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

Compliments of:
SnapStats Publishing

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Vancouver, BC V5Y 0H2

SnapStats Publishing Company 2512 Yukon Street



SnapStats® VANCOUVER DOWNTOWN

Price Band & Bedroom ATTACHED CONDOS & TOWNHOMES

Inventory Sales Sales Ratio \$0 - 300,000100% 1 0 2 NA* 300,001 - 400,000400,001 - 500,0005 3 60% 500,001 - 600,00022 21 95% 600.001 - 700.00034 60 57% 700,001 - 800,00065 27 42% 800,001 - 900,00040 19 48% 42 19 45% 900,001 - 1,000,0001,000,001 - 1,250,00048 27 56% 1,250,001 - 1,500,000 48 12 25% 1,500,001 - 1,750,00049 8 16% 1,750,001 - 2,000,00024 29% 7 2,000,001 - 2,250,00011 2 18% 2,250,001 - 2,500,00016 3 19% 19% 2,500,001 - 2,750,00016 3 14% 2,750,001 - 3,000,00014 2 3,000,001 - 3,500,00019 2 11% 3,500,001 - 4,000,00021 2 10% 0 4.000.001 - 4.500.0006 NA 4,500,001 - 5,000,00017% 6 1 5,000,001 & Greater 41 4 10% TOTAL* 554 199 36% 55% 0 to 1 Bedroom 197 109 2 Bedrooms 262 81 31% 3 Bedrooms 9% 85 8 4 Bedrooms & Greater 10 10% 1

TUTAL"	554	199	36%
SnapStats® Median Data	March	April	Variance
Inventory	415	554	33%
Solds	187	199	6%
Sale Price	\$840,000	\$840,000	NA
Sale Price SQFT	\$1,135	\$1,120	-1%
Sale to List Price Ratio	100%	99%	-1%

Community ATTACHED CONDOS & TOWNHOMES

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

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

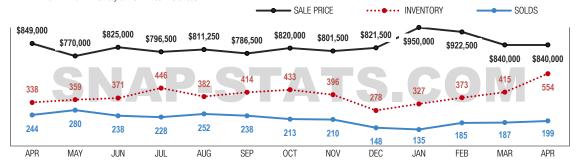
Market Summary

Days on Market

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

NA

13 Month Market Trend



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

Snap Stats VANCOUVER WESTSIDE

Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 - 300,000	0	0	NA
300,001 - 400,000	0	1	NA*
400,001 - 500,000	1	1	100%
500,001 - 600,000	2	0	NA
600,001 - 700,000	2	0	NA
700,001 - 800,000	0	1	NA*
800,001 - 900,000	0	0	NA
900,001 - 1,000,000	1	0	NA
1,000,001 - 1,250,000	0	0	NA
1,250,001 - 1,500,000	3	0	NA
1,500,001 - 1,750,000	3	0	NA
1,750,001 - 2,000,000	12	5	42%
2,000,001 - 2,250,000	17	5	29%
2,250,001 - 2,500,000	38	9	24%
2,500,001 - 2,750,000	32	8	25%
2,750,001 - 3,000,000	73	6	8%
3,000,001 - 3,500,000	80	9	11%
3,500,001 - 4,000,000	110	13	12%
4,000,001 - 4,500,000	61	5	8%
4,500,001 - 5,000,000	78	0	NA
5,000,001 & Greater	286	7	2%
TOTAL*	799	70	9%
2 Bedrooms & Less	27	5	19%
3 to 4 Bedrooms	280	36	13%
5 to 6 Bedrooms	399	24	6%
7 Bedrooms & More	93	5	5%
TOTAL*	799	70	9%

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

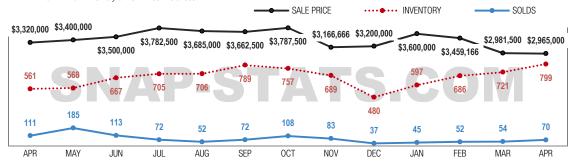
SnapStats® Median Data	March	April	Variance
Inventory	721	799	11%
Solds	54	70	30%
Sale Price	\$2,981,500	\$2,965,000	-1%
Sale Price SQFT	\$1,057	\$1,051	-1%
Sale to List Price Ratio	94%	95%	1%
Days on Market	23	28	22%

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

Market Summary

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

13 Month Market Trend



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

Snap Stats VANCOUVER WESTSIDE

Price Band & Bedroom ATTACHED CONDOS & TOWNHOMES

Inventory Sales Sales Ratio \$0 - 300,0000 0 NA NA 300,001 - 400,0000 400,001 - 500,00013 3 23% 500,001 - 600,00031 13 42% 600.001 - 700.00029 81% 36 700,001 - 800,00047 18 38% 800,001 - 900,00047 37 79% 28 57% 900,001 - 1,000,00016 1,000,001 - 1,250,00069 33 48% 1,250,001 - 1,500,000 73 20 27% 1,500,001 - 1,750,00044 11 25% 1,750,001 - 2,000,00048 6 13% 2,000,001 - 2,250,00019 4 21% 2,250,001 - 2,500,00019 2 11% 9 0 2,500,001 - 2,750,000NA 2,750,001 - 3,000,00013% 8 3,000,001 - 3,500,0008 0 NA 3,500,001 - 4,000,0005 1 20% 0 4.000.001 - 4.500.0001 NA 4,500,001 - 5,000,0002 0 NA5,000,001 & Greater 1 0 NA TOTAL* 194 38% 509 64 51% 0 to 1 Bedroom 126 2 Bedrooms 245 104 42% 125 22 18% 3 Bedrooms 4 Bedrooms & Greater 13 4 31% TOTAL* 509 194 38%

