



Metro Vancouver Edition

Everything You Need To Know About Your Real Estate Market Today!



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## Price Band Statistics ATTACHED (Condo & TH)

SnapStats™	Inventory	Sales	Sales Ratio*
\$0 – 300,000	51	19	37.25%
300,001 – 400,000	144	39	27.08%
400,001 – 500,000	156	52	33.33%
500,001 – 600,000	121	25	20.66%
600,001 – 700,000	82	16	19.51%
700,001 – 800,000	61	10	16.39%
800,001 – 900,000	34	7	20.59%
900,001 – 1,000,000	30	6	20.00%
1,000,001 – 1,250,000	41	6	14.63%
1,250,001 – 1,500,000	35	1	2.86%
1,500,001 – 1,750,000	19	4	21.05%
1,750,001 – 2,000,000	18	1	5.56%
2,000,001 – 2,250,000	12	1	8.33%
2,250,001 – 2,500,000	12	1	8.33%
2,500,001 – 2,750,000	8	2	25.00%
2,750,001 – 3,000,000	11	0	NA
3,000,001 – 3,500,000	10	0	NA
3,500,001 – 4,000,000	8	0	NA
4,000,001 – 4,500,000	5	1	20.00%
4,500,001 – 5,000,000	4	0	NA
5,000,001 & Greater	16	0	NA
<b>TOTAL</b>	<b>878</b>	<b>191</b>	<b>21.75%</b>

STYLE OF HOME	Inventory	Sales	Sales Ratio*
0 to 1 Bedroom	394	107	27.16%
2 Bedrooms	409	76	18.58%
3 Bedrooms	62	8	12.90%
4 Bedrooms & Greater	13	0	NA
<b>TOTAL</b>	<b>878</b>	<b>191</b>	<b>21.75%</b>

SnapStats™	September	October	Variance
Inventory	893	878	-1.68%
Solds	200	191	-4.50%
Sale Price (Median)	\$481,000	\$480,000	-0.21%
Sale to List Price Ratio	96.7%	98.4%	1.76%
Days on Market	30	24	-20.00%

## Community Statistics ATTACHED (Condo & TH)

SnapStats™	Inventory	Sales	Sales Ratio*
Coal Harbour	153	11	7.19%
Downtown	354	75	21.19%
Westend	168	42	25.00%
Yaletown	203	63	31.03%
<b>TOTAL</b>	<b>878</b>	<b>191</b>	<b>21.75%</b>

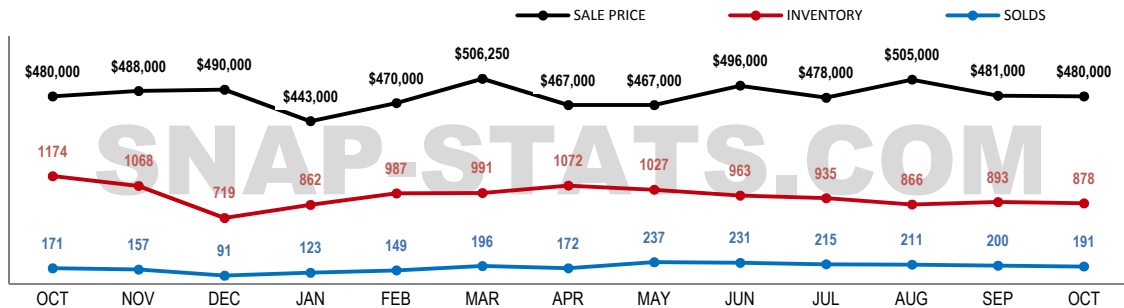
\*Sales to Active Listing Ratio (The percent of homes selling)

## SnapStats™ ▷ Summary ATTACHED

- Official Market Type Downtown: Sellers market at 22% Sales Ratio average (2.2 in 10 homes selling)
- Homes are selling on average 2% below list price
- Most Active Price Band\* +/- \$1 mil: \$0 to \$300,000 (37% Sales Ratio); \$1.5 mil - \$1.75 mil (21% Sales Ratio)
- Buyers Best Bet\* under \$1 mil: Homes from \$700,000 to \$800,000 (Balanced market), Coal Harbour and 3 bedrooms
- Sellers Best Bet\*: Selling homes in Downtown, Westend, Yaletown and up to 1 bedroom properties

\* With a minimum inventory of 10 where possible

## SnapStats™ ▷ 13 Month Market Trend ATTACHED



## SnapStats™ ▷ Compliments of Adriaan Schipper & Ryan Kubeska



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## Price Band Statistics DETACHED (HOUSES)

SnapStats™	Inventory	Sales	Sales Ratio*
\$0 – 300,000	0	0	NA
300,001 – 400,000	0	0	NA
400,001 – 500,000	1	1	100.00%
500,001 – 600,000	0	0	NA
600,001 – 700,000	1	1	100.00%
700,001 – 800,000	1	0	NA
800,001 – 900,000	0	0	NA
900,001 – 1,000,000	2	0	NA
1,000,001 – 1,250,000	8	7	87.50%
1,250,001 – 1,500,000	31	25	80.65%
1,500,001 – 1,750,000	42	28	66.67%
1,750,001 – 2,000,000	66	24	36.36%
2,000,001 – 2,250,000	47	18	38.30%
2,250,001 – 2,500,000	97	16	16.49%
2,500,001 – 2,750,000	64	15	23.44%
2,750,001 – 3,000,000	77	9	11.69%
3,000,001 – 3,500,000	84	13	15.48%
3,500,001 – 4,000,000	89	11	12.36%
4,000,001 – 4,500,000	31	5	16.13%
4,500,001 – 5,000,000	40	3	7.50%
5,000,001 & Greater	101	3	2.97%
<b>TOTAL</b>	<b>782</b>	<b>179</b>	<b>22.89%</b>

STYLE OF HOME	Inventory	Sales	Sales Ratio*
2 Bedrooms & Less	17	5	29.41%
3 to 4 Bedrooms	245	84	34.29%
5 to 6 Bedrooms	403	77	19.11%
7 Bedrooms & More	117	13	11.11%
<b>TOTAL</b>	<b>782</b>	<b>179</b>	<b>22.89%</b>

SnapStats™	September	October	Variance
Inventory	867	782	-9.80%
Solds	153	179	16.99%
Sale Price (Median)	\$2,198,000	\$2,050,000	-6.73%
Sale to List Price Ratio	95.6%	94.3%	-1.36%
Days on Market	32	28	-12.50%

## Community Statistics DETACHED (HOUSES)

SnapStats™	Inventory	Sales	Sales Ratio*
Arbutus	57	13	22.81%
Cambie	50	15	30.00%
Dunbar	81	30	37.04%
Fairview	1	1	100.00%
Falsecreek	0	0	NA
Kerrisdale	67	15	22.39%
Kitsilano	34	15	44.12%
Mackenzie Heights	26	18	69.23%
Marpole	57	4	7.02%
Mount Pleasant	2	0	NA
Oakridge	15	3	20.00%
Point Grey	81	18	22.22%
Quilchena	25	4	16.00%
SW Marine	36	6	16.67%
Shaughnessy	81	9	11.11%
South Cambie	23	7	30.43%
South Granville	96	18	18.75%
Southlands	33	1	3.03%
University	17	2	11.76%
<b>TOTAL</b>	<b>782</b>	<b>179</b>	<b>22.89%</b>

