

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

*Compliments of:*  
**SnapStats**

604.229.0521  
snapstatsinfo@gmail.com  
www.snap-stats.com

**SnapStats Publishing Company**  
2512 Yukon Street  
Vancouver, BC V5Y 0H2



February 2016

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

# METRO VANCOUVER EDITION

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

SnapStats®	Inventory	Sales	Sales Ratio*
\$0 – 300,000	12	5	42%
300,001 – 400,000	21	28	133%**
400,001 – 500,000	56	54	96%
500,001 – 600,000	41	64	156%**
600,001 – 700,000	28	31	111%**
700,001 – 800,000	31	29	94%
800,001 – 900,000	19	23	121%**
900,001 – 1,000,000	18	15	83%
1,000,001 – 1,250,000	28	29	104%**
1,250,001 – 1,500,000	26	17	65%
1,500,001 – 1,750,000	7	8	114%**
1,750,001 – 2,000,000	14	3	21%
2,000,001 – 2,250,000	6	4	67%
2,250,001 – 2,500,000	8	2	25%
2,500,001 – 2,750,000	4	1	25%
2,750,001 – 3,000,000	6	3	50%
3,000,001 – 3,500,000	14	4	29%
3,500,001 – 4,000,000	3	1	33%
4,000,001 – 4,500,000	3	2	67%
4,500,001 – 5,000,000	4	0	NA
5,000,001 & Greater	24	1	4%
<b>TOTAL</b>	<b>373</b>	<b>324</b>	<b>87%</b>

0 to 1 Bedroom	149	166	111%**
2 Bedrooms	179	139	78%
3 Bedrooms	38	18	47%
4 Bedrooms & Greater	7	1	14%
<b>TOTAL</b>	<b>373</b>	<b>324</b>	<b>87%</b>

SnapStats® Median Data	January	February	Variance
Inventory	341	373	9%
Solds	169	324	92%
Sale Price	\$642,000	\$656,000	2%
Sale Price SQFT	\$771	\$828	7%
Sale to List Price Ratio	105%	104%	-1%
Days on Market	9	8	-11%

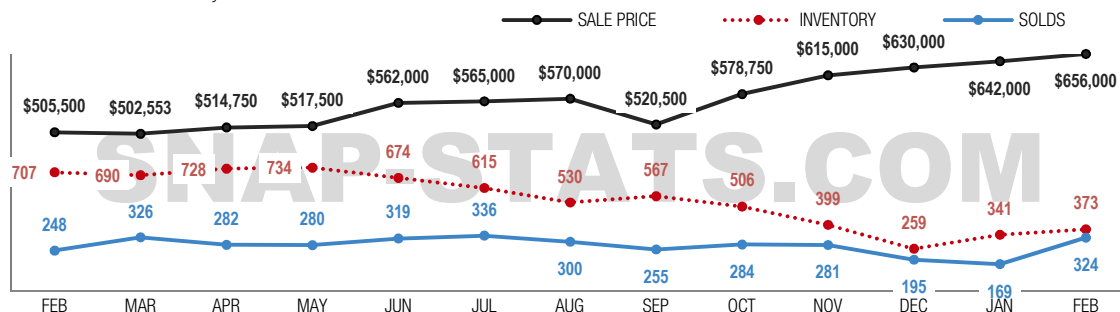
\*Sales Ratio: Speed of homes selling (Sales to Inventory Ratio). Higher is faster.

## Market Summary

- Official Market Type **DOWNTOWN**: Sellers market at 87% Sales Ratio average (8.7 in 10 homes selling rate)
- Homes are selling on average 4% above list price
- Most Active Price Band\* +/- \$1 mil: \$500k to \$600k (>100% Sales Ratio) / \$1.5 mil to \$1.75 mil (>100% Sales Ratio)
- Buyers Best Bet\* +/- \$1 mil: Homes between \$0 to \$300k / \$5 mil plus, Westend and 3 bedroom properties
- Sellers Best Bet\*: Selling homes in Coal Harbour, Downtown, Yaletown and up to 1 bedroom properties

\* With a minimum inventory of 10 in most instances

## 13 Month Market Trend



Compliments of...

**SnapStats**  
SnapStats Publishing Company  
604.229.0521

www.snap-stats.com  
snapstatsinfo@gmail.com



## Price Band & Bedroom STATS HOUSES (DETACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
\$0 – 300,000	0	0	NA
300,001 – 400,000	0	0	NA
400,001 – 500,000	0	0	NA
500,001 – 600,000	0	0	NA
600,001 – 700,000	0	0	NA
700,001 – 800,000	0	0	NA
800,001 – 900,000	0	0	NA
900,001 – 1,000,000	0	0	NA
1,000,001 – 1,250,000	1	1	100%
1,250,001 – 1,500,000	0	0	NA
1,500,001 – 1,750,000	1	1	100%
1,750,001 – 2,000,000	11	4	36%
2,000,001 – 2,250,000	13	14	108%
2,250,001 – 2,500,000	33	19	58%
2,500,001 – 2,750,000	19	12	63%
2,750,001 – 3,000,000	34	33	97%
3,000,001 – 3,500,000	69	37	54%
3,500,001 – 4,000,000	88	38	43%
4,000,001 – 4,500,000	41	29	71%
4,500,001 – 5,000,000	46	7	15%
5,000,001 & Greater	191	29	15%
<b>TOTAL</b>	<b>547</b>	<b>224</b>	<b>41%</b>

2 Bedrooms & Less	23	7	30%
3 to 4 Bedrooms	190	105	55%
5 to 6 Bedrooms	259	98	38%
7 Bedrooms & More	75	14	19%
<b>TOTAL</b>	<b>547</b>	<b>224</b>	<b>41%</b>

SnapStats® Median Data	January	February	Variance
Inventory	456	547	20%
Solds	133	224	68%
Sale Price	\$3,500,000	\$3,431,444	-2%
Sale Price SQFT	\$1,002	\$1,184	18%
Sale to List Price Ratio	103%	106%	3%
Days on Market	15	9	-40%

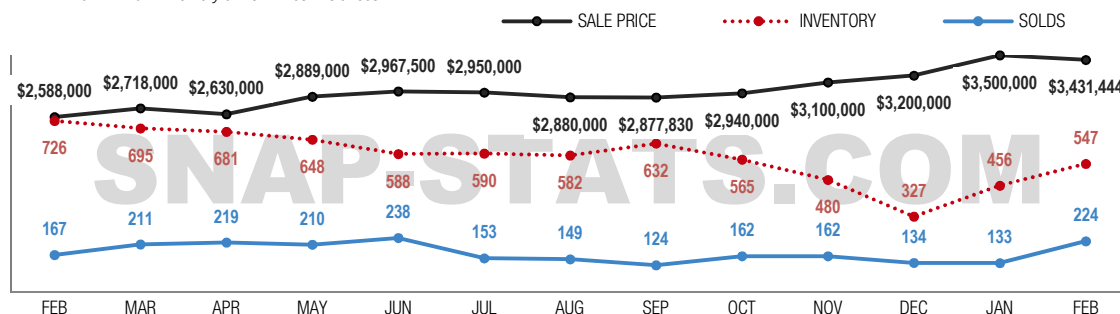
\*Sales Ratio: Speed of homes selling (Sales to Inventory Ratio). Higher is faster.