Community ATTACHED CONDOS & TOWNHOMES

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

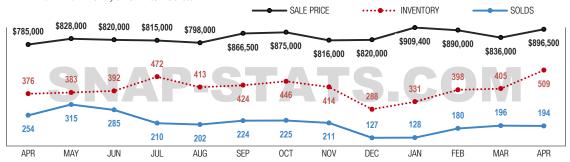
SnapStats® Median Data	March	April	Variance	
Inventory	405	509	26%	
Solds	196	194	-1%	
Sale Price	\$836,000	\$896,500	7%	
Sale Price SQFT	\$945	\$969	3%	
Sale to List Price Ratio	101%	100%	-1%	
Days on Market	9	9	NA	

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

Market Summary

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

13 Month Market Trend



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

Snap Stats VANCOUVER EASTSIDE

Price Band & Bedroom DETACHED HOUSES

\$0 - 300,000
400,001 - 500,000 0 0 NA 500,001 - 600,000 0 0 NA 600,001 - 700,000 0 0 NA 700,001 - 800,000 0 0 NA 800,001 - 900,000 1 0 NA 900,001 - 1,000,000 6 1 17% 1,000,001 - 1,500,000 131 14 11% 1,500,001 - 1,750,000 154 48 31% 1,750,001 - 2,000,000 153 12 8% 2,000,001 - 2,250,000 54 6 11% 2,250,001 - 2,500,000 83 8 10% 2,500,001 - 2,750,000 46 4 9% 2,750,001 - 3,000,000 35 0 NA 3,000,001 - 3,500,000 35 0 NA 3,500,001 - 4,000,000 11 0 NA
500,001 - 600,000 0 0 NA 600,001 - 700,000 0 0 NA 700,001 - 800,000 0 0 NA 800,001 - 900,000 1 0 NA 900,001 - 1,000,000 6 1 17% 1,000,001 - 1,500,000 19 9 47% 1,250,001 - 1,500,000 131 14 11% 1,750,001 - 2,000,000 153 12 8% 2,000,001 - 2,250,000 54 6 11% 2,250,001 - 2,500,000 83 8 10% 2,500,001 - 2,750,000 46 4 9% 2,750,001 - 3,000,000 35 0 NA 3,000,001 - 4,000,000 11 0 NA
600,001 - 700,000 0 0 NA 700,001 - 800,000 0 0 NA 800,001 - 900,000 1 0 NA 900,001 - 1,000,000 6 1 17% 1,000,001 - 1,250,000 19 9 47% 1,250,001 - 1,500,000 131 14 11% 1,750,001 - 2,000,000 153 12 8% 2,000,001 - 2,250,000 54 6 11% 2,250,001 - 2,500,000 83 8 10% 2,500,001 - 2,750,000 46 4 9% 2,750,001 - 3,000,000 35 0 NA 3,000,001 - 4,000,000 11 0 NA
700,001 - 800,000 0 NA 800,001 - 900,000 1 0 NA 900,001 - 1,000,000 6 1 17% 1,000,001 - 1,250,000 19 9 47% 1,250,001 - 1,500,000 131 14 11% 1,750,001 - 1,750,000 154 48 31% 1,750,001 - 2,000,000 153 12 8% 2,000,001 - 2,250,000 54 6 11% 2,250,001 - 2,500,000 83 8 10% 2,500,001 - 2,750,000 46 4 9% 2,750,001 - 3,000,000 35 0 NA 3,500,001 - 4,000,000 11 0 NA
800,001 - 900,000 1 0 NA 900,001 - 1,000,000 6 1 17% 1,000,001 - 1,250,000 19 9 47% 1,250,001 - 1,500,000 131 14 11% 1,750,001 - 1,750,000 154 48 31% 1,750,001 - 2,000,000 153 12 8% 2,000,001 - 2,250,000 54 6 11% 2,250,001 - 2,500,000 83 8 10% 2,500,001 - 2,750,000 46 4 9% 2,750,001 - 3,000,000 64 1 2% 3,000,001 - 3,500,000 35 0 NA 3,500,001 - 4,000,000 11 0 NA
900,001 - 1,000,000 6 1 17% 1,000,001 - 1,250,000 19 9 47% 1,250,001 - 1,500,000 131 14 11% 1,500,001 - 1,750,000 154 48 31% 1,750,001 - 2,000,000 153 12 8% 2,000,001 - 2,250,000 54 6 11% 2,250,001 - 2,500,000 83 8 10% 2,500,001 - 2,750,000 46 4 9% 2,750,001 - 3,000,000 64 1 2% 3,000,001 - 3,500,000 35 0 NA 3,500,001 - 4,000,000 11 0 NA
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1,500,001 - 1,750,000 154 48 31% 1,750,001 - 2,000,000 153 12 8% 2,000,001 - 2,250,000 54 6 11% 2,250,001 - 2,500,000 83 8 10% 2,500,001 - 2,750,000 46 4 9% 2,750,001 - 3,000,000 64 1 2% 3,000,001 - 3,500,000 35 0 NA 3,500,001 - 4,000,000 11 0 NA
1,750,001 - 2,000,000 153 12 8% 2,000,001 - 2,250,000 54 6 11% 2,250,001 - 2,500,000 83 8 10% 2,500,001 - 2,750,000 46 4 9% 2,750,001 - 3,000,000 64 1 2% 3,000,001 - 3,500,000 35 0 NA 3,500,001 - 4,000,000 11 0 NA
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3,000,001 – 3,500,000 35 0 NA 3,500,001 – 4,000,000 11 0 NA
3,500,001 – 4,000,000 11 0 NA
4 000 001 – 4 500 000 1 0 NA
1,000,001 1,000,000 1 0 11/1
4,500,001 – 5,000,000 3 0 NA
5,000,001 & Greater 3 0 NA
TOTAL* 764 103 13%
2 Bedrooms & Less 56 6 11%
3 to 4 Bedrooms 268 36 13%
5 to 6 Bedrooms 335 44 13%
7 Bedrooms & More 105 17 16%
TOTAL* 764 103 13%

