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** MAY 2017

Price Band & Bedroom *ATTACHED CONDOS & TOWNHOMES*

SnapStats®	Inventory	Sales	Sales Ratio*
$0 – 300,000	0	1	NA*
300,001 – 400,000	1	5	500%*
400,001 – 500,000	14	18	129%*
500,001 – 600,000	30	41	137%*
600,001 – 700,000	39	47	121%*
700,001 – 800,000	36	35	97%
800,001 – 900,000	29	29	100%
900,001 – 1,000,000	22	18	82%
1,000,001 – 1,250,000	24	22	92%
1,250,001 – 1,500,000	30	21	70%
1,500,001 – 1,750,000	14	17	121%*
1,750,001 – 2,000,000	31	2	6%
2,000,001 – 2,250,000	12	6	50%
2,250,001 – 2,500,000	10	3	30%
2,500,001 – 2,750,000	6	1	17%
2,750,001 – 3,000,000	7	5	71%
3,000,001 – 3,500,000	10	2	20%
3,500,001 – 4,000,000	18	4	22%
4,000,001 – 4,500,000	1	1	100%
4,500,001 – 5,000,000	3	0	NA
5,000,001 & Greater	22	2	9%
TOTAL	**359**	**280**	**78%**

0 to 1 Bedroom	132	144	109%
2 Bedrooms	178	117	66%
3 Bedrooms	46	18	39%
4 Bedrooms & Greater	3	1	33%
TOTAL	**359**	**280**	**78%**

SnapStats® *Median Data*	April	May	Variance
Inventory	338	359	6%
Solds	244	280	15%
Sale Price	$849,000	$770,000	-9%
Sale Price SQFT	$1,035	$987	-5%
Sale to List Price Ratio	101%	100%	-1%
Days on Market	9	8	-11%

Community *ATTACHED CONDOS & TOWNHOMES*

SnapStats®	Inventory	Sales	Sales Ratio*
Coal Harbour	51	40	78%
Downtown	128	112	88%
Westend	69	54	78%
Yaletown	111	74	67%
TOTAL	**359**	**280**	**78%**

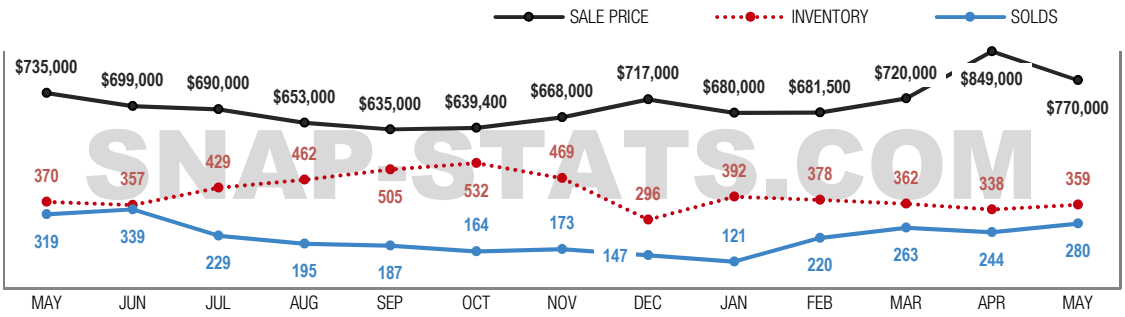
Sales Ratio defines market speed (higher is faster) and market type: Buyers up to 14% / Balanced 15 to 20% / Sellers 21% plus. If >100% MLS® data reported previous month's sales exceeded current inventory.

Market Summary

- Official Market Type **DOWNTOWN:** Sellers market at 78% Sales Ratio average (7.8 in 10 homes selling rate)
- Homes are selling on average at list price
- Most Active Price Band** +/- $1 mil: $400k to $700k (>100% Sales Ratio) / $1.5 mil to $1.75 mil (>100% Sales Ratio)
- Buyers Best Bet** +/- $1 mil: Homes between $900k to $1 mil / $1.75 mil to $2 mil plus, Yaletown and 3 bedroom properties
- Sellers Best Bet** Selling homes in Downtown 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** MAY 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	1	0	NA
1,000,001 – 1,250,000	0	0	NA
1,250,001 – 1,500,000	1	1	100%
1,500,001 – 1,750,000	1	1	100%
1,750,001 – 2,000,000	5	6	120%*
2,000,001 – 2,250,000	7	10	143%*
2,250,001 – 2,500,000	13	11	85%
2,500,001 – 2,750,000	20	16	80%
2,750,001 – 3,000,000	36	21	58%
3,000,001 – 3,500,000	51	34	67%
3,500,001 – 4,000,000	76	21	28%
4,000,001 – 4,500,000	52	20	38%
4,500,001 – 5,000,000	72	12	17%
5,000,001 & Greater	232	32	14%
TOTAL	568	185	33%

2 Bedrooms & Less	24	7	29%
3 to 4 Bedrooms	200	79	40%
5 to 6 Bedrooms	283	82	29%
7 Bedrooms & More	61	17	28%
TOTAL	568	185	33%

SnapStats® *Median Data*	April	May	Variance
Inventory	561	568	1%
Solds	111	185	67%
Sale Price	$3,320,000	$3,400,000	2%
Sale Price SQFT	$1,170	$1,188	2%
Sale to List Price Ratio	98%	99%	1%
Days on Market	29	20	-31%

Community *DETACHED HOUSES*

SnapStats®	Inventory	Sales	Sales Ratio*
Arbutus	22	15	68%
Cambie	25	19	76%
Dunbar	67	26	39%
Fairview	1	1	100%
Falsecreek	1	0	NA
Kerrisdale	29	12	41%
Kitsilano	43	24	56%
Mackenzie Heights	22	4	18%
Marpole	36	8	22%
Mount Pleasant	1	1	100%
Oakridge	19	9	47%
Point Grey	57	22	39%
Quilchena	20	6	30%
SW Marine	33	6	18%
Shaughnessy	68	10	15%
South Cambie	6	2	33%
South Granville	71	10	14%
Southlands	26	7	27%
University	21	3	14%
TOTAL	568	185	33%

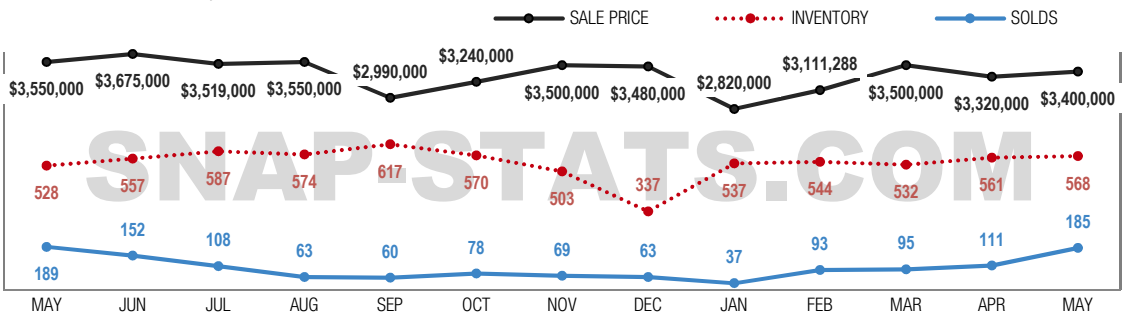
Sales Ratio defines market speed (higher is faster) and market type: Buyers up to 14% / Balanced 15 to 20% / Sellers 21% plus. If >100% MLS® data reported previous month's sales exceeded current inventory.

