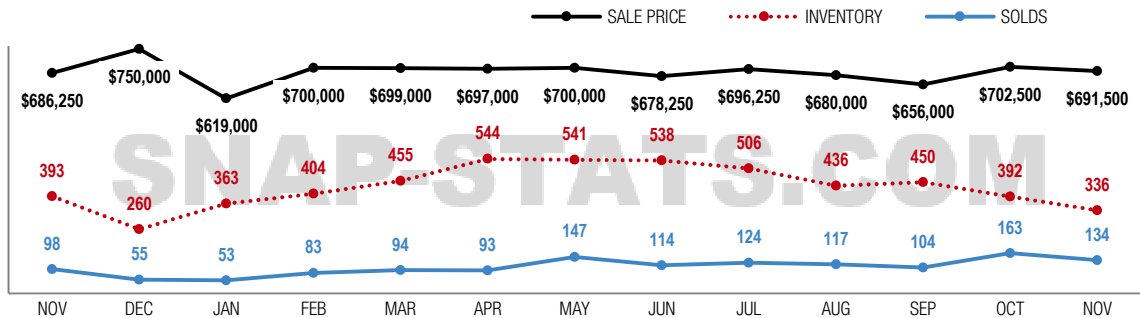
SnapStats®	Inventory	Sales	Sales Ratio
Blueridge	0	1	NA*
Boulevard	0	0	NA
Braemar	0	0	NA
Calverhall	0	0	NA
Canyon Heights	1	0	NA
Capilano	2	1	50%
Central Lonsdale	56	31	55%
Deep Cove	1	1	100%
Delbrook	2	0	NA
Dollarton	0	0	NA
Edgemont	9	6	67%
Forest Hills	0	0	NA
Grouse Woods	1	0	NA
Harbourside	8	2	25%
Indian Arm	0	0	NA
Indian River	4	2	50%
Lower Lonsdale	95	31	33%
Lynn Valley	15	9	60%
Lynn timer	37	8	22%
Mosquito Creek	14	4	29%
Norgate	6	3	50%
Northlands	6	4	67%
Pemberton Heights	3	1	33%
Pemberton	36	9	25%
Princess Park	0	0	NA
Queensbury	7	0	NA
Roche Point	26	13	50%
Seymour	2	2	100%
Tempe	0	0	NA
Upper Delbrook	0	1	NA*
Upper Lonsdale	4	5	125%*
Westlynn	1	0	NA
Westlynn Terrace	0	0	NA
Windsor Park	0	0	NA
Woodlands-Sunshine Cascade	0	0	NA
TOTAL*	336	134	40%

## Market Summary

- Market Type Indicator **NORTH VANCOUVER ATTACHED**: Sellers Market at 40% Sales Ratio average (4 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band\*\* \$700,000 to \$800,000 with average 64% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.5 mil to \$1.75 mil, Harbourside, Lynn timer, Mosquito Creek, Pemberton and 2 plus bedrooms
- Sellers Best Bet\*\* Selling homes in Central Lonsdale, Edgemont, Lynn Valley, Roche Point 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 – 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	0	0	NA
900,001 – 1,000,000	0	0	NA
1,000,001 – 1,250,000	1	0	NA
1,250,001 – 1,500,000	10	2	20%
1,500,001 – 1,750,000	7	10	143%*
1,750,001 – 2,000,000	14	5	36%
2,000,001 – 2,250,000	15	4	27%
2,250,001 – 2,500,000	29	6	21%
2,500,001 – 2,750,000	14	4	29%
2,750,001 – 3,000,000	45	1	2%
3,000,001 – 3,500,000	36	4	11%
3,500,001 – 4,000,000	52	2	4%
4,000,001 – 4,500,000	23	2	9%
4,500,001 – 5,000,000	31	2	6%
5,000,001 & Greater	143	8	6%
TOTAL*	420	50	12%

2 Bedrooms & Less	11	3	27%
3 to 4 Bedrooms	199	25	13%
5 to 6 Bedrooms	187	19	10%
7 Bedrooms & More	23	3	13%
TOTAL*	420	50	12%