## Market Summary

- Official Market Type **WESTSIDE DETACHED**: Sellers market at 41% Sales Ratio average (4.1 in 10 homes selling rate)
- Homes are selling on average 6% above list price
- Most Active Price Band\* +/- \$2.5 mil: \$2 to \$2.25 mil (>100% Sales Ratio) / \$2.75 to \$3 mil (97% Sales Ratio)
- Buyers Best Bet\* +/- \$2.5 mil: \$1.75 to \$2 mil / \$4.5 mil plus, Marpole, Shaughnessy, South Cambie/Granville and Southlands
- Sellers Best Bet\*: Selling homes in Dunbar, Mackenzie Heights, SW Marine and 3 to 4 bedroom properties

\* With a minimum inventory of 10 in most instances

## 13 Month Market Trend



Compliments of...

**SnapStats**  
SnapStats Publishing Company  
604.229.0521

www.snap-stats.com  
snapstatsinfo@gmail.com



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

SnapStats®	Inventory	Sales	Sales Ratio*
\$0 – 300,000	9	6	67%
300,001 – 400,000	35	23	66%
400,001 – 500,000	64	47	73%
500,001 – 600,000	43	40	93%
600,001 – 700,000	54	39	72%
700,001 – 800,000	50	30	60%
800,001 – 900,000	43	30	70%
900,001 – 1,000,000	41	16	39%
1,000,001 – 1,250,000	45	24	53%
1,250,001 – 1,500,000	23	12	52%
1,500,001 – 1,750,000	15	7	47%
1,750,001 – 2,000,000	12	4	33%
2,000,001 – 2,250,000	2	2	100%
2,250,001 – 2,500,000	5	0	NA
2,500,001 – 2,750,000	3	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	2	0	NA
4,000,001 – 4,500,000	0	2	NA**
4,500,001 – 5,000,000	0	1	NA**
5,000,001 & Greater	0	0	NA
<b>TOTAL</b>	<b>451</b>	<b>283</b>	<b>63%</b>

0 to 1 Bedroom	146	94	64%
2 Bedrooms	244	156	64%
3 Bedrooms	59	28	47%
4 Bedrooms & Greater	2	5	250%**
<b>TOTAL</b>	<b>451</b>	<b>283</b>	<b>63%</b>

SnapStats® Median Data	January	February	Variance
Inventory	431	451	5%
Solds	169	283	67%
Sale Price	\$608,000	\$665,000	9%
Sale Price SQFT	\$704	\$735	4%
Sale to List Price Ratio	101%	101%	NA
Days on Market	16	11	-31%

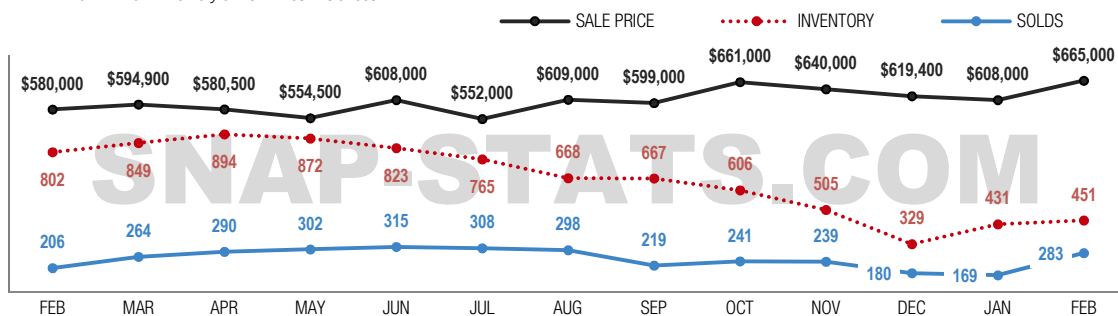
\*Sales Ratio: Speed of homes selling (Sales to Inventory Ratio). Higher is faster.

## Market Summary

- Official Market Type **WESTSIDE ATTACHED**: Sellers market at 63% Sales Ratio average (6.3 in 10 homes selling rate)
- Homes are selling on average 1% above list price
- Most Active Price Band\*: \$500,000 to \$600,000 with average 93% Sales Ratio (Sellers market)
- Buyers Best Bet\*: Homes between \$1.75 mil to \$2 mil, Cambie, SW Marine, South Granville and 3 bedroom properties
- Sellers Best Bet\*: Selling homes in Dunbar, Fairview, Marpole and up to 2 bedroom properties

\* With a minimum inventory of 10 in most instances

## 13 Month Market Trend



Compliments of...

**SnapStats**  
SnapStats Publishing Company  
604.229.0521

www.snap-stats.com  
snapstatsinfo@gmail.com



## Price Band & Bedroom STATS HOUSES (DETACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
\$0 – 300,000	0	0	NA
300,001 – 400,000	0	0	NA
400,001 – 500,000	0	0	NA
500,001 – 600,000	0	0	NA
600,001 – 700,000	0	0	NA
700,001 – 800,000	3	1	33%
800,001 – 900,000	0	1	NA**
900,001 – 1,000,000	8	5	63%
1,000,001 – 1,250,000	38	25	66%
1,250,001 – 1,500,000	82	53	65%
1,500,001 – 1,750,000	65	44	68%
1,750,001 – 2,000,000	50	23	46%
2,000,001 – 2,250,000	18	8	44%
2,250,001 – 2,500,000	23	8	35%
2,500,001 – 2,750,000	10	0	NA
2,750,001 – 3,000,000	20	0	NA
3,000,001 – 3,500,000	2	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 – 4,500,000	3	0	NA
4,500,001 – 5,000,000	0	0	NA
5,000,001 & Greater	0	0	NA
<b>TOTAL</b>	<b>322</b>	<b>168</b>	<b>52%</b>

2 Bedrooms & Less	25	8	32%
3 to 4 Bedrooms	95	75	79%
5 to 6 Bedrooms	131	65	50%
7 Bedrooms & More	71	20	28%
<b>TOTAL</b>	<b>322</b>	<b>168</b>	<b>52%</b>

SnapStats® Median Data	January	February	Variance
Inventory	272	322	18%
Solds	96	168	75%
Sale Price	\$1,449,750	\$1,499,000	3%
Sale Price SQFT	\$643	\$702	9%
Sale to List Price Ratio	104%	107%	3%
Days on Market	12	9	-25%

\*Sales Ratio: Speed of homes selling (Sales to Inventory Ratio). Higher is faster.

## Community STATS HOUSES (DETACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
Champlain Heights	1	1	100%
Collingwood	66	17	26%
Downtown	0	0	NA
Fraser	23	12	52%
Fraserview	29	5	17%
Grandview	25	22	88%
Hastings	1	6	600%**
Hastings East	8	5	63%
Killarney	30	17	57%
Knight	20	15	75%
Main	18	6	33%
Mount Pleasant	8	6	75%
Renfrew Heights	21	12	57%
Renfrew	20	19	95%
South Vancouver	32	19	59%
Victoria	20	6	30%
<b>TOTAL</b>	<b>322</b>	<b>168</b>	<b>52%</b>

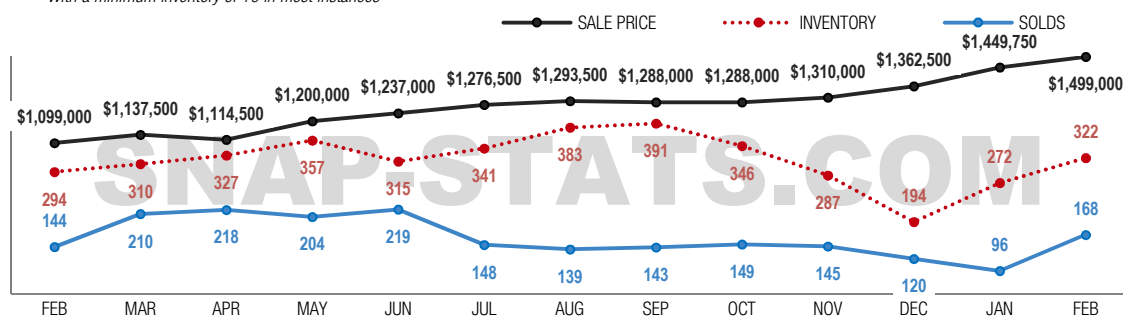
\*\*MLS® data on March 1 reported previous month's sales exceeded current inventory count.