Market Summary

- Official Market Type **WESTSIDE DETACHED:** Sellers market at 33% Sales Ratio average (1 in 3 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band** +/-$3 mil: $2 mil to $2.25 mil (>100% Sales Ratio) / $3 mil to $3.5 mil (67% Sales Ratio)
- Buyers Best Bet** +/-$3 mil: $2.75 mil to $3 mil / $5 mil plus, Shaughnessy, South Granville, University and 7 plus bedrooms
- Sellers Best Bet** Selling homes in Arbutus, Cambie, Kitsilano 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** MAY 2017

Price Band & Bedroom *ATTACHED CONDOS & TOWNHOMES*

SnapStats®	Inventory	Sales	Sales Ratio*
$0 – 300,000	0	0	NA
300,001 – 400,000	7	2	29%
400,001 – 500,000	16	16	100%
500,001 – 600,000	34	41	121%*
600,001 – 700,000	29	48	166%*
700,001 – 800,000	34	40	118%*
800,001 – 900,000	28	47	168%*
900,001 – 1,000,000	34	21	62%
1,000,001 – 1,250,000	57	26	46%
1,250,001 – 1,500,000	46	29	63%
1,500,001 – 1,750,000	30	20	67%
1,750,001 – 2,000,000	27	8	30%
2,000,001 – 2,250,000	8	8	100%
2,250,001 – 2,500,000	8	6	75%
2,500,001 – 2,750,000	6	1	17%
2,750,001 – 3,000,000	10	2	20%
3,000,001 – 3,500,000	2	0	NA
3,500,001 – 4,000,000	1	0	NA
4,000,001 – 4,500,000	4	0	NA
4,500,001 – 5,000,000	1	0	NA
5,000,001 & Greater	1	0	NA
TOTAL	**383**	**315**	**82%**

0 to 1 Bedroom	95	105	111%*
2 Bedrooms	190	158	83%
3 Bedrooms	86	50	58%
4 Bedrooms & Greater	12	2	17%
TOTAL	**383**	**315**	**82%**

SnapStats® *Median Data*	April	May	Variance
Inventory	376	383	2%
Solds	254	315	24%
Sale Price	$785,000	$828,000	5%
Sale Price SQFT	$890	$916	3%
Sale to List Price Ratio	103%	104%	1%
Days on Market	9	8	-11%

Community *ATTACHED CONDOS & TOWNHOMES*

SnapStats®	Inventory	Sales	Sales Ratio*
Arbutus	0	0	NA
Cambie	27	17	63%
Dunbar	7	3	43%
Fairview	51	61	120%*
Falsecreek	38	42	111%*
Kerrisdale	22	21	95%
Kitsilano	54	71	131%*
Mackenzie Heights	0	0	NA
Marpole	25	11	44%
Mount Pleasant	4	6	150%*
Oakridge	9	4	44%
Point Grey	8	5	63%
Quilchena	8	7	88%
SW Marine	9	4	44%
Shaughnessy	3	2	67%
South Cambie	14	6	43%
South Granville	14	2	14%
Southlands	1	1	100%
University	89	52	58%
TOTAL	**383**	**315**	**82%**

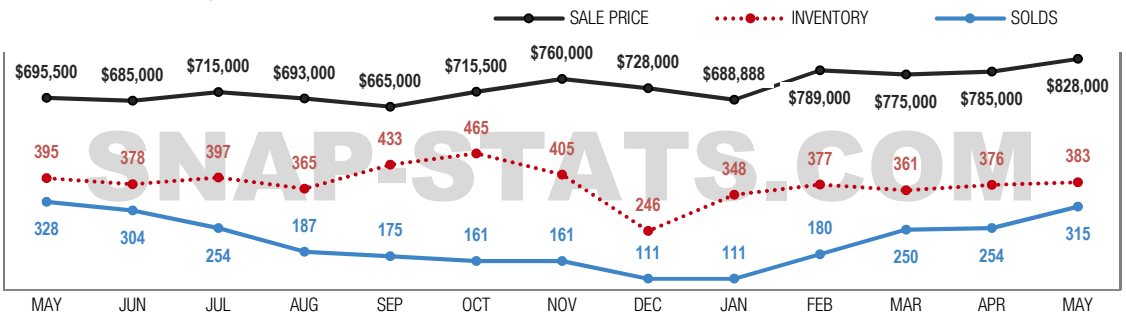
**Sales Ratio defines market speed (higher is faster) and market type: Buyers up to 14% / Balanced 15 to 20% / Sellers 21% plus. If >100% MLS® data reported previous month's sales exceeded current inventory.*

Market Summary

- Official Market Type **WESTSIDE ATTACHED:** Sellers market at 82% Sales Ratio average (8.2 in 10 homes selling rate)
- Homes are selling on average 4% above list price
- Most Active Price Band** $500,000 to $900,000 with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between $2.75 mil to $3 mil, South Granville and minimum 4 bedroom properties
- Sellers Best Bet** Selling homes in Fairview, Falsecreek, Kerrisdale, Kitsilano 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 MAY 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	1	0	NA
800,001 – 900,000	0	0	NA
900,001 – 1,000,000	2	0	NA
1,000,001 – 1,250,000	21	16	76%
1,250,001 – 1,500,000	97	47	48%
1,500,001 – 1,750,000	125	63	50%
1,750,001 – 2,000,000	123	38	31%
2,000,001 – 2,250,000	47	15	32%
2,250,001 – 2,500,000	98	14	14%
2,500,001 – 2,750,000	58	2	3%
2,750,001 – 3,000,000	65	3	5%
3,000,001 – 3,500,000	59	0	NA
3,500,001 – 4,000,000	11	0	NA
4,000,001 – 4,500,000	7	1	14%
4,500,001 – 5,000,000	7	0	NA
5,000,001 & Greater	4	0	NA
TOTAL	726	199	27%

2 Bedrooms & Less	39	13	33%
3 to 4 Bedrooms	227	72	32%
5 to 6 Bedrooms	341	92	27%
7 Bedrooms & More	119	22	18%
TOTAL	726	199	27%

SnapStats® *Median Data*	April	May	Variance
Inventory	719	726	1%
Solds	142	199	40%
Sale Price	$1,552,500	$1,650,000	6%
Sale Price SQFT	$692	$734	6%
Sale to List Price Ratio	99%	103%	4%
Days on Market	13	12	-8%

Community *DETACHED HOUSES*

SnapStats®	Inventory	Sales	Sales Ratio*
Champlain Heights	2	1	50%
Collingwood	76	8	11%
Downtown	0	0	NA
Fraser	42	22	52%
Fraserview	40	7	18%
Grandview	68	18	26%
Hastings	15	3	20%
Hastings East	19	7	37%
Killarney	72	24	33%
Knight	46	25	54%
Main	31	12	39%
Mount Pleasant	12	9	75%
Renfrew Heights	59	14	24%
Renfrew	132	17	13%
South Vancouver	76	23	30%
Victoria	36	9	25%
TOTAL	726	199	27%

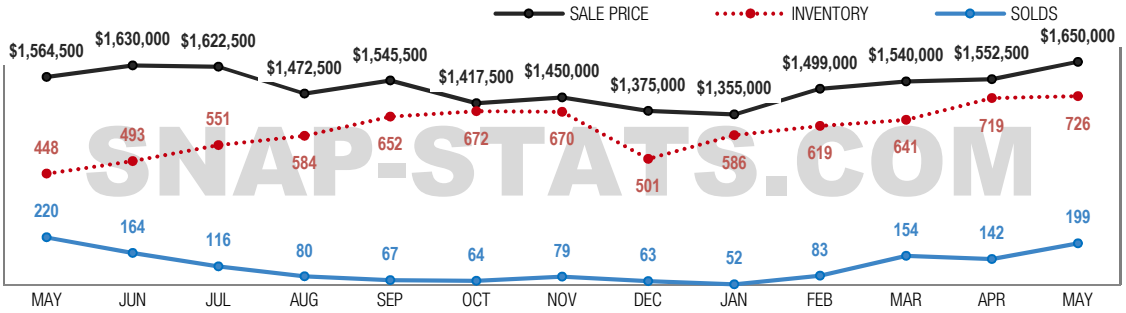
Sales Ratio defines market speed (higher is faster) and market type: Buyers up to 14% | Balanced 15 to 20% | Sellers 21% plus. If >100% MLS® data reported previous month's sales exceeded current inventory.