Community	DETACHED	HOUSES
Community	DLIAUIILD	HUUUULU

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

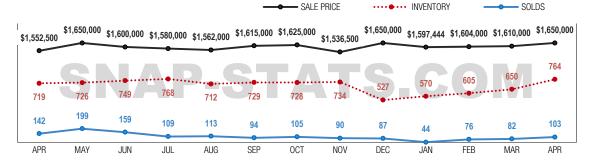
SnapStats® Median Data	March	April	Variance
Inventory	650	764	18%
Solds	82	103	26%
Sale Price	\$1,610,000	\$1,650,000	2%
Sale Price SQFT	\$726	\$712	-2%
Sale to List Price Ratio	98%	98%	NA
Days on Market	22	15	-32%

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

Market Summary

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

13 Month Market Trend



Compliments of...

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

Snap Stats VANCOUVER EASTSIDE

Price Band & Bedroom ATTACHED CONDOS & TOWNHOMES

\$0 - 300,000	SnapStats®	Inventory	Sales	Sales Ratio
400,001 - 500,000 33 30 91% 500,001 - 600,000 58 38 66% 600,001 - 700,000 49 35 71% 700,001 - 800,000 43 20 47% 800,001 - 900,000 38 19 50% 900,001 - 1,000,000 32 10 31% 1,000,001 - 1,250,000 44 19 43% 1,250,001 - 1,500,000 25 8 32% 1,500,001 - 1,750,000 3 0 NA 2,000,001 - 2,000,000 5 0 NA 2,000,001 - 2,250,000 1 0 NA 2,250,001 - 2,500,000 2 0 NA 2,750,001 - 3,000,000 3 0 NA 2,750,001 - 3,000,000 3 0 NA 3,500,001 - 4,000,000 0 0 NA 4,500,001 - 4,500,000 0 0 NA 4,500,001 - 5,000,000 0 0 NA 5,000,001 & Greater 1 0 NA TOTAL* 340 180 53%	\$0 - 300,000	0	0	NA
500,001 - 600,000 58 38 66% 600,001 - 700,000 49 35 71% 700,001 - 800,000 43 20 47% 800,001 - 900,000 38 19 50% 900,001 - 1,000,000 32 10 31% 1,000,001 - 1,250,000 44 19 43% 1,250,001 - 1,500,000 25 8 32% 1,500,001 - 1,750,000 3 0 NA 2,000,001 - 2,000,000 5 0 NA 2,000,001 - 2,500,000 1 0 NA 2,250,001 - 2,500,000 2 0 NA 2,750,001 - 3,000,000 3 0 NA 2,750,001 - 3,000,000 3 0 NA 3,500,001 - 4,000,000 0 0 NA 4,500,001 - 4,500,000 0 0 NA 4,500,001 - 5,000,000 0 0 NA 5,000,001 & Greater 1 0 NA 10 1 0	300,001 - 400,000	3	1	33%
600,001 - 700,000 49 35 71% 700,001 - 800,000 43 20 47% 800,001 - 900,000 38 19 50% 900,001 - 1,000,000 32 10 31% 1,000,001 - 1,250,000 44 19 43% 1,250,001 - 1,500,000 25 8 32% 1,500,001 - 1,750,000 3 0 NA 2,000,001 - 2,000,000 5 0 NA 2,000,001 - 2,500,000 2 0 NA 2,250,001 - 2,500,000 2 0 NA 2,750,001 - 3,000,000 3 0 NA 2,750,001 - 3,000,000 3 0 NA 3,500,001 - 4,000,000 0 0 NA 4,000,001 - 4,500,000 0 0 NA 4,500,001 - 5,000,000 0 0 NA 5,000,001 & Greater 1 0 NA TOTAL* 340 180 53% 0 to 1 Bedrooms 116 87 <td>400,001 - 500,000</td> <td>33</td> <td>30</td> <td>91%</td>	400,001 - 500,000	33	30	91%
700,001 - 800,000 43 20 47% 800,001 - 900,000 38 19 50% 900,001 - 1,000,000 32 10 31% 1,000,001 - 1,250,000 44 19 43% 1,250,001 - 1,500,000 25 8 32% 1,500,001 - 1,750,000 3 0 NA 1,750,001 - 2,000,000 5 0 NA 2,000,001 - 2,250,000 1 0 NA 2,250,001 - 2,500,000 2 0 NA 2,750,001 - 3,000,000 3 0 NA 2,750,001 - 3,000,000 3 0 NA 3,000,001 - 3,500,000 0 0 NA 3,500,001 - 4,000,000 0 0 NA 4,500,001 - 4,500,000 0 0 NA 4,500,001 - 5,000,000 0 0 NA 5,000,001 & Greater 1 0 NA TOTAL* 340 180 53% 0 to 1 Bedrooms 116 87 <td>500,001 - 600,000</td> <td>58</td> <td>38</td> <td>66%</td>	500,001 - 600,000	58	38	66%
