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METRO VANCOUVER EDITION





VANCOUVER DOWNTOWN

5 YEAR 2015

ATTACHED (Condo & Townhome)

Neighbourhood	2010	2011	2012	2013	2014	Variance 2014 vs 2013	Variance 2014 vs 2010
Coal Harbour	\$799,950	\$844,750	\$787,000	\$805,000	\$870,000	8%	9%
Downtown	\$412,000	\$425,000	\$430,000	\$416,000	\$445,500	7%	8%
Westend	\$421,250	\$424,000	\$459,950	\$420,750	\$455,000	8%	8%
Yaletown	\$526,000	\$565,000	\$573,750	\$555,000	\$584,200	5%	11%
Sale Price	\$428,000	\$457,500	\$490,000	\$475,125	\$501,129	5%	17%
Sale Price SQFT	\$635	\$656	\$651	\$623	\$642	3%	1%
Sale to List Price %	98%	98%	98%	97%	97%	0%	-1%
Days on Market	29	26	31	32	25	-22%	-14%
Units Sold	2,817	2,793	2,174	2,260	2,683	19%	-5%

IMPORTANT: The REBGV MLS® database restricts detailed statistics of Sold properties to a **maximum** of 1,500 search results (homes sold.) To provide a value to the reader, SnapStats® averaged the sales data between Jan 1 to Jun 30 and July 1 to Dec 31, 2010 to 2013. Where total units sold exceed 1,500 in these years the values reported therefore are to be considered approximations only and not exact representations.

Neighbourhood	2010	2011	2012	2013	2014	Variance 2014 vs 2013	Variance 2014 vs 2010
Arbutus	\$1,868,000	\$2,333,000	\$2,338,800	\$2,460,000	\$2,522,500	3%	35%
Cambie	\$1,300,000	\$1,680,000	\$1,578,000	\$1,698,000	\$1,810,000	7%	39%
Dunbar	\$1,655,000	\$1,980,000	\$2,080,000	\$2,090,000	\$2,350,000	12%	42%
Fairview	\$1,573,000	\$1,232,500	\$2,177,500	\$1,975,000	\$2,480,000	26%	58%
Falsecreek	\$0	\$1,015,000	\$0	\$0	\$0	NA	NA
Kerrisdale	\$1,710,000	\$2,168,000	\$2,109,000	\$2,350,000	\$2,513,750	7%	47%
Kitsilano	\$1,411,500	\$1,600,500	\$1,550,000	\$1,625,000	\$1,730,000	6%	23%
Mackenzie Heights	\$1,797,500	\$2,435,000	\$2,350,000	\$2,300,000	\$2,670,000	16%	49%
Marpole	\$1,120,000	\$1,400,500	\$1,322,500	\$1,400,000	\$1,528,000	9%	36%
Mount Pleasant	\$1,288,250	\$1,550,000	\$1,712,500	\$999,800	\$1,738,000	74%	35%
Oakridge	\$1,495,000	\$1,700,000	\$1,749,000	\$1,771,261	\$2,078,000	17%	39%
Point Grey	\$1,901,000	\$2,235,000	\$2,200,000	\$2,285,000	\$2,566,000	12%	35%
Quilchena	\$2,011,000	\$2,674,000	\$2,537,500	\$2,680,000	\$2,860,000	7%	42%
SW Marine	\$1,415,000	\$1,935,000	\$1,827,500	\$1,927,500	\$2,112,500	10%	49%
Shaughnessy	\$2,960,000	\$3,520,500	\$3,918,000	\$3,990,000	\$4,700,000	18%	59%
South Cambie	\$1,598,000	\$2,000,000	\$2,015,000	\$2,050,000	\$2,335,000	14%	46%
South Granville	\$2,440,000	\$2,830,000	\$2,750,000	\$2,679,500	\$3,000,000	12%	23%
Southlands	\$1,850,000	\$2,130,000	\$2,050,000	\$2,353,000	\$2,177,500	-7%	18%
University	\$1,891,000	\$2,657,500	\$3,990,000	\$4,169,000	\$4,180,000	0%	121%
Sale Price	\$1,698,950	\$2,069,000	\$2,060,000	\$2,175,000	\$2,423,997	11%	43%
Sale Price SQFT	\$578	\$712	\$726	\$724	\$796	10%	38%
Sale to List Price %	100%	103%	95%	95%	98%	4%	-2%
Days on Market	18	13	23	31	24	-23%	33%
Units Sold	1,744	1,960	1,228	1,645*	1,778	8%	2%

