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

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SnapStats®

May 2019

Produced & Published by SnapStats® Publishing Co.
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METRO VANCOUVER EDITION

Downtown
Westside
Eastside
North Vancouver
West Vancouver
Richmond
Tsawwassen
Ladner

SnapStats® VANCOUVER DOWNTOWN MAY 2019

Price Band & Bedroom *CONDOS & TOWNHOMES*

SnapStats®	Inventory	Sales	Sales Ratio
$0 – 300,000	3	1	33%
300,001 – 400,000	9	3	33%
400,001 – 500,000	19	10	53%
500,001 – 600,000	73	33	45%
600,001 – 700,000	129	25	19%
700,001 – 800,000	92	20	22%
800,001 – 900,000	71	17	24%
900,001 – 1,000,000	74	12	16%
1,000,001 – 1,250,000	80	13	16%
1,250,001 – 1,500,000	85	9	11%
1,500,001 – 1,750,000	58	8	14%
1,750,001 – 2,000,000	61	5	8%
2,000,001 – 2,250,000	26	0	NA
2,250,001 – 2,500,000	28	2	7%
2,500,001 – 2,750,000	7	1	14%
2,750,001 – 3,000,000	25	0	NA
3,000,001 – 3,500,000	21	1	5%
3,500,001 – 4,000,000	20	1	5%
4,000,001 – 4,500,000	11	0	NA
4,500,001 – 5,000,000	3	0	NA
5,000,001 & Greater	49	1	2%
TOTAL*	944	162	17%

0 to 1 Bedroom	373	90	24%
2 Bedrooms	468	60	13%
3 Bedrooms	93	12	13%
4 Bedrooms & Greater	10	0	NA
TOTAL*	944	162	17%

SnapStats®	April	May	Variance
Inventory	969	944	-3%
Solds	126	162	29%
Sale Price	$740,000	$750,000	1%
Sale Price SQFT	$991	$1,004	1%
Sale to List Price Ratio	95%	97%	2%
Days on Market	21	16	-24%

Community *CONDOS & TOWNHOMES*

SnapStats®	Inventory	Sales	Sales Ratio
Coal Harbour	158	14	9%
Downtown	349	60	17%
Westend	213	40	19%
Yaletown	224	48	21%
TOTAL*	944	162	17%

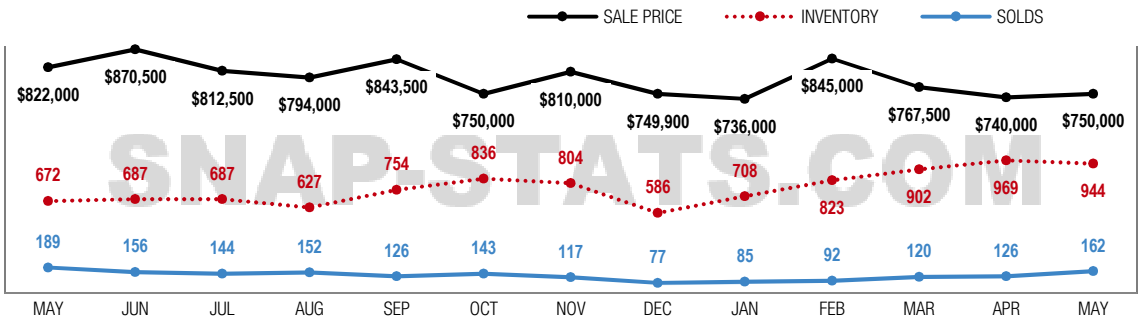
**Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.*

Market Summary

- Market Type Indicator **VANCOUVER DOWNTOWN ATTACHED**: Balanced Market at 17% Sales Ratio average (1.7 in 10 homes selling rate)
- Homes are selling on average 3% below list price
- Most Active Price Band** $400,000 to $500,000 with average 53% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes $5 mil plus, Coal Harbour and 2 to 3 bedroom properties
- Sellers Best Bet** Selling homes in Yaletown and up to 1 bedroom properties

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

13 Month Market Trend



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SnapStats® VANCOUVER WESTSIDE MAY 2019

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	2	NA*
1,250,001 – 1,500,000	0	0	NA
1,500,001 – 1,750,000	5	3	60%
1,750,001 – 2,000,000	20	5	25%
2,000,001 – 2,250,000	15	8	53%
2,250,001 – 2,500,000	49	6	12%
2,500,001 – 2,750,000	42	9	21%
2,750,001 – 3,000,000	44	13	30%
3,000,001 – 3,500,000	76	17	22%
3,500,001 – 4,000,000	97	7	7%
4,000,001 – 4,500,000	49	2	4%
4,500,001 – 5,000,000	77	6	8%
5,000,001 & Greater	230	7	3%
TOTAL*	704	85	12%

2 Bedrooms & Less	19	3	16%
3 to 4 Bedrooms	237	25	11%
5 to 6 Bedrooms	363	51	14%
7 Bedrooms & More	85	6	7%
TOTAL*	704	85	12%

SnapStats®	April	May	Variance
Inventory	699	704	1%
Solds	64	85	33%
Sale Price	$2,999,000	$2,850,000	-5%
Sale Price SQFT	$970	$943	-3%
Sale to List Price Ratio	94%	92%	-2%
Days on Market	26	31	19%

Community *DETACHED HOUSES*

SnapStats®	Inventory	Sales	Sales Ratio
Arbutus	36	4	11%
Cambie	48	6	13%
Dunbar	100	24	24%
Fairview	0	0	NA
Falsecreek	0	0	NA
Kerrisdale	47	9	19%
Kitsilano	42	8	19%
Mackenzie Heights	29	5	17%
Marpole	57	7	12%
Mount Pleasant	6	0	NA
Oakridge	18	0	NA
Point Grey	68	7	10%
Quilchena	17	2	12%
SW Marine	28	1	4%
Shaughnessy	76	2	3%
South Cambie	9	0	NA
South Granville	71	7	10%
Southlands	31	2	6%
University	21	1	5%
TOTAL*	704	85	12%

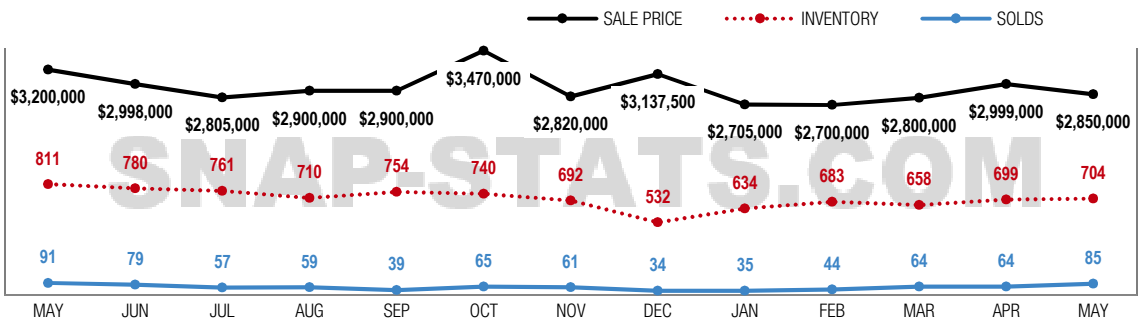
**Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.*

Market Summary

- Market Type Indicator **VANCOUVER WESTSIDE DETACHED**: Balanced Market at 12% Sales Ratio average (1.2 in 10 homes selling rate)
- Homes are selling on average 8% below list price
- Most Active Price Band** $2 mil to $2.25 mil with average 53% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes $5 mil plus, SW Marine, Shaughnessy, Southlands, University and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Dunbar and up to 2 bedroom properties