Market Summary

- Official Market Type **EASTSIDE DETACHED:** Sellers market at 27% Sales Ratio average (2.7 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 76% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between $2.5 mil to $2.75 mil, Collingwood, Fraserview, Renfrew and minimum 7 plus bedrooms
- Sellers Best Bet** Selling homes in Fraser, Knight, Mount Pleasant and up to 2 bedroom properties

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

13 Month Market Trend



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SnapStats® VANCOUVER EASTSIDE MAY 2017

Price Band & Bedroom *ATTACHED CONDOS & TOWNHOMES*

SnapStats®	Inventory	Sales	Sales Ratio*
$0 – 300,000	4	10	250%*
300,001 – 400,000	26	24	92%
400,001 – 500,000	58	59	102%*
500,001 – 600,000	37	43	116%*
600,001 – 700,000	33	29	88%
700,001 – 800,000	28	24	86%
800,001 – 900,000	21	26	124%*
900,001 – 1,000,000	13	10	77%
1,000,001 – 1,250,000	26	19	73%
1,250,001 – 1,500,000	19	8	42%
1,500,001 – 1,750,000	0	2	NA*
1,750,001 – 2,000,000	1	0	NA
2,000,001 – 2,250,000	3	1	33%
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	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	**272**	**255**	**94%**
0 to 1 Bedroom	87	106	122%*
2 Bedrooms	127	110	87%
3 Bedrooms	53	34	64%
4 Bedrooms & Greater	5	5	100%
TOTAL	**272**	**255**	**94%**

SnapStats® *Median Data*	April	May	Variance
Inventory	255	272	7%
Solds	204	255	25%
Sale Price	$574,000	$585,000	2%
Sale Price SQFT	$672	$720	7%
Sale to List Price Ratio	102%	106%	4%
Days on Market	8	9	13%

Community *ATTACHED CONDOS & TOWNHOMES*

SnapStats®	Inventory	Sales	Sales Ratio*
Champlain Heights	23	22	96%
Collingwood	47	45	96%
Downtown	12	10	83%
Fraser	9	9	100%
Fraserview	21	20	95%
Grandview	9	14	156%*
Hastings	15	17	113%*
Hastings East	0	4	NA*
Killarney	12	5	42%
Knight	8	6	75%
Main	7	6	86%
Mt Pleasant	63	75	119%*
Renfrew Heights	0	0	NA
Renfrew	9	10	111%*
South Vancouver	0	0	NA
Victoria	37	12	32%
TOTAL	**272**	**255**	**94%**

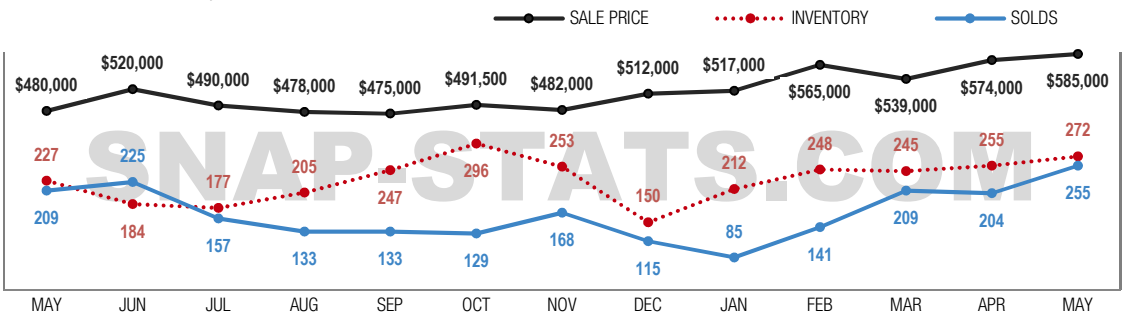
**Sales Ratio defines market speed (higher is faster) and market type: Buyers up to 14% / Balanced 15 to 20% / Sellers 21% plus. If >100% MLS® data reported previous month's sales exceeded current inventory.*

Market Summary

- Official Market Type **EASTSIDE ATTACHED:** Sellers market at 94% Sales Ratio average (9.4 in 10 homes selling rate)
- Homes are selling on average 6% above list price
- Most Active Price Band** $0 to $300,000 with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between $1.25 mil to $1.5 mil, Killarney, Victoria and 3 bedroom properties
- Sellers Best Bet** Selling homes in Grandview, Hastings, Mt Pleasant, Renfrew and up to 1 bedroom properties

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

13 Month Market Trend



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SnapStats® NORTH VANCOUVER MAY 2017

Price Band & Bedroom *DETACHED HOUSES*

SnapStats®	Inventory	Sales	Sales Ratio*
$0 – 300,000	0	1	NA*
300,001 – 400,000	0	0	NA
400,001 – 500,000	1	0	NA
500,001 – 600,000	0	0	NA
600,001 – 700,000	0	0	NA
700,001 – 800,000	0	0	NA
800,001 – 900,000	0	0	NA
900,001 – 1,000,000	0	0	NA
1,000,001 – 1,250,000	3	1	33%
1,250,001 – 1,500,000	33	30	91%
1,500,001 – 1,750,000	47	44	94%
1,750,001 – 2,000,000	67	20	30%
2,000,001 – 2,250,000	13	14	108%*
2,250,001 – 2,500,000	37	9	24%
2,500,001 – 2,750,000	28	6	21%
2,750,001 – 3,000,000	23	7	30%
3,000,001 – 3,500,000	18	2	11%
3,500,001 – 4,000,000	18	2	11%
4,000,001 – 4,500,000	11	1	9%
4,500,001 – 5,000,000	3	1	33%
5,000,001 & Greater	6	1	17%
TOTAL	**308**	**139**	**45%**
2 Bedrooms & Less	13	6	46%
3 to 4 Bedrooms	142	81	57%
5 to 6 Bedrooms	133	41	31%
7 Bedrooms & More	20	11	55%
TOTAL	**308**	**139**	**45%**

SnapStats® *Median Data*	April	May	Variance
Inventory	246	308	25%
Solds	109	139	28%
Sale Price	$1,900,000	$1,698,000	-11%
Sale Price SQFT	$713	$644	-10%
Sale to List Price Ratio	96%	100%	4%
Days on Market	15	10	-33%

Community *DETACHED HOUSES*

SnapStats®	Inventory	Sales	Sales Ratio*
Blueridge	15	8	53%
Boulevard	15	10	67%
Braemar	1	2	200%*
Calverhall	6	4	67%
Canyon Heights	35	15	43%
Capilano	8	0	NA
Central Lonsdale	15	5	33%
Deep Cove	8	2	25%
Delbrook	5	1	20%
Dollarton	12	3	25%
Edgemont	19	7	37%
Forest Hills	16	3	19%
Grouse Woods	4	2	50%
Hamilton	9	2	22%
Hamilton Heights	0	1	NA*
Indian Arm	2	1	50%
Indian River	5	5	100%
Lower Lonsdale	7	0	NA
Lynn Valley	24	19	79%
Lynnmour	1	0	NA
Norgate	3	1	33%
Northlands	3	0	NA
Pemberton Heights	9	8	89%
Pemberton	6	2	33%
Princess Park	9	0	NA
Queensbury	8	3	38%
Roche Point	2	3	150%*
Seymour	1	3	300%*
Tempe	5	1	20%
Upper Delbrook	16	8	50%
Upper Lonsdale	25	9	36%
Westlynn	9	9	100%
Westlynn Terrace	1	0	NA
Windsor Park	2	2	100%
Woodlands-Sunshine Cascade	2	0	NA
TOTAL	**308**	**139**	**45%**