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Neighbourhood	2010	2011	2012	2013	2014	Variance 2014 vs 2013	Variance 2014 vs 2010
Arbutus	\$644,000	\$0	\$0	\$945,000	\$0	NA	NA
Cambie	\$435,000	\$440,000	\$410,000	\$502,500	\$488,000	-3%	12%
Dunbar	\$460,000	\$353,500	\$400,000	\$430,000	\$532,750	24%	16%
Fairview	\$425,000	\$489,000	\$483,500	\$500,000	\$518,000	4%	22%
Falsecreek	\$539,900	\$570,000	\$565,000	\$490,000	\$550,000	12%	2%
Kerrisdale	\$560,000	\$589,500	\$520,000	\$595,000	\$560,000	-6%	0%
Kitsilano	\$471,650	\$489,500	\$474,000	\$470,000	\$484,200	3%	3%
Mackenzie Heights	\$560,000	\$0	\$1,218,000	\$1,029,900	\$537,000	-48%	-4%
Marpole	\$335,000	\$325,000	\$320,000	\$313,400	\$333,000	6%	-1%
Mount Pleasant	\$490,000	\$545,000	\$538,000	\$575,000	\$640,000	11%	31%
Oakridge	\$730,000	\$788,000	\$777,000	\$700,000	\$671,500	-4%	-8%
Point Grey	\$497,950	\$540,750	\$550,000	\$570,000	\$620,000	9%	25%
Quilchena	\$725,250	\$867,000	\$619,000	\$778,000	\$650,000	-16%	-10%
SW Marine	\$1,095,000	\$388,000	\$356,500	\$318,000	\$268,000	-16%	-76%
Shaughnessy	\$471,500	\$1,030,000	\$535,000	\$798,000	\$936,250	17%	99%
South Cambie	\$561,500	\$765,000	\$668,000	\$569,500	\$563,000	-1%	0%
South Granville	\$951,000	\$790,000	\$830,500	\$736,500	\$785,000	7%	-17%
Southlands	\$483,800	\$501,500	\$540,000	\$550,000	\$480,000	-13%	-1%
University	\$650,000	\$754,900	\$650,000	\$675,000	\$725,000	7%	12%
Sale Price	\$518,900	\$550,000	\$522,000	\$525,750	\$546,102	4%	5%
Sale Price SQFT	\$588	\$598	\$593	\$571	\$594	4%	1%
Sale to List Price %	99%	99%	97%	97%	97%	0%	-2%
Days on Market	21	21	28	30	29	-3%	38%
Units Sold	2,234	2,227	1,683	2,050	2,254	10%	1%

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Neighbourhood	2010	2011	2012	2013	2014	Variance 2014 vs 2013	Variance 2014 vs 2010
Champlain Heights	\$1,020,000	\$1,208,880	\$1,265,000	\$1,175,000	\$1,170,000	0%	15%
Collingwood	\$676,500	\$750,000	\$781,500	\$815,500	\$895,000	10%	32%
Downtown	\$0	\$0	\$0	\$0	\$0	NA	NA
Fraser	\$770,000	\$830,000	\$889,000	\$902,500	\$1,000,000	11%	30%
Fraserview	\$825,000	\$1,006,800	\$1,110,000	\$1,120,000	\$1,150,000	3%	39%
Grandview	\$800,000	\$804,750	\$875,800	\$880,000	\$952,500	8%	19%
Hastings	\$647,500	\$710,000	\$790,000	\$769,000	\$898,000	17%	39%
Hastings East	\$762,500	\$774,000	\$822,500	\$778,500	\$918,750	18%	20%
Kilarney	\$807,000	\$930,000	\$972,000	\$1,000,000	\$1,148,000	15%	42%
Knight	\$735,500	\$815,000	\$826,500	\$860,000	\$948,750	10%	29%
Main	\$825,000	\$980,000	\$996,250	\$1,050,000	\$1,162,000	11%	41%
Mt Pleasant	\$742,000	\$820,000	\$899,000	\$892,000	\$930,000	4%	25%
Renfrew Heights	\$721,500	\$825,000	\$883,000	\$809,500	\$935,000	16%	30%
Renfrew	\$697,000	\$746,000	\$800,400	\$816,000	\$883,500	8%	27%
South Vancouver	\$721,000	\$852,000	\$848,000	\$903,500	\$975,000	8%	35%
Victoria	\$670,000	\$776,000	\$815,000	\$855,000	\$880,000	3%	31%
Sale Price	\$743,000	\$825,000	\$867,750	\$884,000	\$966,779	9%	30%
Sale Price SQFT	\$351	\$390	\$411	\$402	\$438	9%	25%
Sale to List Price %	99%	101%	98%	98%	99%	1%	0%
Days on Market	17	13	16	22	12	-45%	-29%
Units Sold	1,608	1,793	1,268	1,430	1,759	23%	9%

ATTACHED (Condo & Townhome)

Neighbourhood	2010	2011	2012	2013	2014	Variance 2014 vs 2013	Variance 2014 vs 2010
Champlain Heights	\$441,550	\$483,800	\$468,000	\$455,000	\$452,000	-1%	2%
Collingwood	\$308,950	\$318,000	\$322,000	\$301,000	\$306,900	2%	-1%
Downtown	\$383,750	\$386,000	\$375,000	\$448,000	\$403,250	-10%	5%
Fraser	\$310,038	\$364,800	\$350,900	\$370,444	\$387,250	5%	25%
Fraserview	\$348,800	\$376,500	\$385,950	\$385,000	\$405,000	5%	16%
Grandview	\$329,500	\$364,500	\$306,000	\$347,575	\$339,000	-2%	3%
Hastings	\$307,750	\$338,500	\$294,250	\$323,000	\$310,000	-4%	1%
Hastings East	\$340,000	\$305,000	\$280,000	\$349,900	\$336,500	-4%	-1%
Kilarney	\$320,500	\$317,000	\$324,500	\$415,000	\$400,500	-3%	25%
Knight	\$375,000	\$349,900	\$407,500	\$405,000	\$423,000	4%	13%
Main	\$415,450	\$493,000	\$445,000	\$469,375	\$512,000	9%	23%
Mt Pleasant	\$398,450	\$405,750	\$412,000	\$401,000	\$419,950	5%	5%
Renfrew Heights	\$350,000	\$0	\$415,000	\$554,500	\$0	NA	NA
Renfrew	\$329,000	\$349,500	\$310,000	\$360,000	\$322,000	-11%	-2%
South Vancouver	\$210,000	\$446,428	\$247,450	\$294,000	\$305,000	4%	45%
Victoria	\$422,500	\$388,900	\$353,000	\$448,250	\$426,450	-5%	1%
Sale Price	\$355,000	\$365,000	\$374,000	\$382,000	\$374,521	-2%	5%
Sale Price SQFT	\$446	\$459	\$468	\$470	\$486	3%	9%
Sale to List Price %	99%	98%	99%	98%	98%	0%	-1%
Days on Market	22	21	24	28	19	-32%	-14%
Units Sold	1,465	1,434	1,397	1,482	1,790	21%	22%