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

13 Month Market Trend



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SnapStats® VANCOUVER WESTSIDE MAY 2019

Price Band & Bedroom *CONDOS & TOWNHOMES*

SnapStats®	Inventory	Sales	Sales Ratio
$0 – 300,000	0	0	NA
300,001 – 400,000	6	3	50%
400,001 – 500,000	29	13	45%
500,001 – 600,000	62	30	48%
600,001 – 700,000	89	34	38%
700,001 – 800,000	76	29	38%
800,001 – 900,000	105	19	18%
900,001 – 1,000,000	104	19	18%
1,000,001 – 1,250,000	147	25	17%
1,250,001 – 1,500,000	107	16	15%
1,500,001 – 1,750,000	84	8	10%
1,750,001 – 2,000,000	66	6	9%
2,000,001 – 2,250,000	23	1	4%
2,250,001 – 2,500,000	21	1	5%
2,500,001 – 2,750,000	14	1	7%
2,750,001 – 3,000,000	11	0	NA
3,000,001 – 3,500,000	6	1	17%
3,500,001 – 4,000,000	5	0	NA
4,000,001 – 4,500,000	0	0	NA
4,500,001 – 5,000,000	1	0	NA
5,000,001 & Greater	5	0	NA
TOTAL*	961	206	21%
0 to 1 Bedroom	234	85	36%
2 Bedrooms	503	90	18%
3 Bedrooms	192	30	16%
4 Bedrooms & Greater	32	1	3%
TOTAL*	961	206	21%

SnapStats®	April	May	Variance
Inventory	977	961	-2%
Solds	139	206	48%
Sale Price	$750,000	$772,250	3%
Sale Price SQFT	$888	$854	-4%
Sale to List Price Ratio	94%	97%	3%
Days on Market	17	21	24%

Community *CONDOS & TOWNHOMES*

SnapStats®	Inventory	Sales	Sales Ratio
Arbutus	0	0	NA
Cambie	76	12	16%
Dunbar	3	1	33%
Fairview	109	44	40%
Falsecreek	101	35	35%
Kerrisdale	40	4	10%
Kitsilano	117	40	34%
Mackenzie Heights	2	0	NA
Marpole	110	22	20%
Mount Pleasant	22	10	45%
Oakridge	21	4	19%
Point Grey	14	5	36%
Quilchena	25	1	4%
SW Marine	23	3	13%
Shaughnessy	4	3	75%
South Cambie	29	1	3%
South Granville	54	2	4%
Southlands	2	0	NA
University	209	19	9%
TOTAL*	961	206	21%

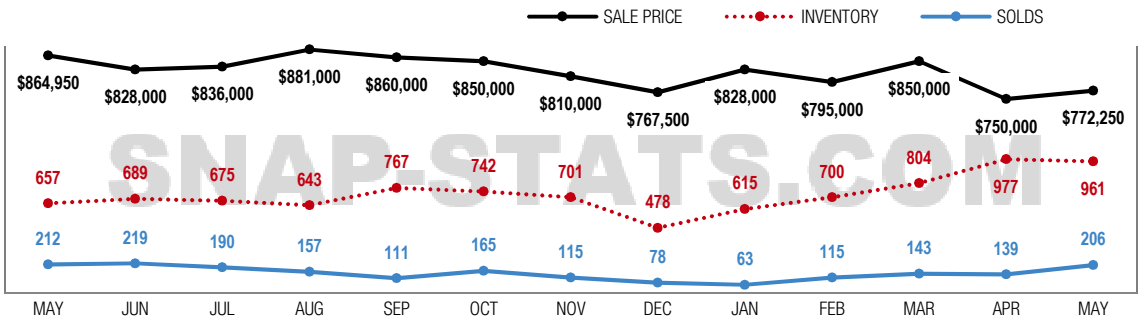
**Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.*

Market Summary

- Market Type Indicator **VANCOUVER WESTSIDE ATTACHED**: Sellers Market at 21% Sales Ratio average (2.1 in 10 homes selling rate)
- Homes are selling on average 3% below list price
- Most Active Price Band** $500,000 to $600,000 with average 48% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between $2 mil to $2.25 mil, Quilchena, South Cambie, South Granville and minimum 4 bedroom properties
- Sellers Best Bet** Selling homes in Fairview, Mount Pleasant and up to 1 bedroom properties

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

13 Month Market Trend



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SnapStats® VANCOUVER EASTSIDE MAY 2019

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	2	200%*
900,001 – 1,000,000	8	9	113%*
1,000,001 – 1,250,000	44	25	57%
1,250,001 – 1,500,000	142	37	26%
1,500,001 – 1,750,000	150	32	21%
1,750,001 – 2,000,000	72	9	13%
2,000,001 – 2,250,000	66	4	6%
2,250,001 – 2,500,000	73	5	7%
2,500,001 – 2,750,000	37	1	3%
2,750,001 – 3,000,000	41	0	NA
3,000,001 – 3,500,000	17	0	NA
3,500,001 – 4,000,000	4	0	NA
4,000,001 – 4,500,000	1	0	NA
4,500,001 – 5,000,000	1	0	NA
5,000,001 & Greater	6	0	NA
TOTAL*	663	124	19%
2 Bedrooms & Less	37	8	22%
3 to 4 Bedrooms	207	54	26%
5 to 6 Bedrooms	304	50	16%
7 Bedrooms & More	115	12	10%
TOTAL*	663	124	19%

SnapStats®	April	May	Variance
Inventory	664	663	0%
Solds	66	124	88%
Sale Price	$1,381,000	$1,397,500	1%
Sale Price SQFT	$628	$635	1%
Sale to List Price Ratio	94%	95%	1%
Days on Market	20	22	10%

Community *DETACHED HOUSES*

SnapStats®	Inventory	Sales	Sales Ratio
Champlain Heights	2	0	NA
Collingwood	92	8	9%
Downtown	0	0	NA
Fraser	49	21	43%
Fraserview	26	6	23%
Grandview Woodland	51	5	10%
Hastings	11	2	18%
Hastings Sunrise	27	8	30%
Killarney	69	8	12%
Knight	61	10	16%
Main	24	11	46%
Mount Pleasant	10	3	30%
Renfrew Heights	61	9	15%
Renfrew	76	19	25%
South Marine	4	0	NA
South Vancouver	55	7	13%
Strathcona	6	2	33%
Victoria	39	5	13%
TOTAL*	663	124	19%

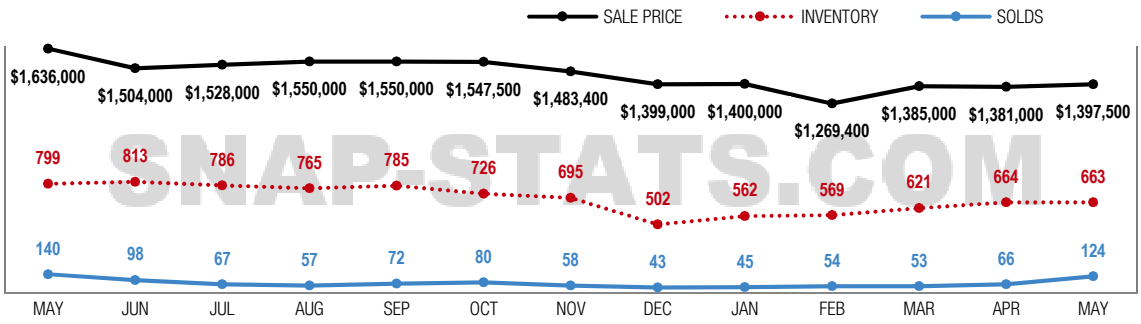
**Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.*

