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

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SnapStats®

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METRO VANCOUVER EDITION

Downtown
Westside
Eastside
North Vancouver
West Vancouver
Richmond
Tsawwassen
Ladner

SnapStats® VANCOUVER **DOWNTOWN** APRIL 2017

Price Band & Bedroom *ATTACHED CONDOS & TOWNHOMES*

SnapStats®	Inventory	Sales	Sales Ratio*
$0 – 300,000	3	0	NA
300,001 – 400,000	2	5	250%*
400,001 – 500,000	20	13	65%*
500,001 – 600,000	33	29	88%*
600,001 – 700,000	31	44	142%*
700,001 – 800,000	30	26	87%
800,001 – 900,000	26	19	73%
900,001 – 1,000,000	17	16	94%
1,000,001 – 1,250,000	12	27	225%*
1,250,001 – 1,500,000	37	22	59%
1,500,001 – 1,750,000	18	10	56%
1,750,001 – 2,000,000	25	5	20%
2,000,001 – 2,250,000	8	9	113%*
2,250,001 – 2,500,000	12	1	8%
2,500,001 – 2,750,000	4	6	150%*
2,750,001 – 3,000,000	8	4	50%
3,000,001 – 3,500,000	10	3	30%
3,500,001 – 4,000,000	21	2	10%
4,000,001 – 4,500,000	2	2	100%
4,500,001 – 5,000,000	1	0	NA
5,000,001 & Greater	18	1	6%
TOTAL	**338**	**244**	**72%**
0 to 1 Bedroom	122	116	95%
2 Bedrooms	168	107	64%
3 Bedrooms	47	20	43%
4 Bedrooms & Greater	1	1	100%
TOTAL	**338**	**244**	**72%**

SnapStats® *Median Data*	March	April	Variance
Inventory	362	338	-7%
Solds	263	244	-7%
Sale Price	$720,000	$849,000	18%
Sale Price SQFT	$951	$1,035	9%
Sale to List Price Ratio	100%	101%	1%
Days on Market	9	9	NA

Community *ATTACHED CONDOS & TOWNHOMES*

SnapStats®	Inventory	Sales	Sales Ratio*
Coal Harbour	65	28	43%
Downtown	114	103	90%
Westend	56	44	79%
Yaletown	103	69	67%
TOTAL	**338**	**244**	**72%**

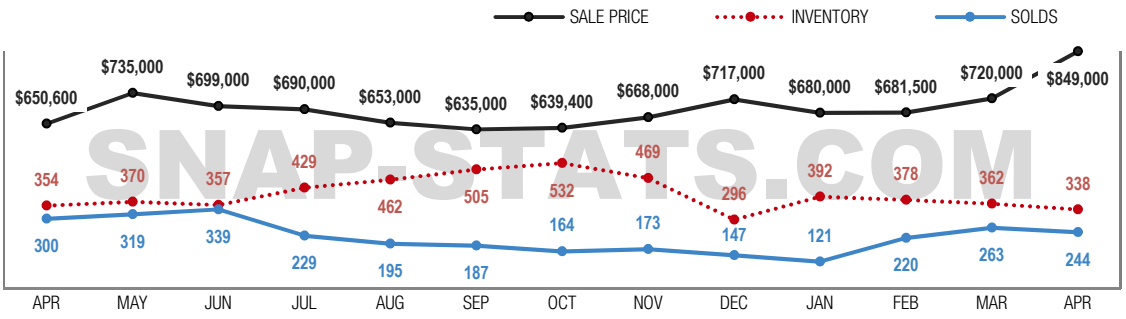
**Sales Ratio defines market speed (higher is faster) and market type: Buyers up to 14% / Balanced 15 to 20% / Sellers 21% plus. If >100% MLS® data reported previous month's sales exceeded current inventory.*

Market Summary

- Official Market Type **DOWNTOWN:** Sellers market at 72% Sales Ratio average (7.2 in 10 homes selling rate)
- Homes are selling on average 1% above list price
- Most Active Price Band** +/- $1 mil: $600k to $700k (>100% Sales Ratio) / $1 mil to $1.25 mil (>100% Sales Ratio)
- Buyers Best Bet** +/- $1 mil: Homes between $400k to $500k / $5 mil plus, Coal Harbour and 3 bedroom properties
- Sellers Best Bet** Selling homes in Downtown, Westend and up to 1 bedroom properties

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

13 Month Market Trend



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SnapStats® VANCOUVER **WESTSIDE** APRIL 2017

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	1	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	2	0	NA
1,500,001 – 1,750,000	1	0	NA
1,750,001 – 2,000,000	8	4	50%
2,000,001 – 2,250,000	8	4	50%
2,250,001 – 2,500,000	12	13	108%*
2,500,001 – 2,750,000	21	7	33%
2,750,001 – 3,000,000	49	14	29%
3,000,001 – 3,500,000	57	20	35%
3,500,001 – 4,000,000	75	13	17%
4,000,001 – 4,500,000	49	16	33%
4,500,001 – 5,000,000	68	4	6%
5,000,001 & Greater	210	16	8%
TOTAL	**561**	**111**	**20%**

2 Bedrooms & Less	24	4	17%
3 to 4 Bedrooms	200	46	23%
5 to 6 Bedrooms	282	57	20%
7 Bedrooms & More	55	4	7%
TOTAL	**561**	**111**	**20%**

SnapStats® *Median Data*	March	April	Variance
Inventory	532	561	5%
Solds	95	111	17%
Sale Price	$3,500,000	$3,320,000	-5%
Sale Price SQFT	$1,214	$1,170	-4%
Sale to List Price Ratio	95%	98%	3%
Days on Market	14	29	107%

Community *DETACHED HOUSES*

SnapStats®	Inventory	Sales	Sales Ratio*
Arbutus	27	6	22%
Cambie	29	7	24%
Dunbar	68	18	26%
Fairview	2	1	50%
Falsecreek	0	0	NA
Kerrisdale	30	7	23%
Kitsilano	44	12	27%
Mackenzie Heights	16	4	25%
Marpole	38	11	29%
Mount Pleasant	1	2	200%*
Oakridge	23	3	13%
Point Grey	55	10	18%
Quilchena	23	7	30%
SW Marine	32	1	3%
Shaughnessy	62	2	3%
South Cambie	10	1	10%
South Granville	59	16	27%
Southlands	25	2	8%
University	17	1	6%
TOTAL	**561**	**111**	**20%**

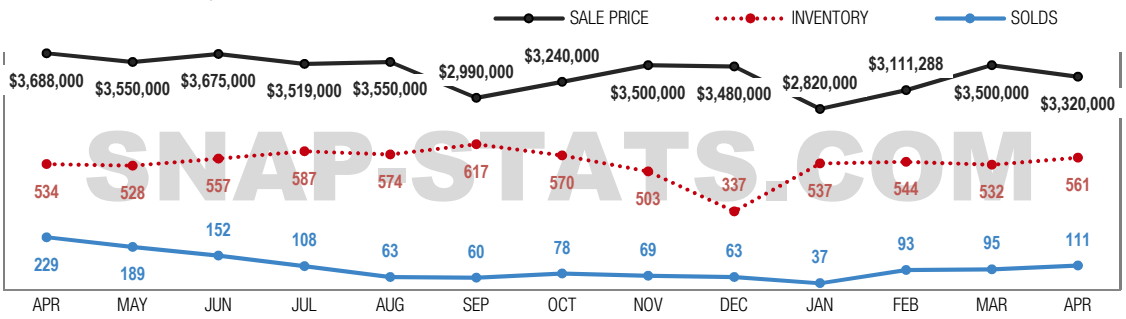
**Sales Ratio defines market speed (higher is faster) and market type: Buyers up to 14% / Balanced 15 to 20% / Sellers 21% plus. If >100% MLS® data reported previous month's sales exceeded current inventory.*