SnapStats®	October	November	Variance
Inventory	468	420	-10%
Solds	47	50	6%
Sale Price	\$2,225,000	\$2,375,000	7%
Sale Price SQFT	\$669	\$660	-1%
Sale to List Price Ratio	91%	93%	2%
Days on Market	46	53	15%

## Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Altamont	17	0	NA
Ambleside	32	7	22%
Bayridge	10	0	NA
British Properties	78	6	8%
Canterbury	9	1	11%
Caulfield	30	4	13%
Cedardale	4	0	NA
Chartwell	28	1	4%
Chelsea Park	6	1	17%
Cypress	9	0	NA
Cypress Park Estates	19	3	16%
Deer Ridge	1	0	NA
Dundarave	15	5	33%
Eagle Harbour	17	3	18%
Eagleridge	3	0	NA
Furry Creek	2	0	NA
Gleneagles	9	6	67%
Glenmore	15	3	20%
Horseshoe Bay	5	1	20%
Howe Sound	7	0	NA
Lions Bay	13	4	31%
Old Caulfield	5	0	NA
Panorama Village	0	0	NA
Park Royal	1	0	NA
Porteau Cove	0	0	NA
Queens	14	2	14%
Rockridge	4	0	NA
Sandy Cove	2	0	NA
Sentinel Hill	13	1	8%
Upper Caulfield	6	0	NA
West Bay	12	1	8%
Westhill	5	1	20%
Westmount	15	0	NA
Whitby Estates	8	0	NA
Whytecliff	6	0	NA
TOTAL*	420	50	12%

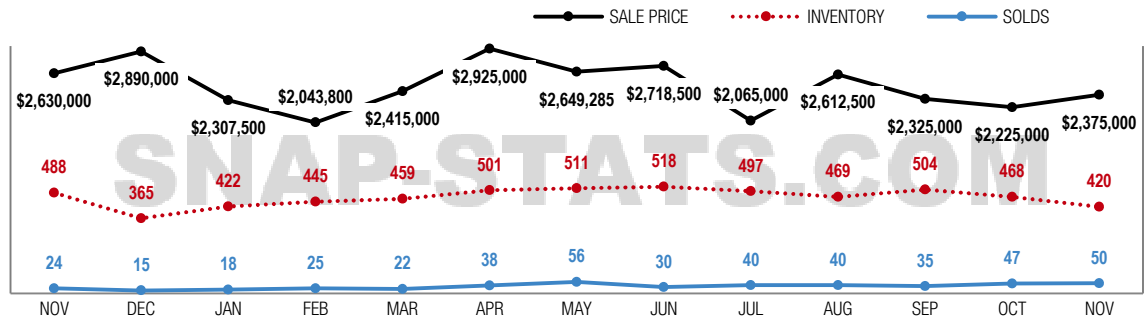
\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

## Market Summary

- Market Type Indicator **WEST VANCOUVER DETACHED**: Balanced Market at 12% Sales Ratio average (1.2 in 10 homes selling rate)
- Homes are selling on average 7% below list price
- Most Active Price Band\*\* \$1.5 mil to \$1.75 mil with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$2.75 mil to \$3 mil, British Properties, Chartwell, Sentinel Hill, West Bay and 5 to 6 bedrooms
- Sellers Best Bet\*\* Selling homes in Gleneagles and up to 2 bedrooms

\*\*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	2	NA*
400,001 – 500,000	2	1	50%
500,001 – 600,000	5	0	NA
600,001 – 700,000	8	1	13%
700,001 – 800,000	5	0	NA
800,001 – 900,000	8	1	13%
900,001 – 1,000,000	4	1	25%
1,000,001 – 1,250,000	11	1	9%
1,250,001 – 1,500,000	21	1	5%
1,500,001 – 1,750,000	15	1	7%
1,750,001 – 2,000,000	11	1	9%
2,000,001 – 2,250,000	6	1	17%
2,250,001 – 2,500,000	7	1	14%
2,500,001 – 2,750,000	3	2	67%
2,750,001 – 3,000,000	4	0	NA
3,000,001 – 3,500,000	5	0	NA
3,500,001 – 4,000,000	5	0	NA
4,000,001 – 4,500,000	2	0	NA
4,500,001 – 5,000,000	1	0	NA
5,000,001 & Greater	6	0	NA
TOTAL*	129	14	11%