## Market Summary

- Official Market Type **EASTSIDE DETACHED**: Sellers market at 52% Sales Ratio average (5.2 in 10 homes selling rate)
- Homes are selling on average 7% above list price
- Most Active Price Band\*: \$1.5 mil to \$1.75 mil with average 68% Sales Ratio (Sellers market)
- Buyers Best Bet\*: Homes between \$2.25 mil to \$2.5 mil, Collingwood, Fraserview and minimum 7 bedroom properties
- Sellers Best Bet\*: Selling homes in Grandview, Knight, Mount Pleasant, Renfrew and 3 to 4 bedroom properties

\* With a minimum inventory of 10 in most instances

## 13 Month Market Trend



Compliments of...

**SnapStats**  
SnapStats Publishing Company  
604.229.0521

www.snap-stats.com  
snapstatsinfo@gmail.com



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

SnapStats®	Inventory	Sales	Sales Ratio*
\$0 – 300,000	25	31	124%**
300,001 – 400,000	67	36	54%
400,001 – 500,000	62	34	55%
500,001 – 600,000	31	15	48%
600,001 – 700,000	11	18	164%**
700,001 – 800,000	12	11	92%
800,001 – 900,000	10	6	60%
900,001 – 1,000,000	5	5	100%
1,000,001 – 1,250,000	2	9	450%**
1,250,001 – 1,500,000	4	0	NA
1,500,001 – 1,750,000	1	0	NA
1,750,001 – 2,000,000	0	0	NA
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	0	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	0	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	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
<b>TOTAL</b>	<b>230</b>	<b>165</b>	<b>72%</b>

0 to 1 Bedroom	91	86	95%
2 Bedrooms	114	58	51%
3 Bedrooms	23	21	91%
4 Bedrooms & Greater	2	0	NA
<b>TOTAL</b>	<b>230</b>	<b>165</b>	<b>72%</b>

SnapStats® Median Data	January	February	Variance
Inventory	203	230	13%
Solds	98	165	68%
Sale Price	\$406,000	\$450,000	11%
Sale Price SQFT	\$516	\$574	11%
Sale to List Price Ratio	100%	103%	3%
Days on Market	16	10	-38%

\*Sales Ratio: Speed of homes selling (Sales to Inventory Ratio). Higher is faster.

## Community STATS CONDO & TH (ATTACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
Champlain Heights	21	18	86%
Collingwood	32	26	81%
Downtown	9	12	133%**
Fraser	12	6	50%
Fraserview	13	11	85%
Grandview	7	8	114%**
Hastings	12	15	125%**
Hastings East	1	1	100%
Killarney	14	6	43%
Knight	3	3	100%
Main	4	2	50%
Mt Pleasant	52	45	87%
Renfrew Heights	0	0	NA
Renfrew	39	5	13%
South Vancouver	0	1	NA**
Victoria	11	6	55%
<b>TOTAL</b>	<b>230</b>	<b>165</b>	<b>72%</b>

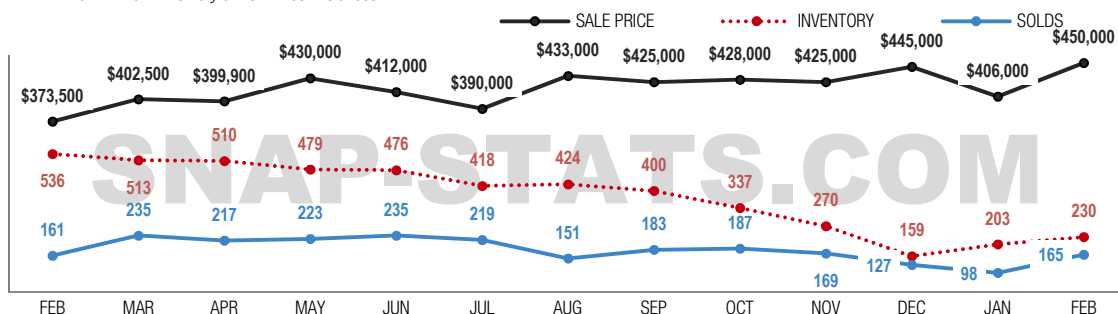
\*\*MLS® data on March 1 reported previous month's sales exceeded current inventory count.

## Market Summary

- Official Market Type **EASTSIDE ATTACHED**: Sellers market at 72% Sales Ratio average (7.2 in 10 homes selling rate)
- Homes are selling on average 3% 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 \$500,000 to \$600,000, Fraser, Killarney, Renfrew and 2 bedroom properties
- Sellers Best Bet\*: Selling homes in Downtown, Grandview, Hastings and up to 1 and 3 bedroom properties

\* With a minimum inventory of 10 in most instances

## 13 Month Market Trend



Compliments of...

**SnapStats**  
SnapStats Publishing Company  
604.229.0521

www.snap-stats.com  
snapstatsinfo@gmail.com





## Price Band & Bedroom STATS HOUSES (DETACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
\$0 – 300,000	1	0	NA
300,001 – 400,000	1	0	NA
400,001 – 500,000	1	0	NA
500,001 – 600,000	0	0	NA
600,001 – 700,000	0	0	NA
700,001 – 800,000	0	0	NA
800,001 – 900,000	0	1	NA**
900,001 – 1,000,000	6	1	17%
1,000,001 – 1,250,000	25	16	64%
1,250,001 – 1,500,000	40	45	113%**
1,500,001 – 1,750,000	30	38	127%**
1,750,001 – 2,000,000	32	19	59%
2,000,001 – 2,250,000	9	16	178%**
2,250,001 – 2,500,000	16	6	38%
2,500,001 – 2,750,000	6	4	67%
2,750,001 – 3,000,000	12	6	50%
3,000,001 – 3,500,000	5	3	60%
3,500,001 – 4,000,000	4	2	50%
4,000,001 – 4,500,000	2	0	NA
4,500,001 – 5,000,000	2	0	NA
5,000,001 & Greater	1	0	NA
<b>TOTAL</b>	<b>193</b>	<b>157</b>	<b>81%</b>

2 Bedrooms & Less	13	6	46%
3 to 4 Bedrooms	101	93	92%
5 to 6 Bedrooms	68	51	75%
7 Bedrooms & More	11	7	64%
<b>TOTAL</b>	<b>193</b>	<b>157</b>	<b>81%</b>

SnapStats® Median Data	January	February	Variance
Inventory	126	193	53%
Solds	69	157	128%
Sale Price	\$1,615,000	\$1,586,000	-2%
Sale Price SQFT	\$603	\$643	7%
Sale to List Price Ratio	108%	106%	-2%
Days on Market	8	8	NA

\*Sales Ratio: Speed of homes selling (Sales to Inventory Ratio). Higher is faster.