800,001 - 900,000 38 19 50% 900,001 - 1,000,000 32 10 31% 1,000,001 - 1,250,000 44 19 43% 1,250,001 - 1,500,000 25 8 32% 1,500,001 - 1,750,000 3 0 NA 1,750,001 - 2,000,000 5 0 NA 2,000,001 - 2,250,000 1 0 NA 2,250,001 - 2,500,000 2 0 NA 2,750,001 - 3,000,000 3 0 NA 2,750,001 - 3,000,000 3 0 NA 3,000,001 - 3,500,000 0 0 NA 4,000,001 - 4,000,000 0 0 NA 4,500,001 - 5,000,000 0 0 NA 5,000,001 & Greater 1 0 NA TOTAL* 340 180 53% 0 to 1 Bedroom 116 87 75% 2 Bedrooms 143 60 42% 3 Bedrooms 75 32 43% 4 Bedrooms & Greater 6 1 17% <td>600,001 - 700,000</td> <td>49</td> <td>35</td> <td>71%</td>	600,001 - 700,000	49	35	71%
900,001 - 1,000,000 32 10 31% 1,000,001 - 1,250,000 44 19 43% 1,250,001 - 1,500,000 25 8 32% 1,500,001 - 1,750,000 3 0 NA 1,750,001 - 2,000,000 5 0 NA 2,000,001 - 2,250,000 1 0 NA 2,250,001 - 2,500,000 2 0 NA 2,750,001 - 3,000,000 3 0 NA 2,750,001 - 3,000,000 3 0 NA 3,000,001 - 3,500,000 0 0 NA 3,500,001 - 4,000,000 0 0 NA 4,000,001 - 4,500,000 0 0 NA 4,500,001 - 5,000,000 0 0 NA 5,000,001 & Greater 1 0 NA TOTAL* 340 180 53% 0 to 1 Bedroom 116 87 75% 2 Bedrooms 75 32 43% 4 Bedrooms & Greater 6 1	700,001 - 800,000	43	20	47%
1,000,001 - 1,250,000 44 19 43% 1,250,001 - 1,500,000 25 8 32% 1,500,001 - 1,750,000 3 0 NA 1,750,001 - 2,000,000 5 0 NA 2,000,001 - 2,250,000 1 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 3 0 NA 3,000,001 - 3,500,000 0 0 NA 3,500,001 - 4,000,000 0 0 NA 4,000,001 - 4,500,000 0 0 NA 4,500,001 - 5,000,000 0 0 NA 5,000,001 & Greater 1 0 NA TOTAL* 340 180 53% 0 to 1 Bedroom 116 87 75% 2 Bedrooms 143 60 42% 3 Bedrooms 75 32 43% 4 Bedrooms & Greater 6 1 17%	800,001 - 900,000	38	19	50%
1,250,001 - 1,500,000 25 8 32% 1,500,001 - 1,750,000 3 0 NA 1,750,001 - 2,000,000 5 0 NA 2,000,001 - 2,250,000 1 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 3 0 NA 3,000,001 - 3,500,000 0 0 NA 3,500,001 - 4,000,000 0 0 NA 4,000,001 - 4,500,000 0 0 NA 4,500,001 - 5,000,000 0 0 NA 5,000,001 & Greater 1 0 NA TOTAL* 340 180 53% 0 to 1 Bedroom 116 87 75% 2 Bedrooms 143 60 42% 3 Bedrooms 75 32 43% 4 Bedrooms & Greater 6 1 17%	900,001 - 1,000,000	32	10	31%
1,500,001 - 1,750,000 3 0 NA 1,750,001 - 2,000,000 5 0 NA 2,000,001 - 2,250,000 1 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 3 0 NA 3,000,001 - 3,500,000 0 0 NA 3,500,001 - 4,000,000 0 0 NA 4,000,001 - 4,500,000 0 0 NA 4,500,001 - 5,000,000 0 0 NA 5,000,001 & Greater 1 0 NA TOTAL* 340 180 53% 0 to 1 Bedroom 116 87 75% 2 Bedrooms 143 60 42% 3 Bedrooms 75 32 43% 4 Bedrooms & Greater 6 1 17%	1,000,001 - 1,250,000	44	19	43%
1,750,001 - 2,000,000 5 0 NA 2,000,001 - 2,250,000 1 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 3 0 NA 3,000,001 - 3,500,000 0 0 NA 3,500,001 - 4,000,000 0 0 NA 4,000,001 - 4,500,000 0 0 NA 4,500,001 - 5,000,000 0 0 NA 5,000,001 & Greater 1 0 NA TOTAL* 340 180 53% 0 to 1 Bedroom 116 87 75% 2 Bedrooms 143 60 42% 3 Bedrooms 75 32 43% 4 Bedrooms & Greater 6 1 17%	1,250,001 - 1,500,000	25	8	32%