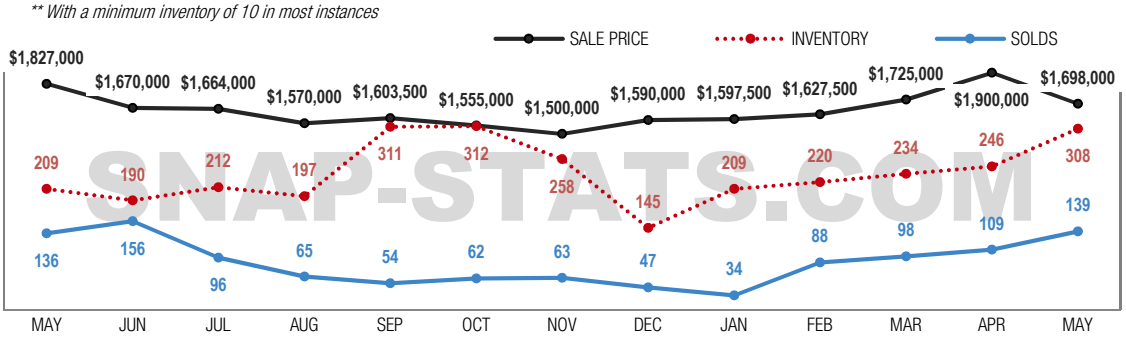
**Sales Ratio defines market speed (higher is faster) and market type: Buyers up to 14% / Balanced 15 to 20% / Sellers 21% plus. If >100% MLS® data reported previous month's sales exceeded current inventory.*

Market Summary

- Official Market Type **NORTH VANCOUVER DETACHED:** Sellers market at 45% Sales Ratio average (4.5 in 10 homes selling rate)
- Homes are selling on average at list price
- Most Active Price Band** $2 mil to $2.25 mil with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between $4 mil to $4.5 mil, Dollarton, Forest Hills and 5 to 6 bedroom properties
- Sellers Best Bet** Selling homes in Lynn Valley, Pemberton Heights, Westlynn and 3 to 4 bedroom properties

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

13 Month Market Trend



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SnapStats® NORTH VANCOUVER MAY 2017

Price Band & Bedroom *ATTACHED CONDOS & TOWNHOMES*

SnapStats®	Inventory	Sales	Sales Ratio*
$0 – 300,000	0	1	NA*
300,001 – 400,000	10	4	40%
400,001 – 500,000	27	24	89%
500,001 – 600,000	20	31	155%*
600,001 – 700,000	12	24	200%*
700,001 – 800,000	15	26	173%*
800,001 – 900,000	15	16	107%*
900,001 – 1,000,000	14	16	114%*
1,000,001 – 1,250,000	16	21	131%*
1,250,001 – 1,500,000	13	6	46%
1,500,001 – 1,750,000	4	2	50%
1,750,001 – 2,000,000	1	1	100%
2,000,001 – 2,250,000	1	4	400%*
2,250,001 – 2,500,000	1	1	100%
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	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	0	0	NA
TOTAL	154	177	115%*
0 to 1 Bedroom	41	47	115%*
2 Bedrooms	79	94	119%*
3 Bedrooms	31	34	110%*
4 Bedrooms & Greater	3	2	67%
TOTAL	154	177	115%*

SnapStats® *Median Data*	April	May	Variance
Inventory	154	154	NA
Solds	138	177	28%
Sale Price	$655,450	$720,000	10%
Sale Price SQFT	$685	$745	9%
Sale to List Price Ratio	100%	103%	3%
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	1	100%
Central Lonsdale	43	35	81%
Deep Cove	0	0	NA
Delbrook	0	0	NA
Dollarton	0	0	NA
Edgemont	0	5	NA*
Forest Hills	0	0	NA
Grouse Woods	0	0	NA
Hamilton	3	14	467%*
Hamilton Heights	0	0	NA
Indian Arm	0	0	NA
Indian River	1	2	200%*
Lower Lonsdale	42	54	129%*
Lynn Valley	17	15	88%
Lynnmour	18	16	89%
Norgate	4	1	25%
Northlands	1	9	900%*
Pemberton Heights	0	0	NA
Pemberton	7	10	143%*
Princess Park	0	0	NA
Queensbury	0	0	NA
Roche Point	8	12	150%*
Seymour	3	0	NA
Tempe	0	0	NA
Upper Delbrook	0	0	NA
Upper Lonsdale	4	2	50%
Westlynn	2	1	50%
Westlynn Terrace	0	0	NA
Windsor Park	0	0	NA
Woodlands-Sunshine Cascade	0	0	NA
TOTAL	154	177	115%*

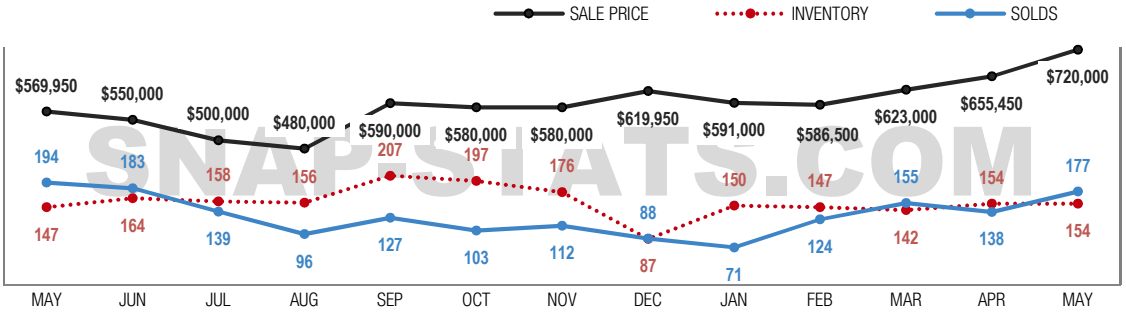
**Sales Ratio defines market speed (higher is faster) and market type: Buyers up to 14% / Balanced 15 to 20% / Sellers 21% plus. If >100% MLS® data reported previous month's sales exceeded current inventory.*

Market Summary

- Official Market Type **NORTH VANCOUVER ATTACHED:** Sellers market at >100% Sales Ratio average (10 in 10 homes selling rate)
- Homes are selling on average 3% above list price
- Most Active Price Band** $500,000 to $1.25 mil with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between $300,000 to $400,000, Central Lonsdale, Lynn Valley and Lynnmour
- Sellers Best Bet** Selling homes in Hamilton, Lower Lonsdale, Northlands, Pemberton, Roche Point and up to 3 bedroom properties