## Community STATS HOUSES (DETACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
Bluebridge	5	7	140%**
Boulevard	10	5	50%
Braemar	3	2	67%
Calverhall	7	6	86%
Canyon Heights	22	16	73%
Capilano	2	3	150%**
Central Lonsdale	7	4	57%
Deep Cove	9	1	11%
Delbrook	3	5	167%**
Dollarton	5	6	120%**
Edgemont	13	8	62%
Forest Hills	5	1	20%
Grouse Woods	0	1	NA**
Hamilton	3	4	133%**
Hamilton Heights	1	2	200%**
Indian Arm	2	0	NA
Indian River	4	3	75%
Lower Lonsdale	7	0	NA
Lynn Valley	21	10	48%
Lynn timer	5	1	20%
Norgate	2	5	250%**
Northlands	0	1	NA**
Pemberton Heights	8	6	75%
Pemberton	2	2	100%
Princess Park	2	2	100%
Queensbury	5	9	180%**
Roche Point	2	4	200%**
Seymour	2	4	200%**
Tempe	3	0	NA
Upper Delbrook	6	1	17%
Upper Lonsdale	14	24	171%**
Westlynn	6	7	117%**
Westlynn Terrace	2	3	150%**
Windsor Park	1	3	300%**
Woodlands-Sunshine Cascade	4	1	25%
<b>TOTAL</b>	<b>193</b>	<b>157</b>	<b>81%</b>

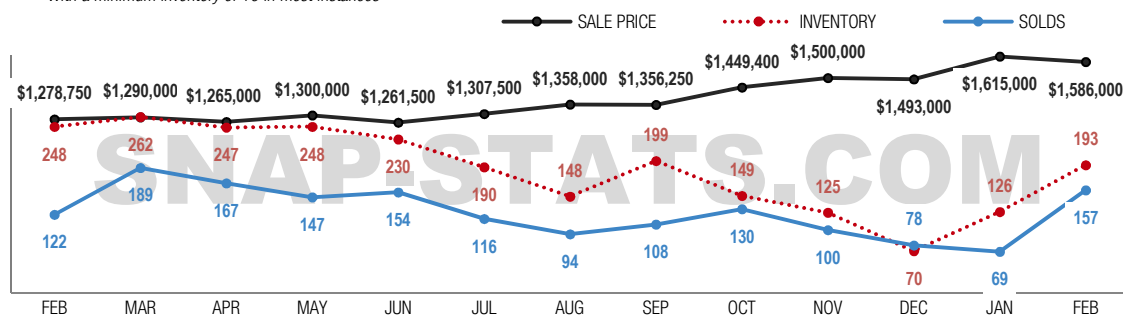
\*\*MLS® data on March 1 reported previous month's sales exceeded current inventory count.

## Market Summary

- Official Market Type **NORTH VANCOUVER DETACHED**: Sellers market at 81% Sales Ratio average (8.1 in 10 homes selling rate)
- Homes are selling on average 6% above list price
- Most Active Price Band\*: \$2 mil to \$2.25 mil with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet\*: Homes between \$2.25 mil to \$2.5 mil, Boulevard, Deep Cove, Lynn Valley and up to 2 bedroom properties
- Sellers Best Bet\*: Selling homes in Canyon Heights, Pemberton Heights, Upper Lonsdale and 3 to 4 bedroom properties

\* With a minimum inventory of 10 in most instances

## 13 Month Market Trend



Compliments of...

**SnapStats**  
SnapStats Publishing Company  
604.229.0521

www.snap-stats.com  
snapstatsinfo@gmail.com



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

SnapStats®	Inventory	Sales	Sales Ratio*
\$0 – 300,000	25	26	104%**
300,001 – 400,000	35	28	80%
400,001 – 500,000	19	30	158%**
500,001 – 600,000	27	27	100%
600,001 – 700,000	14	17	121%**
700,001 – 800,000	23	12	52%
800,001 – 900,000	17	12	71%
900,001 – 1,000,000	9	10	111%**
1,000,001 – 1,250,000	3	5	167%**
1,250,001 – 1,500,000	0	3	NA**
1,500,001 – 1,750,000	4	0	NA
1,750,001 – 2,000,000	2	1	50%
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
<b>TOTAL</b>	<b>178</b>	<b>171</b>	<b>96%</b>

0 to 1 Bedroom	55	58	105%**
2 Bedrooms	92	83	90%
3 Bedrooms	27	25	93%
4 Bedrooms & Greater	4	5	125%**
<b>TOTAL</b>	<b>178</b>	<b>171</b>	<b>96%</b>

SnapStats® Median Data	January	February	Variance
Inventory	160	178	11%
Solds	97	171	76%
Sale Price	\$555,900	\$513,500	-8%
Sale Price SQFT	\$546	\$561	3%
Sale to List Price Ratio	99%	103%	4%
Days on Market	12	9	-25%

\*Sales Ratio: Speed of homes selling (Sales to Inventory Ratio). Higher is faster.

## Community STATS CONDO & TH (ATTACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
Bluebridge	0	0	NA
Boulevard	0	0	NA
Braemar	0	0	NA
Calverhall	0	0	NA
Canyon Heights	1	0	NA
Capilano	2	1	50%
Central Lonsdale	41	38	93%
Deep Cove	0	0	NA
Delbrook	0	0	NA
Dollarton	0	6	NA**
Edgemont	1	1	100%
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	0	1	NA**
Lower Lonsdale	53	45	85%
Lynn Valley	17	14	82%
Lynnmoor	17	10	59%
Norgate	3	0	NA
Northlands	1	6	600%**
Pemberton Heights	0	0	NA
Pemberton	11	15	136%**
Princess Park	0	0	NA
Queensbury	0	0	NA
Roche Point	16	10	63%
Seymour	1	11	1100%**
Tempe	0	0	NA
Upper Delbrook	0	0	NA
Upper Lonsdale	4	5	125%**
Westlynn	0	1	NA**
Westlynn Terrace	0	0	NA
Windsor Park	1	1	100%
Woodlands-Sunshine Cascade	0	0	NA
<b>TOTAL</b>	<b>178</b>	<b>171</b>	<b>96%</b>

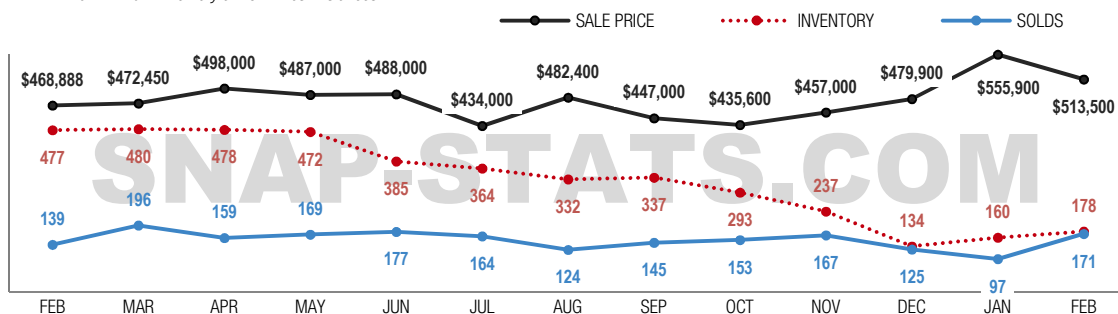
\*\*MLS® data on March 1 reported previous month's sales exceeded current inventory count.

## Market Summary

- Official Market Type **NORTH VANCOUVER ATTACHED**: Sellers market at 96% Sales Ratio average (9.6 in 10 homes selling rate)
- Homes are selling on average 3% above list price
- Most Active Price Band\*: \$600,000 to \$700,000 with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet\*: Homes between \$700,000 to \$800,000, Hamilton and Lynnmoor
- Sellers Best Bet\*: Selling homes in Central Lonsdale, Pemberton, Seymour and all bedroom properties

\* With a minimum inventory of 10 in most instances

## 13 Month Market Trend



Compliments of...