Market Summary

- Market Type Indicator **VANCOUVER EASTSIDE DETACHED**: Balanced Market at 19% Sales Ratio average (1.9 in 10 homes selling rate)
- Homes are selling on average 5% below list price
- Most Active Price Band** $900,000 to $1 mil with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between $2.5 mil to $2.75 mil, Collingwood and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Fraser, Main and 3 to 4 bedroom properties

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

13 Month Market Trend



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SnapStats® VANCOUVER EASTSIDE MAY 2019

Price Band & Bedroom *CONDOS & TOWNHOMES*

SnapStats®	Inventory	Sales	Sales Ratio
$0 – 300,000	0	0	NA
300,001 – 400,000	14	8	57%
400,001 – 500,000	93	38	41%
500,001 – 600,000	132	49	37%
600,001 – 700,000	100	27	27%
700,001 – 800,000	92	17	18%
800,001 – 900,000	53	15	28%
900,001 – 1,000,000	30	10	33%
1,000,001 – 1,250,000	40	16	40%
1,250,001 – 1,500,000	14	1	7%
1,500,001 – 1,750,000	9	1	11%
1,750,001 – 2,000,000	4	0	NA
2,000,001 – 2,250,000	2	0	NA
2,250,001 – 2,500,000	1	0	NA
2,500,001 – 2,750,000	1	0	NA
2,750,001 – 3,000,000	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*	586	182	31%
0 to 1 Bedroom	224	78	35%
2 Bedrooms	259	76	29%
3 Bedrooms	92	25	27%
4 Bedrooms & Greater	11	3	27%
TOTAL*	586	182	31%

SnapStats®	April	May	Variance
Inventory	583	586	1%
Solds	141	182	29%
Sale Price	$580,000	$590,000	2%
Sale Price SQFT	$768	$741	-4%
Sale to List Price Ratio	97%	98%	1%
Days on Market	14	14	0%

Community *CONDOS & TOWNHOMES*

SnapStats®	Inventory	Sales	Sales Ratio
Champlain Heights	26	14	54%
Collingwood	127	25	20%
Downtown	43	10	23%
Fraser	8	8	100%
Fraserview	11	1	9%
Grandview Woodland	20	15	75%
Hastings	25	15	60%
Hastings Sunrise	13	1	8%
Killarney	16	1	6%
Knight	13	1	8%
Main	16	10	63%
Mount Pleasant	104	36	35%
Renfrew Heights	1	0	NA
Renfrew	38	9	24%
South Marine	56	13	23%
South Vancouver	0	0	NA
Strathcona	40	11	28%
Victoria	29	12	41%
TOTAL*	586	182	31%

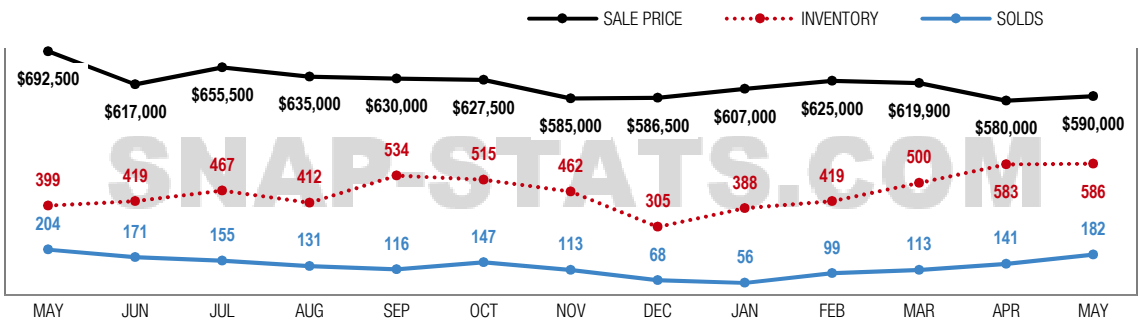
**Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.*

Market Summary

- Market Type Indicator **VANCOUVER EASTSIDE ATTACHED**: Sellers Market at 31% Sales Ratio average (3.1 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band** $300,000 to $400,000 with average 57% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between $1.25 mil to $1.5 mil, Fraserview, Hastings Sunrise, Killarney, Knight and 3 plus bedrooms
- Sellers Best Bet** Selling homes in Fraser, Grandview Woodland, Hastings, Main and up to 1 bedroom properties

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

13 Month Market Trend



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SnapStats® NORTH VANCOUVER MAY 2019

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	1	NA*
700,001 – 800,000	1	0	NA
800,001 – 900,000	2	0	NA
900,001 – 1,000,000	1	2	200%*
1,000,001 – 1,250,000	17	11	65%
1,250,001 – 1,500,000	88	37	42%
1,500,001 – 1,750,000	65	17	26%
1,750,001 – 2,000,000	70	14	20%
2,000,001 – 2,250,000	31	7	23%
2,250,001 – 2,500,000	32	10	31%
2,500,001 – 2,750,000	20	4	20%
2,750,001 – 3,000,000	27	0	NA
3,000,001 – 3,500,000	25	0	NA
3,500,001 – 4,000,000	15	1	7%
4,000,001 – 4,500,000	10	1	10%
4,500,001 – 5,000,000	9	0	NA
5,000,001 & Greater	4	0	NA
TOTAL*	418	105	25%
2 Bedrooms & Less	14	3	21%
3 to 4 Bedrooms	201	64	32%
5 to 6 Bedrooms	166	34	20%
7 Bedrooms & More	37	4	11%
TOTAL*	418	105	25%

SnapStats®	April	May	Variance
Inventory	411	418	2%
Solds	53	105	98%
Sale Price	$1,725,000	$1,502,000	-13%
Sale Price SQFT	$615	$614	0%
Sale to List Price Ratio	96%	94%	-2%
Days on Market	21	26	24%

Community *DETACHED HOUSES*

SnapStats®	Inventory	Sales	Sales Ratio
Blueridge	20	7	35%
Boulevard	19	2	11%
Braemar	2	0	NA
Calverhall	12	2	17%
Canyon Heights	51	10	20%
Capilano	2	1	50%
Central Lonsdale	23	9	39%
Deep Cove	17	6	35%
Delbrook	1	1	100%
Dollarton	17	1	6%
Edgemont	25	9	36%
Forest Hills	14	3	21%
Grouse Woods	5	1	20%
Harbourside	0	0	NA
Indian Arm	5	0	NA
Indian River	6	1	17%
Lower Lonsdale	8	4	50%
Lynn Valley	35	14	40%
Lynnmour	0	0	NA
Mosquito Creek	4	1	25%
Norgate	4	1	25%
Northlands	2	2	100%
Pemberton Heights	12	7	58%
Pemberton	12	2	17%
Princess Park	2	1	50%
Queensbury	5	0	NA
Roche Point	2	1	50%
Seymour	7	1	14%
Tempe	3	0	NA
Upper Delbrook	23	3	13%
Upper Lonsdale	52	8	15%
Westlynn	13	5	38%
Westlynn Terrace	4	0	NA
Windsor Park	6	1	17%
Woodlands-Sunshine Cascade	5	1	20%
TOTAL*	418	105	25%