Market Summary

- Official Market Type **WESTSIDE DETACHED:** Balanced market at 20% Sales Ratio average (21% is a Sellers Market)
- Homes are selling on average 2% below list price
- Most Active Price Band** +/-$3 mil: $2.25 mil to $2.5 mil (>100% Sales Ratio) / $3 mil to $3.5 mil (35% Sales Ratio)
- Buyers Best Bet** +/-$3 mil: $2.75 mil to $3 mil / $4.5 mil plus, SW Marine, Shaughnessy, Southlands and University
- Sellers Best Bet** Selling homes in Quilchena and 3 to 4 bedroom properties

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

13 Month Market Trend



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SnapStats® VANCOUVER **WESTSIDE** APRIL 2017

Price Band & Bedroom *ATTACHED CONDOS & TOWNHOMES*

SnapStats®	Inventory	Sales	Sales Ratio*
$0 – 300,000	2	1	50%
300,001 – 400,000	3	5	167%*
400,001 – 500,000	16	20	125%*
500,001 – 600,000	34	35	103%*
600,001 – 700,000	33	40	121%*
700,001 – 800,000	32	32	100%*
800,001 – 900,000	33	18	55%
900,001 – 1,000,000	30	31	103%*
1,000,001 – 1,250,000	38	30	79%
1,250,001 – 1,500,000	56	17	30%
1,500,001 – 1,750,000	35	14	40%
1,750,001 – 2,000,000	20	3	15%
2,000,001 – 2,250,000	8	1	13%
2,250,001 – 2,500,000	13	3	23%
2,500,001 – 2,750,000	5	2	40%
2,750,001 – 3,000,000	9	1	11%
3,000,001 – 3,500,000	3	1	33%
3,500,001 – 4,000,000	1	0	NA
4,000,001 – 4,500,000	3	0	NA
4,500,001 – 5,000,000	1	0	NA
5,000,001 & Greater	1	0	NA
TOTAL	376	254	68%

0 to 1 Bedroom	94	94	100%
2 Bedrooms	182	130	71%
3 Bedrooms	90	27	30%
4 Bedrooms & Greater	10	3	30%
TOTAL	376	254	68%

SnapStats® *Median Data*	March	April	Variance
Inventory	361	376	4%
Solds	250	254	2%
Sale Price	$775,000	$785,000	1%
Sale Price SQFT	$873	$890	2%
Sale to List Price Ratio	100%	103%	3%
Days on Market	11	9	-18%

Community *ATTACHED CONDOS & TOWNHOMES*

SnapStats®	Inventory	Sales	Sales Ratio*
Arbutus	0	0	NA
Cambie	31	10	32%
Dunbar	3	5	167%*
Fairview	37	48	130%*
Falsecreek	45	33	73%
Kerrisdale	23	10	43%
Kitsilano	65	45	69%
Mackenzie Heights	0	0	NA
Marpole	23	14	61%
Mount Pleasant	8	5	63%
Oakridge	11	3	27%
Point Grey	6	9	150%*
Quilchena	3	8	267%*
SW Marine	7	6	86%
Shaughnessy	5	3	60%
South Cambie	12	8	67%
South Granville	11	1	9%
Southlands	0	0	NA
University	86	46	53%
TOTAL	376	254	68%

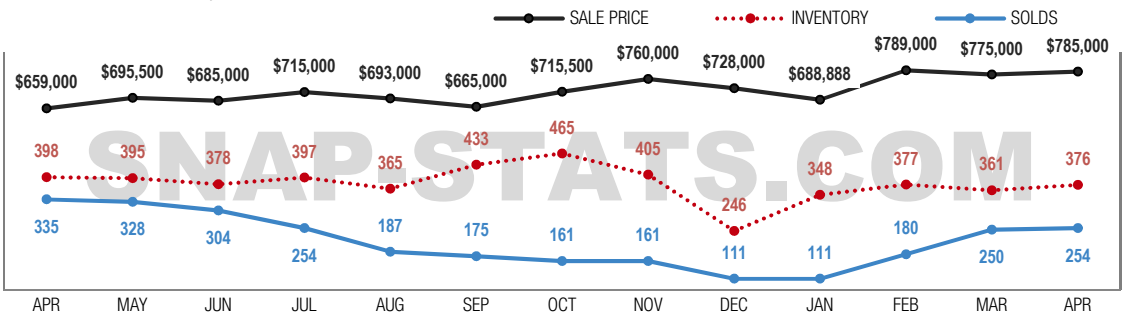
**Sales Ratio defines market speed (higher is faster) and market type: Buyers up to 14% / Balanced 15 to 20% / Sellers 21% plus. If >100% MLS® data reported previous month's sales exceeded current inventory.*

Market Summary

- Official Market Type **WESTSIDE ATTACHED:** Sellers market at 68% Sales Ratio average (6.8 in 10 homes selling rate)
- Homes are selling on average 3% above list price
- Most Active Price Band** $400,000 to $1 mil with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between $2.75 mil to $3 mil, Cambie, Oakridge, South Granville and minimum 3 bedroom properties
- Sellers Best Bet** Selling homes in Fairview, Point Grey, Quilchena and up to 1 bedroom properties

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

13 Month Market Trend



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SnapStats® VANCOUVER EASTSIDE APRIL 2017

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	0	0	NA
700,001 – 800,000	0	0	NA
800,001 – 900,000	0	1	NA*
900,001 – 1,000,000	3	2	67%
1,000,001 – 1,250,000	27	14	52%
1,250,001 – 1,500,000	96	42	44%
1,500,001 – 1,750,000	127	43	34%
1,750,001 – 2,000,000	121	22	18%
2,000,001 – 2,250,000	56	12	21%
2,250,001 – 2,500,000	90	3	3%
2,500,001 – 2,750,000	58	2	3%
2,750,001 – 3,000,000	63	0	NA
3,000,001 – 3,500,000	52	1	2%
3,500,001 – 4,000,000	9	0	NA
4,000,001 – 4,500,000	6	0	NA
4,500,001 – 5,000,000	5	0	NA
5,000,001 & Greater	5	0	NA
TOTAL	719	142	20%
2 Bedrooms & Less	46	11	24%
3 to 4 Bedrooms	225	56	25%
5 to 6 Bedrooms	332	61	18%
7 Bedrooms & More	116	14	12%
TOTAL	719	142	20%

SnapStats® *Median Data*	March	April	Variance
Inventory	641	719	12%
Solds	154	142	-8%
Sale Price	$1,540,000	$1,552,500	1%
Sale Price SQFT	$700	$692	-1%
Sale to List Price Ratio	102%	99%	-3%
Days on Market	14	13	-7%

Community *DETACHED HOUSES*

SnapStats®	Inventory	Sales	Sales Ratio*
Champlain Heights	3	1	33%
Collingwood	68	7	10%
Downtown	0	0	NA
Fraser	38	15	39%
Fraserview	39	4	10%
Grandview	68	15	22%
Hastings	7	2	29%
Hastings East	16	14	88%
Killarney	78	17	22%
Knight	58	14	24%
Main	25	6	24%
Mount Pleasant	13	4	31%
Renfrew Heights	55	10	18%
Renfrew	134	14	10%
South Vancouver	84	8	10%
Victoria	33	11	33%
TOTAL	719	142	20%

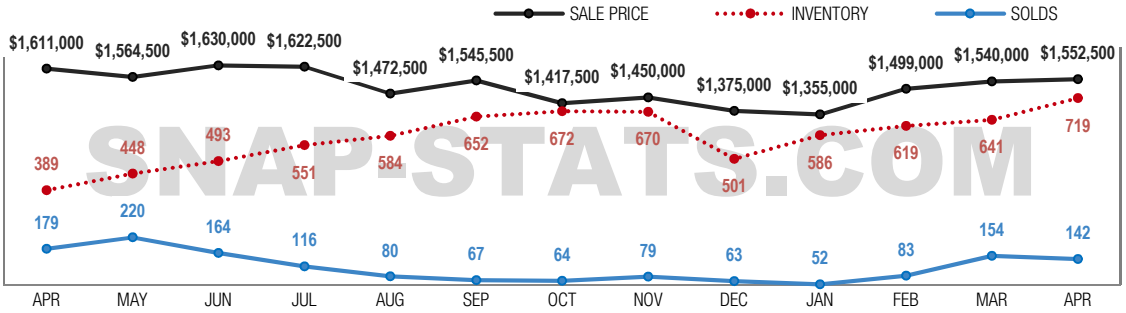
Sales Ratio defines market speed (higher is faster) and market type: Buyers up to 14% / Balanced 15 to 20% / Sellers 21% plus. If >100% MLS® data reported previous month's sales exceeded current inventory.