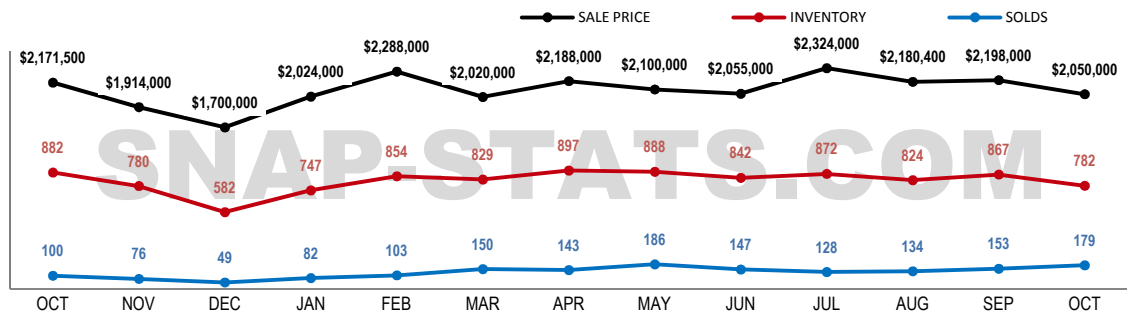
\*Sales to Active Listing Ratio (The percent of homes selling)

## SnapStats™ ▷ Summary DETACHED

- Official Market Type Westside Detached: Sellers market at 23% Sales Ratio average (2.3 in 10 homes selling)
- Homes are selling on average 6% below list price
- Most Active Price Band\* +/- \$2 mil: \$1 mil to \$1.5 mil (84% Sales Ratio); \$2 mil to \$2.25 mil (38% Sales Ratio)
- Buyers Best Bet\* +/- \$2 mil: Homes \$1.75 to \$2 mil; \$5 mil plus, Marpole, Southlands and minimum 7 bedroom properties
- Sellers Best Bet\*: Selling homes in Dunbar, Kitsilano, Mackenzie Heights and 3 to 4 bedroom properties

\* With a minimum inventory of 10 where possible

## SnapStats™ ▷ 13 Month Market Trend DETACHED



## SnapStats™ ▷ Compliments of Adriaan Schipper & Ryan Kubeska



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## Price Band Statistics ATTACHED (Condo & TH)

SnapStats™	Inventory	Sales	Sales Ratio*
\$0 – 300,000	48	16	33.33%
300,001 – 400,000	152	33	21.71%
400,001 – 500,000	159	42	26.42%
500,001 – 600,000	128	30	23.44%
600,001 – 700,000	120	21	17.50%
700,001 – 800,000	70	16	22.86%
800,001 – 900,000	69	10	14.49%
900,001 – 1,000,000	43	8	18.60%
1,000,001 – 1,250,000	56	8	14.29%
1,250,001 – 1,500,000	55	5	9.09%
1,500,001 – 1,750,000	21	1	4.76%
1,750,001 – 2,000,000	9	1	11.11%
2,000,001 – 2,250,000	2	2	100.00%
2,250,001 – 2,500,000	3	0	NA
2,500,001 – 2,750,000	1	1	100.00%
2,750,001 – 3,000,000	2	1	50.00%
3,000,001 – 3,500,000	3	1	33.33%
3,500,001 – 4,000,000	2	0	NA
4,000,001 – 4,500,000	0	0	NA
4,500,001 – 5,000,000	1	0	NA
5,000,001 & Greater	0	0	NA
<b>TOTAL</b>	<b>944</b>	<b>196</b>	<b>20.76%</b>

STYLE OF HOME	Inventory	Sales	Sales Ratio*
0 to 1 Bedroom	327	71	21.71%
2 Bedrooms	491	102	20.77%
3 Bedrooms	111	22	19.82%
4 Bedrooms & Greater	15	1	6.67%
<b>TOTAL</b>	<b>944</b>	<b>196</b>	<b>20.76%</b>

SnapStats™	September	October	Variance
Inventory	981	944	-3.77%
Solds	184	196	6.52%
Sale Price (Median)	\$468,000	\$531,000	13.46%
Sale to List Price Ratio	98.5%	97.4%	-1.12%
Days on Market	24	24	NA

## Community Statistics ATTACHED (Condo & TH)

SnapStats™	Inventory	Sales	Sales Ratio*
Arbutus	0	0	NA
Cambie	19	6	31.58%
Dunbar	10	4	40.00%
Fairview	202	53	26.24%
Falsecreek	139	24	17.27%
Kerrisdale	50	10	20.00%
Kitsilano	201	49	24.38%
Mackenzie Heights	1	0	NA
Marpole	32	4	12.50%
Mount Pleasant	8	3	37.50%
Oakridge	19	6	31.58%
Point Grey	25	3	12.00%
Quilchena	43	7	16.28%
SW Marine	3	2	66.67%
Shaughnessy	9	2	22.22%
South Cambie	10	1	10.00%
South Granville	20	2	10.00%
Southlands	7	0	NA
University	146	20	13.70%
<b>TOTAL</b>	<b>944</b>	<b>196</b>	<b>20.76%</b>

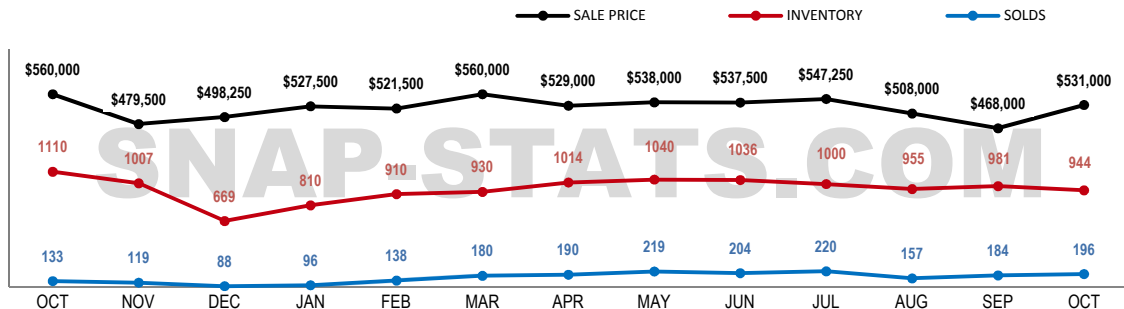
\*Sales to Active Listing Ratio (The percent of homes selling)

## SnapStats™ ▷ Summary ATTACHED

- Official Market Type Westside Attached: Sellers market at 21% Sales Ratio average (20% is a Balanced market)
- Homes are selling on average 3% below list price
- Most Active Price Band\*: \$0 to \$300,000 with average 33% Sales Ratio (Sellers market)
- Buyers Best Bet.\* Homes between \$1.5 mil to \$1.75 mil, South Cambie, South Granville and minimum 4 bedroom properties
- Sellers Best Bet.\* Selling homes in Cambie, Dunbar, Oakridge and up to 2 bedroom properties

\* With a minimum inventory of 10 where possible

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## Price Band Statistics DETACHED (HOUSES)