2,000,001 - 2,250,000 1 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 3 0 NA 3,000,001 - 3,500,000 0 0 NA 3,500,001 - 4,000,000 0 0 NA 4,000,001 - 4,500,000 0 0 NA 4,500,001 - 5,000,000 0 0 NA 5,000,001 & Greater 1 0 NA TOTAL* 340 180 53% 0 to 1 Bedroom 116 87 75% 2 Bedrooms 143 60 42% 3 Bedrooms 75 32 43% 4 Bedrooms & Greater 6 1 17%	1,500,001 - 1,750,000	3	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 3 0 NA 3,000,001 - 3,500,000 0 0 NA 3,500,001 - 4,000,000 0 0 NA 4,000,001 - 4,500,000 0 0 NA 4,500,001 - 5,000,000 0 0 NA 5,000,001 & Greater 1 0 NA TOTAL* 340 180 53% 0 to 1 Bedroom 116 87 75% 2 Bedrooms 143 60 42% 3 Bedrooms 75 32 43% 4 Bedrooms & Greater 6 1 17%	1,750,001 - 2,000,000	5	0	NA
2,500,001 - 2,750,000 0 0 NA 2,750,001 - 3,000,000 3 0 NA 3,000,001 - 3,500,000 0 0 NA 3,500,001 - 4,000,000 0 0 NA 4,000,001 - 4,500,000 0 0 NA 4,500,001 - 5,000,000 0 0 NA 5,000,001 & Greater 1 0 NA TOTAL* 340 180 53% 0 to 1 Bedroom 116 87 75% 2 Bedrooms 143 60 42% 3 Bedrooms 75 32 43% 4 Bedrooms & Greater 6 1 17%	2,000,001 - 2,250,000	1	0	NA
2,750,001 - 3,000,000 3 0 NA 3,000,001 - 3,500,000 0 0 NA 3,500,001 - 4,000,000 0 0 NA 4,000,001 - 4,500,000 0 0 NA 4,500,001 - 5,000,000 0 0 NA 5,000,001 & Greater 1 0 NA TOTAL* 340 180 53% 0 to 1 Bedroom 116 87 75% 2 Bedrooms 143 60 42% 3 Bedrooms 75 32 43% 4 Bedrooms & Greater 6 1 17%	2,250,001 - 2,500,000	2	0	NA
3,000,001 - 3,500,000 0 0 NA 3,500,001 - 4,000,000 0 0 NA 4,000,001 - 4,500,000 0 0 NA 4,500,001 - 5,000,000 0 0 NA 5,000,001 & Greater 1 0 NA TOTAL* 340 180 53% 0 to 1 Bedroom 116 87 75% 2 Bedrooms 143 60 42% 3 Bedrooms 75 32 43% 4 Bedrooms & Greater 6 1 17%	2,500,001 - 2,750,000	0	0	NA
3,500,001 - 4,000,000 0 0 NA 4,000,001 - 4,500,000 0 0 NA 4,500,001 - 5,000,000 0 0 NA 5,000,001 & Greater 1 0 NA TOTAL* 340 180 53% 0 to 1 Bedroom 116 87 75% 2 Bedrooms 143 60 42% 3 Bedrooms 75 32 43% 4 Bedrooms & Greater 6 1 17%	2,750,001 - 3,000,000	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 1 0 NA TOTAL* 340 180 53% 0 to 1 Bedroom 116 87 75% 2 Bedrooms 143 60 42% 3 Bedrooms 75 32 43% 4 Bedrooms & Greater 6 1 17%	3,000,001 - 3,500,000	0	0	NA
4,500,001 - 5,000,000 0 0 NA 5,000,001 & Greater 1 0 NA TOTAL* 340 180 53% 0 to 1 Bedroom 116 87 75% 2 Bedrooms 143 60 42% 3 Bedrooms 75 32 43% 4 Bedrooms & Greater 6 1 17%	3,500,001 - 4,000,000	0	0	NA
5,000,001 & Greater 1 0 NA TOTAL* 340 180 53% 0 to 1 Bedroom 116 87 75% 2 Bedrooms 143 60 42% 3 Bedrooms 75 32 43% 4 Bedrooms & Greater 6 1 17%	4,000,001 - 4,500,000	0	0	NA
TOTAL* 340 180 53% 0 to 1 Bedroom 116 87 75% 2 Bedrooms 143 60 42% 3 Bedrooms 75 32 43% 4 Bedrooms & Greater 6 1 17%	4,500,001 - 5,000,000	0	0	NA
0 to 1 Bedroom 116 87 75% 2 Bedrooms 143 60 42% 3 Bedrooms 75 32 43% 4 Bedrooms & Greater 6 1 17%	5,000,001 & Greater	1	0	NA
2 Bedrooms 143 60 42% 3 Bedrooms 75 32 43% 4 Bedrooms & Greater 6 1 17%	TOTAL*	340	180	53%
2 Bedrooms 143 60 42% 3 Bedrooms 75 32 43% 4 Bedrooms & Greater 6 1 17%				
3 Bedrooms 75 32 43% 4 Bedrooms & Greater 6 1 17%	0 to 1 Bedroom	116	87	75%
4 Bedrooms & Greater 6 1 17%	2 Bedrooms	143		42%
	3 Bedrooms	75	32	43%
	4 Bedrooms & Greater	-	1	17%
TOTAL* 340 180 53%	TOTAL*	340	180	53%