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

13 Month Market Trend



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SnapStats® WEST VANCOUVER MAY 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	0	NA
1,250,001 – 1,500,000	1	1	100%
1,500,001 – 1,750,000	3	0	NA
1,750,001 – 2,000,000	28	3	11%
2,000,001 – 2,250,000	6	7	117%*
2,250,001 – 2,500,000	22	8	36%
2,500,001 – 2,750,000	25	5	20%
2,750,001 – 3,000,000	35	4	11%
3,000,001 – 3,500,000	45	7	16%
3,500,001 – 4,000,000	48	5	10%
4,000,001 – 4,500,000	40	9	23%
4,500,001 – 5,000,000	28	4	14%
5,000,001 & Greater	164	10	6%
TOTAL	**448**	**63**	**14%**
2 Bedrooms & Less	16	2	13%
3 to 4 Bedrooms	230	31	13%
5 to 6 Bedrooms	182	27	15%
7 Bedrooms & More	20	3	15%
TOTAL	**448**	**63**	**14%**

SnapStats® *Median Data*	April	May	Variance
Inventory	399	448	12%
Solds	64	63	-2%
Sale Price	$3,500,000	$3,280,000	-6%
Sale Price SQFT	$1,007	$888	-12%
Sale to List Price Ratio	92%	94%	2%
Days on Market	27	19	-30%

Community *DETACHED HOUSES*

SnapStats®	Inventory	Sales	Sales Ratio*
Altamont	17	1	6%
Ambleside	49	9	18%
Bayridge	9	2	22%
British Properties	73	9	12%
Canterbury	7	0	NA
Caulfield	25	6	24%
Cedardale	5	1	20%
Chartwell	25	2	8%
Chelsea Park	3	0	NA
Cypress	6	1	17%
Cypress Park Estates	14	3	21%
Deer Ridge	0	0	NA
Dundarave	29	6	21%
Eagle Harbour	21	3	14%
Eagleridge	6	1	17%
Furry Creek	1	0	NA
Gleneagles	10	3	30%
Glenmore	10	2	20%
Horseshoe Bay	10	2	20%
Howe Sound	10	0	NA
Lions Bay	13	1	8%
Old Caulfield	6	1	17%
Panorama Village	0	0	NA
Park Royal	0	0	NA
Porteau Cove	0	0	NA
Queens	21	3	14%
Rockridge	4	0	NA
Sandy Cove	3	1	33%
Sentinel Hill	21	2	10%
Upper Caulfield	2	1	50%
West Bay	8	1	13%
Westhill	5	1	20%
Westmount	16	0	NA
Whitby Estates	11	0	NA
Whytecliff	8	1	13%
TOTAL	**448**	**63**	**14%**

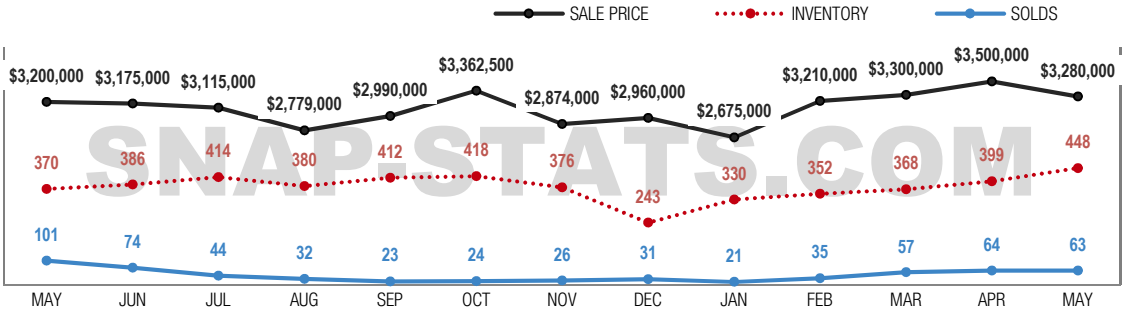
**Sales Ratio defines market speed (higher is faster) and market type: Buyers up to 14% / Balanced 15 to 20% / Sellers 21% plus. If >100% MLS® data reported previous month's sales exceeded current inventory.*

Market Summary

- Official Market Type **WEST VANCOUVER DETACHED:** Buyers market at 14% Sales Ratio average (15% is a Balanced market)
- Homes are selling on average 6% below list price
- Most Active Price Band** $2.25 mil to $2.5 mil with average 36% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes $5 mil plus, Altamont, Chartwell, Lions Bay and up to 4 bedroom properties
- Sellers Best Bet** Selling homes in Gleneagles and minimum 5 bedroom properties

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

13 Month Market Trend



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SnapStats® WEST VANCOUVER MAY 2017

Price Band & Bedroom *ATTACHED CONDOS & TOWNHOMES*

SnapStats®	Inventory	Sales	Sales Ratio*
$0 – 300,000	0	0	NA
300,001 – 400,000	2	1	50%
400,001 – 500,000	1	2	200%*
500,001 – 600,000	2	2	100%
600,001 – 700,000	3	3	100%
700,001 – 800,000	1	0	NA
800,001 – 900,000	1	2	200%*
900,001 – 1,000,000	2	2	100%
1,000,001 – 1,250,000	8	5	63%
1,250,001 – 1,500,000	5	2	40%
1,500,001 – 1,750,000	9	4	44%
1,750,001 – 2,000,000	2	1	50%
2,000,001 – 2,250,000	1	4	400%*
2,250,001 – 2,500,000	8	1	13%
2,500,001 – 2,750,000	2	0	NA
2,750,001 – 3,000,000	6	0	NA
3,000,001 – 3,500,000	2	1	50%
3,500,001 – 4,000,000	3	0	NA
4,000,001 – 4,500,000	2	2	100%
4,500,001 – 5,000,000	0	0	NA
5,000,001 & Greater	4	0	NA
TOTAL	**64**	**32**	**50%**
0 to 1 Bedroom	8	7	88%
2 Bedrooms	37	19	51%
3 Bedrooms	17	6	35%
4 Bedrooms & Greater	2	0	NA
TOTAL	**64**	**32**	**50%**

SnapStats® *Median Data*	April	May	Variance
Inventory	65	64	-2%
Solds	29	32	10%
Sale Price	$1,150,000	$1,184,500	3%
Sale Price SQFT	$854	$1,059	24%
Sale to List Price Ratio	109%	99%	-9%
Days on Market	7	10	43%

Community *ATTACHED CONDOS & TOWNHOMES*

SnapStats®	Inventory	Sales	Sales Ratio*
Altamont	0	0	NA
Ambleside	14	11	79%
Bayridge	0	0	NA
British Properties	0	0	NA
Canterbury	0	0	NA
Caulfield	0	0	NA
Cedardale	3	1	33%
Chartwell	0	0	NA
Chelsea Park	0	0	NA
Cypress	0	0	NA
Cypress Park Estates	0	0	NA
Deer Ridge	1	1	100%
Dundarave	7	9	129%*
Eagle Harbour	0	0	NA
Eagleridge	0	0	NA
Furry Creek	4	0	NA
Gleneagles	0	0	NA
Glenmore	0	0	NA
Horseshoe Bay	6	1	17%
Howe Sound	2	1	50%
Lions Bay	0	0	NA
Old Caulfield	0	0	NA
Panorama Village	5	3	60%
Park Royal	17	4	24%
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	4	1	25%
Whytecliff	0	0	NA
TOTAL	**64**	**32**	**50%**