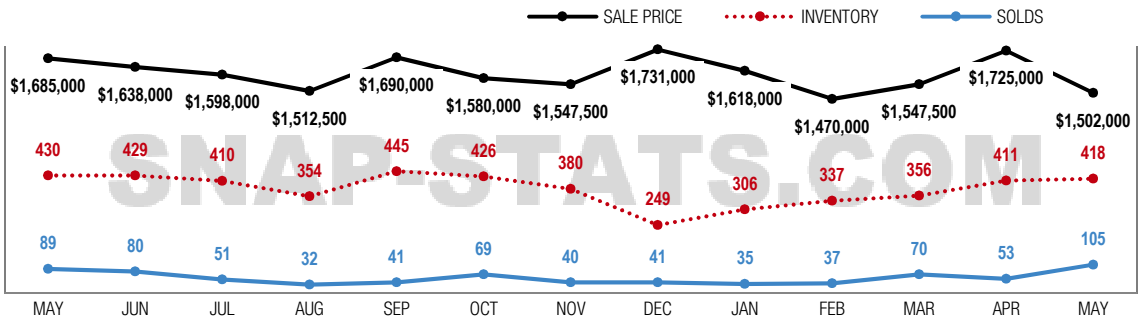
**Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.*

Market Summary

- Market Type Indicator **NORTH VANCOUVER DETACHED**: Sellers Market at 25% Sales Ratio average (2.5 in 10 homes selling rate)
- Homes are selling on average 6% below list price
- Most Active Price Band** $1 mil to $1.25 mil with average 65% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between $3.5 mil to $4 mil, Dollarton and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Lower Lonsdale, Pemberton Heights and 3 to 4 bedroom properties

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

13 Month Market Trend



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SnapStats® NORTH VANCOUVER MAY 2019

Price Band & Bedroom *CONDOS & TOWNHOMES*

SnapStats®	Inventory	Sales	Sales Ratio
$0 – 300,000	1	1	100%
300,001 – 400,000	14	6	43%
400,001 – 500,000	43	18	42%
500,001 – 600,000	73	26	36%
600,001 – 700,000	77	23	30%
700,001 – 800,000	66	22	33%
800,001 – 900,000	75	13	17%
900,001 – 1,000,000	71	10	14%
1,000,001 – 1,250,000	70	20	29%
1,250,001 – 1,500,000	30	5	17%
1,500,001 – 1,750,000	7	2	29%
1,750,001 – 2,000,000	7	1	14%
2,000,001 – 2,250,000	2	0	NA
2,250,001 – 2,500,000	0	0	NA
2,500,001 – 2,750,000	1	0	NA
2,750,001 – 3,000,000	1	0	NA
3,000,001 – 3,500,000	1	0	NA
3,500,001 – 4,000,000	1	0	NA
4,000,001 – 4,500,000	0	0	NA
4,500,001 – 5,000,000	0	0	NA
5,000,001 & Greater	1	0	NA
TOTAL*	541	147	27%
0 to 1 Bedroom	148	42	28%
2 Bedrooms	272	70	26%
3 Bedrooms	102	29	28%
4 Bedrooms & Greater	19	6	32%
TOTAL*	541	147	27%

SnapStats®	April	May	Variance
Inventory	544	541	-1%
Solds	93	147	58%
Sale Price	$697,000	$700,000	0%
Sale Price SQFT	$728	$714	-2%
Sale to List Price Ratio	97%	96%	-1%
Days on Market	12	20	67%

Community *CONDOS & TOWNHOMES*

SnapStats®	Inventory	Sales	Sales Ratio
Blueridge	2	0	NA
Boulevard	0	0	NA
Braemar	0	0	NA
Calverhall	0	0	NA
Canyon Heights	2	0	NA
Capilano	6	0	NA
Central Lonsdale	96	26	27%
Deep Cove	3	0	NA
Delbrook	1	0	NA
Dollarton	1	0	NA
Edgemont	11	1	9%
Forest Hills	0	0	NA
Grouse Woods	2	0	NA
Harbourside	17	6	35%
Indian Arm	0	0	NA
Indian River	10	1	10%
Lower Lonsdale	133	47	35%
Lynn Valley	35	10	29%
Lynnmour	60	13	22%
Mosquito Creek	15	5	33%
Norgate	15	2	13%
Northlands	18	5	28%
Pemberton Heights	1	0	NA
Pemberton	45	8	18%
Princess Park	0	0	NA
Queensbury	2	1	50%
Roche Point	44	11	25%
Seymour	6	3	50%
Tempe	0	0	NA
Upper Delbrook	1	1	100%
Upper Lonsdale	11	4	36%
Westlynn	4	3	75%
Westlynn Terrace	0	0	NA
Windsor Park	0	0	NA
Woodlands-Sunshine Cascade	0	0	NA
TOTAL*	541	147	27%

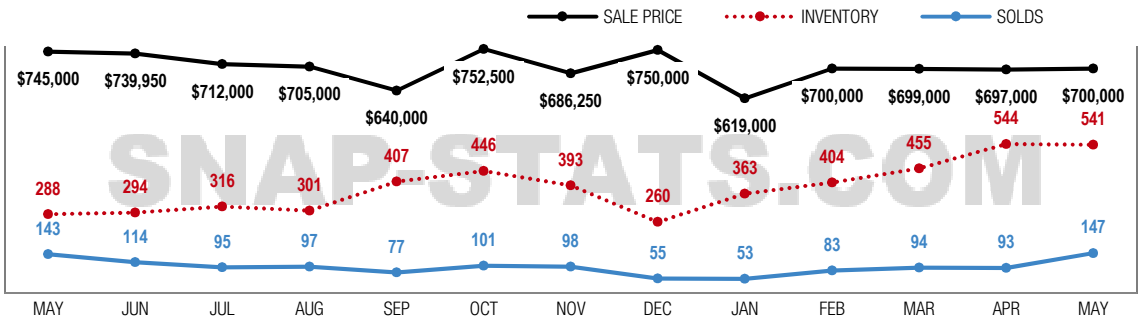
**Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.*

Market Summary

- Market Type Indicator **NORTH VANCOUVER ATTACHED**: Sellers Market at 27% Sales Ratio average (2.7 in 10 homes selling rate)
- Homes are selling on average 4% below list price
- Most Active Price Band** $300,000 to $400,000 with average 43% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between $900,000 to $1 mil, Edgemont, Indian River, Norgate and 2 bedroom properties
- Sellers Best Bet** Selling homes in Harbourside, Lower Lonsdale, Mosquito Creek, Upper Lonsdale and minimum 4 bedrooms

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

13 Month Market Trend



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SnapStats® WEST VANCOUVER MAY 2019

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	1	0	NA
800,001 – 900,000	1	0	NA
900,001 – 1,000,000	1	0	NA
1,000,001 – 1,250,000	2	0	NA
1,250,001 – 1,500,000	5	5	100%
1,500,001 – 1,750,000	17	4	24%
1,750,001 – 2,000,000	27	4	15%
2,000,001 – 2,250,000	26	6	23%
2,250,001 – 2,500,000	47	6	13%
2,500,001 – 2,750,000	34	7	21%
2,750,001 – 3,000,000	50	5	10%
3,000,001 – 3,500,000	38	7	18%
3,500,001 – 4,000,000	47	3	6%
4,000,001 – 4,500,000	27	1	4%
4,500,001 – 5,000,000	35	0	NA
5,000,001 & Greater	153	8	5%
TOTAL*	511	56	11%
2 Bedrooms & Less	18	1	6%
3 to 4 Bedrooms	235	25	11%
5 to 6 Bedrooms	224	28	13%
7 Bedrooms & More	34	2	6%
TOTAL*	511	56	11%