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

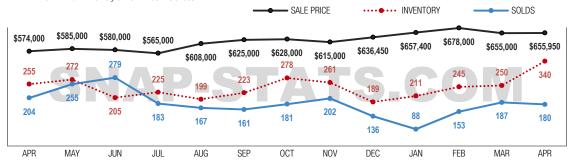
SnapStats® Median Data	March	April	Variance	
Inventory	250	340	36%	
Solds	187	180	-4%	
Sale Price	\$655,000	\$655,950	NA	
Sale Price SQFT	\$866	\$832	-4%	
Sale to List Price Ratio	100%	99%	-1%	
Days on Market	8	8	NA	

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

Market Summary

- Market Type Indicator EASTSIDE ATTACHED: Sellers market at 53% Sales Ratio average (5.3 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band** \$400,000 to \$500,000 with average 91% Sales Ratio (Sellers market speed)
- Buyers Best Bet** Homes between \$900,000 to \$1 mil, Fraser, Killarney and 2 to 3 bedroom properties
- Sellers Best Bet** Selling homes in Main, Victoria and up to 1 bedroom properties

13 Month Market Trend



Compliments of...

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

SnapStats® NORTH VANCOUVER

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	2	0	NA
500,001 - 600,000	0	0	NA
600,001 - 700,000	0	0	NA
700,001 — 800,000	1	0	NA
800,001 - 900,000	0	0	NA
900,001 - 1,000,000	1	0	NA
1,000,001 - 1,250,000	3	2	67%
1,250,001 - 1,500,000	42	21	50%
1,500,001 - 1,750,000	58	19	33%
1,750,001 - 2,000,000	55	12	22%
2,000,001 - 2,250,000	28	12	43%
2,250,001 - 2,500,000	49	5	10%
2,500,001 - 2,750,000	26	3	12%
2,750,001 - 3,000,000	31	0	NA
3,000,001 - 3,500,000	31	2	6%
3,500,001 - 4,000,000	29	1	3%
4,000,001 - 4,500,000	14	0	NA
4,500,001 - 5,000,000	6	0	NA
5,000,001 & Greater	5	1	20%
TOTAL*	381	78	20%
2 Bedrooms & Less	19	3	16%
3 to 4 Bedrooms	168	45	27%
5 to 6 Bedrooms	170	29	17%
7 Bedrooms & More	24	1	4%
TOTAL*	381	78	20%

SnapStats® Median Data	March	April	Variance
Inventory	296	381	29%
Solds	66	78	18%
Sale Price	\$1,795,000	\$1,675,000	-7%
Sale Price SQFT	\$630	\$696	10%
Sale to List Price Ratio	97%	96%	-1%
Dava on Market	10	22	600/

Community DETACHED HOUSES

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

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

Market Summary

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

13 Month Market Trend



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

Snap Stats NORTH VANCOUVER

Price Band & Bedroom ATTACHED CONDOS & TOWNHOMES

Inventory Sales Sales Ratio \$0 - 300,0000 NA 0 2 NA* 300,001 - 400,000N 400,001 - 500,00011 13 118%* 500,001 - 600,00019 26 137% 600.001 - 700.00032 25 78% 700,001 - 800,00027 41% 11 800,001 - 900,00028 26 93% 21 29% 900,001 - 1,000,0006 1,000,001 - 1,250,00040 19 48% 1,250,001 - 1,500,000 17 6 35% 1,500,001 - 1,750,0005 1 20% 1,750,001 - 2,000,0004 25% 1 2,000,001 - 2,250,0000 NA 2,250,001 - 2,500,0002 0 NA 2 0 NA 2,500,001 - 2,750,0002,750,001 - 3,000,000NA 2 0 3,000,001 - 3,500,0002 0 NΔ 3,500,001 - 4,000,0000 0 NA 0 4.000.001 - 4.500.0000 NA 4,500,001 - 5,000,0000 NA 0 5,000,001 & Greater 0 0 NA TOTAL* 213 64% 136 2 Bedrooms & Less 40 45 113% 3 to 4 Bedrooms 113 65 58% 5 to 6 Bedrooms 52 21 40% 7 Bedrooms & More 8 5 63%

SnapStats® Median Data	March	April	Variance
Inventory	172	213	24%
Solds	146	136	-7%
Sale Price	\$714,950	\$714,000	NA
Sale Price SQFT	\$807	\$726	-10%
Sale to List Price Ratio	102%	98%	-4%
Days on Market	8	9	13%

136

213

Community ATTACHED CONDOS & TOWNHOMES

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

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

Market Summary

TOTAL*

- Market Type Indicator NORTH VANCOUVER ATTACHED: Sellers market at 64% Sales Ratio average (6.4 in 10 homes selling rate)
- Homes are selling on average 2% below list price

64%

- Most Active Price Band** \$400,000 to \$600,000 with average >100% Sales Ratio (Sellers market speed)
- Buyers Best Bet** Homes between \$900,000 to \$1 mil, Norgate and 5 to 6 bedroom properties
- Sellers Best Bet** Selling homes in Hamilton, Upper Lonsdale and up to 2 bedroom properties

13 Month Market Trend



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

SnapStats® WEST VANCOUVER

Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 - 300,000	0	0	NA
300,001 - 400,000	0	0	NA
400,001 - 500,000	0	0	NA
500,001 - 600,000	0	0	NA
600,001 - 700,000	0	0	NA
700,001 - 800,000	0	0	NA
800,001 - 900,000	0	0	NA
900,001 - 1,000,000	0	0	NA
1,000,001 - 1,250,000	0	0	NA
1,250,001 - 1,500,000	4	0	NA
1,500,001 - 1,750,000	7	3	43%
1,750,001 - 2,000,000	18	1	6%
2,000,001 - 2,250,000	11	5	45%
2,250,001 - 2,500,000	33	3	9%
2,500,001 - 2,750,000	31	5	16%
2,750,001 - 3,000,000	44	4	9%
3,000,001 - 3,500,000	57	3	5%
3,500,001 - 4,000,000	57	2	4%
4,000,001 - 4,500,000	32	1	3%
4,500,001 - 5,000,000	47	4	9%
5,000,001 & Greater	163	0	NA
TOTAL*	504	31	6%
2 Bedrooms & Less	14	2	14%
3 to 4 Bedrooms	238	17	7%
5 to 6 Bedrooms	232	11	5%
7 Bedrooms & More	20	1	5%
TOTAL*	504	31	6%

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

Community DETACHED HOUSES

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

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

Market Summary

- Market Type Indicator WEST VANCOUVER DETACHED: Buyers market at 6% Sales Ratio average (6 in 100 homes selling rate)
- Homes are selling on average 10% below list price
- Most Active Price Band** \$2 mil to \$2.25 mil with average 45% Sales Ratio (Sellers market speed)
- Buyers Best Bet** Homes between \$4 mil to \$4.5 mil, British Properties and minimum 3 bedroom properties
- Sellers Best Bet** Selling homes in Sentinel Hill and up to 2 bedroom properties