SnapStats™	Inventory	Sales	Sales Ratio*
\$0 – 300,000	1	0	NA
300,001 – 400,000	0	0	NA
400,001 – 500,000	0	0	NA
500,001 – 600,000	3	3	100.00%
600,001 – 700,000	20	8	40.00%
700,001 – 800,000	64	22	34.38%
800,001 – 900,000	97	33	34.02%
900,001 – 1,000,000	77	22	28.57%
1,000,001 – 1,250,000	106	16	15.09%
1,250,001 – 1,500,000	97	7	7.22%
1,500,001 – 1,750,000	32	2	6.25%
1,750,001 – 2,000,000	23	3	13.04%
2,000,001 – 2,250,000	4	0	NA
2,250,001 – 2,500,000	0	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	1	0	NA
3,000,001 – 3,500,000	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
<b>TOTAL</b>	<b>526</b>	<b>116</b>	<b>22.05%</b>

STYLE OF HOME	Inventory	Sales	Sales Ratio*
2 Bedrooms & Less	19	6	31.58%
3 to 4 Bedrooms	146	48	32.88%
5 to 6 Bedrooms	240	51	21.25%
7 Bedrooms & More	121	11	9.09%
<b>TOTAL</b>	<b>526</b>	<b>116</b>	<b>22.05%</b>

SnapStats™	September	October	Variance
Inventory	555	526	-5.23%
Solds	148	116	-21.62%
Sale Price (Median)	\$910,000	\$872,000	-4.18%
Sale to List Price Ratio	98.8%	97.0%	-1.82%
Days on Market	21	20	-4.76%

## Community Statistics DETACHED (HOUSES)

SnapStats™	Inventory	Sales	Sales Ratio*
Champlain Heights	1	0	NA
Collingwood	64	10	15.63%
Downtown	0	0	NA
Fraser	39	12	30.77%
Fraserview	60	6	10.00%
Grandview	14	7	50.00%
Hastings	3	3	100.00%
Hastings East	16	3	18.75%
Killarney	55	16	29.09%
Knight	50	13	26.00%
Main	24	6	25.00%
Mt Pleasant	12	4	33.33%
Renfrew Heights	48	10	20.83%
Renfrew	46	13	28.26%
South Vancouver	79	7	8.86%
Victoria	15	6	40.00%
<b>TOTAL</b>	<b>526</b>	<b>116</b>	<b>22.05%</b>

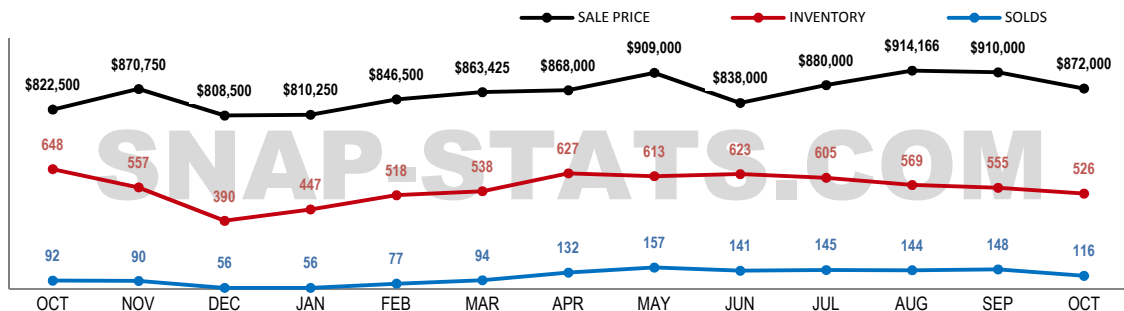
\*Sales to Active Listing Ratio (The percent of homes selling)

## SnapStats™ ▷ Summary DETACHED

- Official Market Type Eastside Detached: Sellers market at 22% Sales Ratio average (2.2 in 10 homes selling)
- Homes are selling on average 3% below list price
- Most Active Price Band\*: \$600,000 to \$700,000 with average 40% Sales Ratio (Sellers market)
- Buyers Best Bet\*: Homes between \$1.25 mil to \$1.75 mil, Collingwood, Fraserview, South Vancouver and 7+ bedrooms
- Sellers Best Bet\*: Selling homes in Grandview, Victoria and up to 4 bedroom properties

\* With a minimum inventory of 10 where possible

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## Price Band Statistics ATTACHED (Condo & TH)

SnapStats™	Inventory	Sales	Sales Ratio*
\$0 – 300,000	178	35	19.66%
300,001 – 400,000	184	49	26.63%
400,001 – 500,000	95	30	31.58%
500,001 – 600,000	53	13	24.53%
600,001 – 700,000	48	16	33.33%
700,001 – 800,000	21	8	38.10%
800,001 – 900,000	6	3	50.00%
900,001 – 1,000,000	2	1	50.00%
1,000,001 – 1,250,000	3	0	NA
1,250,001 – 1,500,000	5	0	NA
1,500,001 – 1,750,000	2	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	1	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	0	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 – 4,500,000	0	0	NA
4,500,001 – 5,000,000	0	0	NA
5,000,001 & Greater	0	0	NA
<b>TOTAL</b>	<b>598</b>	<b>155</b>	<b>25.92%</b>

STYLE OF HOME	Inventory	Sales	Sales Ratio*
0 to 1 Bedroom	272	72	26.47%
2 Bedrooms	238	65	27.31%
3 Bedrooms	78	14	17.95%
4 Bedrooms & Greater	10	4	40.00%
<b>TOTAL</b>	<b>598</b>	<b>155</b>	<b>25.92%</b>

SnapStats™	September	October	Variance
Inventory	611	598	-2.13%
Solds	120	155	29.17%
Sale Price (Median)	\$385,625	\$386,000	0.10%
Sale to List Price Ratio	96.4%	97.2%	0.83%
Days on Market	24	18	-25.00%

## Community Statistics ATTACHED (Condo & TH)

SnapStats™	Inventory	Sales	Sales Ratio*
Champlain Heights	30	12	40.00%
Collingwood	110	16	14.55%
Downtown	35	9	25.71%
Fraser	21	14	66.67%
Fraserview	52	7	13.46%
Grandview	30	11	36.67%
Hastings	59	15	25.42%
Hastings East	12	3	25.00%
Killarney	16	3	18.75%
Knight	18	2	11.11%
Main	15	7	46.67%
Mt Pleasant	156	47	30.13%
Renfrew Heights	1	1	100.00%
Renfrew	20	3	15.00%
South Vancouver	2	1	50.00%
Victoria	21	4	19.05%
<b>TOTAL</b>	<b>598</b>	<b>155</b>	<b>25.92%</b>

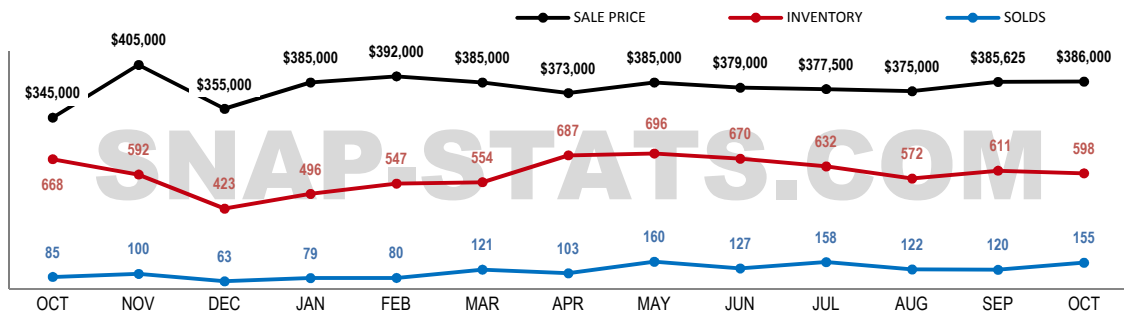
\*Sales to Active Listing Ratio (The percent of homes selling)