0 to 1 Bedroom	21	3	14%
2 Bedrooms	72	8	11%
3 Bedrooms	34	2	6%
4 Bedrooms & Greater	2	1	50%
TOTAL*	129	14	11%

SnapStats®	October	November	Variance
Inventory	145	129	-11%
Solds	16	14	-13%
Sale Price	\$1,122,500	\$1,280,000	14%
Sale Price SQFT	\$935	\$983	5%
Sale to List Price Ratio	89%	95%	7%
Days on Market	47	59	26%

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

## Community CONDOS & TOWNHOMES

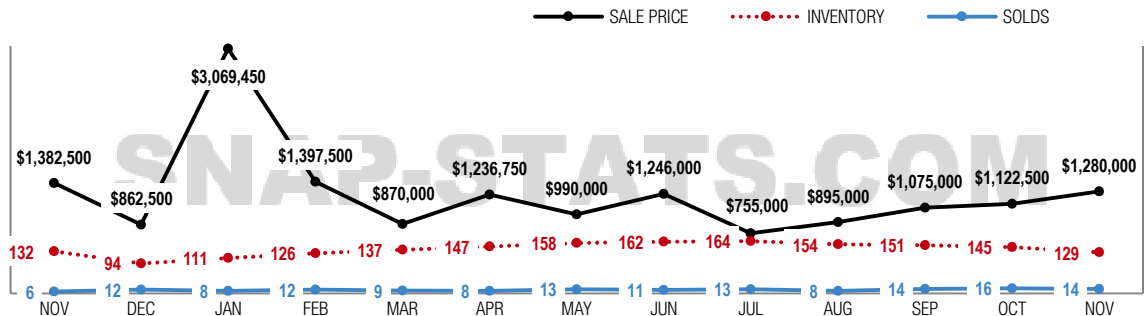
SnapStats®	Inventory	Sales	Sales Ratio
Altamont	0	0	NA
Ambleside	32	5	16%
Bayridge	0	0	NA
British Properties	4	0	NA
Canterbury	0	0	NA
Caulfield	0	0	NA
Cedardale	5	2	40%
Chartwell	0	0	NA
Chelsea Park	0	0	NA
Cypress	0	0	NA
Cypress Park Estates	5	3	60%
Deer Ridge	2	0	NA
Dundarave	25	3	12%
Eagle Harbour	0	0	NA
Eagleridge	0	0	NA
Furry Creek	2	0	NA
Gleneagles	0	0	NA
Glenmore	1	0	NA
Horseshoe Bay	8	0	NA
Howe Sound	5	0	NA
Lions Bay	0	0	NA
Old Caulfield	1	0	NA
Panorama Village	15	0	NA
Park Royal	16	1	6%
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	3	0	NA
West Bay	0	0	NA
Westhill	0	0	NA
Westmount	0	0	NA
Whitby Estates	5	0	NA
Whytecliff	0	0	NA
TOTAL*	129	14	11%

## Market Summary

- Market Type Indicator **WEST VANCOUVER ATTACHED**: Buyers Market at 11% Sales Ratio average (1.1 in 10 homes selling rate)
- Homes are selling on average 5% below list price
- Most Active Price Band\*\* \$600,000 to \$700,000 / \$800,000 to \$900,000 with average 13% Sales Ratio (Balanced market)
- Buyers Best Bet\*\* Homes between \$1.25 mil to \$1.5 mil, Park Royal and 3 bedroom properties
- Sellers Best Bet\*\* Selling homes in Ambleside and up to 1 bedroom properties