SnapStats®	April	May	Variance
Inventory	501	511	2%
Solds	38	56	47%
Sale Price	$2,925,000	$2,649,285	-9%
Sale Price SQFT	$738	$744	1%
Sale to List Price Ratio	87%	92%	6%
Days on Market	50	27	-46%

Community *DETACHED HOUSES*

SnapStats®	Inventory	Sales	Sales Ratio
Altamont	15	0	NA
Ambleside	69	9	13%
Bayridge	8	0	NA
British Properties	87	10	11%
Canterbury	8	0	NA
Caulfield	26	3	12%
Cedardale	9	1	11%
Chartwell	27	2	7%
Chelsea Park	5	0	NA
Cypress	10	0	NA
Cypress Park Estates	18	3	17%
Deer Ridge	1	0	NA
Dundarave	27	7	26%
Eagle Harbour	18	2	11%
Eagleridge	3	1	33%
Furry Creek	1	0	NA
Gleneagles	10	1	10%
Glenmore	26	2	8%
Horseshoe Bay	8	3	38%
Howe Sound	6	1	17%
Lions Bay	21	1	5%
Old Caulfield	5	1	20%
Panorama Village	0	0	NA
Park Royal	2	0	NA
Porteau Cove	0	0	NA
Queens	18	2	11%
Rockridge	5	0	NA
Sandy Cove	4	1	25%
Sentinel Hill	19	1	5%
Upper Caulfield	11	0	NA
West Bay	14	0	NA
Westhill	4	0	NA
Westmount	15	4	27%
Whitby Estates	6	0	NA
Whytecliff	5	1	20%
TOTAL*	511	56	11%

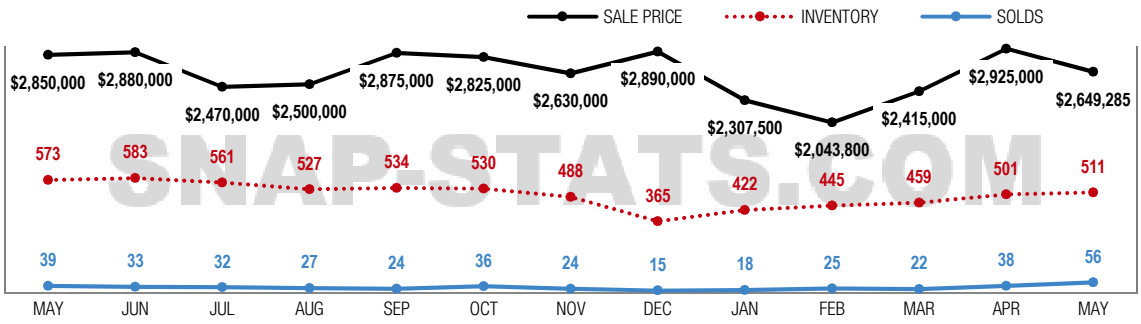
**Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.*

Market Summary

- Market Type Indicator **WEST VANCOUVER DETACHED**: Buyers Market at 11% Sales Ratio average (1.1 in 10 homes selling rate)
- Homes are selling on average 8% below list price
- Most Active Price Band** $1.5 mil to $1.75 mil with average 24% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between $4 mil to $4.5 mil, Chartwell, Glenmore, Lions Bay and Sentinel Hill
- Sellers Best Bet** Selling homes in Dundarave, Horseshoe Bay, Westmount and 5 to 6 bedroom properties

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

13 Month Market Trend



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SnapStats® WEST VANCOUVER MAY 2019

Price Band & Bedroom *CONDOS & TOWNHOMES*

SnapStats®	Inventory	Sales	Sales Ratio
$0 – 300,000	1	0	NA
300,001 – 400,000	0	0	NA
400,001 – 500,000	4	1	25%
500,001 – 600,000	4	0	NA
600,001 – 700,000	5	2	40%
700,001 – 800,000	9	0	NA
800,001 – 900,000	3	2	67%
900,001 – 1,000,000	7	2	29%
1,000,001 – 1,250,000	11	0	NA
1,250,001 – 1,500,000	33	2	6%
1,500,001 – 1,750,000	19	1	5%
1,750,001 – 2,000,000	19	1	5%
2,000,001 – 2,250,000	5	1	20%
2,250,001 – 2,500,000	11	0	NA
2,500,001 – 2,750,000	5	0	NA
2,750,001 – 3,000,000	7	0	NA
3,000,001 – 3,500,000	5	0	NA
3,500,001 – 4,000,000	3	0	NA
4,000,001 – 4,500,000	5	1	20%
4,500,001 – 5,000,000	0	0	NA
5,000,001 & Greater	2	0	NA
TOTAL*	158	13	8%
0 to 1 Bedroom	22	3	14%
2 Bedrooms	97	9	9%
3 Bedrooms	35	1	3%
4 Bedrooms & Greater	4	0	NA
TOTAL*	158	13	8%

SnapStats®	April	May	Variance
Inventory	147	158	7%
Solds	8	13	63%
Sale Price	$1,236,750	$990,000	-20%
Sale Price SQFT	$1,143	$868	-24%
Sale to List Price Ratio	95%	91%	-4%
Days on Market	28	45	61%

Community *CONDOS & TOWNHOMES*

SnapStats®	Inventory	Sales	Sales Ratio
Altamont	0	0	NA
Ambleside	35	4	11%
Bayridge	0	0	NA
British Properties	1	0	NA
Canterbury	0	0	NA
Caulfield	0	0	NA
Cedardale	6	1	17%
Chartwell	0	0	NA
Chelsea Park	1	0	NA
Cypress	0	0	NA
Cypress Park Estates	7	1	14%
Deer Ridge	3	2	67%
Dundarave	35	4	11%
Eagle Harbour	0	0	NA
Eagleridge	0	0	NA
Furry Creek	1	0	NA
Gleneagles	0	0	NA
Glenmore	1	0	NA
Horseshoe Bay	5	0	NA
Howe Sound	8	0	NA
Lions Bay	1	0	NA
Old Caulfield	1	0	NA
Panorama Village	17	0	NA
Park Royal	28	1	4%
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*	158	13	8%

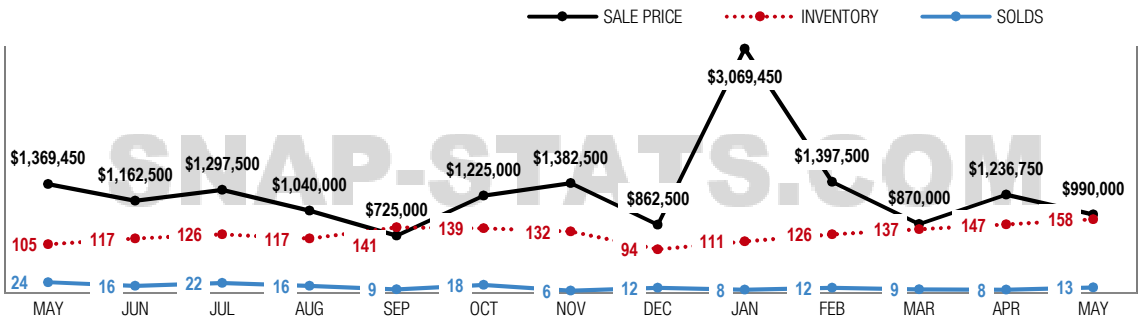
**Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.*

Market Summary

- Market Type Indicator **WEST VANCOUVER ATTACHED**: Buyers Market at 8% Sales Ratio average (8 in 100 homes selling rate)
- Homes are selling on average 9% below list price
- Most Active Price Band** Insufficient Data
- Buyers Best Bet** Homes in Park Royal and 3 bedroom properties
- Sellers Best Bet** Selling homes in Ambleside, Dundarave and up to 1 bedroom properties