DETACHED (HOUSES)

Neighbourhood	2010	2011	2012	2013	2014	Variance 2014 vs 2013	Variance 2014 vs 2010
Blueridge	\$920,000	\$903,000	\$889,000	\$968,000	\$983,000	2%	7%
Boulevard	\$878,000	\$890,000	\$861,000	\$975,000	\$1,202,500	23%	37%
Braemar	\$1,422,500	\$1,485,000	\$1,547,500	\$1,450,000	\$1,629,444	12%	15%
Calverhall	\$742,500	\$808,000	\$847,500	\$840,000	\$874,000	4%	18%
Canyon Heights	\$1,008,750	\$1,115,000	\$1,177,000	\$1,174,000	\$1,250,000	6%	24%
Capilano	\$865,000	\$946,250	\$1,037,500	\$1,040,000	\$1,155,000	11%	34%
Central Lonsdale	\$854,950	\$870,000	\$889,000	\$853,500	\$1,000,000	17%	17%
Deep Cove	\$820,000	\$1,066,500	\$968,400	\$978,750	\$1,020,000	4%	24%
Delbrook	\$1,009,000	\$980,000	\$1,110,000	\$1,178,000	\$1,265,000	7%	25%
Dollarton	\$867,000	\$900,800	\$1,062,000	\$990,000	\$1,162,500	17%	34%
Edgemont	\$960,100	\$1,201,500	\$1,266,500	\$1,326,000	\$1,497,500	13%	56%
Forest Hills	\$982,500	\$1,195,000	\$1,375,000	\$1,300,544	\$1,455,000	12%	48%
Grouse Woods	\$1,025,000	\$1,131,000	\$1,066,000	\$999,000	\$1,130,000	13%	10%
Hamilton	\$749,500	\$865,000	\$815,000	\$887,500	\$940,000	6%	25%
Hamilton Heights	\$709,888	\$809,000	\$892,500	\$768,000	\$185,000	-76%	-74%
Indian Arm	\$262,500	\$0	\$537,450	\$459,000	\$435,000	-5%	66%
Indian River	\$875,000	\$891,000	\$900,000	\$856,000	\$892,000	4%	2%
Lower Lonsdale	\$703,000	\$781,000	\$870,000	\$880,000	\$820,000	-7%	17%
Lynn Valley	\$800,000	\$867,000	\$885,000	\$894,500	\$927,500	4%	16%
Lynnmoor	\$644,500	\$759,000	\$817,500	\$680,000	\$728,800	7%	13%
Norgate	\$615,000	\$729,000	\$784,000	\$770,000	\$800,000	4%	30%
Northlands	\$1,195,000	\$1,620,000	\$1,650,000	\$1,287,650	\$1,305,000	1%	9%
Pemberton Heights	\$1,035,000	\$897,500	\$979,000	\$1,010,400	\$1,280,000	27%	24%
Pemberton	\$653,750	\$745,000	\$825,000	\$823,000	\$843,800	3%	29%
Princess Park	\$840,000	\$996,250	\$950,000	\$964,000	\$1,082,500	12%	29%
Queensbury	\$718,000	\$720,550	\$937,500	\$852,500	\$929,500	9%	29%
Roche Point	\$805,000	\$825,000	\$828,000	\$839,500	\$900,000	7%	12%
Seymour	\$785,000	\$854,500	\$965,000	\$843,500	\$979,300	16%	25%
Tempe	\$952,500	\$958,000	\$1,100,000	\$1,065,000	\$1,160,000	9%	22%
Upper Delbrook	\$980,000	\$1,170,000	\$1,170,000	\$1,120,000	\$1,285,900	15%	31%
Upper Lonsdale	\$944,000	\$987,000	\$1,000,000	\$937,050	\$1,100,000	17%	17%
Westlynn	\$756,500	\$775,750	\$840,000	\$805,000	\$880,000	9%	16%
Westlynn Terrace	\$802,000	\$880,000	\$926,000	\$933,000	\$1,125,000	21%	40%
Windsor Park	\$805,000	\$820,000	\$828,000	\$799,000	\$889,950	11%	11%
Woodlands-Sunshine Cascade	\$1,592,500	\$1,500,000	\$1,164,000	\$0	\$1,544,500	NA	-3%
Sale Price	\$870,000	\$930,000	\$988,000	\$970,000	\$1,107,658	14%	27%
Sale Price SQFT	\$364	\$384	\$397	\$388	\$426	10%	17%
Sale to List Price %	99%	99%	99%	97%	99%	2%	0%
Days on Market	19	17	18	24	18	-25%	-5%
Units Sold	942	1,179	919	1,085	1,236	14%	31%