Market Summary

- Official Market Type **EASTSIDE DETACHED:** Balanced market at 20% Sales Ratio average (21% is a Sellers market)
- Homes are selling on average 1% below list price
- Most Active Price Band** $1 mil to $1.25 mil with average 52% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between $3 mil to $3.5 mil, Collingwood, Fraserview, Renfrew, South Vancouver and 7 plus bedrooms
- Sellers Best Bet** Selling homes in Fraser, Hastings East and up to 4 bedroom properties

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

13 Month Market Trend



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SnapStats® VANCOUVER **EASTSIDE** APRIL 2017

Price Band & Bedroom *ATTACHED CONDOS & TOWNHOMES*

SnapStats®	Inventory	Sales	Sales Ratio*
$0 – 300,000	7	3	43%
300,001 – 400,000	35	22	63%
400,001 – 500,000	55	55	100%
500,001 – 600,000	32	28	88%
600,001 – 700,000	30	32	107%*
700,001 – 800,000	30	20	67%
800,001 – 900,000	23	20	87%
900,001 – 1,000,000	9	5	56%
1,000,001 – 1,250,000	14	17	121%*
1,250,001 – 1,500,000	12	1	8%
1,500,001 – 1,750,000	1	1	100%
1,750,001 – 2,000,000	0	0	NA
2,000,001 – 2,250,000	5	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	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	**255**	**204**	**80%**
0 to 1 Bedroom	92	79	86%
2 Bedrooms	121	90	74%
3 Bedrooms	38	34	89%
4 Bedrooms & Greater	4	1	25%
TOTAL	**255**	**204**	**80%**

SnapStats® *Median Data*	March	April	Variance
Inventory	245	255	4%
Solds	209	204	-2%
Sale Price	$539,000	$574,000	6%
Sale Price SQFT	$720	$672	-7%
Sale to List Price Ratio	102%	102%	NA
Days on Market	8	8	NA

Community *ATTACHED CONDOS & TOWNHOMES*

SnapStats®	Inventory	Sales	Sales Ratio*
Champlain Heights	25	19	76%
Collingwood	37	41	111%*
Downtown	12	9	75%
Fraser	7	6	86%
Fraserview	22	23	105%*
Grandview	8	14	175%*
Hastings	11	18	164%*
Hastings East	2	3	150%*
Killarney	9	4	44%
Knight	7	6	86%
Main	7	6	86%
Mt Pleasant	58	42	72%
Renfrew Heights	0	0	NA
Renfrew	10	3	30%
South Vancouver	0	0	NA
Victoria	40	10	25%
TOTAL	**255**	**204**	**80%**

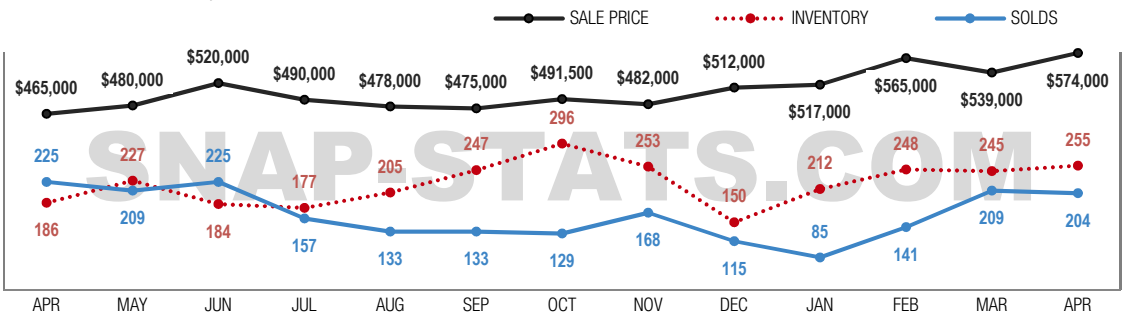
**Sales Ratio defines market speed (higher is faster) and market type: Buyers up to 14% / Balanced 15 to 20% / Sellers 21% plus. If >100% MLS® data reported previous month's sales exceeded current inventory.*

Market Summary

- Official Market Type **EASTSIDE 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** $1 mil to $1.25 mil with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between $1.25 mil to $1.5 mil, Renfrew, Victoria and 2 bedroom properties
- Sellers Best Bet** Selling homes in Collingwood, Fraserview, Grandview, Hastings and 3 bedroom properties

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

13 Month Market Trend



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SnapStats® NORTH VANCOUVER APRIL 2017

Price Band & Bedroom *DETACHED HOUSES*

SnapStats®	Inventory	Sales	Sales Ratio*
$0 – 300,000	1	1	100%
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	3	7	233%*
1,250,001 – 1,500,000	32	19	59%
1,500,001 – 1,750,000	35	14	40%
1,750,001 – 2,000,000	49	24	49%
2,000,001 – 2,250,000	15	8	53%
2,250,001 – 2,500,000	29	14	48%
2,500,001 – 2,750,000	23	8	35%
2,750,001 – 3,000,000	19	1	5%
3,000,001 – 3,500,000	17	5	29%
3,500,001 – 4,000,000	11	4	36%
4,000,001 – 4,500,000	4	4	100%
4,500,001 – 5,000,000	3	0	NA
5,000,001 & Greater	5	0	NA
TOTAL	**246**	**109**	**44%**
2 Bedrooms & Less	7	7	100%
3 to 4 Bedrooms	119	52	44%
5 to 6 Bedrooms	96	42	44%
7 Bedrooms & More	24	8	33%
TOTAL	**246**	**109**	**44%**

SnapStats® *Median Data*	March	April	Variance
Inventory	234	246	5%
Solds	98	109	11%
Sale Price	$1,725,000	$1,900,000	10%
Sale Price SQFT	$709	$713	1%
Sale to List Price Ratio	99%	96%	-3%
Days on Market	11	15	36%

Community *DETACHED HOUSES*

SnapStats®	Inventory	Sales	Sales Ratio*
Blueridge	9	4	44%
Boulevard	14	6	43%
Braemar	3	0	NA
Calverhall	5	0	NA
Canyon Heights	35	16	46%
Capilano	4	0	NA
Central Lonsdale	11	6	55%
Deep Cove	8	5	63%
Delbrook	3	1	33%
Dollarton	6	1	17%
Edgemont	13	15	115%*
Forest Hills	10	6	60%
Grouse Woods	4	1	25%
Hamilton	11	0	NA
Hamilton Heights	0	0	NA
Indian Arm	1	0	NA
Indian River	6	0	NA
Lower Lonsdale	5	4	80%
Lynn Valley	16	11	69%
Lynnmour	2	1	50%
Norgate	2	2	100%
Northlands	1	1	100%
Pemberton Heights	8	5	63%
Pemberton	3	0	NA
Princess Park	3	2	67%
Queensbury	7	1	14%
Roche Point	2	0	NA
Seymour	3	4	133%*
Tempe	4	1	25%
Upper Delbrook	16	3	19%
Upper Lonsdale	15	7	47%
Westlynn	14	4	29%
Westlynn Terrace	0	1	NA*
Windsor Park	1	0	NA
Woodlands-Sunshine Cascade	1	1	100%
TOTAL	**246**	**109**	**44%**