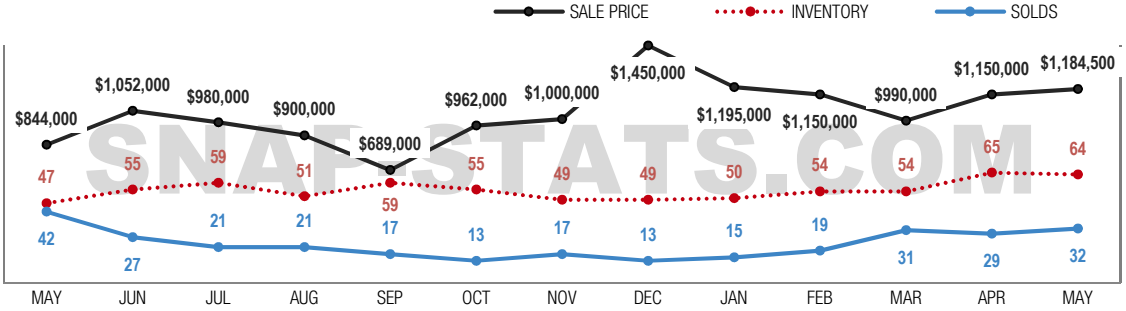
**Sales Ratio defines market speed (higher is faster) and market type: Buyers up to 14% / Balanced 15 to 20% / Sellers 21% plus. If >100% MLS® data reported previous month's sales exceeded current inventory.*

Market Summary

- Official Market Type **WEST VANCOUVER ATTACHED:** Sellers market at 50% Sales Ratio average (1 in 2 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band** $1 mil to $1.25 with average 63% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between $2.25 mil to $2.5 mil in Park Royal and 3 bedroom properties
- Sellers Best Bet** Selling homes in Ambleside, 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 MAY 2017

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	1	0	NA
700,001 – 800,000	0	0	NA
800,001 – 900,000	1	0	NA
900,001 – 1,000,000	7	3	43%
1,000,001 – 1,250,000	15	11	73%
1,250,001 – 1,500,000	55	35	64%
1,500,001 – 1,750,000	101	34	34%
1,750,001 – 2,000,000	96	24	25%
2,000,001 – 2,250,000	30	20	67%
2,250,001 – 2,500,000	85	10	12%
2,500,001 – 2,750,000	54	9	17%
2,750,001 – 3,000,000	50	7	14%
3,000,001 – 3,500,000	50	5	10%
3,500,001 – 4,000,000	31	2	6%
4,000,001 – 4,500,000	12	2	17%
4,500,001 – 5,000,000	6	0	NA
5,000,001 & Greater	9	1	11%
TOTAL	607	163	27%
2 Bedrooms & Less	24	3	13%
3 to 4 Bedrooms	241	80	33%
5 to 6 Bedrooms	316	76	24%
7 Bedrooms & More	26	4	15%
TOTAL	607	163	27%

SnapStats® *Median Data*	April	May	Variance
Inventory	578	607	5%
Solds	157	163	4%
Sale Price	$1,632,000	$1,750,000	7%
Sale Price SQFT	$678	$682	1%
Sale to List Price Ratio	97%	98%	1%
Days on Market	27	25	-7%

Community *DETACHED HOUSES*

SnapStats®	Inventory	Sales	Sales Ratio*
Boyd Park	15	4	27%
Bridgeport	14	4	29%
Brighouse	4	0	NA
Brighouse South	2	0	NA
Broadmoor	56	6	11%
East Cambie	11	1	9%
East Richmond	6	1	17%
Garden City	23	4	17%
Gilmore	3	1	33%
Granville	42	15	36%
Hamilton	10	2	20%
Ironwood	21	8	38%
Lackner	25	8	32%
McLennan	15	1	7%
McLennan North	7	2	29%
McNair	25	12	48%
Quilchena	38	4	11%
Riverdale	28	6	21%
Saunders	26	6	23%
Sea Island	2	2	100%
Seafair	53	13	25%
South Arm	16	9	56%
Steveston North	49	14	29%
Steveston South	10	6	60%
Steveston Village	11	5	45%
Terra Nova	21	4	19%
West Cambie	27	11	41%
Westwind	6	2	33%
Woodwards	41	12	29%
TOTAL	607	163	27%

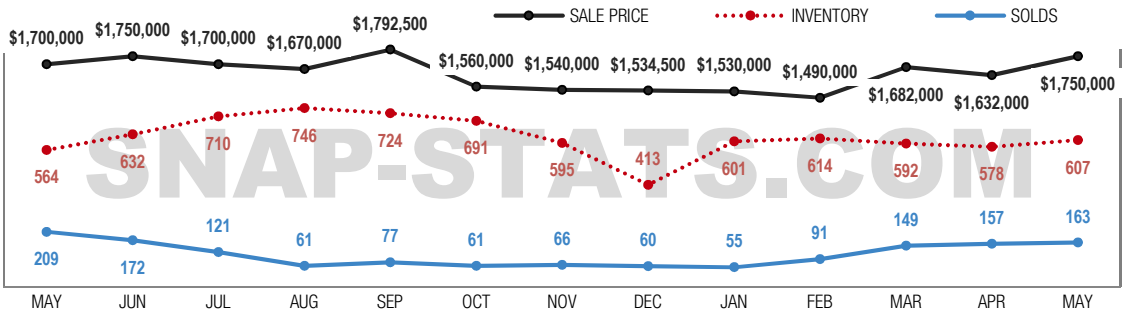
**Sales Ratio defines market speed (higher is faster) and market type: Buyers up to 14% / Balanced 15 to 20% / Sellers 21% plus. If >100% MLS® data reported previous month's sales exceeded current inventory.*

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 2% below list price
- Most Active Price Band** $1 mil to $1.25 mil with average 73% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between $3.5 mil to $4 mil, Broadmoor, East Cambie, McLennan, Quilchena and up to 2 bedrooms
- Sellers Best Bet** Selling homes in South Arm, Steveston South and 3 to 4 bedroom properties

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

13 Month Market Trend



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SnapStats® RICHMOND — MAY 2017

Price Band & Bedroom *ATTACHED CONDOS & TOWNHOMES*

SnapStats®	Inventory	Sales	Sales Ratio*
$0 – 300,000	17	28	165%*
300,001 – 400,000	39	54	138%*
400,001 – 500,000	54	67	124%*
500,001 – 600,000	51	57	112%*
600,001 – 700,000	63	63	100%
700,001 – 800,000	56	36	64%
800,001 – 900,000	64	42	66%
900,001 – 1,000,000	40	27	68%
1,000,001 – 1,250,000	29	19	66%
1,250,001 – 1,500,000	19	4	21%
1,500,001 – 1,750,000	5	1	20%
1,750,001 – 2,000,000	3	0	NA
2,000,001 – 2,250,000	0	1	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	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	**444**	**399**	**90%**
0 to 1 Bedroom	64	88	138%*
2 Bedrooms	184	172	93%
3 Bedrooms	150	110	73%
4 Bedrooms & Greater	46	29	63%
TOTAL	**444**	**399**	**90%**

SnapStats® *Median Data*	April	May	Variance
Inventory	411	444	8%
Solds	347	399	15%
Sale Price	$600,000	$592,000	-1%
Sale Price SQFT	$619	$604	-2%
Sale to List Price Ratio	101%	104%	3%
Days on Market	12	10	-17%

Community *ATTACHED CONDOS & TOWNHOMES*

SnapStats®	Inventory	Sales	Sales Ratio*
Boyd Park	5	12	240%*
Bridgeport	6	5	83%
Brighouse	145	102	70%
Brighouse South	69	53	77%
Broadmoor	7	8	114%*
East Cambie	11	8	73%
East Richmond	9	5	56%
Garden City	6	6	100%
Gilmore	0	0	NA
Granville	6	12	200%*
Hamilton	2	6	300%*
Ironwood	8	8	100%
Lackner	3	1	33%
McLennan	0	0	NA
McLennan North	49	56	114%*
McNair	2	0	NA
Quilchena	0	3	NA*
Riverdale	7	7	100%
Saunders	5	7	140%*
Sea Island	1	1	100%
Seafair	0	6	NA*
South Arm	1	9	900%*
Steveston North	8	2	25%
Steveston South	23	22	96%
Steveston Village	4	2	50%
Terra Nova	13	8	62%
West Cambie	47	47	100%
Westwind	0	1	NA*
Woodwards	7	2	29%
TOTAL	**444**	**399**	**90%**