ATTACHED (Condo & Townhome)

Neighbourhood	2010	2011	2012	2013	2014	Variance 2014 vs 2013	Variance 2014 vs 2010
Blueridge	\$518,000	\$510,000	\$546,500	\$489,500	\$595,000	22%	15%
Boulevard	\$605,000	\$0	\$0	\$0	\$0	NA	NA
Braemer	\$0	\$0	\$0	\$0	\$0	NA	NA
Calverhall	\$0	\$0	\$0	\$0	\$0	NA	NA
Canyon Heights	\$580,000	\$998,000	\$670,000	\$717,500	\$679,000	-5%	17%
Capilano	\$589,000	\$620,000	\$641,000	\$635,000	\$725,000	14%	23%
Central Lonsdale	\$432,250	\$422,250	\$411,500	\$491,550	\$473,800	-4%	10%
Deep Cove	\$416,500	\$471,250	\$535,000	\$450,000	\$649,900	44%	56%
Delbrook	\$690,000	\$455,000	\$559,500	\$550,100	\$660,000	20%	-4%
Dollarton	\$0	\$550,000	\$265,000	\$0	\$0	NA	NA
Edgemont	\$662,500	\$711,000	\$742,500	\$1,160,000	\$682,500	-41%	3%
Forest Hills	\$0	\$0	\$0	\$0	\$0	NA	NA
Grouse Woods	\$639,750	\$738,000	\$656,500	\$719,900	\$782,500	9%	22%
Hamilton	\$493,750	\$415,000	\$511,950	\$508,000	\$500,000	-2%	1%
Hamilton Heights	\$0	\$0	\$0	\$662,900	\$513,900	-22%	NA
Indian Arm	\$0	\$0	\$0	\$0	\$0	NA	NA
Indian River	\$593,000	\$649,500	\$669,000	\$591,000	\$688,500	16%	16%
Lower Lonsdale	\$380,000	\$390,000	\$365,000	\$398,950	\$390,000	-2%	3%
Lynn Valley	\$420,000	\$434,000	\$425,000	\$399,900	\$452,000	13%	8%
Lynnmour	\$376,250	\$367,500	\$348,396	\$422,000	\$423,500	0%	13%
Norgate	\$425,000	\$419,900	\$399,450	\$380,000	\$511,000	34%	20%
Northlands	\$582,500	\$531,000	\$560,250	\$596,500	\$548,450	-8%	-6%
Pemberton Heights	\$394,750	\$378,000	\$369,900	\$330,000	\$373,500	13%	-5%
Pemberton	\$275,000	\$272,000	\$294,500	\$286,000	\$297,000	4%	8%
Princess Park	\$0	\$0	\$0	\$0	\$0	NA	NA
Queensbury	\$0	\$0	\$0	\$0	\$469,900	NA	NA
Roche Point	\$450,000	\$447,500	\$456,250	\$434,000	\$457,000	5%	2%
Seymour	\$590,000	\$568,500	\$529,000	\$545,000	\$658,000	21%	12%
Tempe	\$0	\$0	\$0	\$0	\$0	NA	NA
Upper Delbrook	\$625,000	\$475,000	\$350,000	\$270,000	\$0	NA	NA
Upper Lonsdale	\$373,500	\$350,000	\$348,000	\$365,000	\$383,000	5%	3%
Westlynn	\$492,500	\$504,000	\$551,000	\$456,000	\$540,000	18%	10%
Westlynn Terrace	\$0	\$0	\$0	\$0	\$0	NA	NA
Windsor Park	\$320,000	\$297,000	\$345,000	\$0	\$322,125	NA	1%
Woodlands-Sunshine Cascade	\$0	\$0	\$0	\$0	\$0	NA	NA
Sale Price	\$420,000	\$414,000	\$425,000	\$436,750	\$444,454	2%	6%
Sale Price SQFT	\$425	\$420	\$420	\$451	\$461	2%	8%
Sale to List Price %	98%	99%	97%	97%	98%	1%	0%
Days on Market	23	28	29	34	29	-15%	26%
Units Sold	1,169	1,214	1,024	1,074	1,245	16%	7%