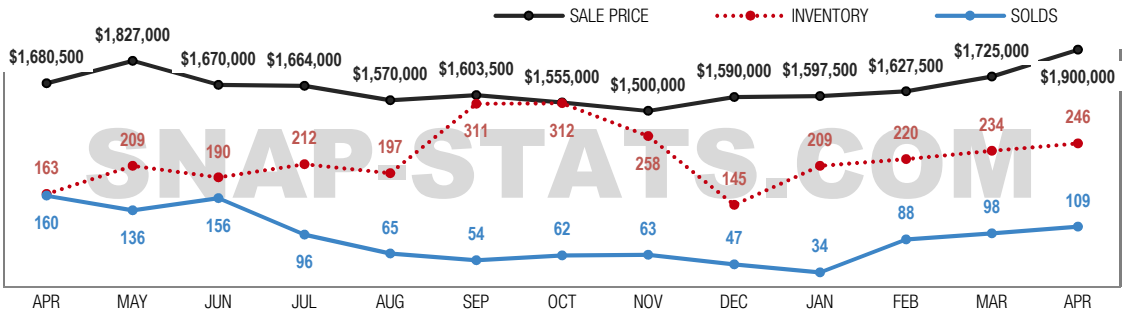
**Sales Ratio defines market speed (higher is faster) and market type: Buyers up to 14% / Balanced 15 to 20% / Sellers 21% plus. If >100% MLS® data reported previous month's sales exceeded current inventory.*

Market Summary

- Official Market Type **NORTH VANCOUVER DETACHED:** Sellers market at 44% Sales Ratio average (4.4 in 10 homes selling rate)
- Homes are selling on average 4% below list price
- Most Active Price Band** $1.25 mil to $1.5 mil with average 59% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between $2.75 mil to $3 mil, Upper Delbrook, Westlynn and minimum 7 bedrooms
- Sellers Best Bet** Selling homes in Edgemont, Lynn Valley and 3 to 6 bedroom properties

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

13 Month Market Trend



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SnapStats® NORTH VANCOUVER APRIL 2017

Price Band & Bedroom *ATTACHED CONDOS & TOWNHOMES*

SnapStats®	Inventory	Sales	Sales Ratio*
$0 – 300,000	0	2	NA*
300,001 – 400,000	3	3	100%
400,001 – 500,000	16	24	150%*
500,001 – 600,000	23	28	122%*
600,001 – 700,000	12	19	158%*
700,001 – 800,000	15	15	100%
800,001 – 900,000	25	18	72%
900,001 – 1,000,000	10	8	80%
1,000,001 – 1,250,000	25	14	56%
1,250,001 – 1,500,000	9	4	44%
1,500,001 – 1,750,000	4	1	25%
1,750,001 – 2,000,000	3	2	67%
2,000,001 – 2,250,000	4	0	NA
2,250,001 – 2,500,000	2	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	1	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	0	0	NA
5,000,001 & Greater	0	0	NA
TOTAL	**154**	**138**	**90%**
0 to 1 Bedroom	24	42	175%*
2 Bedrooms	89	63	71%
3 Bedrooms	39	28	72%
4 Bedrooms & Greater	2	5	250%*
TOTAL	**154**	**138**	**90%**

SnapStats® *Median Data*	March	April	Variance
Inventory	142	154	8%
Solds	155	138	-11%
Sale Price	$623,000	$655,450	5%
Sale Price SQFT	$712	$685	-4%
Sale to List Price Ratio	104%	100%	-4%
Days on Market	8	8	NA

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	0	NA
Capilano	1	3	300%*
Central Lonsdale	36	32	89%
Deep Cove	0	2	NA*
Delbrook	0	1	NA*
Dollarton	0	0	NA
Edgemont	3	4	133%*
Forest Hills	0	0	NA
Grouse Woods	0	0	NA
Hamilton	9	6	67%
Hamilton Heights	0	0	NA
Indian Arm	0	0	NA
Indian River	1	1	100%
Lower Lonsdale	42	37	88%
Lynn Valley	16	14	88%
Lynnmour	23	8	35%
Norgate	1	5	500%*
Northlands	3	4	133%*
Pemberton Heights	0	0	NA
Pemberton	6	6	100%
Princess Park	0	0	NA
Queensbury	0	0	NA
Roche Point	7	6	86%
Seymour	2	4	200%*
Tempe	0	0	NA
Upper Delbrook	0	0	NA
Upper Lonsdale	3	5	167%*
Westlynn	1	0	NA
Westlynn Terrace	0	0	NA
Windsor Park	0	0	NA
Woodlands-Sunshine Cascade	0	0	NA
TOTAL	**154**	**138**	**90%**

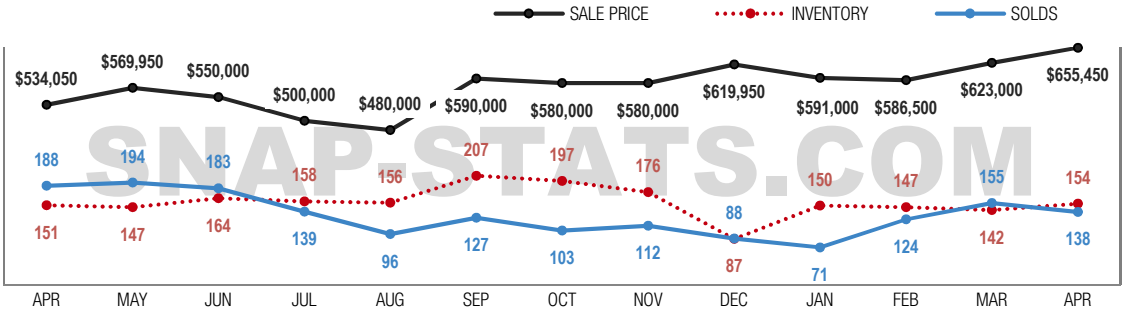
**Sales Ratio defines market speed (higher is faster) and market type: Buyers up to 14% / Balanced 15 to 20% / Sellers 21% plus. If >100% MLS® data reported previous month's sales exceeded current inventory.*

Market Summary

- Official Market Type **NORTH VANCOUVER ATTACHED:** Sellers market at 90% Sales Ratio average (9 in 10 homes selling rate)
- Homes are selling on average at list price
- Most Active Price Band** $400,000 to $800,000 with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between $1.25 mil to $1.5 mil, Lynnmour and 2 to 3 bedroom properties
- Sellers Best Bet** Selling homes in Central Lonsdale, Lower Lonsdale, Lynn Valley and up to 1 bedroom properties

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

13 Month Market Trend



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SnapStats® WEST VANCOUVER APRIL 2017

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	1	0	NA
600,001 – 700,000	0	0	NA
700,001 – 800,000	2	0	NA
800,001 – 900,000	0	0	NA
900,001 – 1,000,000	0	0	NA
1,000,001 – 1,250,000	0	1	NA*
1,250,001 – 1,500,000	0	2	NA*
1,500,001 – 1,750,000	4	2	50%
1,750,001 – 2,000,000	14	2	14%
2,000,001 – 2,250,000	10	5	50%
2,250,001 – 2,500,000	20	2	10%
2,500,001 – 2,750,000	17	3	18%
2,750,001 – 3,000,000	34	1	3%
3,000,001 – 3,500,000	42	14	33%
3,500,001 – 4,000,000	41	8	20%
4,000,001 – 4,500,000	38	4	11%
4,500,001 – 5,000,000	26	5	19%
5,000,001 & Greater	150	15	10%
TOTAL	**399**	**64**	**16%**
2 Bedrooms & Less	17	2	12%
3 to 4 Bedrooms	198	35	18%
5 to 6 Bedrooms	168	24	14%
7 Bedrooms & More	16	3	19%
TOTAL	**399**	**64**	**16%**