## SnapStats™ ▷ Summary ATTACHED

- Official Market Type Eastside Attached: Sellers market at 26% Sales Ratio average (2.6 in 10 homes selling)
- Homes are selling on average 3% below list price
- Most Active Price Band\*: \$700,000 to \$800,000 with average 38% Sales Ratio (Sellers market)
- Buyers Best Bet\*: Homes between \$0 to \$300,000, Collingwood, Fraserview, Knight and 3 bedroom properties
- Sellers Best Bet\*: Selling homes in Champlain Heights, Fraser, Main and minimum 4 bedroom properties

\* With a minimum inventory of 10 where possible

## SnapStats™ ▷ 13 Month Market Trend ATTACHED



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## Price Band Statistics DETACHED (HOUSES)

SnapStats™	Inventory	Sales	Sales Ratio*
\$0 – 300,000	1	0	NA
300,001 – 400,000	1	0	NA
400,001 – 500,000	0	0	NA
500,001 – 600,000	4	2	50.00%
600,001 – 700,000	7	3	42.86%
700,001 – 800,000	25	12	48.00%
800,001 – 900,000	40	19	47.50%
900,001 – 1,000,000	38	10	26.32%
1,000,001 – 1,250,000	54	31	57.41%
1,250,001 – 1,500,000	68	11	16.18%
1,500,001 – 1,750,000	35	6	17.14%
1,750,001 – 2,000,000	29	5	17.24%
2,000,001 – 2,250,000	11	2	18.18%
2,250,001 – 2,500,000	14	2	14.29%
2,500,001 – 2,750,000	4	1	25.00%
2,750,001 – 3,000,000	5	0	NA
3,000,001 – 3,500,000	2	1	50.00%
3,500,001 – 4,000,000	3	0	NA
4,000,001 – 4,500,000	1	0	NA
4,500,001 – 5,000,000	0	0	NA
5,000,001 & Greater	5	0	NA
<b>TOTAL</b>	<b>347</b>	<b>105</b>	<b>30.26%</b>

STYLE OF HOME	Inventory	Sales	Sales Ratio*
2 Bedrooms & Less	13	5	38.46%
3 to 4 Bedrooms	178	59	33.15%
5 to 6 Bedrooms	135	33	24.44%
7 Bedrooms & More	21	8	38.10%
<b>TOTAL</b>	<b>347</b>	<b>105</b>	<b>30.26%</b>

SnapStats™	September	October	Variance
Inventory	379	347	-8.44%
Solds	77	105	36.36%
Sale Price (Median)	\$968,000	\$1,042,000	7.64%
Sale to List Price Ratio	97%	98.3%	1.34%
Days on Market	18	17	-5.56%

## Community Statistics DETACHED (HOUSES)

SnapStats™	Inventory	Sales	Sales Ratio*
Blueridge	12	5	41.67%
Boulevard	12	3	25.00%
Braemer	5	0	NA
Calverhall	3	2	66.67%
Canyon Heights	35	13	37.14%
Capilano	5	3	60.00%
Central Lonsdale	18	4	22.22%
Deep Cove	18	3	16.67%
Delbrook	3	2	66.67%
Dollarton	18	1	5.56%
Edgemont	17	4	23.53%
Forest Hills	16	4	25.00%
Grouse Woods	4	4	100.00%
Hamilton	3	3	100.00%
Hamilton Heights	2	0	NA
Indian Arm	4	0	NA
Indian River	7	1	14.29%
Lower Lonsdale	11	3	27.27%
Lynn Valley	30	14	46.67%
Lynnmour	6	1	16.67%
Norgate	6	1	16.67%
Northlands	2	0	NA
Pemberton Heights	10	4	40.00%
Pemberton	5	3	60.00%
Princess Park	7	1	14.29%
Queensbury	6	0	NA
Roche Point	5	1	20.00%
Seymour	11	1	9.09%
Tempe	4	0	NA
Upper Delbrook	13	4	30.77%
Upper Lonsdale	36	12	33.33%
Westlynn	8	8	100.00%
Westlynn Terrace	0	0	NA
Windsor Park	2	0	NA
Woodlands-Sunshine Cascade	3	0	NA
<b>TOTAL</b>	<b>347</b>	<b>105</b>	<b>30.26%</b>

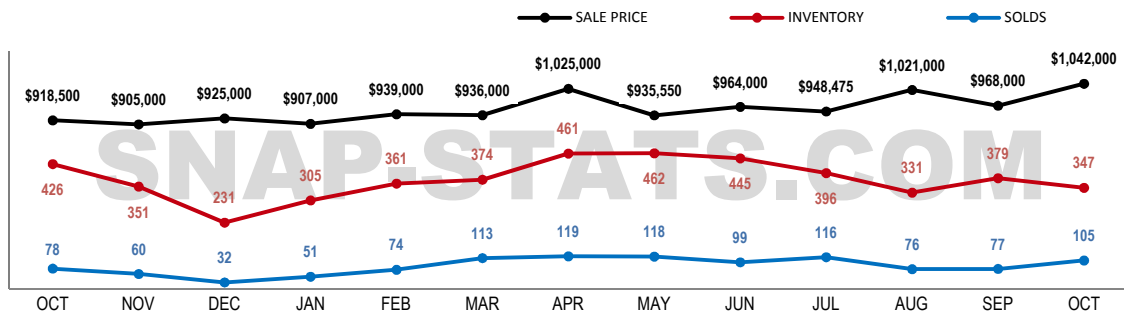
\*Sales to Active Listing Ratio (The percent of homes selling)

## SnapStats™ ▷ Summary DETACHED

- Official Market Type North Vancouver Detached: Sellers market at 30% Sales Ratio average (3 in 10 homes selling)
- Homes are selling on average 2% below list price
- Most Active Price Band\*: \$1 mil to \$1.25 mil with average 57% Sales Ratio (6 in 10 homes selling)
- Buyers Best Bet\*: Homes between \$2.25 mil to \$2.5 mil, Dollarton, Seymour and 5 to 6 bedroom properties
- Sellers Best Bet\*: Selling homes in Blueridge, Lynn Valley, Pemberton Heights and up to 2 bedroom properties

\*With a minimum inventory of 10 where possible

## SnapStats™ ▷ 13 Month Market Trend DETACHED



## SnapStats™ ▷ Compliments of Adriaan Schipper & Ryan Kubeska



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## Price Band Statistics ATTACHED (Condo & TH)

SnapStats™	Inventory	Sales	Sales Ratio*
\$0 – 300,000	87	24	27.59%
300,001 – 400,000	135	22	16.30%
400,001 – 500,000	97	19	19.59%
500,001 – 600,000	84	11	13.10%
600,001 – 700,000	52	13	25.00%
700,001 – 800,000	45	12	26.67%
800,001 – 900,000	18	3	16.67%
900,001 – 1,000,000	12	1	8.33%
1,000,001 – 1,250,000	3	0	0.00%
1,250,001 – 1,500,000	3	3	100.00%
1,500,001 – 1,750,000	1	0	0.00%
1,750,001 – 2,000,000	2	0	0.00%
2,000,001 – 2,250,000	1	0	0.00%
2,250,001 – 2,500,000	1	0	0.00%
2,500,001 – 2,750,000	0	0	0.00%
2,750,001 – 3,000,000	0	0	0.00%
3,000,001 – 3,500,000	0	0	0.00%
3,500,001 – 4,000,000	0	0	0.00%
4,000,001 – 4,500,000	0	0	0.00%
4,500,001 – 5,000,000	0	0	0.00%
5,000,001 & Greater	0	0	0.00%
<b>TOTAL</b>	<b>541</b>	<b>108</b>	<b>19.96%</b>