Neighbourhood	2010	2011	2012	2013	2014	Variance 2014 vs 2013	Variance 2014 vs 2010
Altamont	\$3,160,000	\$2,437,500	\$3,285,500	\$2,604,000	\$4,188,000	61%	33%
Ambleside	\$1,351,000	\$1,575,000	\$1,700,000	\$1,750,000	\$1,833,168	5%	36%
Bayridge	\$1,290,000	\$1,500,000	\$1,680,000	\$1,800,000	\$1,600,000	-11%	24%
British Properties	\$1,598,000	\$1,957,500	\$2,550,000	\$2,400,000	\$2,424,000	1%	52%
Canterbury	\$3,625,000	\$3,677,500	\$3,522,500	\$4,170,000	\$4,060,000	-3%	12%
Caulfield	\$1,437,500	\$1,456,000	\$1,807,500	\$1,738,500	\$1,654,500	-5%	15%
Cedardale	\$1,110,000	\$1,363,000	\$1,652,500	\$1,420,000	\$1,610,000	13%	45%
Chartwell	\$2,160,000	\$2,478,000	\$3,125,000	\$3,400,000	\$3,260,000	-4%	51%
Chelsea Park	\$2,115,000	\$2,708,000	\$1,610,000	\$1,790,000	\$3,350,000	87%	58%
Cypress	\$1,958,000	\$2,290,000	\$1,919,000	\$1,242,500	\$1,700,216	37%	-13%
Cypress Park Estates	\$1,265,000	\$1,413,500	\$1,757,500	\$1,610,000	\$1,600,000	-1%	26%
Deer Ridge	\$0	\$1,757,000	\$0	\$0	\$2,510,000	NA	NA
Dundarave	\$1,560,000	\$1,980,000	\$1,930,000	\$2,250,000	\$2,372,500	5%	52%
Eagle Harbour	\$1,141,250	\$1,240,000	\$1,265,000	\$1,093,000	\$1,220,000	12%	7%
Eagleridge	\$1,865,000	\$1,580,000	\$1,563,000	\$2,190,250	\$1,880,000	-14%	1%
Furry Creek	\$1,027,500	\$1,537,500	\$1,010,000	\$1,144,000	\$1,250,000	9%	22%
Gleneagles	\$1,100,000	\$1,697,500	\$1,980,000	\$1,675,000	\$2,175,000	30%	98%
Glenmore	\$1,007,500	\$1,150,000	\$1,176,000	\$1,250,000	\$1,479,000	18%	47%
Horseshoe Bay	\$870,000	\$954,999	\$1,099,000	\$1,040,000	\$1,206,500	16%	39%
Howe Sound	\$1,375,000	\$1,800,000	\$1,950,000	\$1,180,000	\$2,250,000	91%	64%
Lions Bay	\$985,000	\$946,000	\$1,070,000	\$854,000	\$921,250	8%	-6%
Old Caulfield	\$1,865,000	\$1,587,000	\$2,300,000	\$1,540,000	\$1,700,000	10%	-9%
Panorama Village	\$3,328,000	\$3,200,000	\$5,048,000	\$0	\$4,338,000	NA	30%
Park Royal	\$1,157,000	\$1,461,000	\$1,892,000	\$1,260,000	\$1,710,000	36%	48%
Porteau Cove	\$0	\$0	\$0	\$0	\$0	NA	NA
Queens	\$1,556,000	\$2,250,000	\$2,885,000	\$2,384,000	\$2,500,000	5%	61%
Rockridge	\$1,425,000	\$3,600,000	\$4,100,000	\$3,818,000	\$3,200,000	-16%	125%
Sandy Cove	\$1,100,000	\$3,355,000	\$1,838,000	\$1,875,000	\$2,600,000	39%	136%
Sentinel Hill	\$1,358,750	\$1,405,000	\$1,395,000	\$1,755,000	\$1,865,000	6%	37%
Upper Caulfield	\$1,575,000	\$1,549,000	\$1,921,500	\$1,922,500	\$1,820,000	-5%	16%
West Bay	\$1,662,500	\$1,900,000	\$1,852,000	\$2,679,944	\$3,650,000	36%	120%
Westhill	\$2,168,000	\$2,215,000	\$2,860,000	\$2,450,000	\$3,394,000	39%	57%
Westmount	\$1,250,000	\$2,555,000	\$2,235,000	\$2,850,000	\$2,684,800	-6%	115%
Whitby Estates	\$3,359,000	\$3,909,000	\$4,715,000	\$4,225,000	\$5,175,000	22%	54%
Whytecliff	\$927,500	\$1,150,000	\$1,250,000	\$1,602,500	\$2,050,000	28%	121%
Sale Price	\$1,485,000	\$1,775,000	\$1,882,500	\$1,927,500	\$2,110,879	10%	42%
Sale Price SQFT	\$470	\$556	\$603	\$574	\$618	8%	31%
Sale to List Price %	99%	99%	96%	94%	96%	2%	-3%
Days on Market	39	20	31	41	38	-7%	-3%
Units Sold	707	1,149	596	758	818	8%	16%