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

13 Month Market Trend



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SnapStats® RICHMOND MAY 2019

Price Band & Bedroom *DETACHED HOUSES*

SnapStats®	Inventory	Sales	Sales Ratio
$0 – 300,000	2	0	NA
300,001 – 400,000	2	0	NA
400,001 – 500,000	1	1	100%
500,001 – 600,000	1	0	NA
600,001 – 700,000	0	0	NA
700,001 – 800,000	1	1	100%
800,001 – 900,000	5	1	20%
900,001 – 1,000,000	10	4	40%
1,000,001 – 1,250,000	49	17	35%
1,250,001 – 1,500,000	159	16	10%
1,500,001 – 1,750,000	132	15	11%
1,750,001 – 2,000,000	120	10	8%
2,000,001 – 2,250,000	28	5	18%
2,250,001 – 2,500,000	93	4	4%
2,500,001 – 2,750,000	56	3	5%
2,750,001 – 3,000,000	83	1	1%
3,000,001 – 3,500,000	54	3	6%
3,500,001 – 4,000,000	33	0	NA
4,000,001 – 4,500,000	14	0	NA
4,500,001 – 5,000,000	12	0	NA
5,000,001 & Greater	9	0	NA
TOTAL*	864	81	9%
2 Bedrooms & Less	36	1	3%
3 to 4 Bedrooms	355	40	11%
5 to 6 Bedrooms	442	38	9%
7 Bedrooms & More	31	2	6%
TOTAL*	864	81	9%

SnapStats®	April	May	Variance
Inventory	851	864	2%
Solds	39	81	108%
Sale Price	$1,490,000	$1,508,000	1%
Sale Price SQFT	$596	$558	-6%
Sale to List Price Ratio	96%	90%	-6%
Days on Market	29	45	55%

Community *DETACHED HOUSES*

SnapStats®	Inventory	Sales	Sales Ratio
Boyd Park	37	5	14%
Bridgeport	21	1	5%
Brighouse	26	0	NA
Brighouse South	2	0	NA
Broadmoor	61	7	11%
East Cambie	23	2	9%
East Richmond	5	0	NA
Garden City	33	2	6%
Gilmore	4	0	NA
Granville	68	1	1%
Hamilton	11	1	9%
Ironwood	36	3	8%
Lackner	40	5	13%
McLennan	10	0	NA
McLennan North	8	0	NA
McNair	29	3	10%
Quilchena	48	4	8%
Riverdale	44	4	9%
Saunders	50	4	8%
Sea Island	5	1	20%
Seafair	54	5	9%
South Arm	30	2	7%
Steveston North	53	8	15%
Steveston South	30	2	7%
Steveston Village	14	3	21%
Terra Nova	21	5	24%
West Cambie	25	4	16%
Westwind	21	2	10%
Woodwards	55	7	13%
TOTAL*	864	81	9%

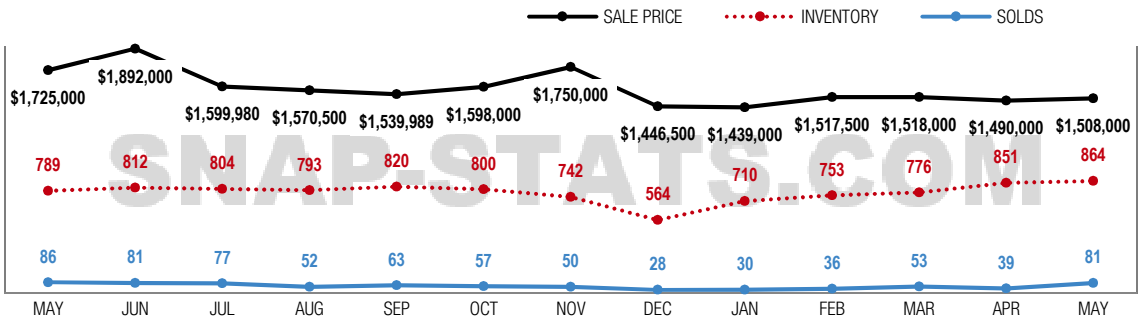
**Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.*

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 10% below list price
- Most Active Price Band** $900,000 to $1 mil with average 40% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between $2.75 mil to $3 mil, Granville and up to 2 bedroom properties
- Sellers Best Bet** Selling homes in Terra Nova and 3 to 4 bedroom properties

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

13 Month Market Trend



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SnapStats® RICHMOND MAY 2019

Price Band & Bedroom *CONDOS & TOWNHOMES*

SnapStats®	Inventory	Sales	Sales Ratio
$0 – 300,000	12	6	50%
300,001 – 400,000	46	16	35%
400,001 – 500,000	140	36	26%
500,001 – 600,000	215	36	17%
600,001 – 700,000	224	31	14%
700,001 – 800,000	204	29	14%
800,001 – 900,000	155	12	8%
900,001 – 1,000,000	134	7	5%
1,000,001 – 1,250,000	110	13	12%
1,250,001 – 1,500,000	47	1	2%
1,500,001 – 1,750,000	9	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	2	0	NA
2,500,001 – 2,750,000	2	0	NA
2,750,001 – 3,000,000	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	1	0	NA
4,500,001 – 5,000,000	0	0	NA
5,000,001 & Greater	0	0	NA
TOTAL*	1308	187	14%
0 to 1 Bedroom	204	41	20%
2 Bedrooms	601	85	14%
3 Bedrooms	381	48	13%
4 Bedrooms & Greater	122	13	11%
TOTAL*	1308	187	14%

SnapStats®	April	May	Variance
Inventory	1224	1308	7%
Solds	132	187	42%
Sale Price	$620,000	$598,000	-4%
Sale Price SQFT	$625	$611	-2%
Sale to List Price Ratio	96%	95%	-1%
Days on Market	22	32	45%

Community *CONDOS & TOWNHOMES*

SnapStats®	Inventory	Sales	Sales Ratio
Boyd Park	23	5	22%
Bridgeport	23	6	26%
Brighouse	376	49	13%
Brighouse South	187	26	14%
Broadmoor	11	2	18%
East Cambie	14	2	14%
East Richmond	6	3	50%
Garden City	6	0	NA
Gilmore	0	0	NA
Granville	21	1	5%
Hamilton	16	3	19%
Ironwood	54	4	7%
Lackner	4	1	25%
McLennan	0	0	NA
McLennan North	150	18	12%
McNair	0	2	NA*
Quilchena	3	2	67%
Riverdale	24	5	21%
Saunders	15	3	20%
Sea Island	0	0	NA
Seafair	8	1	13%
South Arm	14	3	21%
Steveston North	19	1	5%
Steveston South	72	16	22%
Steveston Village	13	0	NA
Terra Nova	27	6	22%
West Cambie	187	26	14%
Westwind	3	1	33%
Woodwards	32	1	3%
TOTAL*	1308	187	14%