STYLE OF HOME	Inventory	Sales	Sales Ratio*
0 to 1 Bedroom	180	36	20.00%
2 Bedrooms	278	43	15.47%
3 Bedrooms	69	24	34.78%
4 Bedrooms & Greater	14	5	35.71%
<b>TOTAL</b>	<b>541</b>	<b>108</b>	<b>19.96%</b>

SnapStats™	September	October	Variance
Inventory	559	541	-3.22%
Solds	80	108	35.00%
Sale Price (Median)	\$428,000	\$439,950	2.79%
Sale to List Price Ratio	97.5%	99.1%	1.64%
Days on Market	52	28	-46.15%

## Community Statistics ATTACHED (Condo & TH)

SnapStats™	Inventory	Sales	Sales Ratio*
Blueridge	1	0	0.00%
Boulevard	0	0	0.00%
Braemer	0	0	0.00%
Calverhall	0	0	0.00%
Canyon Heights	1	0	0.00%
Capilano	3	1	33.33%
Central Lonsdale	137	21	15.33%
Deep Cove	6	0	0.00%
Delbrook	5	0	0.00%
Dollarton	0	0	0.00%
Edgemont	2	2	100.00%
Forest Hills	0	0	0.00%
Grouse Woods	1	1	100.00%
Hamilton	24	3	12.50%
Hamilton Heights	0	0	0.00%
Indian Arm	0	0	0.00%
Indian River	3	2	66.67%
Lower Lonsdale	179	27	15.08%
Lynn Valley	34	15	44.12%
Lynnmour	24	4	16.67%
Norgate	9	3	33.33%
Northlands	13	4	30.77%
Pemberton Heights	1	0	0.00%
Pemberton	29	7	24.14%
Princess Park	0	0	0.00%
Queensbury	0	0	0.00%
Roche Point	41	13	31.71%
Seymour	7	0	0.00%
Tempe	0	0	0.00%
Upper Delbrook	0	0	0.00%
Upper Lonsdale	17	2	11.76%
Westlynn	4	3	75.00%
Westlynn Terrace	0	0	0.00%
Windsor Park	0	0	0.00%
Woodlands-Sunshine Cascade	0	0	0.00%
<b>TOTAL</b>	<b>541</b>	<b>108</b>	<b>19.96%</b>

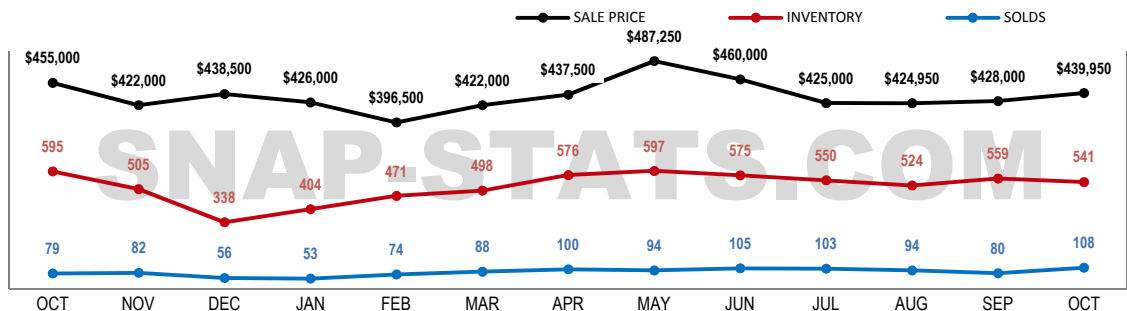
\*Sales to Active Listing Ratio (The percent of homes selling)

## SnapStats™ ▷ Summary ATTACHED

- Official Market Type North Vancouver Attached: Balanced market at 20% Sales Ratio average (21% is a Sellers Market)
- Homes are selling on average 1% below list price
- Most Active Price Band\*: \$0 to \$300,000 with average 28% Sales Ratio (2.8 in 10 homes selling)
- Buyers Best Bet\*: Homes between \$900,000 to \$1 mil, Central Lonsdale, Hamilton, Upper Lonsdale and 2 bedroom properties
- Sellers Best Bet\*: Selling homes in Lynn Valley, Norgate, Northlands, Roche Point and minimum 3 bedroom properties

\*With a minimum inventory of 10 where possible

## SnapStats™ ▷ 13 Month Market Trend ATTACHED



## SnapStats™ ▷ Compliments of Adriaan Schipper & Ryan Kubeska



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## Price Band Statistics DETACHED (HOUSES)

SnapStats™	Inventory	Sales	Sales Ratio*
\$0 – 300,000	0	0	0.00%
300,001 – 400,000	1	0	0.00%
400,001 – 500,000	0	0	0.00%
500,001 – 600,000	1	0	0.00%
600,001 – 700,000	3	0	0.00%
700,001 – 800,000	3	1	33.33%
800,001 – 900,000	6	1	16.67%
900,001 – 1,000,000	10	2	20.00%
1,000,001 – 1,250,000	27	1	3.70%
1,250,001 – 1,500,000	49	11	22.45%
1,500,001 – 1,750,000	36	12	33.33%
1,750,001 – 2,000,000	48	8	16.67%
2,000,001 – 2,250,000	28	9	32.14%
2,250,001 – 2,500,000	39	5	12.82%
2,500,001 – 2,750,000	23	4	17.39%
2,750,001 – 3,000,000	31	10	32.26%
3,000,001 – 3,500,000	31	7	22.58%
3,500,001 – 4,000,000	37	2	5.41%
4,000,001 – 4,500,000	19	2	10.53%
4,500,001 – 5,000,000	14	0	0.00%
5,000,001 & Greater	91	3	3.30%
<b>TOTAL</b>	<b>497</b>	<b>78</b>	<b>15.69%</b>

STYLE OF HOME	Inventory	Sales	Sales Ratio*
2 Bedrooms & Less	20	4	20.00%
3 to 4 Bedrooms	252	52	20.63%
5 to 6 Bedrooms	196	21	10.71%
7 Bedrooms & More	29	1	3.45%
<b>TOTAL</b>	<b>497</b>	<b>78</b>	<b>15.69%</b>

SnapStats™	September	October	Variance
Inventory	533	497	-6.75%
Solds	69	78	13.04%
Sale Price (Median)	\$2,200,000	\$2,135,000	-2.95%
Sale to List Price Ratio	91.7%	92.1%	0.44%
Days on Market	43	37	-13.95%