Neighbourhood	2010	2011	2012	2013	2014	Variance 2014 vs 2013	Variance 2014 vs 2010
Altamont	\$0	\$1,395,000	\$0	\$0	\$0	NA	NA
Ambleside	\$615,000	\$562,500	\$488,500	\$526,500	\$567,250	8%	-8%
Bayridge	\$0	\$0	\$0	\$0	\$0	NA	NA
British Properties	\$900,000	\$0	\$1,100,000	\$0	\$0	NA	NA
Canterbury	\$0	\$0	\$0	\$0	\$0	NA	NA
Caulfield	\$0	\$0	\$0	\$863,000	\$0	NA	NA
Cedardale	\$420,000	\$425,000	\$444,000	\$413,187	\$339,000	-18%	-19%
Chartwell	\$0	\$0	\$0	\$0	\$0	NA	NA
Chelsea Park	\$1,129,852	\$1,165,000	\$1,277,500	\$1,250,000	\$1,308,500	5%	16%
Cypress	\$0	\$0	\$0	\$0	\$0	NA	NA
Cypress Park Estates	\$1,287,500	\$1,475,000	\$1,272,500	\$1,390,000	\$1,467,500	6%	14%
Deer Ridge	\$932,500	\$980,000	\$945,000	\$905,000	\$796,500	-12%	-15%
Dundarave	\$697,000	\$725,000	\$750,000	\$897,500	\$1,028,364	15%	48%
Eagle Harbour	\$0	\$0	\$0	\$0	\$0	NA	NA
Eagleridge	\$0	\$0	\$0	\$0	\$0	NA	NA
Furry Creek	\$998,000	\$945,000	\$954,225	\$900,000	\$739,000	-18%	-26%
Gleneagles	\$0	\$0	\$0	\$0	\$0	NA	NA
Glenmore	\$557,500	\$590,000	\$614,500	\$610,000	\$0	NA	NA
Horseshoe Bay	\$0	\$0	\$0	\$0	\$998,000	NA	NA
Howe Sound	\$886,500	\$803,000	\$891,250	\$880,000	\$855,000	-3%	-4%
Lions Bay	\$550,000	\$515,000	\$260,000	\$465,000	\$0	NA	NA
Old Caulfield	\$725,000	\$718,000	\$789,000	\$702,500	\$757,500	8%	4%
Panorama Village	\$830,000	\$813,750	\$764,000	\$987,500	\$1,126,500	14%	36%
Park Royal	\$830,018	\$762,500	\$732,500	\$715,000	\$700,000	-2%	-16%
Porteau Cove	\$0	\$0	\$0	\$0	\$0	NA	NA
Queens	\$0	\$0	\$0	\$0	\$0	NA	NA
Rockridge	\$0	\$0	\$0	\$0	\$0	NA	NA
Sandy Cove	\$0	\$0	\$0	\$0	\$0	NA	NA
Sentinel Hill	\$0	\$0	\$0	\$0	\$0	NA	NA
Upper Caulfield	\$1,502,500	\$1,729,000	\$1,672,500	\$1,340,000	\$1,475,000	10%	-2%
West Bay	\$0	\$0	\$0	\$0	\$0	NA	NA
Westhill	\$0	\$0	\$0	\$0	\$0	NA	NA
Westmount	\$0	\$0	\$0	\$0	\$0	NA	NA
Whitby Estates	\$1,925,000	\$2,525,000	\$2,498,000	\$2,300,000	\$2,690,500	17%	40%
Whytecliff	\$0	\$0	\$0	\$0	\$0	NA	NA
Sale Price	\$765,000	\$773,606	\$764,000	\$845,000	\$850,613	1%	11%
Sale Price SQFT	\$607	\$615	\$593	\$639	\$630	-1%	4%
Sale to List Price %	97%	98%	96%	94%	96%	2%	-1%
Days on Market	53	39	37	60	54	-10%	2%
Units Sold	218	256	203	218	233	7%	7%

Neighbourhood	2010	2011	2012	2013	2014	Variance 2014 vs 2013	Variance 2014 vs 2010
Boyd Park	\$785,500	\$999,000	\$980,000	\$795,000	\$859,000	8%	9%
Bridgeport	\$712,500	\$786,500	\$750,000	\$757,150	\$798,500	5%	12%
Brighthouse	\$795,900	\$954,500	\$831,000	\$935,000	\$1,015,000	9%	28%
Brighthouse South	\$832,500	\$850,000	\$2,025,000	\$1,969,000	\$1,180,000	-40%	42%
Broadmoor	\$1,200,000	\$1,429,160	\$1,452,240	\$1,465,000	\$1,501,000	2%	25%
East Cambie	\$762,000	\$812,000	\$839,500	\$835,000	\$842,500	1%	11%
East Richmond	\$750,000	\$918,000	\$905,000	\$1,001,000	\$1,085,000	8%	45%
Garden City	\$848,000	\$1,098,000	\$1,038,000	\$1,007,000	\$1,180,000	17%	39%
Gilmore	\$1,090,000	\$1,520,000	\$1,000,000	\$850,000	\$1,892,500	123%	74%
Granville	\$970,000	\$1,200,000	\$1,250,000	\$1,167,500	\$1,259,000	8%	30%
Hamilton	\$620,000	\$658,000	\$660,000	\$629,000	\$645,000	3%	4%
Ironwood	\$650,000	\$778,000	\$753,000	\$688,000	\$775,000	13%	19%
Lackner	\$960,000	\$1,195,000	\$1,042,500	\$1,039,800	\$1,200,000	15%	25%
McLennan	\$920,000	\$1,092,500	\$1,480,000	\$1,070,000	\$1,180,000	10%	28%
McLennan North	\$938,000	\$1,230,000	\$1,143,500	\$970,000	\$1,238,000	28%	32%
McNair	\$750,000	\$792,500	\$788,500	\$786,500	\$834,000	6%	11%
Quilchena	\$852,900	\$1,050,900	\$1,058,888	\$915,000	\$1,144,000	25%	34%
Riverdale	\$890,000	\$1,250,000	\$949,000	\$1,140,000	\$1,251,000	10%	41%
Saunders	\$840,000	\$1,048,000	\$1,100,000	\$1,036,400	\$1,194,000	15%	42%
Sea Island	\$524,000	\$563,500	\$579,500	\$530,000	\$656,500	24%	25%
Seafair	\$852,000	\$1,020,000	\$1,105,000	\$1,106,000	\$1,188,000	7%	39%
South Arm	\$760,000	\$850,000	\$853,500	\$842,750	\$852,000	1%	12%
Steveston North	\$750,000	\$842,000	\$818,000	\$780,000	\$878,900	13%	17%
Steveston South	\$828,000	\$956,500	\$938,000	\$926,500	\$1,023,000	10%	24%
Steveston Village	\$779,000	\$900,000	\$856,000	\$885,000	\$977,500	10%	25%
Terra Nova	\$1,234,400	\$1,620,000	\$1,419,000	\$1,255,000	\$1,388,000	11%	12%
West Cambie	\$765,800	\$855,900	\$813,000	\$815,500	\$858,000	5%	12%
Westwind	\$865,000	\$892,000	\$990,000	\$975,000	\$1,034,000	6%	20%
Woodwards	\$880,000	\$1,020,500	\$1,000,000	\$987,500	\$988,000	0%	12%
Sale Price	\$838,650	\$988,000	\$986,500	\$950,000	\$1,051,750	11%	25%
Sale Price SQFT	\$358	\$428	\$414	\$384	\$420	9%	17%
Sale to List Price %	99%	99%	96%	95%	96%	s	-3%
Days on Market	21	17	40	45	35	-22%	67%
Units Sold	1,678	1,669	952	1,298	1,650	27%	-2%