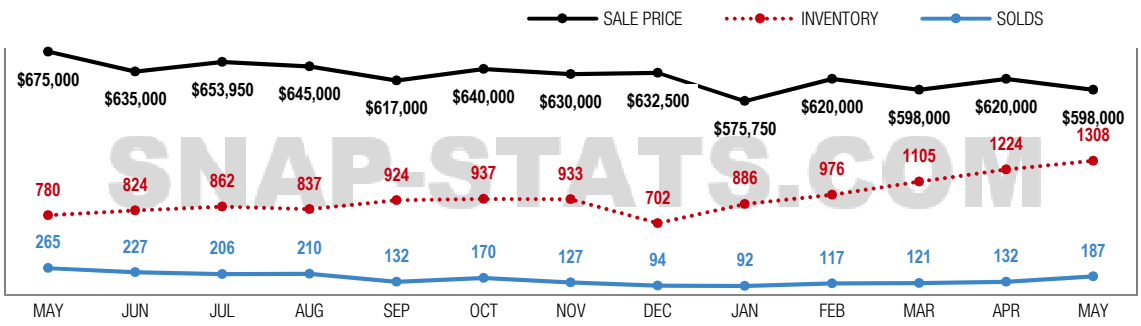
**Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.*

Market Summary

- Market Type Indicator **RICHMOND ATTACHED**: Balanced Market at 14% Sales Ratio average (1.4 in 10 homes selling rate)
- Homes are selling on average 5% below list price
- Most Active Price Band** $0 to $300,000 with average 50% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between $1.25 mil to $1.5 mil, Granville, Ironwood, Steveston North, Woodwards and 4 plus bedrooms
- Sellers Best Bet** Selling homes in Bridgeport and up to 1 bedroom properties

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

13 Month Market Trend



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SnapStats® TSAWWASSEN MAY 2019

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	1	2	200%*
800,001 – 900,000	5	2	40%
900,001 – 1,000,000	17	2	12%
1,000,001 – 1,250,000	46	11	24%
1,250,001 – 1,500,000	51	1	2%
1,500,001 – 1,750,000	16	0	NA
1,750,001 – 2,000,000	15	0	NA
2,000,001 – 2,250,000	6	1	17%
2,250,001 – 2,500,000	6	0	NA
2,500,001 – 2,750,000	3	0	NA
2,750,001 – 3,000,000	4	1	25%
3,000,001 – 3,500,000	1	0	NA
3,500,001 – 4,000,000	4	0	NA
4,000,001 – 4,500,000	1	0	NA
4,500,001 – 5,000,000	0	0	NA
5,000,001 & Greater	1	0	NA
TOTAL*	177	20	11%

2 Bedrooms & Less	13	3	23%
3 to 4 Bedrooms	120	12	10%
5 to 6 Bedrooms	41	4	10%
7 Bedrooms & More	3	1	33%
TOTAL*	177	20	11%

SnapStats®	April	May	Variance
Inventory	185	177	-4%
Solds	13	20	54%
Sale Price	$1,255,000	$1,067,500	-15%
Sale Price SQFT	$464	$513	11%
Sale to List Price Ratio	94%	94%	0%
Days on Market	13	33	154%

Community *DETACHED HOUSES*

SnapStats®	Inventory	Sales	Sales Ratio
Beach Grove	25	1	4%
Boundary Beach	14	4	29%
Cliff Drive	43	1	2%
English Bluff	15	2	13%
Pebble Hill	28	6	21%
Tsawwassen Central	35	3	9%
Tsawwassen East	17	3	18%
TOTAL*	177	20	11%

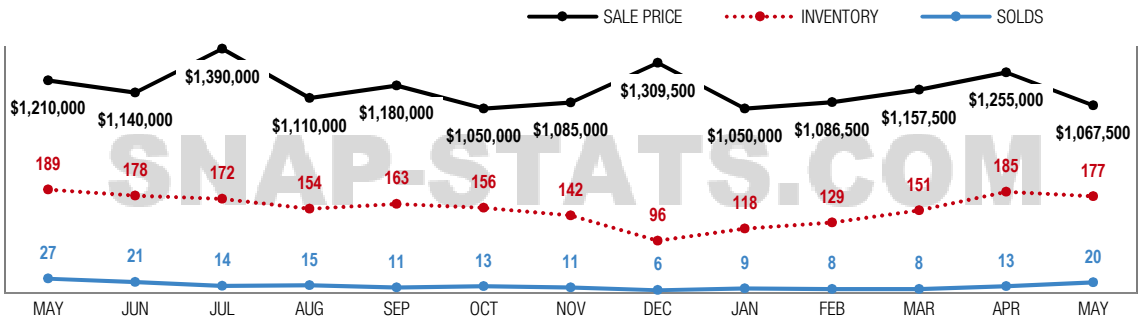
**Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.*

Market Summary

- Market Type Indicator **TSAWWASSEN DETACHED**: Buyers Market at 11% Sales Ratio average (1.1 in 10 homes selling rate)
- Homes are selling on average 6% below list price
- Most Active Price Band** $1 mil to $1.25 mil with average 24% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between $1.25 mil to $1.5 mil, Beach Grove, Cliff Drive and 3 to 6 bedroom properties
- Sellers Best Bet** Selling homes in Boundary Beach and up to 2 bedroom properties

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

13 Month Market Trend



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SnapStats® TSAWWASSEN MAY 2019

Price Band & Bedroom *CONDOS & TOWNHOMES*

SnapStats®	Inventory	Sales	Sales Ratio
$0 – 300,000	2	1	50%
300,001 – 400,000	8	1	13%
400,001 – 500,000	13	5	38%
500,001 – 600,000	13	1	8%
600,001 – 700,000	37	5	14%
700,001 – 800,000	10	0	NA
800,001 – 900,000	2	1	50%
900,001 – 1,000,000	3	1	33%
1,000,001 – 1,250,000	8	2	25%
1,250,001 – 1,500,000	1	0	NA
1,500,001 – 1,750,000	1	0	NA
1,750,001 – 2,000,000	0	0	NA
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	0	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	0	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 – 4,500,000	0	0	NA
4,500,001 – 5,000,000	0	0	NA
5,000,001 & Greater	0	0	NA
TOTAL*	98	17	17%
0 to 1 Bedroom	16	4	25%
2 Bedrooms	61	11	18%
3 Bedrooms	18	2	11%
4 Bedrooms & Greater	3	0	NA
TOTAL*	98	17	17%

Community *CONDOS & TOWNHOMES*

SnapStats®	Inventory	Sales	Sales Ratio
Beach Grove	19	4	21%
Boundary Beach	5	1	20%
Cliff Drive	51	10	20%
English Bluff	5	0	NA
Pebble Hill	1	0	NA
Tsawwassen Central	15	1	7%
Tsawwassen East	2	1	50%
TOTAL*	98	17	17%

SnapStats®	April	May	Variance
Inventory	87	98	13%
Solds	4	17	325%
Sale Price	$508,000	$640,000	26%
Sale Price SQFT	$530	$618	16%
Sale to List Price Ratio	95%	96%	1%
Days on Market	46	40	-13%

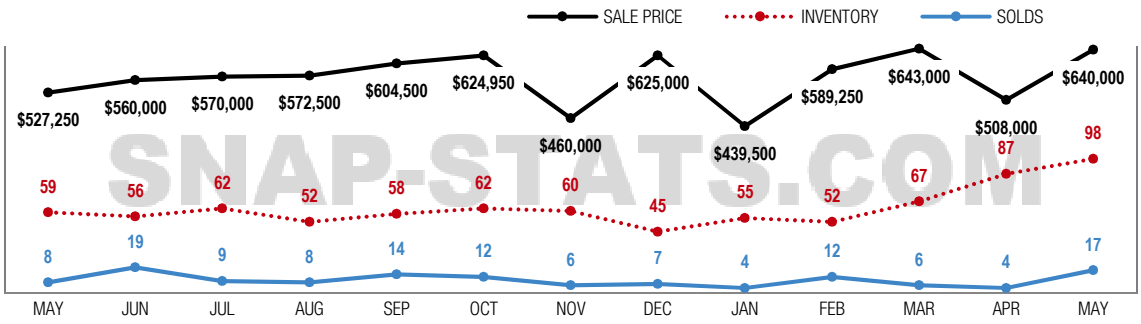
**Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.*