SnapStats® *Median Data*	March	April	Variance
Inventory	368	399	8%
Solds	57	64	12%
Sale Price	$3,300,000	$3,500,000	6%
Sale Price SQFT	$969	$1,007	4%
Sale to List Price Ratio	95%	92%	-3%
Days on Market	41	27	-34%

Community *DETACHED HOUSES*

SnapStats®	Inventory	Sales	Sales Ratio*
Altamont	15	2	13%
Ambleside	44	8	18%
Bayridge	11	0	NA
British Properties	69	14	20%
Canterbury	5	0	NA
Caulfield	23	3	13%
Cedardale	6	0	NA
Chartwell	22	2	9%
Chelsea Park	2	0	NA
Cypress	6	0	NA
Cypress Park Estates	11	1	9%
Deer Ridge	0	0	NA
Dundarave	31	9	29%
Eagle Harbour	13	1	8%
Eagleridge	6	1	17%
Furry Creek	1	1	100%
Gleneagles	9	1	11%
Glenmore	7	3	43%
Horseshoe Bay	10	0	NA
Howe Sound	7	1	14%
Lions Bay	9	0	NA
Old Caulfield	7	1	14%
Panorama Village	0	0	NA
Park Royal	0	0	NA
Porteau Cove	0	0	NA
Queens	21	2	10%
Rockridge	3	1	33%
Sandy Cove	5	1	20%
Sentinel Hill	9	2	22%
Upper Caulfield	2	0	NA
West Bay	9	3	33%
Westhill	5	2	40%
Westmount	13	2	15%
Whitby Estates	10	2	20%
Whytecliff	8	1	13%
TOTAL	**399**	**64**	**16%**

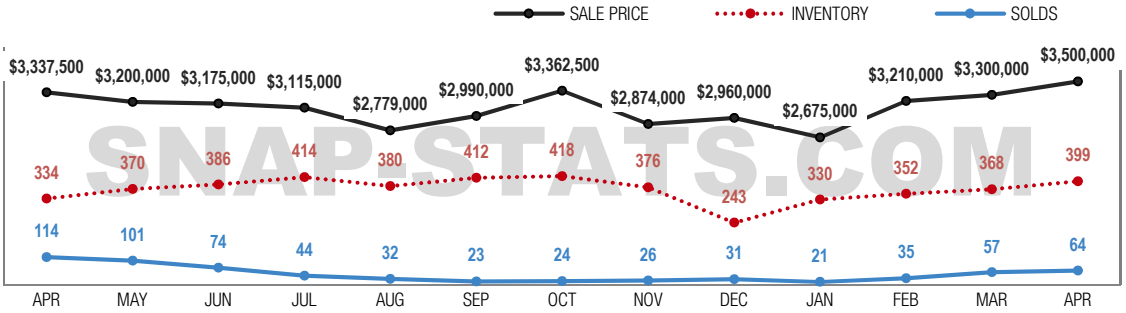
**Sales Ratio defines market speed (higher is faster) and market type: Buyers up to 14% / Balanced 15 to 20% / Sellers 21% plus. If >100% MLS® data reported previous month's sales exceeded current inventory.*

Market Summary

- Official Market Type **WEST VANCOUVER 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** $2 mil to $2.25 mil with average 50% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes $2.75 mil to $3 mil, Chartwell, Cypress Park Estates, Eagle Harbour and up to 2 bedroom properties
- Sellers Best Bet** Selling homes in Dundarave, West Bay and minimum 7 bedroom properties

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

13 Month Market Trend



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SnapStats® WEST VANCOUVER APRIL 2017

Price Band & Bedroom *ATTACHED CONDOS & TOWNHOMES*

SnapStats®	Inventory	Sales	Sales Ratio*
$0 – 300,000	0	0	NA
300,001 – 400,000	0	1	NA*
400,001 – 500,000	5	2	40%
500,001 – 600,000	1	3	300%*
600,001 – 700,000	4	2	50%
700,001 – 800,000	3	1	33%
800,001 – 900,000	1	1	100%
900,001 – 1,000,000	4	3	75%
1,000,001 – 1,250,000	8	3	38%
1,250,001 – 1,500,000	2	3	150%*
1,500,001 – 1,750,000	8	3	38%
1,750,001 – 2,000,000	2	4	200%*
2,000,001 – 2,250,000	3	0	NA
2,250,001 – 2,500,000	7	0	NA
2,500,001 – 2,750,000	2	1	50%
2,750,001 – 3,000,000	6	0	NA
3,000,001 – 3,500,000	3	0	NA
3,500,001 – 4,000,000	2	1	50%
4,000,001 – 4,500,000	3	0	NA
4,500,001 – 5,000,000	0	0	NA
5,000,001 & Greater	1	1	100%
TOTAL	**65**	**29**	**45%**
0 to 1 Bedroom	9	6	67%
2 Bedrooms	37	19	51%
3 Bedrooms	17	4	24%
4 Bedrooms & Greater	2	0	NA
TOTAL	**65**	**29**	**45%**

SnapStats® *Median Data*	March	April	Variance
Inventory	54	65	20%
Solds	31	29	-6%
Sale Price	$990,000	$1,150,000	16%
Sale Price SQFT	$893	$854	-4%
Sale to List Price Ratio	99%	109%	10%
Days on Market	9	7	-22%

Community *ATTACHED CONDOS & TOWNHOMES*

SnapStats®	Inventory	Sales	Sales Ratio*
Altamont	0	0	NA
Ambleside	18	8	44%
Bayridge	0	0	NA
British Properties	0	0	NA
Canterbury	0	0	NA
Caulfield	0	0	NA
Cedardale	2	0	NA
Chartwell	0	0	NA
Chelsea Park	0	0	NA
Cypress	0	0	NA
Cypress Park Estates	0	0	NA
Deer Ridge	1	2	200%*
Dundarave	9	5	56%
Eagle Harbour	0	0	NA
Eagleridge	0	0	NA
Furry Creek	3	0	NA
Gleneagles	0	0	NA
Glenmore	0	0	NA
Horseshoe Bay	6	2	33%
Howe Sound	0	1	NA*
Lions Bay	0	0	NA
Old Caulfield	0	2	NA*
Panorama Village	7	6	86%
Park Royal	16	2	13%
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	1	0	NA
West Bay	0	0	NA
Westhill	0	0	NA
Westmount	0	0	NA
Whitby Estates	2	1	50%
Whytecliff	0	0	NA
TOTAL	**65**	**29**	**45%**

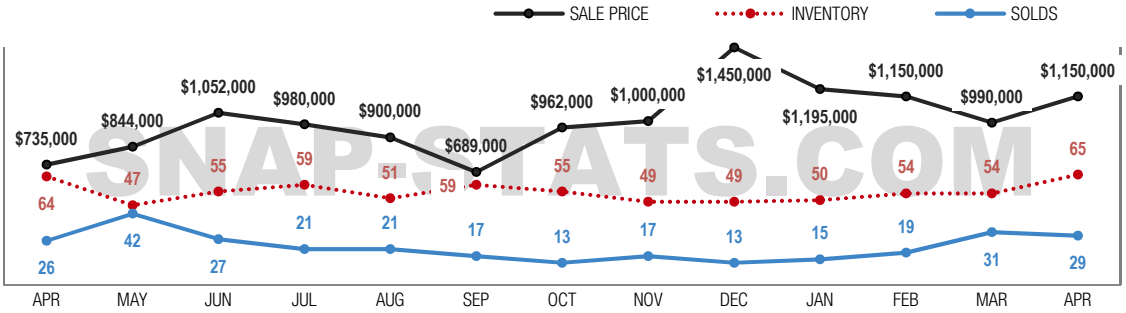
**Sales Ratio defines market speed (higher is faster) and market type: Buyers up to 14% / Balanced 15 to 20% / Sellers 21% plus. If >100% MLS® data reported previous month's sales exceeded current inventory.*