## Community Statistics DETACHED (HOUSES)

SnapStats™	Inventory	Sales	Sales Ratio*
Altamont	24	4	16.67%
Ambleside	51	10	19.61%
Bayridge	12	1	8.33%
British Properties	79	13	16.46%
Canterbury	9	2	22.22%
Caulfield	39	2	5.13%
Cedardale	9	0	0.00%
Chartwell	21	7	33.33%
Chelsea Park	3	1	33.33%
Cypress	10	0	0.00%
Cypress Park Estates	7	3	42.86%
Deer Ridge	0	0	0.00%
Dundarave	37	6	16.22%
Eagle Harbour	21	2	9.52%
Eagleridge	6	1	16.67%
Furry Creek	11	0	0.00%
Gleneagles	14	1	7.14%
Glenmore	10	1	10.00%
Horseshoe Bay	6	2	33.33%
Howe Sound	15	1	6.67%
Lions Bay	17	5	29.41%
Old Caulfield	1	0	0.00%
Panorama Village	1	0	0.00%
Park Royal	2	0	0.00%
Porteau Cove	0	0	0.00%
Queens	11	2	18.18%
Rockridge	6	0	0.00%
Sandy Cove	3	0	0.00%
Sentinel Hill	21	1	4.76%
Upper Caulfield	3	3	100.00%
West Bay	13	1	7.69%
Westhill	7	1	14.29%
Westmount	12	7	58.33%
Whitby Estates	13	0	0.00%
Whytecliff	3	1	33.33%
<b>TOTAL</b>	<b>497</b>	<b>78</b>	<b>15.69%</b>

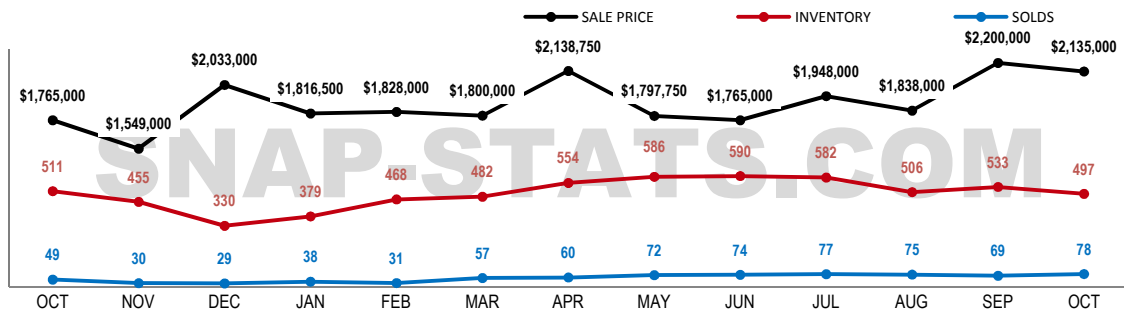
\*Sales to Active Listing Ratio (The percent of homes selling)

## SnapStats™ ▷ Summary DETACHED

- Official Market Type West Vancouver Detached: Balanced market at 16% Sales Ratio average (1.6 in 10 homes selling)
- Homes are selling on average 8% below list price
- Most Active Price Band\*: \$1.5 mil to \$1.75 mil with average 33% Sales Ratio (Sellers market)
- Buyers Best Bet\*: Homes \$1 mil to \$1.25 mil, Caulfield, Gleneagles, Howe Sound, Sentinel Hill and minimum 7 bedrooms
- Sellers Best Bet\*: Selling homes in Chartwell, Lions Bay, Westmount and up to 4 bedroom properties

\*With a minimum inventory of 10 where possible

## SnapStats™ ▷ 13 Month Market Trend DETACHED



## SnapStats™ ▷ Compliments of Adriaan Schipper & Ryan Kubeska



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## Price Band Statistics ATTACHED (Condo & TH)

SnapStats™	Inventory	Sales	Sales Ratio*
\$0 – 300,000	4	2	50.00%
300,001 – 400,000	17	1	5.88%
400,001 – 500,000	11	0	0.00%
500,001 – 600,000	19	2	10.53%
600,001 – 700,000	16	2	12.50%
700,001 – 800,000	13	4	30.77%
800,001 – 900,000	12	4	33.33%
900,001 – 1,000,000	12	1	8.33%
1,000,001 – 1,250,000	9	2	22.22%
1,250,001 – 1,500,000	16	4	25.00%
1,500,001 – 1,750,000	5	0	0.00%
1,750,001 – 2,000,000	8	1	12.50%
2,000,001 – 2,250,000	1	0	0.00%
2,250,001 – 2,500,000	2	0	0.00%
2,500,001 – 2,750,000	1	0	0.00%
2,750,001 – 3,000,000	0	0	0.00%
3,000,001 – 3,500,000	1	1	100.00%
3,500,001 – 4,000,000	0	0	0.00%
4,000,001 – 4,500,000	1	0	0.00%
4,500,001 – 5,000,000	1	0	0.00%
5,000,001 & Greater	3	0	0.00%
<b>TOTAL</b>	<b>152</b>	<b>24</b>	<b>15.79%</b>

STYLE OF HOME	Inventory	Sales	Sales Ratio*
0 to 1 Bedroom	32	4	12.50%
2 Bedrooms	92	14	15.22%
3 Bedrooms	25	6	24.00%
4 Bedrooms & Greater	3	0	0.00%
<b>TOTAL</b>	<b>152</b>	<b>24</b>	<b>15.79%</b>

SnapStats™	September	October	Variance
Inventory	155	152	-1.94%
Solds	18	24	33.33%
Sale Price (Median)	\$620,000	\$837,500	35.08%
Sale to List Price Ratio	96.2%	96.0%	-0.21%
Days on Market	49	43	-12.24%

## Community Statistics ATTACHED (Condo & TH)

SnapStats™	Inventory	Sales	Sales Ratio*
Altamont	0	0	0.00%
Ambleside	57	5	8.77%
Bayridge	0	0	0.00%
British Properties	0	0	0.00%
Canterbury	0	0	0.00%
Caulfield	1	0	0.00%
Cedardale	4	1	25.00%
Chartwell	0	0	0.00%
Chelsea Park	0	0	0.00%
Cypress	0	0	0.00%
Cypress Park Estates	3	0	0.00%
Deer Ridge	2	1	50.00%
Dundarave	30	7	23.33%
Eagle Harbour	0	0	0.00%
Eagleridge	0	0	0.00%
Furry Creek	7	0	0.00%
Gleneagles	0	0	0.00%
Glenmore	0	0	0.00%
Horseshoe Bay	2	0	0.00%
Howe Sound	3	1	33.33%
Lions Bay	0	0	0.00%
Old Caulfield	1	1	100.00%
Panorama Village	15	5	33.33%
Park Royal	21	2	9.52%
Porteau Cove	0	0	0.00%
Queens	0	0	0.00%
Rockridge	0	0	0.00%
Sandy Cove	0	0	0.00%
Sentinel Hill	0	0	0.00%
Upper Caulfield	2	1	50.00%
West Bay	0	0	0.00%
Westhill	0	0	0.00%
Westmount	0	0	0.00%
Whitby Estates	4	0	0.00%
Whytecliff	0	0	0.00%
<b>TOTAL</b>	<b>152</b>	<b>24</b>	<b>15.79%</b>