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

## 13 Month Market Trend



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## Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 300,000	2	0	NA
300,001 – 400,000	1	0	NA
400,001 – 500,000	0	0	NA
500,001 – 600,000	1	0	NA
600,001 – 700,000	0	1	NA*
700,001 – 800,000	1	0	NA
800,001 – 900,000	2	1	50%
900,001 – 1,000,000	2	2	100%
1,000,001 – 1,250,000	32	11	34%
1,250,001 – 1,500,000	100	13	13%
1,500,001 – 1,750,000	83	13	16%
1,750,001 – 2,000,000	90	6	7%
2,000,001 – 2,250,000	41	8	20%
2,250,001 – 2,500,000	81	3	4%
2,500,001 – 2,750,000	54	3	6%
2,750,001 – 3,000,000	81	2	2%
3,000,001 – 3,500,000	36	2	6%
3,500,001 – 4,000,000	36	0	NA
4,000,001 – 4,500,000	10	0	NA
4,500,001 – 5,000,000	5	1	20%
5,000,001 & Greater	10	1	10%
TOTAL*	668	67	10%

2 Bedrooms & Less	35	2	6%
3 to 4 Bedrooms	251	27	11%
5 to 6 Bedrooms	351	35	10%
7 Bedrooms & More	31	3	10%
TOTAL*	668	67	10%

SnapStats®	October	November	Variance
Inventory	695	668	-4%
Solds	106	67	-37%
Sale Price	\$1,485,000	\$1,642,000	11%
Sale Price SQFT	\$580	\$603	4%
Sale to List Price Ratio	94%	97%	3%
Days on Market	48	44	-8%

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

## Community DETACHED HOUSES

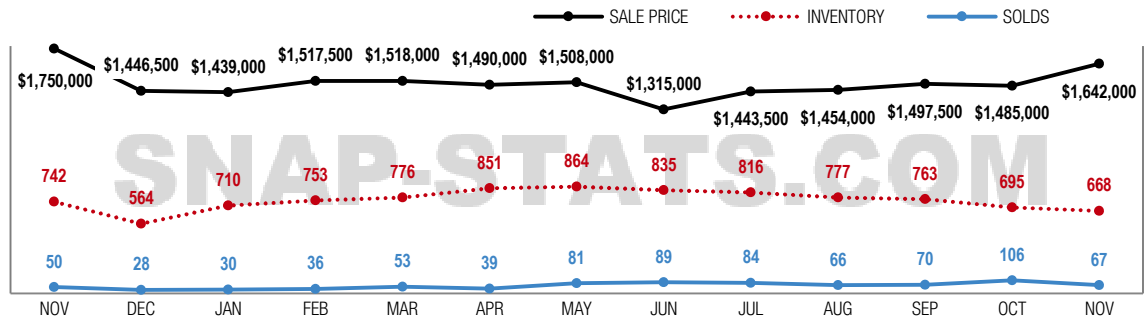
SnapStats®	Inventory	Sales	Sales Ratio
Boyd Park	17	3	18%
Bridgeport	16	3	19%
Brighthouse	25	0	NA
Brighthouse South	0	2	NA*
Broadmoor	54	4	7%
East Cambie	8	3	38%
East Richmond	4	0	NA
Garden City	26	4	15%
Gilmore	2	0	NA
Granville	60	4	7%
Hamilton	11	0	NA
Ironwood	23	4	17%
Lackner	32	3	9%
McLennan	6	0	NA
McLennan North	15	0	NA
McNair	19	3	16%
Quilchena	30	1	3%
Riverdale	41	4	10%
Saunders	39	1	3%
Sea Island	5	1	20%
Seafair	53	5	9%
South Arm	18	4	22%
Steveston North	37	5	14%
Steveston South	22	2	9%
Steveston Village	15	3	20%
Terra Nova	13	2	15%
West Cambie	29	2	7%
Westwind	9	1	11%
Woodwards	39	3	8%
TOTAL*	668	67	10%

## Market Summary

- Market Type Indicator **RICHMOND 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\*\* \$1 mil to \$1.25 mil with average 34% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$2.75 mil to \$3 mil, Quilchena, Saunders and up to 2 bedroom properties
- Sellers Best Bet\*\* Selling homes in East Cambie and minimum 3 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	21	4	19%
300,001 – 400,000	41	19	46%
400,001 – 500,000	112	33	29%
500,001 – 600,000	139	39	28%
600,001 – 700,000	154	33	21%
700,001 – 800,000	127	34	27%
800,001 – 900,000	121	19	16%
900,001 – 1,000,000	114	11	10%
1,000,001 – 1,250,000	99	7	7%
1,250,001 – 1,500,000	39	4	10%
1,500,001 – 1,750,000	10	1	10%
1,750,001 – 2,000,000	6	0	NA
2,000,001 – 2,250,000	1	0	NA
2,250,001 – 2,500,000	1	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	1	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	6	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*	992	204	21%