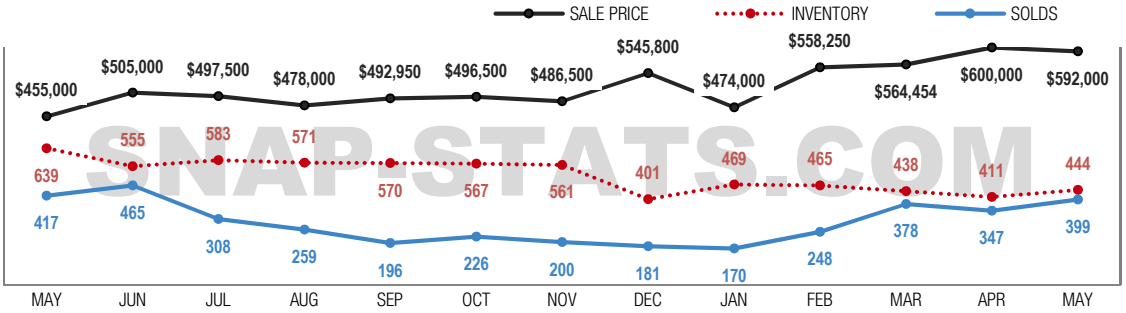
**Sales Ratio defines market speed (higher is faster) and market type: Buyers up to 14% / Balanced 15 to 20% / Sellers 21% plus. If >100% MLS® data reported previous month's sales exceeded current inventory.*

Market Summary

- Official Market Type **RICHMOND ATTACHED:** Sellers market at 90% Sales Ratio average (9 in 10 homes selling rate)
- Homes are selling on average 4% above list price
- Most Active Price Band** $0 to $600,000 with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between $1.25 mil to $1.5 mil, East Richmond, Terra Nova and minimum 4 plus bedrooms
- Sellers Best Bet** Selling homes in Boyd Park, Granville, McLennan North, South Arm, West Cambie and up to 1 bedroom

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

13 Month Market Trend



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SnapStats® TSAWWASSEN

MAY 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	0	NA
800,001 – 900,000	2	1	50%
900,001 – 1,000,000	3	6	200%*
1,000,001 – 1,250,000	43	11	26%
1,250,001 – 1,500,000	38	14	37%
1,500,001 – 1,750,000	21	0	NA
1,750,001 – 2,000,000	15	2	13%
2,000,001 – 2,250,000	5	1	20%
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	0	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	1	0	NA
5,000,001 & Greater	3	0	NA
TOTAL	151	35	23%

2 Bedrooms & Less	5	3	60%
3 to 4 Bedrooms	104	30	29%
5 to 6 Bedrooms	41	2	5%
7 Bedrooms & More	1	0	NA
TOTAL	151	35	23%

SnapStats® *Median Data*	April	May	Variance
Inventory	134	151	13%
Solds	26	35	35%
Sale Price	$1,216,500	$1,250,000	3%
Sale Price SQFT	$554	$535	-3%
Sale to List Price Ratio	98%	96%	-2%
Days on Market	44	16	-64%

Community *DETACHED HOUSES*

SnapStats®	Inventory	Sales	Sales Ratio*
Beach Grove	22	7	32%
Boundary Beach	7	2	29%
Cliff Drive	20	6	30%
English Bluff	23	2	9%
Pebble Hill	38	5	13%
Tsawwassen Central	31	9	29%
Tsawwassen East	10	4	40%
TOTAL	151	35	23%

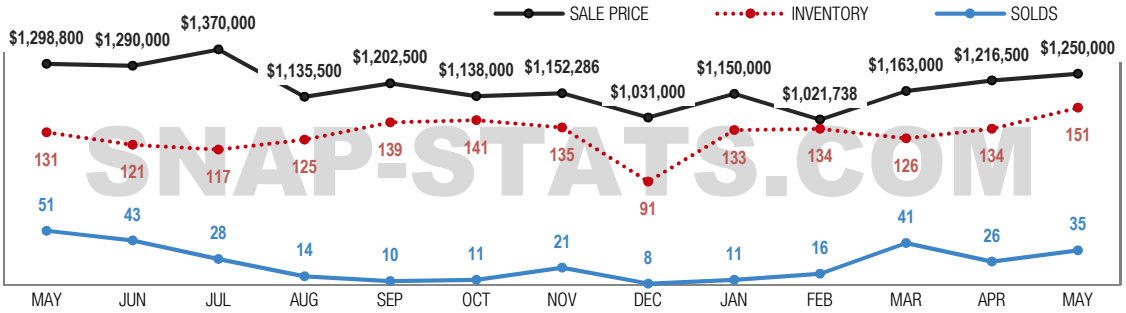
Sales Ratio defines market speed (higher is faster) and market type: Buyers up to 14% | Balanced 15 to 20% | Sellers 21% plus. If >100% MLS® data reported previous month's sales exceeded current inventory.

Market Summary

- Official Market Type **TSAWWASSEN DETACHED:** Sellers market at 23% Sales Ratio average (2.3 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 37% Sales Ratio (Sellers market)
- Buyers Best Bet*s* Homes between $1.75 mil to $2 mil, English Bluff, Pebble Hill and 5 to 6 bedroom properties
- Sellers Best Bet** Selling homes in Beach Grove, Tsawwassen East 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

MAY 2017

Price Band & Bedroom *ATTACHED CONDOS & TOWNHOMES*

SnapStats®	Inventory	Sales	Sales Ratio*
$0 – 300,000	0	0	NA
300,001 – 400,000	6	1	17%
400,001 – 500,000	3	1	33%
500,001 – 600,000	6	3	50%
600,001 – 700,000	3	2	67%
700,001 – 800,000	2	0	NA
800,001 – 900,000	3	0	NA
900,001 – 1,000,000	2	1	50%
1,000,001 – 1,250,000	2	0	NA
1,250,001 – 1,500,000	2	2	100%
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**	**10**	**33%**
0 to 1 Bedroom	7	1	14%
2 Bedrooms	16	6	38%
3 Bedrooms	6	3	50%
4 Bedrooms & Greater	1	0	NA
TOTAL	**30**	**10**	**33%**

SnapStats® *Median Data*	April	May	Variance
Inventory	30	30	NA
Solds	15	10	-33%
Sale Price	$570,000	$602,500	6%
Sale Price SQFT	$453	$457	1%
Sale to List Price Ratio	95%	98%	3%
Days on Market	15	15	NA

Community *ATTACHED CONDOS & TOWNHOMES*

SnapStats®	Inventory	Sales	Sales Ratio*
Beach Grove	3	0	NA
Boundary Beach	1	0	NA
Cliff Drive	19	6	32%
English Bluff	1	0	NA
Pebble Hill	0	0	NA
Tsawwassen Central	5	3	60%
Tsawwassen East	1	1	100%
TOTAL	**30**	**10**	**33%**

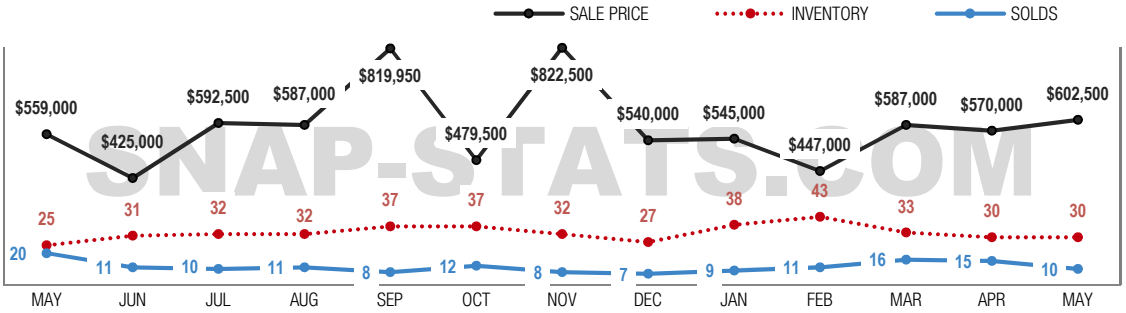
Sales Ratio defines market speed (higher is faster) and market type: Buyers up to 14% | Balanced 15 to 20% | Sellers 21% plus. If >100% MLS® data reported previous month's sales exceeded current inventory.