Market Summary

- Official Market Type **WEST VANCOUVER ATTACHED:** Sellers market at 45% Sales Ratio average (4.5 in 10 homes selling rate)
- Homes are selling on average 9% above list price
- Most Active Price Band** $1 mil to $1.25 mil & $1.5 mil to $1.75 mil with average 38% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes in Park Royal and 3 bedroom properties
- Sellers Best Bet** Selling homes in Dundarave and up to 1 bedroom properties

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

13 Month Market Trend



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SnapStats® RICHMOND APRIL 2017

Price Band & Bedroom *DETACHED HOUSES*

SnapStats®	Inventory	Sales	Sales Ratio*
$0 – 300,000	1	1	100%
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	1	0	NA
700,001 – 800,000	0	0	NA
800,001 – 900,000	0	2	NA*
900,001 – 1,000,000	4	1	25%
1,000,001 – 1,250,000	10	9	90%
1,250,001 – 1,500,000	57	47	82%
1,500,001 – 1,750,000	93	37	40%
1,750,001 – 2,000,000	84	17	20%
2,000,001 – 2,250,000	27	12	44%
2,250,001 – 2,500,000	88	7	8%
2,500,001 – 2,750,000	50	7	14%
2,750,001 – 3,000,000	58	5	9%
3,000,001 – 3,500,000	48	5	10%
3,500,001 – 4,000,000	29	3	10%
4,000,001 – 4,500,000	10	3	30%
4,500,001 – 5,000,000	8	0	NA
5,000,001 & Greater	8	1	13%
TOTAL	578	157	27%
2 Bedrooms & Less	14	5	36%
3 to 4 Bedrooms	225	83	37%
5 to 6 Bedrooms	314	65	21%
7 Bedrooms & More	25	4	16%
TOTAL	578	157	27%

SnapStats® *Median Data*	March	April	Variance
Inventory	592	578	-2%
Solds	149	157	5%
Sale Price	$1,682,000	$1,632,000	-3%
Sale Price SQFT	$644	$678	5%
Sale to List Price Ratio	97%	97%	NA
Days on Market	33	27	-18%

Community *DETACHED HOUSES*

SnapStats®	Inventory	Sales	Sales Ratio*
Boyd Park	14	9	64%
Bridgeport	12	6	50%
Brighouse	4	0	NA
Brighouse South	2	1	50%
Broadmoor	47	14	30%
East Cambie	7	6	86%
East Richmond	6	0	NA
Garden City	24	1	4%
Gilmore	5	1	20%
Granville	40	7	18%
Hamilton	5	4	80%
Ironwood	20	2	10%
Lackner	18	5	28%
McLennan	16	2	13%
McLennan North	9	1	11%
McNair	21	9	43%
Quilchena	35	5	14%
Riverdale	31	10	32%
Saunders	26	8	31%
Sea Island	1	1	100%
Seafair	50	14	28%
South Arm	20	8	40%
Steveston North	40	14	35%
Steveston South	14	2	14%
Steveston Village	7	8	114%*
Terra Nova	23	0	NA
West Cambie	31	7	23%
Westwind	7	5	71%
Woodwards	43	7	16%
TOTAL	578	157	27%

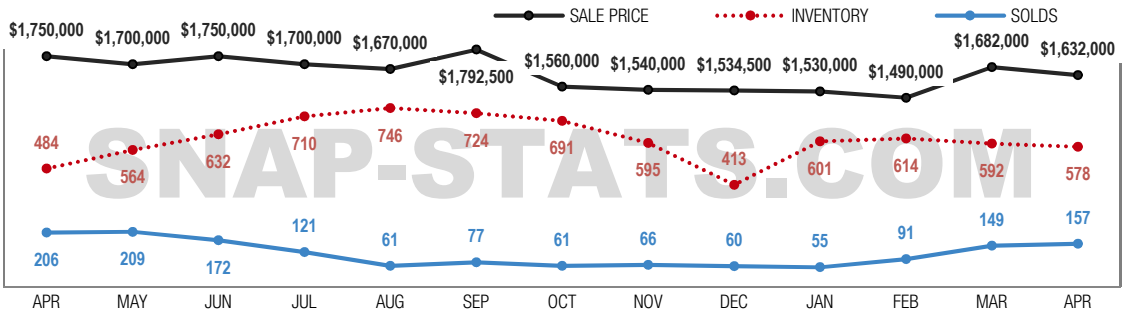
**Sales Ratio defines market speed (higher is faster) and market type: Buyers up to 14% / Balanced 15 to 20% / Sellers 21% plus. If >100% MLS® data reported previous month's sales exceeded current inventory.*

Market Summary

- Official Market Type **RICHMOND DETACHED:** Sellers market at 27% Sales Ratio average (2.7 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 90% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between $2.25 mil to $2.5 mil, Garden City and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Steveston Village and up to 4 bedroom properties

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

13 Month Market Trend



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SnapStats® RICHMOND APRIL 2017

Price Band & Bedroom *ATTACHED CONDOS & TOWNHOMES*

SnapStats®	Inventory	Sales	Sales Ratio*
$0 – 300,000	31	22	71%
300,001 – 400,000	35	44	126%*
400,001 – 500,000	50	65	130%*
500,001 – 600,000	44	44	100%*
600,001 – 700,000	49	64	131%*
700,001 – 800,000	45	37	82%
800,001 – 900,000	60	29	48%
900,001 – 1,000,000	40	19	48%
1,000,001 – 1,250,000	33	16	48%
1,250,001 – 1,500,000	10	6	60%
1,500,001 – 1,750,000	4	1	25%
1,750,001 – 2,000,000	3	0	NA
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	1	0	NA
2,500,001 – 2,750,000	1	0	NA
2,750,001 – 3,000,000	1	0	NA
3,000,001 – 3,500,000	1	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	0	0	NA
5,000,001 & Greater	0	0	NA
TOTAL	**411**	**347**	**84%**
0 to 1 Bedroom	55	72	131%*
2 Bedrooms	164	162	99%
3 Bedrooms	146	91	62%
4 Bedrooms & Greater	46	22	48%
TOTAL	**411**	**347**	**84%**

SnapStats® *Median Data*	March	April	Variance
Inventory	438	411	-6%
Solds	378	347	-8%
Sale Price	$564,454	$600,000	6%
Sale Price SQFT	$594	$619	4%
Sale to List Price Ratio	101%	101%	NA
Days on Market	10	12	20%

Community *ATTACHED CONDOS & TOWNHOMES*

SnapStats®	Inventory	Sales	Sales Ratio*
Boyd Park	8	6	75%
Bridgeport	5	16	320%*
Brighouse	114	103	90%
Brighouse South	51	45	88%
Broadmoor	9	4	44%
East Cambie	2	6	300%*
East Richmond	7	4	57%
Garden City	8	6	75%
Gilmore	0	0	NA
Granville	11	4	36%
Hamilton	2	4	200%*
Ironwood	10	4	40%
Lackner	2	1	50%
McLennan	0	1	NA*
McLennan North	56	50	89%
McNair	0	0	NA
Quilchena	2	2	100%
Riverdale	5	7	140%*
Saunders	9	4	44%
Sea Island	1	0	NA
Seafair	4	1	25%
South Arm	6	7	117%*
Steveston North	5	2	40%
Steveston South	22	15	68%
Steveston Village	3	0	NA
Terra Nova	15	13	87%
West Cambie	47	32	68%
Westwind	0	2	NA*
Woodwards	7	8	114%*
TOTAL	**411**	**347**	**84%**