0 to 1 Bedroom	159	46	29%
2 Bedrooms	421	77	18%
3 Bedrooms	309	63	20%
4 Bedrooms & Greater	103	18	17%
TOTAL*	992	204	21%

SnapStats®	October	November	Variance
Inventory	1099	992	-10%
Solds	236	204	-14%
Sale Price	\$642,950	\$633,650	-1%
Sale Price SQFT	\$663	\$629	-5%
Sale to List Price Ratio	99%	96%	-3%
Days on Market	32	36	13%

\*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

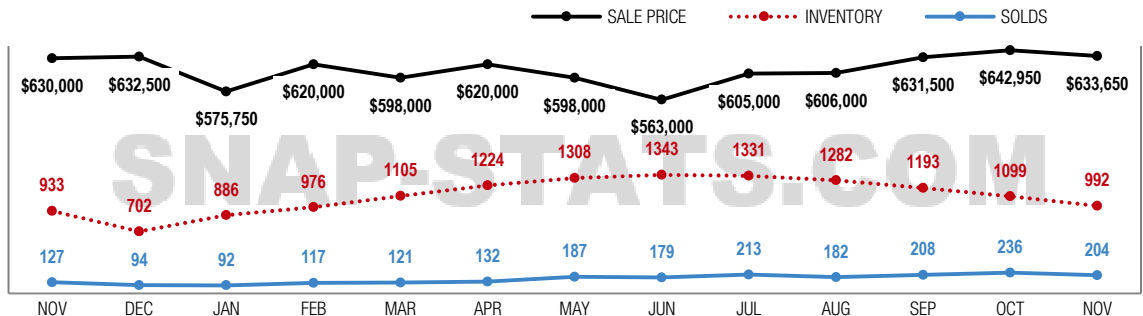
SnapStats®	Inventory	Sales	Sales Ratio
Boyd Park	11	1	9%
Bridgeport	18	1	6%
Brighthouse	284	59	21%
Brighthouse South	108	33	31%
Broadmoor	18	1	6%
East Cambie	13	6	46%
East Richmond	4	0	NA
Garden City	8	3	38%
Gilmore	0	0	NA
Granville	24	5	21%
Hamilton	47	3	6%
Ironwood	29	1	3%
Lackner	3	2	67%
McLennan	0	0	NA
McLennan North	119	19	16%
McNair	5	0	NA
Quilchena	2	1	50%
Riverdale	20	9	45%
Saunders	6	1	17%
Sea Island	1	0	NA
Seafair	4	4	100%
South Arm	10	0	NA
Steveston North	12	6	50%
Steveston South	43	5	12%
Steveston Village	12	1	8%
Terra Nova	16	4	25%
West Cambie	148	37	25%
Westwind	2	0	NA
Woodwards	25	2	8%
TOTAL*	992	204	21%

## Market Summary

- Market Type Indicator **RICHMOND ATTACHED**: Sellers Market at 21% Sales Ratio average (2.1 in 10 homes selling rate)
- Homes are selling on average 4% below list price
- Most Active Price Band\*\* \$300,000 to \$400,000 with average 46% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1 mil to \$1.25 mil, Ironwood and minimum 4 bedroom properties
- Sellers Best Bet\*\* Selling homes in East Cambie, Riverdale, Steveston North 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 – 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	1	0	NA
800,001 – 900,000	7	9	129%*
900,001 – 1,000,000	10	2	20%
1,000,001 – 1,250,000	35	6	17%
1,250,001 – 1,500,000	32	2	6%
1,500,001 – 1,750,000	15	2	13%
1,750,001 – 2,000,000	7	1	14%
2,000,001 – 2,250,000	2	0	NA
2,250,001 – 2,500,000	12	0	NA
2,500,001 – 2,750,000	4	0	NA
2,750,001 – 3,000,000	3	0	NA
3,000,001 – 3,500,000	3	0	NA
3,500,001 – 4,000,000	5	0	NA
4,000,001 – 4,500,000	0	0	NA
4,500,001 – 5,000,000	0	0	NA
5,000,001 & Greater	2	0	NA
TOTAL*	138	22	16%