**SnapStats**  
SnapStats Publishing Company  
604.229.0521

www.snap-stats.com  
snapstatsinfo@gmail.com





## Price Band & Bedroom STATS HOUSES (DETACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
\$0 – 300,000	0	0	NA
300,001 – 400,000	0	0	NA
400,001 – 500,000	0	0	NA
500,001 – 600,000	1	0	NA
600,001 – 700,000	2	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	2	1	50%
1,250,001 – 1,500,000	4	1	25%
1,500,001 – 1,750,000	7	4	57%
1,750,001 – 2,000,000	10	8	80%
2,000,001 – 2,250,000	8	7	88%
2,250,001 – 2,500,000	15	13	87%
2,500,001 – 2,750,000	16	8	50%
2,750,001 – 3,000,000	18	16	89%
3,000,001 – 3,500,000	32	19	59%
3,500,001 – 4,000,000	45	18	40%
4,000,001 – 4,500,000	31	10	32%
4,500,001 – 5,000,000	29	9	31%
5,000,001 & Greater	125	26	21%
<b>TOTAL</b>	<b>347</b>	<b>140</b>	<b>40%</b>

2 Bedrooms & Less	16	5	31%
3 to 4 Bedrooms	158	72	46%
5 to 6 Bedrooms	158	61	39%
7 Bedrooms & More	15	2	13%
<b>TOTAL</b>	<b>347</b>	<b>140</b>	<b>40%</b>

SnapStats® Median Data	January	February	Variance
Inventory	290	347	20%
Solds	82	140	71%
Sale Price	\$3,069,000	\$3,335,000	9%
Sale Price SQFT	\$836	\$920	10%
Sale to List Price Ratio	101%	99%	-2%
Days on Market	28	13	-54%

\*Sales Ratio: Speed of homes selling (Sales to Inventory Ratio). Higher is faster.

## Community STATS HOUSES (DETACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
Altamont	17	2	12%
Ambleside	35	26	74%
Bayridge	10	6	60%
British Properties	52	17	33%
Canterbury	7	3	43%
Caulfield	22	6	27%
Cedardale	4	1	25%
Chartwell	18	8	44%
Chelsea Park	2	1	50%
Cypress	7	3	43%
Cypress Park Estates	9	5	56%
Deer Ridge	0	0	NA
Dundarave	21	15	71%
Eagle Harbour	4	6	150%**
Eagleridge	7	2	29%
Furry Creek	5	0	NA
Gleneagles	6	3	50%
Glenmore	12	9	75%
Horseshoe Bay	7	1	14%
Howe Sound	10	1	10%
Lions Bay	8	3	38%
Old Caulfield	2	1	50%
Panorama Village	1	0	NA
Park Royal	1	1	100%
Porteau Cove	0	0	NA
Queens	12	5	42%
Rockridge	7	0	NA
Sandy Cove	1	1	100%
Sentinel Hill	14	3	21%
Upper Caulfield	2	2	100%
West Bay	5	2	40%
Westhill	6	2	33%
Westmount	20	3	15%
Whitby Estates	10	2	20%
Whytecliff	3	0	NA
<b>TOTAL</b>	<b>347</b>	<b>140</b>	<b>40%</b>

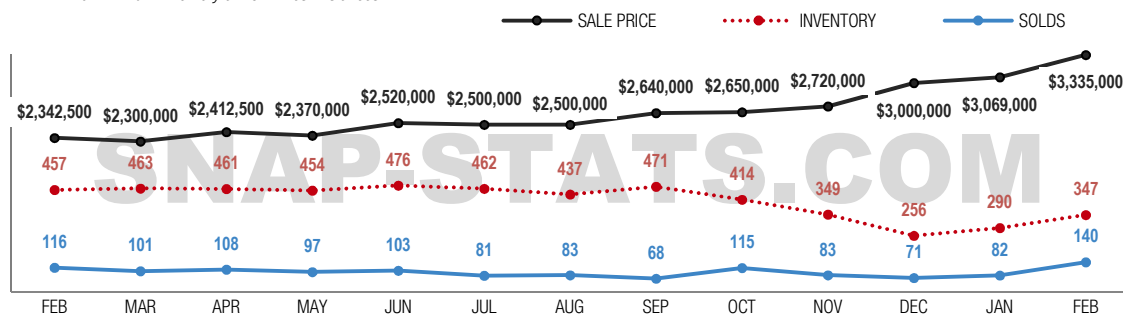
\*\*MLS® data on March 1 reported previous month's sales exceeded current inventory count.

## Market Summary

- Official Market Type **WEST VANCOUVER DETACHED**: Sellers market at 40% Sales Ratio average (4 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band\*: \$2.75 mil to \$3 mil with average 89% Sales Ratio (Sellers market)
- Buyers Best Bet\*: Homes \$5 mil plus, Altamont, Howe Sound, Westmount and minimum 7 bedroom properties
- Sellers Best Bet\*: Selling homes in Ambleside, Dundarave, Glenmore and 3 to 4 bedroom properties

\* With a minimum inventory of 10 in most instances

## 13 Month Market Trend



Compliments of...

**SnapStats**  
SnapStats Publishing Company  
604.229.0521

www.snap-stats.com  
snapstatsinfo@gmail.com



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

SnapStats®	Inventory	Sales	Sales Ratio*
\$0 – 300,000	3	0	NA
300,001 – 400,000	2	2	100%
400,001 – 500,000	5	3	60%
500,001 – 600,000	2	1	50%
600,001 – 700,000	9	2	22%
700,001 – 800,000	6	0	NA
800,001 – 900,000	8	2	25%
900,001 – 1,000,000	5	1	20%
1,000,001 – 1,250,000	3	2	67%
1,250,001 – 1,500,000	7	1	14%
1,500,001 – 1,750,000	2	1	50%
1,750,001 – 2,000,000	2	0	NA
2,000,001 – 2,250,000	1	1	100%
2,250,001 – 2,500,000	1	2	200%**
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	2	200%**
3,500,001 – 4,000,000	2	0	NA
4,000,001 – 4,500,000	5	0	NA
4,500,001 – 5,000,000	1	0	NA
5,000,001 & Greater	1	0	NA
<b>TOTAL</b>	<b>68</b>	<b>20</b>	<b>29%</b>

0 to 1 Bedroom	18	2	11%
2 Bedrooms	35	13	37%
3 Bedrooms	14	5	36%
4 Bedrooms & Greater	1	0	NA
<b>TOTAL</b>	<b>68</b>	<b>20</b>	<b>29%</b>

SnapStats® Median Data	January	February	Variance
Inventory	64	68	6%
Solds	23	20	-13%
Sale Price	\$1,050,000	\$930,000	-11%
Sale Price SQFT	\$946	\$730	-23%
Sale to List Price Ratio	100%	104%	4%
Days on Market	22	13	-41%

\*Sales Ratio: Speed of homes selling (Sales to Inventory Ratio). Higher is faster.