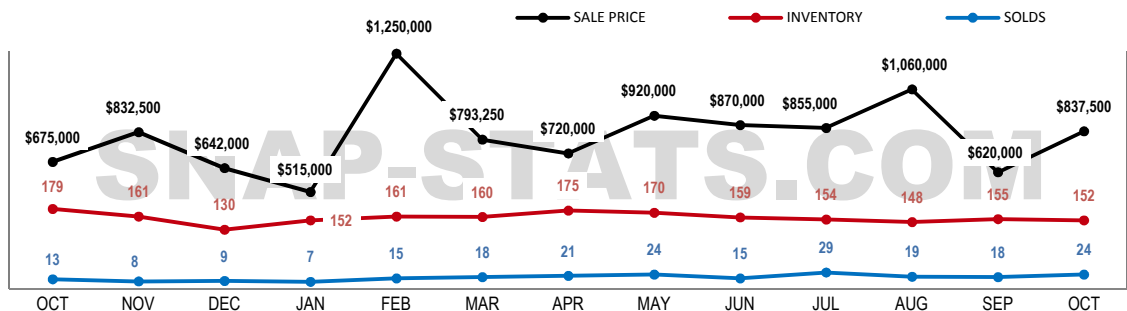
\*Sales to Active Listing Ratio (The percent of homes selling)

## SnapStats™ ▷ Summary ATTACHED

- Official Market Type West Vancouver Attached: Balanced market at 16% Sales Ratio average (1.6 in 10 homes selling)
- Homes are selling on average 4% below list price
- Most Active Price Band\*: \$800,000 to \$900,000 with average 33% Sales Ratio (Sellers market)
- Buyers Best Bet\*: Homes between \$300,000 to \$400,000, Ambleside, Park Royal and up to 1 bedroom properties
- Sellers Best Bet\*: Selling homes in Dundarave, Panorama Village and 3 bedroom properties

\* With a minimum inventory of 10 where possible

## SnapStats™ ▷ 13 Month Market Trend ATTACHED



## SnapStats™ ▷ Compliments of Adriaan Schipper & Ryan Kubeska



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## Price Band Statistics DETACHED (HOUSES)

SnapStats™	Inventory	Sales	Sales Ratio*
\$0 – 300,000	4	0	0.00%
300,001 – 400,000	0	0	0.00%
400,001 – 500,000	1	0	0.00%
500,001 – 600,000	4	1	25.00%
600,001 – 700,000	22	5	22.73%
700,001 – 800,000	55	18	32.73%
800,001 – 900,000	99	13	13.13%
900,001 – 1,000,000	83	19	22.89%
1,000,001 – 1,250,000	112	22	19.64%
1,250,001 – 1,500,000	121	11	9.09%
1,500,001 – 1,750,000	98	13	13.27%
1,750,001 – 2,000,000	81	10	12.35%
2,000,001 – 2,250,000	27	2	7.41%
2,250,001 – 2,500,000	44	0	0.00%
2,500,001 – 2,750,000	23	1	4.35%
2,750,001 – 3,000,000	20	1	5.00%
3,000,001 – 3,500,000	2	1	50.00%
3,500,001 – 4,000,000	11	0	0.00%
4,000,001 – 4,500,000	2	1	50.00%
4,500,001 – 5,000,000	1	0	0.00%
5,000,001 & Greater	3	0	0.00%
<b>TOTAL</b>	<b>813</b>	<b>118</b>	<b>14.51%</b>

STYLE OF HOME	Inventory	Sales	Sales Ratio*
2 Bedrooms & Less	23	0	0.00%
3 to 4 Bedrooms	316	54	17.09%
5 to 6 Bedrooms	436	63	14.45%
7 Bedrooms & More	38	1	2.63%
<b>TOTAL</b>	<b>813</b>	<b>118</b>	<b>14.51%</b>

SnapStats™	September	October	Variance
Inventory	893	813	-8.96%
Solds	126	118	-6.35%
Sale Price (Median)	\$950,000	\$1,053,571	10.90%
Sale to List Price Ratio	96.2%	95.9%	-0.31%
Days on Market	33	60	81.82%

## Community Statistics DETACHED (HOUSES)

SnapStats™	Inventory	Sales	Sales Ratio*
Boyd Park	24	1	4.17%
Bridgeport	17	3	17.65%
Brighthouse	6	0	0.00%
Brighthouse South	5	0	0.00%
Broadmoor	81	8	9.88%
East Cambie	37	3	8.11%
East Richmond	11	1	9.09%
Garden City	43	6	13.95%
Gilmore	3	0	0.00%
Granville	48	5	10.42%
Hamilton	20	0	0.00%
Ironwood	32	2	6.25%
Lackner	43	8	18.60%
McLennan	14	1	7.14%
McLennan North	16	1	6.25%
McNair	24	5	20.83%
Quilchena	30	6	20.00%
Riverdale	48	9	18.75%
Saunders	43	6	13.95%
Sea Island	1	0	0.00%
Seafair	61	13	21.31%
South Arm	23	2	8.70%
Steveston North	46	7	15.22%
Steveston South	9	5	55.56%
Steveston Village	14	6	42.86%
Terra Nova	19	8	42.11%
West Cambie	40	1	2.50%
Westwind	10	5	50.00%
Woodwards	45	6	13.33%
<b>TOTAL</b>	<b>813</b>	<b>118</b>	<b>14.51%</b>

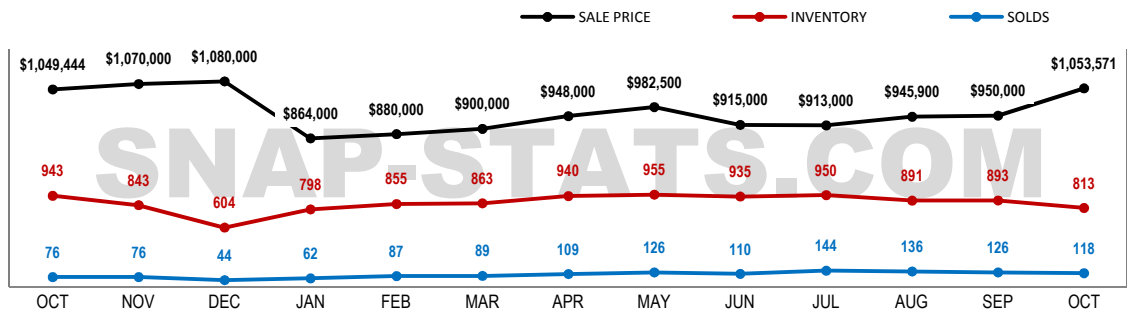
\*Sales to Active Listing Ratio (The percent of homes selling)

## SnapStats™ ▷ Summary DETACHED

- Official Market Type Richmond Detached: Balanced market at 15% Sales Ratio average (14% is a Buyers market)
- Homes are selling on average 4% below list price
- Most Active Price Band\*: \$700,000 to \$800,000 with average 33% Sales Ratio (3 in 10 homes selling)
- Buyers Best Bet\*: Homes between \$2.5 to \$2.75 mil, Boyd Park, McLennan, McLennan North, West Cambie and 7+ bedrooms
- Sellers Best Bet\*: Selling homes in Steveston South, Steveston Village, Terra Nova and 3 to 4 bedroom properties

\*With a minimum inventory of 10 where possible

## SnapStats™ ▷ 13 Month Market Trend DETACHED



## SnapStats™ ▷ Compliments of Adriaan Schipper & Ryan Kubeska



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## Price Band Statistics ATTACHED (Condo & TH)