2 Bedrooms & Less	7	0	NA
3 to 4 Bedrooms	99	17	17%
5 to 6 Bedrooms	30	5	17%
7 Bedrooms & More	2	0	NA
TOTAL*	138	22	16%

SnapStats®	October	November	Variance
Inventory	164	138	-16%
Solds	22	22	0%
Sale Price	\$1,065,500	\$1,005,475	-6%
Sale Price SQFT	\$518	\$438	-15%
Sale to List Price Ratio	97%	92%	-5%
Days on Market	30	30	0%

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

## Community DETACHED HOUSES

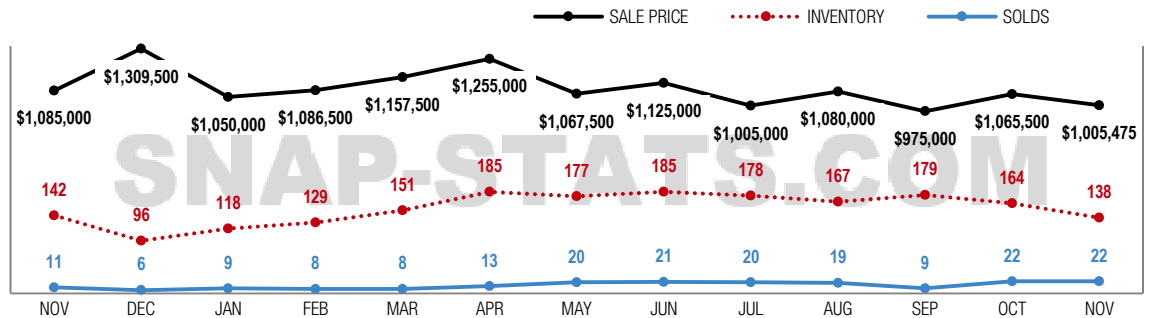
SnapStats®	Inventory	Sales	Sales Ratio
Beach Grove	13	5	38%
Boundary Beach	13	2	15%
Cliff Drive	29	4	14%
English Bluff	16	1	6%
Pebble Hill	24	6	25%
Tsawwassen Central	28	4	14%
Tsawwassen East	15	0	NA
TOTAL*	138	22	16%

## 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 8% below list price
- Most Active Price Band\*\* \$800,000 to \$900,000 with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.25 mil to \$1.5 mil and English Bluff
- Sellers Best Bet\*\* Selling homes in Beach Grove and 3 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	3	1	33%
300,001 – 400,000	7	0	NA
400,001 – 500,000	15	5	33%
500,001 – 600,000	32	4	13%
600,001 – 700,000	14	1	7%
700,001 – 800,000	8	2	25%
800,001 – 900,000	0	0	NA
900,001 – 1,000,000	2	0	NA
1,000,001 – 1,250,000	8	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	1	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*	90	13	14%

0 to 1 Bedroom	13	1	8%
2 Bedrooms	58	9	16%
3 Bedrooms	16	3	19%
4 Bedrooms & Greater	3	0	NA
TOTAL*	90	13	14%

SnapStats®	October	November	Variance
Inventory	106	90	-15%
Solds	10	13	30%
Sale Price	\$654,000	\$560,000	-14%
Sale Price SQFT	\$509	\$428	-16%
Sale to List Price Ratio	98%	97%	-1%
Days on Market	38	53	39%