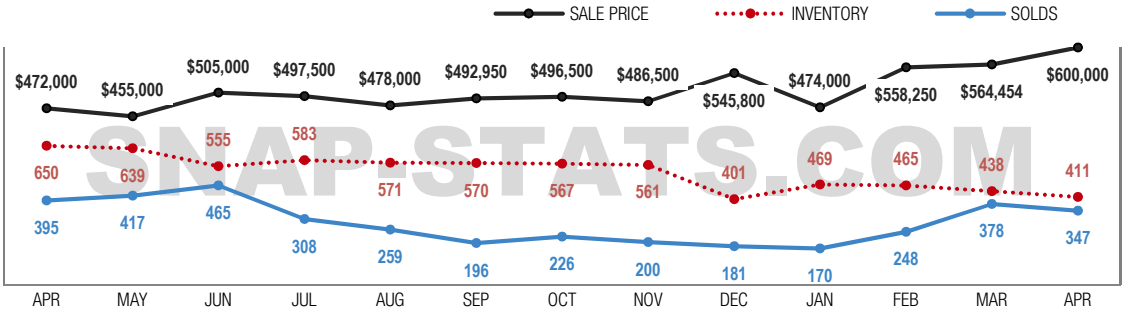
**Sales Ratio defines market speed (higher is faster) and market type: Buyers up to 14% / Balanced 15 to 20% / Sellers 21% plus. If >100% MLS® data reported previous month's sales exceeded current inventory.*

Market Summary

- Official Market Type **RICHMOND ATTACHED:** Sellers market at 84% Sales Ratio average (8.4 in 10 homes selling rate)
- Homes are selling on average 1% above list price
- Most Active Price Band** $300,000 to $700,000 with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between $800,000 to $1.25 mil, Broadmoor, Granville, Ironwood, Saunders and 4 plus bedrooms
- Sellers Best Bet** Selling homes in Bridgeport, Woodwards and up to 2 bedroom properties

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

13 Month Market Trend



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SnapStats® TSAWWASSEN APRIL 2017

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	1	NA*
800,001 – 900,000	4	2	50%
900,001 – 1,000,000	3	2	67%
1,000,001 – 1,250,000	31	11	35%
1,250,001 – 1,500,000	42	7	17%
1,500,001 – 1,750,000	17	3	18%
1,750,001 – 2,000,000	10	0	NA
2,000,001 – 2,250,000	2	0	NA
2,250,001 – 2,500,000	7	0	NA
2,500,001 – 2,750,000	2	0	NA
2,750,001 – 3,000,000	4	0	NA
3,000,001 – 3,500,000	1	0	NA
3,500,001 – 4,000,000	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	3	0	NA
TOTAL	134	26	19%

2 Bedrooms & Less	5	4	80%
3 to 4 Bedrooms	96	18	19%
5 to 6 Bedrooms	32	4	13%
7 Bedrooms & More	1	0	NA
TOTAL	134	26	19%

SnapStats® *Median Data*	March	April	Variance
Inventory	126	134	6%
Solds	41	26	-37%
Sale Price	$1,163,000	$1,216,500	5%
Sale Price SQFT	$509	$554	9%
Sale to List Price Ratio	95%	98%	3%
Days on Market	40	44	10%

Community *DETACHED HOUSES*

SnapStats®	Inventory	Sales	Sales Ratio*
Beach Grove	17	4	24%
Boundary Beach	6	3	50%
Cliff Drive	21	5	24%
English Bluff	20	0	NA
Pebble Hill	32	5	16%
Tsawwassen Central	28	8	29%
Tsawwassen East	10	1	10%
TOTAL	134	26	19%

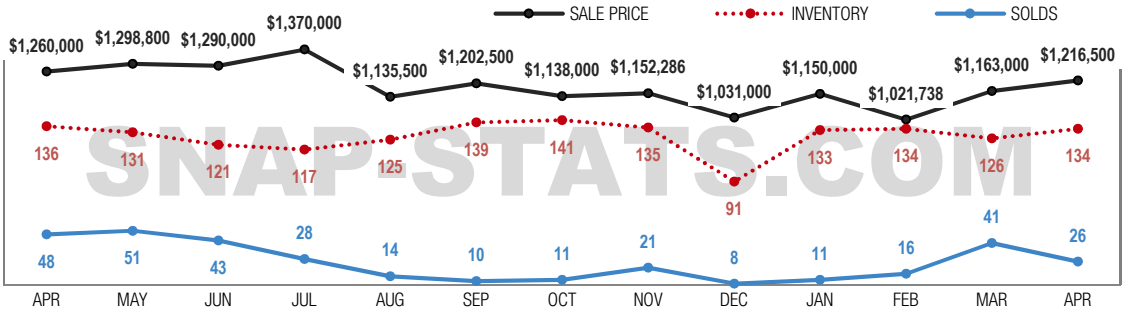
Sales Ratio defines market speed (higher is faster) and market type: Buyers up to 14% / Balanced 15 to 20% / Sellers 21% plus. If >100% MLS® data reported previous month's sales exceeded current inventory.

Market Summary

- Official Market Type **TSAWWASSEN DETACHED:** Balanced market at 19% Sales Ratio average (1.9 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 35% Sales Ratio (Sellers market)
- Buyers Best Bet*s* Homes between $1.25 mil to $1.75 mil, Pebble Hill, Tsawwassen East and 5 to 6 bedroom properties
- Sellers Best Bet** Selling homes in 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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SnapStats® TSAWWASSEN APRIL 2017

Price Band & Bedroom *ATTACHED CONDOS & TOWNHOMES*

SnapStats®	Inventory	Sales	Sales Ratio*
$0 – 300,000	0	0	NA
300,001 – 400,000	4	1	25%
400,001 – 500,000	4	4	100%
500,001 – 600,000	8	4	50%
600,001 – 700,000	4	4	100%
700,001 – 800,000	2	0	NA
800,001 – 900,000	1	1	100%
900,001 – 1,000,000	3	1	33%
1,000,001 – 1,250,000	0	0	NA
1,250,001 – 1,500,000	3	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	1	0	NA
4,000,001 – 4,500,000	0	0	NA
4,500,001 – 5,000,000	0	0	NA
5,000,001 & Greater	0	0	NA
TOTAL	**30**	**15**	**50%**

0 to 1 Bedroom	5	2	40%
2 Bedrooms	16	11	69%
3 Bedrooms	8	2	25%
4 Bedrooms & Greater	1	0	NA
TOTAL	**30**	**15**	**50%**

SnapStats® *Median Data*	March	April	Variance
Inventory	33	30	-9%
Solds	16	15	-6%
Sale Price	$587,000	$570,000	-3%
Sale Price SQFT	$468	$453	-3%
Sale to List Price Ratio	100%	95%	-5%
Days on Market	22	15	-32%

Community *ATTACHED CONDOS & TOWNHOMES*

SnapStats®	Inventory	Sales	Sales Ratio*
Beach Grove	5	2	40%
Boundary Beach	1	0	NA
Cliff Drive	14	7	50%
English Bluff	1	0	NA
Pebble Hill	0	0	NA
Tsawwassen Central	7	4	57%
Tsawwassen East	2	2	100%
TOTAL	**30**	**15**	**50%**

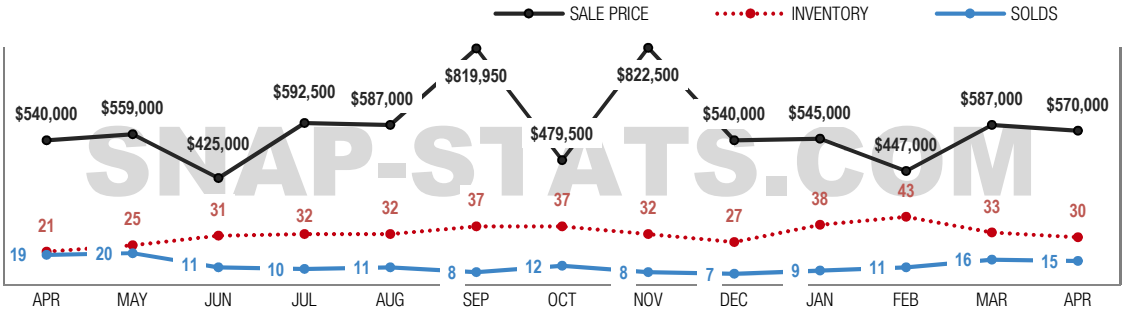
Sales Ratio defines market speed (higher is faster) and market type: Buyers up to 14% / Balanced 15 to 20% / Sellers 21% plus. If >100% MLS® data reported previous month's sales exceeded current inventory.