Neighbourhood	2010	2011	2012	2013	2014	Variance 2014 vs 2013	Variance 2014 vs 2010
Boyd Park	\$258,000	\$259,400	\$229,000	\$224,000	\$226,500	1%	-12%
Bridgeport	\$339,000	\$326,000	\$0	\$299,000	\$363,800	22%	7%
Brighthouse	\$377,000	\$383,800	\$356,000	\$378,000	\$395,000	4%	5%
Brighthouse South	\$327,750	\$341,500	\$329,000	\$337,000	\$345,625	3%	5%
Broadmoor	\$448,000	\$489,500	\$548,500	\$588,000	\$467,944	-20%	4%
East Cambie	\$432,000	\$434,000	\$413,500	\$338,800	\$397,000	17%	-8%
East Richmond	\$386,500	\$390,000	\$432,000	\$375,000	\$421,500	12%	9%
Garden City	\$542,500	\$580,000	\$556,200	\$550,000	\$583,000	6%	7%
Gilmore	\$0	\$0	\$0	\$0	\$0	NA	NA
Granville	\$421,000	\$477,000	\$412,000	\$452,250	\$498,000	10%	18%
Hamilton	\$408,696	\$398,000	\$404,500	\$388,000	\$410,000	6%	0%
Ironwood	\$342,500	\$404,750	\$349,500	\$343,000	\$372,450	9%	9%
Lackner	\$538,000	\$560,000	\$613,500	\$563,000	\$558,000	-1%	4%
McLennan	\$0	\$485,000	\$585,000	\$538,000	\$0	NA	NA
McLennan North	\$500,500	\$540,000	\$543,000	\$514,200	\$548,000	7%	9%
McNair	\$356,000	\$410,000	\$500,000	\$465,000	\$347,500	-25%	-2%
Quilchena	\$385,500	\$468,000	\$387,500	\$410,000	\$397,500	-3%	3%
Riverdale	\$340,000	\$370,000	\$346,000	\$371,000	\$338,000	-9%	-1%
Saunders	\$445,000	\$399,900	\$548,000	\$508,000	\$511,500	1%	15%
Sea Island	\$0	\$0	\$0	\$0	\$0	NA	NA
Seafair	\$523,000	\$515,000	\$485,000	\$512,000	\$540,000	5%	3%
South Arm	\$173,000	\$209,750	\$353,000	\$272,500	\$287,100	5%	66%
Steveston North	\$351,500	\$377,500	\$321,000	\$317,000	\$337,500	6%	-4%
Steveston South	\$460,000	\$485,000	\$430,000	\$449,900	\$500,000	11%	9%
Steveston Village	\$533,000	\$585,000	\$547,250	\$492,500	\$582,000	18%	9%
Terra Nova	\$620,000	\$671,000	\$634,000	\$626,000	\$630,000	1%	2%
West Cambie	\$420,000	\$447,500	\$380,000	\$405,000	\$410,571	1%	-2%
Westwind	\$528,000	\$521,500	\$452,500	\$470,000	\$763,000	62%	45%
Woodwards	\$512,000	\$532,500	\$478,500	\$471,400	\$518,000	10%	1%
Sale Price	\$402,000	\$425,000	\$407,375	\$406,500	\$424,996	5%	6%
Sale Price SQFT	\$371	\$394	\$382	\$389	\$397	2%	7%
Sale to List Price %	98%	98%	97%	97%	97%	0%	-1%
Days on Market	27	27	41	38	36	-5%	33%
Units Sold	2,966	2,527	1,821	2,270	2,535	12%	-15%

IMPORTANT: The REBGV MLS® database restricts detailed statistics of Sold properties to a **maximum** of 1,500 search results (homes sold.) To provide a value to the reader, SnapStats® averaged the sales data between Jan 1 to Jun 30 and July 1 to Dec 31, 2010 to 2013. Where total units sold exceed 1,500 in these years the values reported therefore are to be considered approximations only and not exact representations.