13 Month Market Trend



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

Sales Ratio

SnapStats® WEST VANCOUVER

Price Band & Bedroom ATTACHED CONDOS & TOWNHOMES

Community ATTACHED CONDOS & TOWNHOMES

Inventory

Sales

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

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

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

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

Market Summary

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

13 Month Market Trend



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

SnapStats® RICHMOND

Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 - 300,000	2	0	NA
300,001 - 400,000	0	0	NA
400,001 - 500,000	0	0	NA
500,001 - 600,000	0	0	NA
600,001 - 700,000	0	0	NA
700,001 - 800,000	0	0	NA
800,001 - 900,000	0	0	NA
900,001 - 1,000,000	0	1	NA*
1,000,001 - 1,250,000	13	7	54%
1,250,001 - 1,500,000	69	12	17%
1,500,001 - 1,750,000	104	13	13%
1,750,001 - 2,000,000	122	10	8%
2,000,001 - 2,250,000	62	3	5%
2,250,001 - 2,500,000	80	6	8%
2,500,001 - 2,750,000	52	4	8%
2,750,001 - 3,000,000	87	1	1%
3,000,001 - 3,500,000	33	3	9%
3,500,001 - 4,000,000	47	1	2%
4,000,001 - 4,500,000	17	1	6%
4,500,001 - 5,000,000	16	1	6%
5,000,001 & Greater	10	0	NA
TOTAL*	714	63	9%
2 Bedrooms & Less	33	3	9%
3 to 4 Bedrooms	264	30	11%
5 to 6 Bedrooms	386	24	6%
7 Bedrooms & More	31	6	19%
TOTAL*	714	63	9%

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

Community DETACHED HOUSES

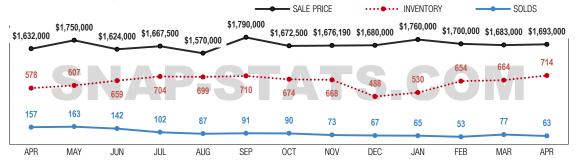
SnapStats®	Inventory	Sales	Sales Ratio
Boyd Park	23	2	9%
Bridgeport	13	1	8%
Brighouse	21	0	NA
Brighouse South	1	0	NA
Broadmoor	66	9	14%
East Cambie	20	3	15%
East Richmond	7	0	NA
Garden City	37	2	5%
Gilmore	2	0	NA
Granville	67	2	3%
Hamilton	10	2	20%
Ironwood	19	2	11%
Lackner	26	1	4%
McLennan	11	0	NA
McLennan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

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

Market Summary

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

13 Month Market Trend



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

SnapStats® RICHMOND

Price Band & Bedroom ATTACHED CONDOS & TOWNHOMES

Inventory Sales Sales Ratio \$0 - 300,00036% 11 4 23 15 65% 300,001 - 400,000400,001 - 500,000 55 21 38% 500,001 - 600,00059 44 75% 600.001 - 700.00043 84 51% 700,001 - 800,00096 32 33% 800,001 - 900,00093 44 47% 10 79 13% 900,001 - 1,000,00022 1,000,001 - 1,250,00072 31% 1,250,001 - 1,500,000 35 8 23% 1,500,001 - 1,750,00014 2 14% 1,750,001 - 2,000,0008 0 NA 2,000,001 - 2,250,0000 NA 2,250,001 - 2,500,0000 0 NA 0 NA 2,500,001 - 2,750,0004 2,750,001 - 3,000,0002 0 NA 3,000,001 - 3,500,0000 NA 1 3,500,001 - 4,000,0000 NA 0 4.000.001 - 4.500.0000 NA 4,500,001 - 5,000,0000 NA 5,000,001 & Greater 0 0 NA TOTAL* 639 245 38% 0 to 1 Bedroom 97 49 51% 2 Bedrooms 285 109 38% 3 Bedrooms 38% 187 71 4 Bedrooms & Greater 70 16 23% TOTAL* 639 245 38%

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

Community ATTACHED CONDOS & TOWNHOMES

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

Market Summary

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

13 Month Market Trend



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

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

Snap Stats TSAWWASSEN

Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 - 300,000	0	0	NA
300,001 - 400,000	0	0	NA
400,001 - 500,000	0	0	NA
500,001 - 600,000	0	0	NA
600,001 - 700,000	0	0	NA
700,001 - 800,000	0	0	NA
800,001 - 900,000	1	1	100%
900,001 - 1,000,000	5	2	40%
1,000,001 - 1,250,000	44	9	20%
1,250,001 - 1,500,000	42	6	14%
1,500,001 - 1,750,000	25	3	12%
1,750,001 - 2,000,000	18	1	6%
2,000,001 - 2,250,000	9	0	NA
2,250,001 - 2,500,000	7	1	14%
2,500,001 - 2,750,000	5	0	NA
2,750,001 - 3,000,000	6	0	NA
3,000,001 - 3,500,000	3	1	33%
3,500,001 - 4,000,000	6	0	NA
4,000,001 - 4,500,000	2	0	NA
4,500,001 - 5,000,000	1	0	NA
5,000,001 & Greater	0	0	NA
TOTAL*	174	24	14%
2 Bedrooms & Less	14	3	21%
3 to 4 Bedrooms	119	15	13%
5 to 6 Bedrooms	39	6	15%
7 Bedrooms & More	2	0	NA
TOTAL*	174	24	14%

SnapStats® Median Data	March	April	Variance
Inventory	141	174	23%
Solds	22	24	9%
Sale Price	\$1,291,000	\$1,251,500	-3%
Sale Price SQFT	\$503	\$504	NA
Sale to List Price Ratio	98%	97%	-1%
Days on Market	26	30	15%

Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Beach Grove	21	4	19%
Boundary Beach	16	1	6%
Cliff Drive	29	5	17%
English Bluff	21	1	5%
Pebble Hill	43	7	16%
Tsawwassen Central	34	4	12%
Tsawwassen East	10	2	20%
TOTAL*	174	24	14%

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

Market Summary

- Market Type Indicator **TSAWWASSEN DETACHED:** Balanced market at 14% Sales Ratio average (1.4 in 10 homes selling rate)
- Homes are selling on average 3% below list price
- Most Active Price Band** \$1 mil to \$1.25 mil with average 20% Sales Ratio (Sellers market speed)
- Buyers Best Bet** Homes between \$1.75 mil to \$2 mil, Boundary Beach, English Bluff and 3 to 4 bedroom properties
- Sellers Best Bet** Selling homes in Tsawwassen East and up to 2 bedroom properties