Market Summary

- Official Market Type **TSAWWASSEN ATTACHED:** Sellers market at 50% Sales Ratio average (1 in 2 homes selling rate)
- Homes are selling on average 5% below list price
- Most Active Price Band** $500,000 to $600,000 with average 50% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes with 3 bedrooms
- Sellers Best Bet** Selling homes in Cliff Drive and 2 bedroom properties

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

13 Month Market Trend



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SnapStats® LADNER APRIL 2017

Price Band & Bedroom *DETACHED HOUSES*

SnapStats®	Inventory	Sales	Sales Ratio*
$0 – 300,000	0	0	NA
300,001 – 400,000	3	1	33%
400,001 – 500,000	0	0	NA
500,001 – 600,000	1	1	100%
600,001 – 700,000	1	0	NA
700,001 – 800,000	1	1	100%
800,001 – 900,000	3	5	167%*
900,001 – 1,000,000	13	8	62%
1,000,001 – 1,250,000	20	7	35%
1,250,001 – 1,500,000	26	3	12%
1,500,001 – 1,750,000	9	0	NA
1,750,001 – 2,000,000	8	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	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	5	0	NA
TOTAL	92	26	28%
2 Bedrooms & Less	13	3	23%
3 to 4 Bedrooms	55	16	29%
5 to 6 Bedrooms	24	7	29%
7 Bedrooms & More	0	0	NA*
TOTAL	92	26	28%

Community *DETACHED HOUSES*

SnapStats®	Inventory	Sales	Sales Ratio*
Delta Manor	8	2	25%
East Delta	3	0	NA
Hawthorne	29	9	31%
Holly	11	8	73%
Ladner Elementary	10	3	30%
Ladner Rural	4	1	25%
Neilsen Grove	17	2	12%
Port Guichon	8	1	13%
Westham Island	2	0	NA
TOTAL	92	26	28%

SnapStats® *Median Data*	March	April	Variance
Inventory	96	92	-4%
Solds	25	26	4%
Sale Price	$1,012,500	$948,000	-6%
Sale Price SQFT	$437	$440	1%s
Sale to List Price Ratio	96%	99%	3%
Days on Market	21	20	-5%

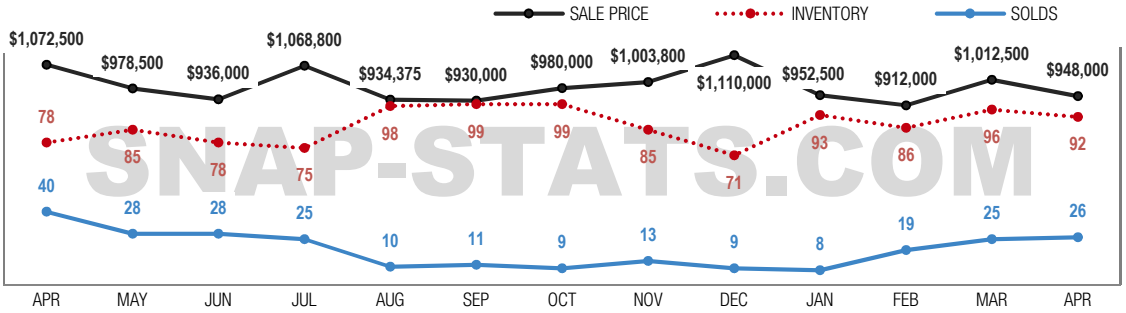
**Sales Ratio defines market speed (higher is faster) and market type: Buyers up to 14% / Balanced 15 to 20% / Sellers 21% plus. If >100% MLS® data reported previous month's sales exceeded current inventory.*

Market Summary

- Official Market Type **LADNER DETACHED:** Sellers market at 28% Sales Ratio average (2.8 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band** $900,000 to $1 mil with average 62% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between $1.25 mil to $1.5 mil, Neilsen Grove, Port Guichon and up to 2 bedroom properties
- Sellers Best Bet** Selling homes in Holly, and 3 to 6 bedroom properties

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

13 Month Market Trend



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SnapStats® LADNER APRIL 2017

Price Band & Bedroom *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	3	5	167%*
500,001 – 600,000	5	4	80%
600,001 – 700,000	3	5	167%*
700,001 – 800,000	16	2	13%
800,001 – 900,000	6	1	17%
900,001 – 1,000,000	4	2	50%
1,000,001 – 1,250,000	0	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	**38**	**20**	**53%**

0 to 1 Bedroom	2	2	100%
2 Bedrooms	10	5	50%
3 Bedrooms	19	10	53%
4 Bedrooms & Greater	7	3	43%
TOTAL	**38**	**20**	**53%**

SnapStats® *Median Data*	March	April	Variance
Inventory	40	38	-5%
Solds	16	20	25%
Sale Price	$653,500	$600,000	-8%
Sale Price SQFT	$468	$411	-12%
Sale to List Price Ratio	104%	98%	-6%
Days on Market	8	30	275%

Community *ATTACHED CONDOS & TOWNHOMES*

SnapStats®	Inventory	Sales	Sales Ratio*
Delta Manor	1	4	400%*
East Delta	1	0	NA
Hawthorne	4	3	75%
Holly	2	2	100%
Ladner Elementary	18	3	17%
Ladner Rural	0	0	NA
Neilsen Grove	12	8	67%
Port Guichon	0	0	NA
Westham Island	0	0	NA
TOTAL	**38**	**20**	**53%**

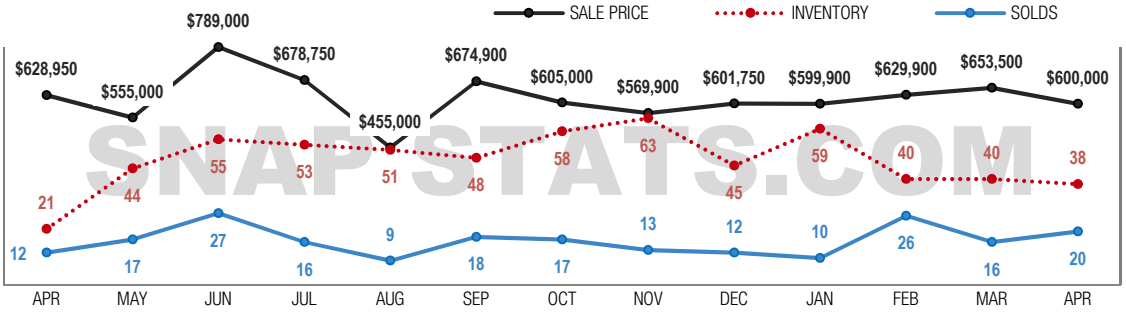
Sales Ratio defines market speed (higher is faster) and market type: Buyers up to 14% | Balanced 15 to 20% | Sellers 21% plus. If >100% MLS® data reported previous month's sales exceeded current inventory.

Market Summary

- Official Market Type **LADNER ATTACHED:** Sellers market at 53% Sales Ratio average (5.3 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 13% Sales Ratio average (Buyers market)
- Buyers Best Bet** Homes in Ladner Elementary and 2 bedroom properties
- Sellers Best Bet** Selling homes in Neilsen Grove and 3 bedroom properties

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

13 Month Market Trend



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