Neighbourhood	2010	2011	2012	2013	2014	Variance 2014 vs 2013	Variance 2014 vs 2010
Beach Grove	\$604,500	\$671,500	\$620,000	\$617,000	\$681,750	10%	13%
Boundary Beach	\$646,500	\$812,000	\$750,000	\$740,000	\$855,000	16%	32%
Cliff Drive	\$608,500	\$626,500	\$690,100	\$685,500	\$712,000	4%	17%
English Bluff	\$900,000	\$882,500	\$885,500	\$797,750	\$940,000	18%	4%
Pebble Hill	\$635,000	\$687,750	\$758,500	\$738,000	\$768,500	4%	21%
Tsawwassen Central	\$635,000	\$635,250	\$712,000	\$642,500	\$695,000	8%	9%
Tsawwassen East	\$786,500	\$750,000	\$806,000	\$765,000	\$812,000	6%	3%
Sale Price	\$641,000	\$682,500	\$720,000	\$700,000	\$760,554	9%	19%
Sale Price SQFT	\$286	\$288	\$314	\$301	\$311	3%	9%
Sale to List Price %	99%	98%	97%	97%	98%	1%	-1%
Days on Market	29	28	34	53	41	-23%	41%
Units Sold	263	342	235	223	336	51%	28%

Neighbourhood	2010	2011	2012	2013	2014	Variance 2014 vs 2013	Variance 2014 vs 2010
Beach Grove	\$371,000	\$387,500	\$377,500	\$351,500	\$395,000	12%	6%
Boundary Beach	\$571,000	\$770,000	\$740,000	\$840,000	\$805,000	-4%	41%
Cliff Drive	\$293,900	\$326,000	\$265,000	\$285,000	\$365,000	28%	24%
English Bluff	\$448,000	\$460,000	\$515,500	\$0	\$437,000	NA	-2%
Pebble Hill	\$0	\$0	\$490,000	\$0	\$649,900	NA	NA
Tsawwassen Central	\$344,000	\$388,000	\$388,000	\$339,000	\$350,000	3%	2%
Tsawwassen East	\$451,500	\$409,000	\$403,000	\$413,000	\$475,000	15%	5%
Sale Price	\$348,000	\$380,000	\$346,000	\$345,000	\$381,417	11%	10%
Sale Price SQFT	\$310	\$317	\$322	\$297	\$330	11%	6%
Sale to List Price %	97%	98%	94%	97%	98%	1%	1%
Days on Market	30	50	52	83	52	-37%	73%
Units Sold	125	116	99	87	121	39%	-3%

Neighbourhood	2010	2011	2012	2013	2014	Variance 2014 vs 2013	Variance 2014 vs 2010
Delta Manor	\$563,000	\$587,500	\$590,000	\$572,500	\$627,000	10%	11%
East Delta	\$260,000	\$0	\$0	\$0	\$0	NA	NA
Hawthorne	\$667,800	\$649,000	\$681,000	\$651,450	\$676,250	4%	1%
Holly	\$602,500	\$652,500	\$649,000	\$611,000	\$640,000	5%	6%
Ladner Elementary	\$570,000	\$558,750	\$609,500	\$600,000	\$595,000	-1%	4%
Ladner Rural	\$447,400	\$407,000	\$546,500	\$607,500	\$575,000	-5%	29%
Neilsen Grove	\$716,000	\$823,000	\$764,500	\$722,500	\$731,500	1%	2%
Port Guichon	\$543,000	\$560,000	\$615,000	\$565,000	\$623,200	10%	15%
Westham Island	\$0	\$72,500	\$159,250	\$156,000	\$0	NA	NA
Sale Price	\$605,000	\$628,000	\$628,750	\$620,000	\$647,615	4%	7%
Sale Price SQFT	\$294	\$297	\$305	\$295	\$296	0%	1%
Sale to List Price %	98%	98%	98%	99%	98%	-1%	0%
Days on Market	23	31	28	42	32	-24%	39%
Units Sold	198	239	188	201	274	36%	38%

Neighbourhood	2010	2011	2012	2013	2014	Variance 2014 vs 2013	Variance 2014 vs 2010
Delta Manor	\$334,000	\$345,000	\$345,000	\$307,500	\$345,000	12%	3%
East Delta	\$533,000	\$583,000	\$345,000	\$472,500	\$503,750	7%	-5%
Hawthorne	\$299,250	\$302,250	\$310,000	\$342,646	\$286,500	-16%	-4%
Holly	\$395,000	\$407,500	\$392,000	\$380,000	\$413,000	9%	5%
Ladner Elementary	\$339,000	\$342,500	\$385,000	\$380,000	\$372,000	-2%	10%
Ladner Rural	\$0	\$0	\$0	\$0	\$0	NA	NA
Neilsen Grove	\$710,000	\$758,250	\$736,000	\$729,500	\$686,250	-6%	-3%
Port Guichon	\$0	\$0	\$0	\$0	\$0	NA	NA
Westham Island	\$0	\$0	\$0	\$0	\$0	NA	NA
Sale Price	\$339,000	\$380,000	\$367,500	\$370,000	\$367,533	-1%	8%
Sale Price SQFT	\$294	\$298	\$297	\$291	\$289	-1%	-2%
Sale to List Price %	97%	100%	97%	96%	98%	2%	1%
Days on Market	30	39	39	45	46	2%	53%
Units Sold	129	117	85	105	145	38%	12%