13 Month Market Trend



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

Snap Stats TSAWWASSEN

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	2	2	100%
500,001 - 600,000	16	4	25%
600,001 - 700,000	8	6	75%
700,001 - 800,000	3	0	NA
800,001 - 900,000	7	1	14%
900,001 - 1,000,000	6	0	NA
1,000,001 - 1,250,000	3	0	NA
1,250,001 - 1,500,000	2	0	NA
1,500,001 - 1,750,000	2	0	NA
1,750,001 - 2,000,000	1	0	NA
2,000,001 - 2,250,000	0	0	NA
2,250,001 - 2,500,000	0	0	NA
2,500,001 - 2,750,000	0	0	NA
2,750,001 - 3,000,000	0	0	NA
3,000,001 - 3,500,000	1	0	NA
3,500,001 - 4,000,000	0	0	NA
4,000,001 - 4,500,000	0	0	NA
4,500,001 - 5,000,000	0	0	NA
5,000,001 & Greater	0	0	NA
TOTAL*	53	14	26%
0 to 1 Bedroom	7	4	57%
2 Bedrooms	35	9	26%
3 Bedrooms	11	0	NA
4 Bedrooms & Greater	0	1	NA*
TOTAL*	53	14	26%

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

Community ATTACHED CONDOS & TOWNHOMES

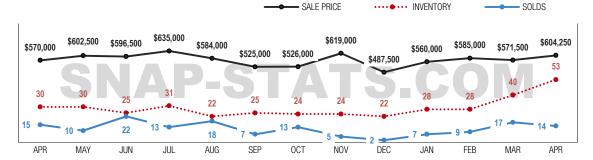
SnapStats®	Inventory	Sales	Sales Ratio
Beach Grove	8	1	13%
Boundary Beach	2	0	NA
Cliff Drive	34	7	21%
English Bluff	0	0	NA
Pebble Hill	0	0	NA
Tsawwassen Central	7	3	43%
Tsawwassen East	2	3	150%*
TOTAL*	53	14	26%

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

Market Summary

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

13 Month Market Trend



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

SnapStats LADNER

Price Band & Bedroom DETACHED HOUSES

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

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

Community *DETACHED HOUSES*

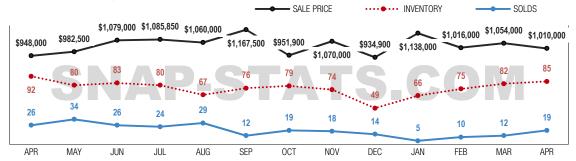
SnapStats®	Inventory	Sales	Sales Ratio
Delta Manor	5	3	60%
East Delta	3	0	NA
Hawthorne	18	6	33%
Holly	14	2	14%
Ladner Elementary	20	1	5%
Ladner Rural	8	0	NA
Neilsen Grove	7	7	100%
Port Guichon	8	0	NA
Westham Island	2	0	NA
TOTAL*	85	19	22%

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

Market Summary

- Market Type Indicator LADNER DETACHED: Sellers market at 22% Sales Ratio average (2.2 in 10 homes selling rate)
- Homes are selling on average 4% below list price
- Most Active Price Band** Insufficient data but with 7 sales \$1 mil to \$1.25 mil
- Buyers Best Bet** Homes in Ladner Elementary and up to 2 bedroom properties
- Sellers Best Bet** Selling homes in Hawthorne and 3 to 4 bedroom properties

13 Month Market Trend



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

SnapStats® LADNER

Price Band & Bedroom ATTACHED CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 - 300,000	0	0	NA
300,001 - 400,000	0	0	NA
400,001 - 500,000	5	1	20%
500,001 - 600,000	6	5	83%
600,001 - 700,000	3	3	100%
700,001 - 800,000	7	0	NA
800,001 - 900,000	2	1	50%
900,001 - 1,000,000	2	0	NA
1,000,001 - 1,250,000	1	0	NA
1,250,001 - 1,500,000	0	0	NA
1,500,001 - 1,750,000	0	0	NA
1,750,001 - 2,000,000	0	0	NA
2,000,001 - 2,250,000	0	0	NA
2,250,001 - 2,500,000	0	0	NA
2,500,001 - 2,750,000	0	0	NA
2,750,001 - 3,000,000	0	0	NA
3,000,001 - 3,500,000	0	0	NA
3,500,001 - 4,000,000	0	0	NA
4,000,001 - 4,500,000	0	0	NA
4,500,001 - 5,000,000	0	0	NA
5,000,001 & Greater	0	0	NA
TOTAL*	26	10	38%
0 to 1 Bedroom	2	1	50%
2 Bedrooms	14	4	29%
3 Bedrooms	8	5	63%
4 Bedrooms & Greater	2	0	NA
TOTAL*	26	10	38%

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

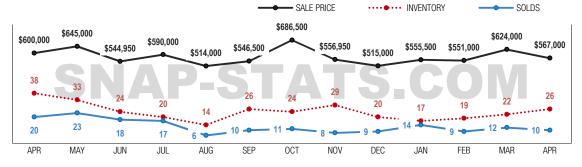
Community ATTACHED CONDOS & TOWNHOMES

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

Market Summary

- Market Type Indicator LADNER ATTACHED: Sellers market at 38% Sales Ratio average (3.8 in 10 homes selling rate)
- Homes are selling on average at list price
- Most Active Price Band** Insufficient data but with 5 sales \$500,000 to \$600,000
- Buyers Best Bet** Homes in Hawthorne and 2 bedroom properties
- Sellers Best Bet** Homes in Ladner Elementary and 3 bedroom properties

13 Month Market Trend



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

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