Market Summary

- Market Type Indicator **TSAWWASSEN ATTACHED**: Balanced Market at 17% Sales Ratio average (1.7 in 10 homes selling rate)
- Homes are selling on average 4% below list price
- Most Active Price Band** $400,000 to $500,000 with average 38% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between $500,000 to $600,000, Tsawwassen Central and 3 bedroom properties
- Sellers Best Bet** Selling homes in Beach Grove and up to 1 bedroom properties

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

13 Month Market Trend



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SnapStats® LADNER MAY 2019

Price Band & Bedroom *DETACHED HOUSES*

SnapStats®	Inventory	Sales	Sales Ratio
$0 – 300,000	1	1	100%
300,001 – 400,000	0	0	NA
400,001 – 500,000	2	0	NA
500,001 – 600,000	1	0	NA
600,001 – 700,000	3	0	NA
700,001 – 800,000	2	1	50%
800,001 – 900,000	17	7	41%
900,001 – 1,000,000	26	2	8%
1,000,001 – 1,250,000	37	7	19%
1,250,001 – 1,500,000	13	0	NA
1,500,001 – 1,750,000	5	0	NA
1,750,001 – 2,000,000	4	0	NA
2,000,001 – 2,250,000	0	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	0	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 – 4,500,000	0	0	NA
4,500,001 – 5,000,000	1	0	NA
5,000,001 & Greater			
TOTAL*	114	18	16%
2 Bedrooms & Less	17	1	6%
3 to 4 Bedrooms	75	16	21%
5 to 6 Bedrooms	21	1	5%
7 Bedrooms & More	1	0	NA
TOTAL*	114	18	16%

SnapStats®	April	May	Variance
Inventory	105	114	9%
Solds	11	18	64%
Sale Price	$920,000	$920,000	0%
Sale Price SQFT	$440	$427	-3%
Sale to List Price Ratio	96%	96%	0%
Days on Market	72	17	-76%

Community *DETACHED HOUSES*

SnapStats®	Inventory	Sales	Sales Ratio
Annacis Island	0	0	NA
Delta Manor	2	4	200%*
East Delta	0	1	NA*
Hawthorne	33	5	15%
Holly	24	3	13%
Ladner Elementary	19	2	11%
Ladner Rural	9	0	NA
Neilsen Grove	19	2	11%
Port Guichon	6	0	NA
Tilbury	0	0	NA
Westham Island	2	1	50%
TOTAL*	114	18	16%

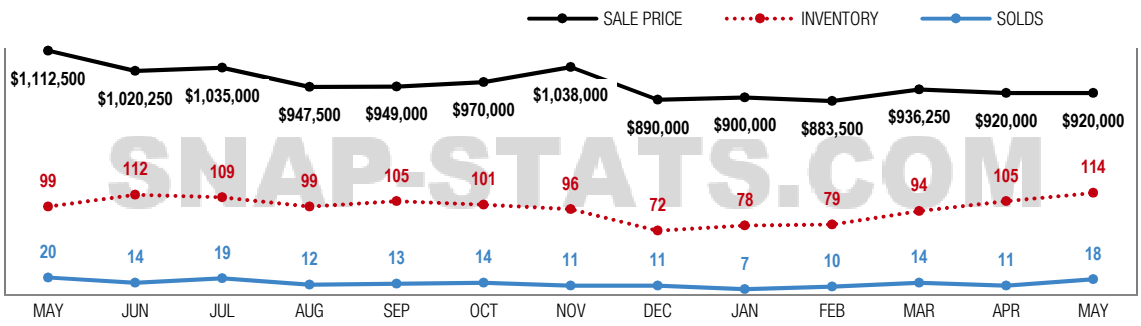
**Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.*

Market Summary

- Market Type Indicator **LADNER DETACHED**: Balanced Market at 16% Sales Ratio average (1.6 in 10 homes selling rate)
- Homes are selling on average 4% below list price
- Most Active Price Band** $800,000 to $900,000 with average 41% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between $900,000 to $1 mil, Ladner Elementary, Neilsen Grove and 5 to 6 bedroom properties
- Sellers Best Bet** Selling homes in Hawthorne and 3 to 4 bedroom properties

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

13 Month Market Trend



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SnapStats® LADNER MAY 2019

Price Band & Bedroom *CONDOS & TOWNHOMES*

SnapStats®	Inventory	Sales	Sales Ratio
$0 – 300,000	0	0	NA
300,001 – 400,000	2	2	100%
400,001 – 500,000	10	4	40%
500,001 – 600,000	11	5	45%
600,001 – 700,000	22	6	27%
700,001 – 800,000	10	2	20%
800,001 – 900,000	10	1	10%
900,001 – 1,000,000	3	1	33%
1,000,001 – 1,250,000	6	1	17%
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*	74	22	30%
0 to 1 Bedroom	7	3	43%
2 Bedrooms	28	9	32%
3 Bedrooms	32	9	28%
4 Bedrooms & Greater	7	1	14%
TOTAL*	74	22	30%

Community *CONDOS & TOWNHOMES*

SnapStats®	Inventory	Sales	Sales Ratio
Annacis Island	0	0	NA
Delta Manor	14	5	36%
East Delta	0	1	NA*
Hawthorne	9	4	44%
Holly	2	1	50%
Ladner Elementary	15	2	13%
Ladner Rural	6	0	NA
Neilsen Grove	28	9	32%
Port Guichon	0	0	NA
Tilbury	0	0	NA
Westham Island	0	0	NA
TOTAL*	74	22	30%

SnapStats®	April	May	Variance
Inventory	64	74	16%
Solds	18	22	22%
Sale Price	$691,900	$604,000	-13%
Sale Price SQFT	$440	$484	10%
Sale to List Price Ratio	98%	98%	0%
Days on Market	24	26	8%

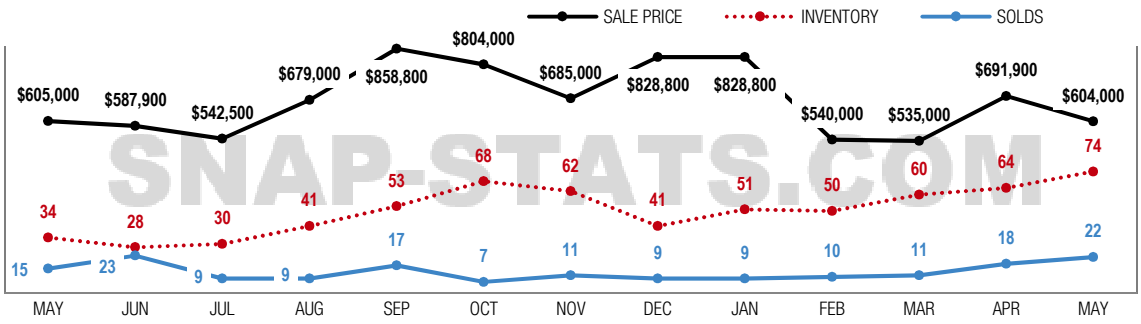
**Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.*

Market Summary

- Market Type Indicator **LADNER ATTACHED**: Sellers Market at 30% Sales Ratio average (3 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band** $500,000 to $600,000 with average 45% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between $800,000 to $900,000, Ladner Elementary and 3 bedroom properties
- Sellers Best Bet** Selling homes in Hawthorne and 2 bedroom properties

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

13 Month Market Trend



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