Market Summary

- Official Market Type **TSAWWASSEN ATTACHED:** Sellers market at 33% Sales Ratio average (1 in 3 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band** *Insufficient data but with 3 sales homes between $500,000 to $600,000*
- Buyers Best Bet** *Insufficient Data*
- 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 — MAY 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	0	NA
600,001 – 700,000	1	2	200%*
700,001 – 800,000	0	1	NA*
800,001 – 900,000	5	2	40%
900,001 – 1,000,000	9	12	133%*
1,000,001 – 1,250,000	18	10	56%
1,250,001 – 1,500,000	21	4	19%
1,500,001 – 1,750,000	9	0	NA
1,750,001 – 2,000,000	7	2	29%
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	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	80	34	43%

2 Bedrooms & Less	13	3	23%
3 to 4 Bedrooms	49	23	47%
5 to 6 Bedrooms	18	8	44%
7 Bedrooms & More	0	0	NA
TOTAL	80	34	43%

SnapStats® *Median Data*	April	May	Variance
Inventory	92	80	-13%
Solds	26	34	31%
Sale Price	$948,000	$982,500	4%
Sale Price SQFT	$440	$425	-3%s
Sale to List Price Ratio	99%	99%	NA
Days on Market	20	17	-15%

Community *DETACHED HOUSES*

SnapStats®	Inventory	Sales	Sales Ratio*
Delta Manor	6	3	50%
East Delta	3	0	NA
Hawthorne	24	12	50%
Holly	8	6	75%
Ladner Elementary	12	3	25%
Ladner Rural	4	0	NA
Neilsen Grove	15	7	47%
Port Guichon	8	2	25%
Westham Island	0	1	NA*
TOTAL	80	34	43%

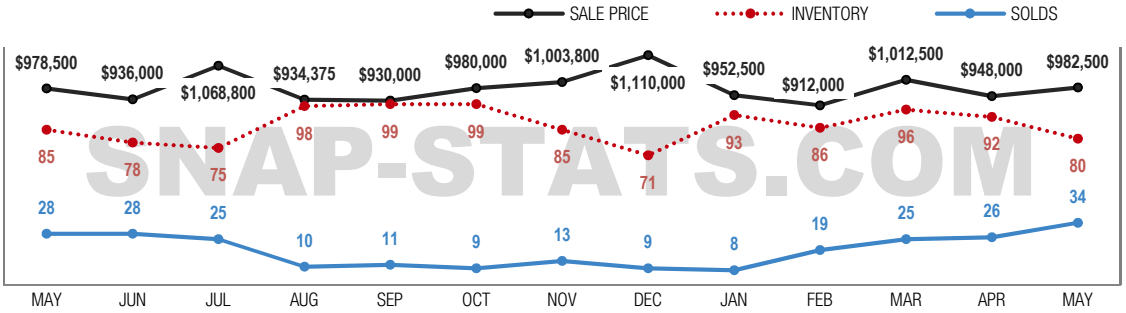
Sales Ratio defines market speed (higher is faster) and market type: Buyers up to 14% / Balanced 15 to 20% / Sellers 21% plus. If >100% MLS® data reported previous month's sales exceeded current inventory.

Market Summary

- Official Market Type **LADNER DETACHED:** Sellers market at 43% Sales Ratio average (4.3 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 >100% 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 a minimum inventory of 10 in most instances*

13 Month Market Trend



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SnapStats® LADNER — MAY 2017

Price Band & Bedroom *ATTACHED CONDOS & TOWNHOMES*

SnapStats®	Inventory	Sales	Sales Ratio*
$0 – 300,000	0	0	NA
300,001 – 400,000	3	0	NA
400,001 – 500,000	3	5	167%*
500,001 – 600,000	3	5	167%*
600,001 – 700,000	1	3	300%*
700,001 – 800,000	13	5	38%
800,001 – 900,000	5	4	80%
900,001 – 1,000,000	3	1	33%
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	**33**	**23**	**70%**

0 to 1 Bedroom	1	2	200%*
2 Bedrooms	9	10	111%*
3 Bedrooms	20	7	35%
4 Bedrooms & Greater	3	4	133%*
TOTAL	**33**	**23**	**70%**

SnapStats® *Median Data*	April	May	Variance
Inventory	38	33	-13%
Solds	20	23	15%
Sale Price	$600,000	$645,000	8%
Sale Price SQFT	$411	$457	11%
Sale to List Price Ratio	98%	96%	-2%
Days on Market	30	16	-47%

Community *ATTACHED CONDOS & TOWNHOMES*

SnapStats®	Inventory	Sales	Sales Ratio*
Delta Manor	4	2	50%
East Delta	0	1	NA*
Hawthorne	6	2	33%
Holly	2	0	NA
Ladner Elementary	12	10	83%
Ladner Rural	0	0	NA
Neilsen Grove	9	8	89%
Port Guichon	0	0	NA
Westham Island	0	0	NA
TOTAL	**33**	**23**	**70%**

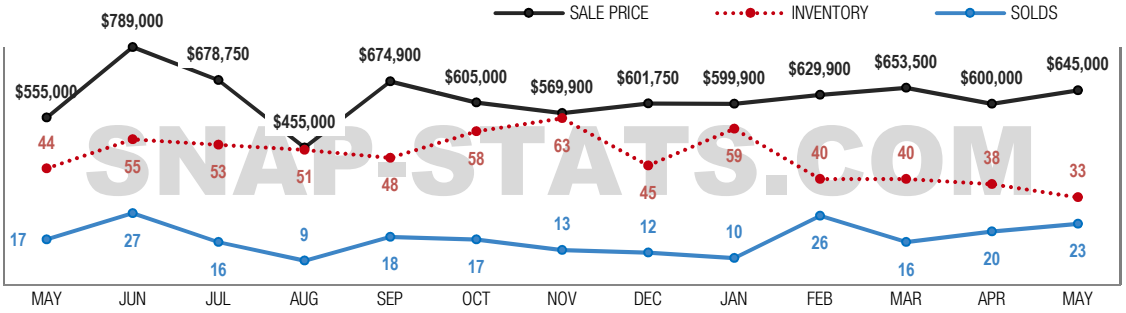
**Sales Ratio defines market speed (higher is faster) and market type: Buyers up to 14% / Balanced 15 to 20% / Sellers 21% plus. If >100% MLS® data reported previous month's sales exceeded current inventory.*

Market Summary

- Official Market Type **LADNER ATTACHED:** Sellers market at 70% Sales Ratio average (7 in 10 homes selling rate)
- Homes are selling on average 4% below list price
- Most Active Price Band** $700,000 to $800,000 with average 38% Sales Ratio average (Sellers market)
- Buyers Best Bet** Homes with 3 bedrooms
- Sellers Best Bet** Selling homes in Ladner Elementary, Neilsen Grove and 2 bedroom properties

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

13 Month Market Trend



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