## Community STATS CONDO & TH (ATTACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
Altamont	0	0	NA
Ambleside	22	11	50%
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	1	0	NA
Cypress	0	0	NA
Cypress Park Estates	3	2	67%
Deer Ridge	4	0	NA
Dundarave	7	0	NA
Eagle Harbour	0	0	NA
Eagleridge	0	0	NA
Furry Creek	2	0	NA
Gleneagles	0	0	NA
Glenmore	0	0	NA
Horseshoe Bay	1	0	NA
Howe Sound	0	2	NA**
Lions Bay	0	0	NA
Old Caulfield	0	0	NA
Panorama Village	9	2	22%
Park Royal	13	2	15%
Porteau Cove	0	0	NA
Queens	0	0	NA
Rockridge	0	0	NA
Sandy Cove	0	0	NA
Sentinel Hill	0	0	NA
Upper Caulfield	0	0	NA
West Bay	0	0	NA
Westhill	0	0	NA
Westmount	0	0	NA
Whitby Estates	4	1	25%
Whytecliff	0	0	NA
<b>TOTAL</b>	<b>68</b>	<b>20</b>	<b>29%</b>

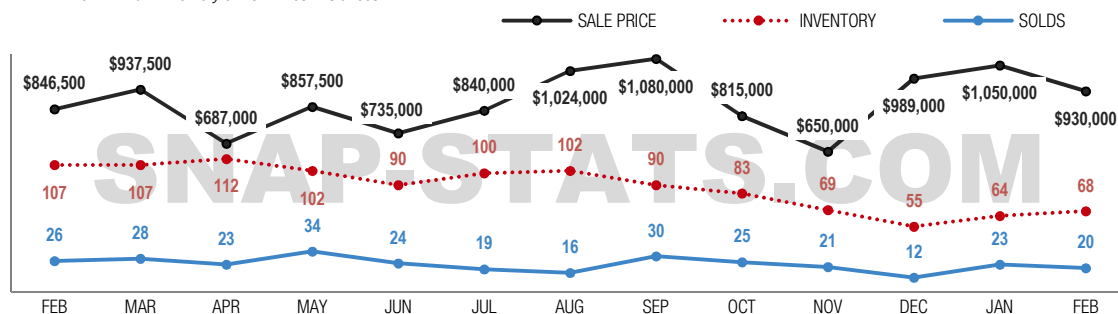
\*\*MLS® data on March 1 reported previous month's sales exceeded current inventory count.

## Market Summary

- Official Market Type **WEST VANCOUVER ATTACHED**: Sellers market at 29% Sales Ratio average (2.9 in 10 homes selling rate)
- Homes are selling on average 4% above list price
- Most Active Price Band\*: \$800,000 to \$900,000 with average 25% Sales Ratio (Sellers market)
- Buyers Best Bet\*: Homes in Panorama Village, Park Royal and up to 1 bedroom properties
- Sellers Best Bet\*: Selling homes in Ambleside and 2 to 3 bedroom properties

\* With a minimum inventory of 10 in most instances

## 13 Month Market Trend



Compliments of...

**SnapStats**  
SnapStats Publishing Company  
604.229.0521

www.snap-stats.com  
snapstatsinfo@gmail.com



## Price Band & Bedroom STATS HOUSES (DETACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
\$0 – 300,000	4	1	25%
300,001 – 400,000	1	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	7	2	29%
900,001 – 1,000,000	3	7	233%**
1,000,001 – 1,250,000	37	24	65%
1,250,001 – 1,500,000	75	43	57%
1,500,001 – 1,750,000	45	35	78%
1,750,001 – 2,000,000	48	28	58%
2,000,001 – 2,250,000	21	13	62%
2,250,001 – 2,500,000	25	23	92%
2,500,001 – 2,750,000	17	13	76%
2,750,001 – 3,000,000	28	5	18%
3,000,001 – 3,500,000	20	4	20%
3,500,001 – 4,000,000	19	2	11%
4,000,001 – 4,500,000	9	1	11%
4,500,001 – 5,000,000	4	2	50%
5,000,001 & Greater	5	0	NA
<b>TOTAL</b>	<b>368</b>	<b>204</b>	<b>55%</b>

2 Bedrooms & Less	20	6	30%
3 to 4 Bedrooms	144	112	78%
5 to 6 Bedrooms	175	79	45%
7 Bedrooms & More	29	7	24%
<b>TOTAL</b>	<b>368</b>	<b>204</b>	<b>55%</b>

SnapStats® Median Data	January	February	Variance
Inventory	272	368	35%
Solds	155	204	32%
Sale Price	\$1,511,000	\$1,689,000	12%
Sale Price SQFT	\$594	\$681	15%
Sale to List Price Ratio	102%	106%	4%
Days on Market	10	10	NA

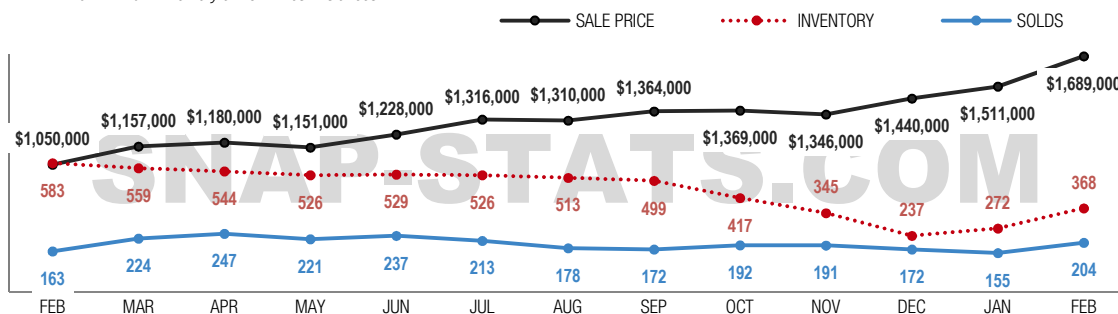
\*Sales Ratio: Speed of homes selling (Sales to Inventory Ratio). Higher is faster.

## Market Summary

- Official Market Type **RICHMOND DETACHED**: Sellers market at 55% Sales Ratio average (5.5 in 10 homes selling rate)
- Homes are selling on average 6% above list price
- Most Active Price Band\*: \$2.25 mil to \$2.5 mil with average 92% Sales Ratio (Sellers market)
- Buyers Best Bet\*: Homes between \$3.5 mil to \$4.5 mil, Bridgeport, East Cambie, Quilchena and minimum 7 bedroom properties
- Sellers Best Bet\*: Selling homes in Seafair, South Arm, Woodward and 3 to 4 bedroom properties

\* With a minimum inventory of 10 in most instances

## 13 Month Market Trend



Compliments of...

**SnapStats**  
SnapStats Publishing Company  
604.229.0521

www.snap-stats.com  
snapstatsinfo@gmail.com



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

SnapStats®	Inventory	Sales	Sales Ratio*
\$0 – 300,000	121	54	45%
300,001 – 400,000	163	52	32%
400,001 – 500,000	125	70	56%
500,001 – 600,000	117	57	49%
600,001 – 700,000	76	43	57%
700,001 – 800,000	28	26	93%
800,001 – 900,000	15	12	80%
900,001 – 1,000,000	12	6	50%
1,000,001 – 1,250,000	8	4	50%
1,250,001 – 1,500,000	7	0	NA
1,500,001 – 1,750,000	1	0	NA
1,750,001 – 2,000,000	2	1	50%
2,000,001 – 2,250,000	1	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	1	0	NA
3,500,001 – 4,000,000	3	0	NA
4,000,001 – 4,500,000	1	0	NA
4,500,001 – 5,000,000	0	0	NA
5,000,001 & Greater	1	0	NA
<b>TOTAL</b>	<b>683</b>	<b>325</b>	<b>48%</b>

0 to 1 Bedroom	195	60	31%
2 Bedrooms	382	169	44%
3 Bedrooms	84	76	90%
4 Bedrooms & Greater	22	20	91%
<b>TOTAL</b>	<b>683</b>	<b>325</b>	<b>48%</b>