\*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

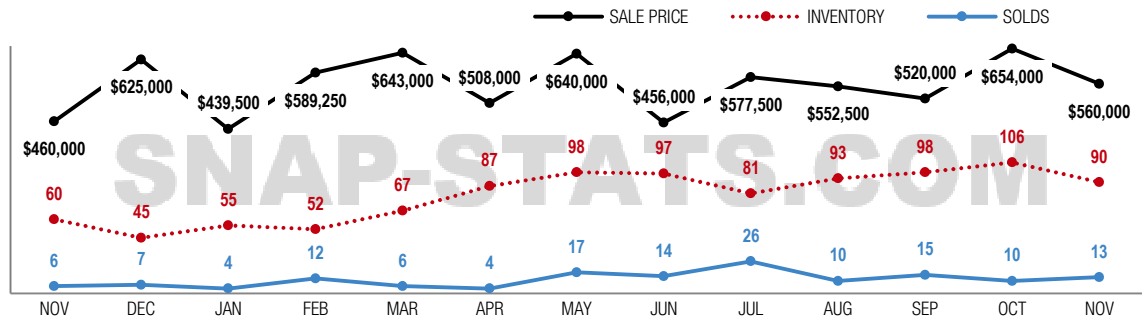
SnapStats®	Inventory	Sales	Sales Ratio
Beach Grove	13	2	15%
Boundary Beach	2	0	NA
Cliff Drive	61	6	10%
English Bluff	1	0	NA
Pebble Hill	0	0	NA
Tsawwassen Central	11	2	18%
Tsawwassen East	2	3	150%*
TOTAL*	90	13	14%

## Market Summary

- Market Type Indicator **TSAWWASSEN ATTACHED**: Balanced Market at 14% Sales Ratio average (1.4 in 10 homes selling rate)
- Homes are selling on average 3% below list price
- Most Active Price Band\*\* \$400,000 to \$500,000 with average 33% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$600,000 to \$700,000, Cliff Drive and up to 1 bedroom properties
- Sellers Best Bet\*\* Selling homes in Tsawwassen Central 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 – 300,000	1	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	2	1	50%
700,001 – 800,000	1	1	100%
800,001 – 900,000	4	4	100%
900,001 – 1,000,000	18	3	17%
1,000,001 – 1,250,000	19	4	21%
1,250,001 – 1,500,000	8	1	13%
1,500,001 – 1,750,000	6	0	NA
1,750,001 – 2,000,000	2	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	1	0	NA
4,500,001 – 5,000,000	0	0	NA
5,000,001 & Greater	0	0	NA
TOTAL*	63	14	22%

2 Bedrooms & Less	10	1	10%
3 to 4 Bedrooms	40	11	28%
5 to 6 Bedrooms	13	2	15%
7 Bedrooms & More	0	0	NA
TOTAL*	63	14	22%

SnapStats®	October	November	Variance
Inventory	82	63	-23%
Solds	19	14	-26%
Sale Price	\$910,000	\$935,000	3%
Sale Price SQFT	\$415	\$445	7%
Sale to List Price Ratio	96%	97%	1%
Days on Market	31	38	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.

## Community DETACHED HOUSES

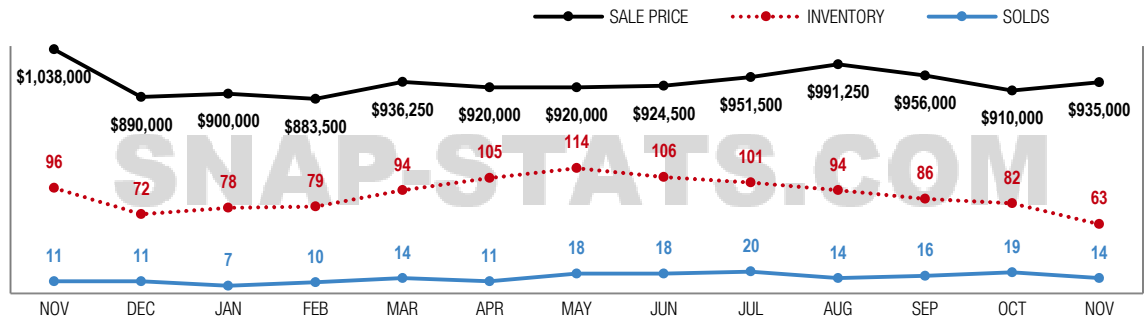
SnapStats®	Inventory	Sales	Sales Ratio
Annacis Island	0	0	NA
Delta Manor	4	2	50%
East Delta	0	0	NA
Hawthorne	20	6	30%
Holly	14	3	21%
Ladner Elementary	8	1	13%
Ladner Rural	4	0	NA
Neilsen Grove	7	2	29%
Port Guichon	6	0	NA
Tilbury	0	0	NA
Westham Island	0	0	NA
TOTAL*	63	14	22%