SnapStats® Median Data	January	February	Variance
Inventory	717	683	-5%
Solds	224	325	45%
Sale Price	\$442,400	\$478,800	8%
Sale Price SQFT	\$474	\$499	5%
Sale to List Price Ratio	99%	100%	1%
Days on Market	31	18	-42%

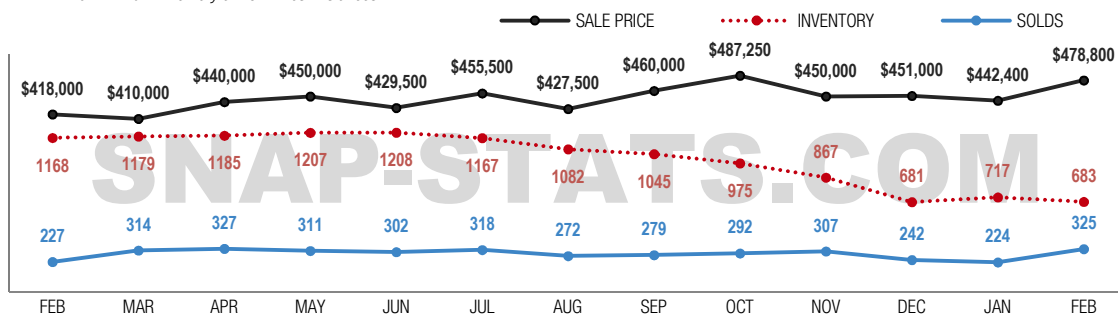
\*Sales Ratio: Speed of homes selling (Sales to Inventory Ratio). Higher is faster.

## Market Summary

- Official Market Type **RICHMOND ATTACHED**: Sellers market at 48% Sales Ratio average (4.8 in 10 homes selling rate)
- Homes are selling on average at list price
- Most Active Price Band\*: \$700,000 to \$800,000 with average 93% Sales Ratio (Sellers market)
- Buyers Best Bet\*: Homes between \$300,000 to \$400,000, Brighthouse, Garden City, Ironwood, South Arm and up to 1 bedrooms
- Sellers Best Bet\*: Selling homes in Boyd Park, McLennan North, Steveston South and minimum 3 bedroom properties

\* With a minimum inventory of 10 in most instances

## 13 Month Market Trend



Compliments of...

**SnapStats**  
SnapStats Publishing Company  
604.229.0521

www.snap-stats.com  
snapstatsinfo@gmail.com



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

SnapStats®	Inventory	Sales	Sales Ratio*
\$0 – 300,000	0	0	NA
300,001 – 400,000	0	0	NA
400,001 – 500,000	0	0	NA
500,001 – 600,000	0	0	NA
600,001 – 700,000	0	0	NA
700,001 – 800,000	0	0	NA
800,001 – 900,000	1	0	NA
900,001 – 1,000,000	4	3	75%
1,000,001 – 1,250,000	19	14	74%
1,250,001 – 1,500,000	30	16	53%
1,500,001 – 1,750,000	16	5	31%
1,750,001 – 2,000,000	14	1	7%
2,000,001 – 2,250,000	2	1	50%
2,250,001 – 2,500,000	0	1	NA**
2,500,001 – 2,750,000	1	0	NA
2,750,001 – 3,000,000	3	0	NA
3,000,001 – 3,500,000	2	0	NA
3,500,001 – 4,000,000	1	0	NA
4,000,001 – 4,500,000	0	0	NA
4,500,001 – 5,000,000	0	0	NA
5,000,001 & Greater	1	0	NA
<b>TOTAL</b>	<b>94</b>	<b>41</b>	<b>44%</b>

2 Bedrooms & Less	7	1	14%
3 to 4 Bedrooms	59	29	49%
5 to 6 Bedrooms	27	11	41%
7 Bedrooms & More	1	0	NA
<b>TOTAL</b>	<b>94</b>	<b>41</b>	<b>44%</b>

SnapStats® Median Data	January	February	Variance
Inventory	48	94	96%
Solds	39	41	5%
Sale Price	\$1,350,000	\$1,350,000	NA
Sale Price SQFT	\$519	\$517	NA
Sale to List Price Ratio	102%	108%	6%
Days on Market	11	7	-36%

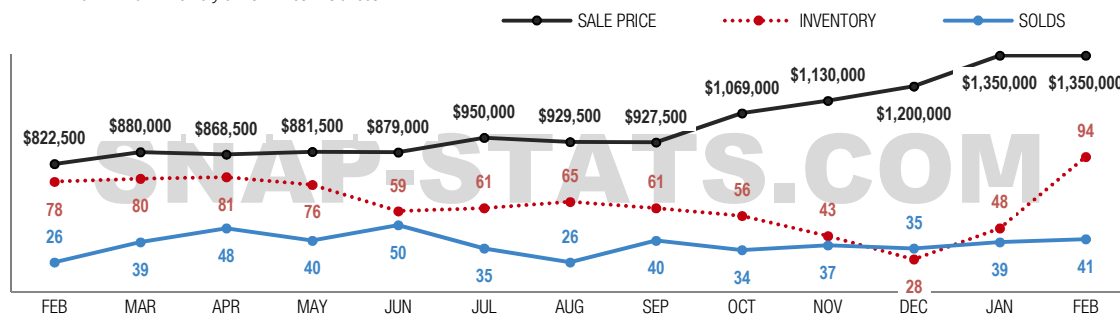
\*Sales Ratio: Speed of homes selling (Sales to Inventory Ratio). Higher is faster.

### Market Summary

- Official Market Type **TSAWWASSEN DETACHED**: Sellers market at 44% Sales Ratio average (4.4 in 10 homes selling rate)
- Homes are selling on average 8% above list price
- Most Active Price Band\*: \$1 mil to \$1.25 mil with average 74% Sales Ratio (Sellers market)
- Buyers Best Bet\*: Homes between \$1.75 mil to \$2 mil, Beach Grove, Cliff Drive and 5 to 6 bedroom properties
- Sellers Best Bet\*: Selling homes in Pebble Hill and 3 to 4 bedroom properties

\* With a minimum inventory of 10 in most instances

### 13 Month Market Trend



Compliments of...

**SnapStats**  
SnapStats Publishing Company  
604.229.0521

www.snap-stats.com  
snapstatsinfo@gmail.com



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

SnapStats®	Inventory	Sales	Sales Ratio*
\$0 – 300,000	8	2	25%
300,001 – 400,000	7	4	57%
400,001 – 500,000	3	2	67%
500,001 – 600,000	7	3	43%
600,001 – 700,000	1	1	100%
700,001 – 800,000	1	3	300%**
800,001 – 900,000	1	2	200%**
900,001 – 1,000,000	3	2	67%
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	1	0	NA
5,000,001 & Greater	0	0	NA
<b>TOTAL</b>	<b>33</b>	<b>19</b>	<b>58%</b>

0 to 1 Bedroom	8	2	25%
2 Bedrooms	24	14	58%
3 Bedrooms	1	1	100%
4 Bedrooms & Greater	0	2	NA**
<b>TOTAL</b>	<b>33</b>	<b>19</b>	<b>58%</b>

SnapStats® Median Data	January	February	Variance
Inventory	29	33	14%
Solds	4	19	375%
Sale Price	\$364,500	\$514,900	41%
Sale Price SQFT	\$352	\$429	22%
Sale to List Price Ratio	99%	97%	-2%
Days on Market	10	16	60%

\*Sales Ratio: Speed of homes selling (Sales to Inventory Ratio). Higher is faster.