## 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 3% below list price
- Most Active Price Band\*\* \$1 mil to \$1.25 mil with average 21% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.25 mil to \$1.5 mil, Ladner Elementary and up to 2 bedroom properties
- Sellers Best Bet\*\* Selling homes in Hawthorne and 3 to 4 bedroom properties

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

## 13 Month Market Trend



## Compliments of...

SnapStats Publishing  
SnapStats Publishing Company  
604.229.0521

snap-stats.com  
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## Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 300,000	0	0	NA
300,001 – 400,000	2	0	NA
400,001 – 500,000	13	3	23%
500,001 – 600,000	23	3	13%
600,001 – 700,000	10	10	100%
700,001 – 800,000	7	5	71%
800,001 – 900,000	13	6	46%
900,001 – 1,000,000	6	1	17%
1,000,001 – 1,250,000	2	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*	76	28	37%

0 to 1 Bedroom	11	4	36%
2 Bedrooms	37	6	16%
3 Bedrooms	18	12	67%
4 Bedrooms & Greater	10	6	60%
TOTAL*	76	28	37%

SnapStats®	October	November	Variance
Inventory	74	76	3%
Solds	14	28	100%
Sale Price	\$525,000	\$694,000	32%
Sale Price SQFT	\$419	\$482	15%
Sale to List Price Ratio	94%	100%	6%
Days on Market	51	4	-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 CONDOS & TOWNHOMES

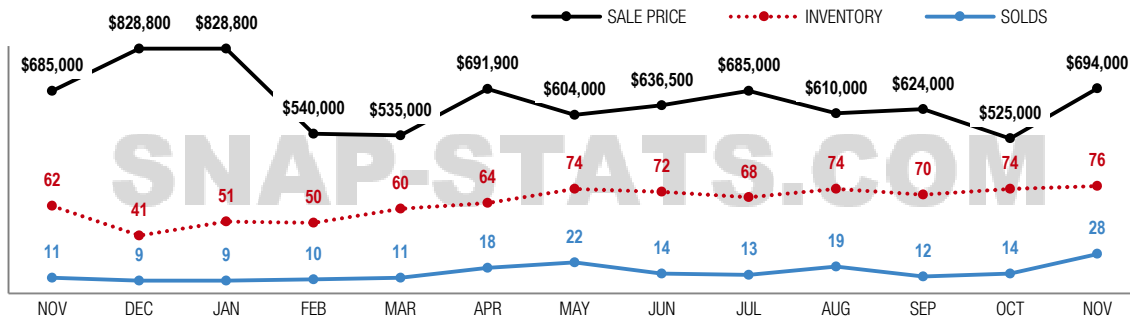
SnapStats®	Inventory	Sales	Sales Ratio
Annacis Island	0	0	NA
Delta Manor	10	4	40%
East Delta	1	0	NA
Hawthorne	4	3	75%
Holly	2	0	NA
Ladner Elementary	21	8	38%
Ladner Rural	6	0	NA
Neilsen Grove	31	13	42%
Port Guichon	0	0	NA
Tilbury	1	0	NA
Westham Island	0	0	NA
TOTAL*	76	28	37%

## Market Summary

- Market Type Indicator **LADNER ATTACHED**: Sellers Market at 37% Sales Ratio average (3.7 in 10 homes selling rate)
- Homes are selling on average 100% of list price
- Most Active Price Band\*\* \$600,000 to \$700,000 with average 100% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$500,000 to \$600,000 and 2 bedroom properties
- Sellers Best Bet\*\* Selling homes in Delta Manor, Ladner Elementary, Neilsen Grove and minimum 3 bedroom properties

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

## 13 Month Market Trend



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