### Community STATS CONDO & TH (ATTACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
Beach Grove	2	2	100%**
Boundary Beach	1	0	NA
Cliff Drive	22	11	50%
English Bluff	2	1	50%
Pebble Hill	0	0	NA
Tsawwassen Central	5	2	40%
Tsawwassen East	1	3	300%**
<b>TOTAL</b>	<b>33</b>	<b>19</b>	<b>58%</b>

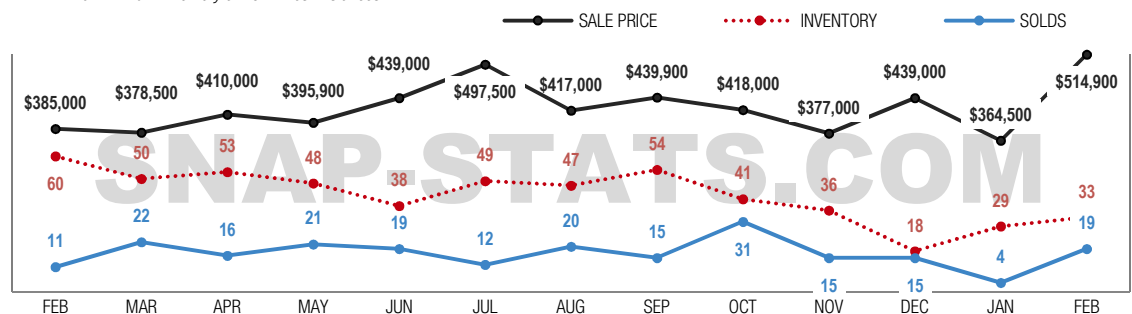
\*\*MLS® data on March 1 reported previous month's sales exceeded current inventory count.

### Market Summary

- Official Market Type **TSAWWASSEN ATTACHED**: Sellers market at 58% Sales Ratio average (5.8 in 10 homes selling rate)
- Homes are selling on average 3% below list price
- Most Active Price Band\*: \$300,000 to \$400,000 with average 57% Sales Ratio (Balanced market)
- Buyers Best Bet\*: Homes between \$0 to \$300,000 and up to 1 bedroom properties
- 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



Compliments of...

**SnapStats**  
SnapStats Publishing Company  
604.229.0521

www.snap-stats.com  
snapstatsinfo@gmail.com





Community *STATS HOUSES (DETACHED)*

SnapStats®	Inventory	Sales	Sales Ratio*
Delta Manor	6	2	33%
East Delta	2	1	50%
Hawthorne	16	8	50%
Holly	8	2	25%
Ladner Elementary	10	3	30%
Ladner Rural	6	0	NA
Neilsen Grove	9	3	33%
Port Guichon	4	0	NA
Westham Island	0	0	NA
TOTAL	61	19	31%

*\*\*MLS® data on March 1 reported previous month's sales exceeded current inventory count.*

*\*\*MLS® data on March 1 reported previous month's sales exceeded current inventory count.*

- Official Market Type **LADNER DETACHED:** Sellers market at 31% Sales Ratio average (3.1 in 10 homes selling rate)
- Homes are selling on average 9% above list price
- Most Active Price Band\*: \$1 mil to \$1.25 mil with average 80% Sales Ratio (Sellers market)
- Buyers Best Bet\*: Homes between \$1.25 mil to \$1.5 mil, Holly and up to 2 bedroom properties
- Sellers Best Bet\*: Selling homes in Hawthorne and 3 to 4 bedroom properties

\* With a minimum inventory of 10 in most instances

**SALE PRICE**      **INVENTORY**      **SALES**

Month	Sale Price (\$)	Inventory (Count)	Sales (Count)
FEB	\$657,500	39	26
MAR	\$722,500	47	26
APR	\$775,000	36	33
MAY	\$772,500	45	24
JUN	\$810,000	50	23
JUL	\$774,400	43	32
AUG	\$840,000	39	17
SEP	\$795,000	36	16
OCT	\$935,000	25	24
NOV	\$856,000	22	16
DEC	\$931,000	17	15
JAN	\$1,002,500	36	12
FEB	\$1,040,000	61	19

**SnapStats**  
SnapStats Publishing Company  
604.229.0521



REALTOR®

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

SnapStats®	Inventory	Sales	Sales Ratio*
\$0 – 300,000	1	1	100%
300,001 – 400,000	5	2	40%
400,001 – 500,000	2	1	50%
500,001 – 600,000	2	1	50%
600,001 – 700,000	2	2	100%
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	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
<b>TOTAL</b>	<b>14</b>	<b>7</b>	<b>50%</b>

0 to 1 Bedroom	2	1	50%
2 Bedrooms	7	5	71%
3 Bedrooms	4	1	25%
4 Bedrooms & Greater	1	0	NA
<b>TOTAL</b>	<b>14</b>	<b>7</b>	<b>50%</b>

SnapStats® Median Data	January	February	Variance
Inventory	9	14	56%
Solds	8	7	-13%
Sale Price	\$503,000	\$425,000	-16%
Sale Price SQFT	\$378	\$357	-6%
Sale to List Price Ratio	102%	97%	-5%
Days on Market	8	11	38%

\*Sales Ratio: Speed of homes selling (Sales to Inventory Ratio). Higher is faster.

## Community STATS CONDO & TH (ATTACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
Delta Manor	2	1	50%
East Delta	0	2	NA**
Hawthorne	5	4	80%
Holly	1	0	NA
Ladner Elementary	5	0	NA
Ladner Rural	0	0	NA
Neilsen Grove	1	0	NA
Port Guichon	0	0	NA
Westham Island	0	0	NA
<b>TOTAL</b>	<b>14</b>	<b>7</b>	<b>50%</b>

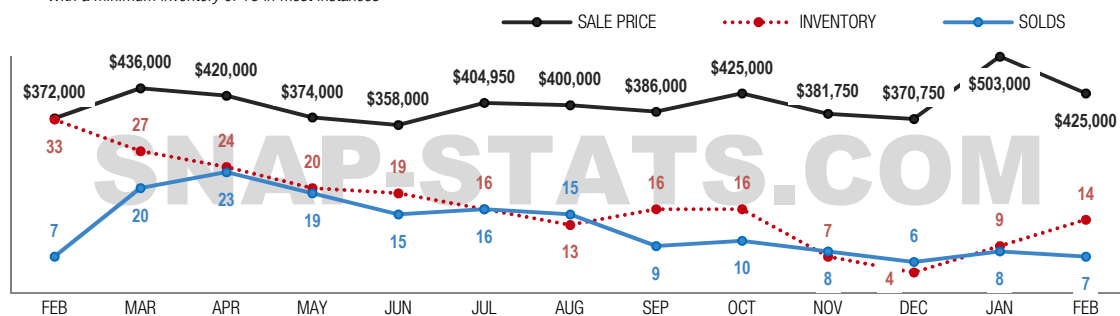
\*\*MLS® data on March 1 reported previous month's sales exceeded current inventory count.

## Market Summary

- Official Market Type **LADNER ATTACHED**: Sellers market at 50% Sales Ratio average (1 in 2 homes selling rate)
- Homes are selling on average 3% below list price
- Most Active Price Band\*: *Insufficient data\**
- Buyers Best Bet\*: *Insufficient data\**
- Sellers Best Bet\*: *Insufficient data\**

\* With a minimum inventory of 10 in most instances

## 13 Month Market Trend



Compliments of...

**SnapStats**  
SnapStats Publishing Company  
604.229.0521

www.snap-stats.com  
snapstatsinfo@gmail.com