SnapStats™	Inventory	Sales	Sales Ratio*
\$0 – 300,000	272	49	18.01%
300,001 – 400,000	283	43	15.19%
400,001 – 500,000	233	45	19.31%
500,001 – 600,000	217	40	18.43%
600,001 – 700,000	98	18	18.37%
700,001 – 800,000	38	3	7.89%
800,001 – 900,000	14	1	7.14%
900,001 – 1,000,000	11	0	0.00%
1,000,001 – 1,250,000	8	0	0.00%
1,250,001 – 1,500,000	6	0	0.00%
1,500,001 – 1,750,000	0	0	0.00%
1,750,001 – 2,000,000	0	0	0.00%
2,000,001 – 2,250,000	1	0	0.00%
2,250,001 – 2,500,000	0	0	0.00%
2,500,001 – 2,750,000	1	0	0.00%
2,750,001 – 3,000,000	0	0	0.00%
3,000,001 – 3,500,000	0	0	0.00%
3,500,001 – 4,000,000	0	0	0.00%
4,000,001 – 4,500,000	0	0	0.00%
4,500,001 – 5,000,000	0	0	0.00%
5,000,001 & Greater	0	0	0.00%
<b>TOTAL</b>	<b>1182</b>	<b>199</b>	<b>16.84%</b>

STYLE OF HOME	Inventory	Sales	Sales Ratio*
0 to 1 Bedroom	297	34	11.45%
2 Bedrooms	487	101	20.74%
3 Bedrooms	332	53	15.96%
4 Bedrooms & Greater	66	11	16.67%
<b>TOTAL</b>	<b>1182</b>	<b>199</b>	<b>16.84%</b>

SnapStats™	September	October	Variance
Inventory	1174	1182	0.68%
Solds	183	199	8.74%
Sale Price (Median)	\$410,000	\$422,000	2.93%
Sale to List Price Ratio	97.9%	98.2%	0.31%
Days on Market	46	28	-39.13%

## Community Statistics ATTACHED (Condo & TH)

SnapStats™	Inventory	Sales	Sales Ratio*
Boyd Park	22	9	40.91%
Bridgeport	10	0	0.00%
Brighthouse	381	59	15.49%
Brighthouse South	173	27	15.61%
Broadmoor	14	4	28.57%
East Cambie	60	6	10.00%
East Richmond	7	1	14.29%
Garden City	18	1	5.56%
Gilmore	0	0	0.00%
Granville	29	4	13.79%
Hamilton	10	4	40.00%
Ironwood	14	2	14.29%
Lackner	14	1	7.14%
McLennan	1	0	0.00%
McLennan North	130	19	14.62%
McNair	0	0	0.00%
Quilchena	4	0	0.00%
Riverdale	30	5	16.67%
Saunders	26	5	19.23%
Sea Island	0	0	0.00%
Seafair	2	0	0.00%
South Arm	20	6	30.00%
Steveston North	10	3	30.00%
Steveston South	62	21	33.87%
Steveston Village	9	1	11.11%
Terra Nova	10	6	60.00%
West Cambie	117	12	10.26%
Westwind	1	1	100.00%
Woodwards	8	2	25.00%
<b>TOTAL</b>	<b>1182</b>	<b>199</b>	<b>16.84%</b>

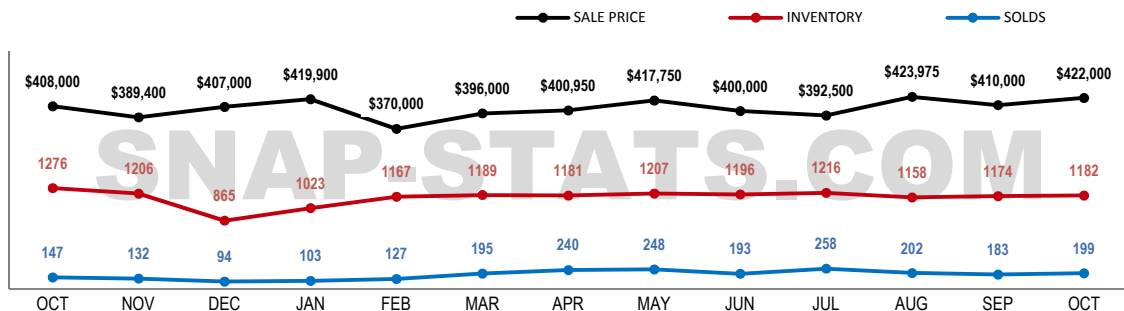
\*Sales to Active Listing Ratio (The percent of homes selling)

## SnapStats™ ▷ Summary ATTACHED

- Official Market Type Richmond Attached: Balanced market at 17% Sales Ratio average (1.7 in 10 homes selling)
- Homes are selling on average 2% below list price
- Most Active Price Band\*: \$400,000 to \$500,000 with average 19% Sales Ratio (Balanced market)
- Buyers Best Bet\*: Homes between \$700,000 to \$900,000, Garden City, Lackner, and up to 1 bedroom
- Sellers Best Bet\*: Selling homes in Boyd Park, Hamilton, Terra Nova and 2 bedroom properties

\* With a minimum inventory of 10 where possible

## SnapStats™ ▷ 13 Month Market Trend ATTACHED



## SnapStats™ ▷ Compliments of Adriaan Schipper & Ryan Kubeska



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## Price Band Statistics DETACHED (HOUSES)

SnapStats™	Inventory	Sales	Sales Ratio*
\$0 – 300,000	0	0	0.00%
300,001 – 400,000	0	0	0.00%
400,001 – 500,000	1	0	0.00%
500,001 – 600,000	5	2	40.00%
600,001 – 700,000	32	5	15.63%
700,001 – 800,000	22	3	13.64%
800,001 – 900,000	20	2	10.00%
900,001 – 1,000,000	9	1	11.11%
1,000,001 – 1,250,000	10	1	10.00%
1,250,001 – 1,500,000	9	0	0.00%
1,500,001 – 1,750,000	4	0	0.00%
1,750,001 – 2,000,000	3	1	33.33%
2,000,001 – 2,250,000	2	0	0.00%
2,250,001 – 2,500,000	3	0	0.00%
2,500,001 – 2,750,000	2	0	0.00%
2,750,001 – 3,000,000	0	0	0.00%
3,000,001 – 3,500,000	1	0	0.00%
3,500,001 – 4,000,000	1	0	0.00%
4,000,001 – 4,500,000	0	0	0.00%
4,500,001 – 5,000,000	1	0	0.00%
5,000,001 & Greater	1	0	0.00%
<b>TOTAL</b>	<b>126</b>	<b>15</b>	<b>11.90%</b>

STYLE OF HOME	Inventory	Sales	Sales Ratio*
2 Bedrooms & Less	14	3	21.43%
3 to 4 Bedrooms	78	11	14.10%
5 to 6 Bedrooms	31	1	3.23%
7 Bedrooms & More	3	0	0.00%
<b>TOTAL</b>	<b>126</b>	<b>15</b>	<b>11.90%</b>

SnapStats™	September	October	Variance
Inventory	129	126	-2.33%
Solds	14	15	7.14%
Sale Price (Median)	\$705,500	\$720,000	2.06%
Sale to List Price Ratio	96.1%	96.3%	0.21%
Days on Market	76	32	-57.89%

## Community Statistics DETACHED (HOUSES)

SnapStats™	Inventory	Sales	Sales Ratio*
Beach Grove	19	2	10.53%
Boundary Beach	10	1	10.00%
Cliff Drive	21	6	28.57%
English Bluff	20	0	0.00%
Pebble Hill	30	0	0.00%
Tsawwassen Central	16	3	18.75%
Tsawwassen East	10	3	30.00%
<b>TOTAL</b>	<b>126</b>	<b>15</b>	<b>11.90%</b>

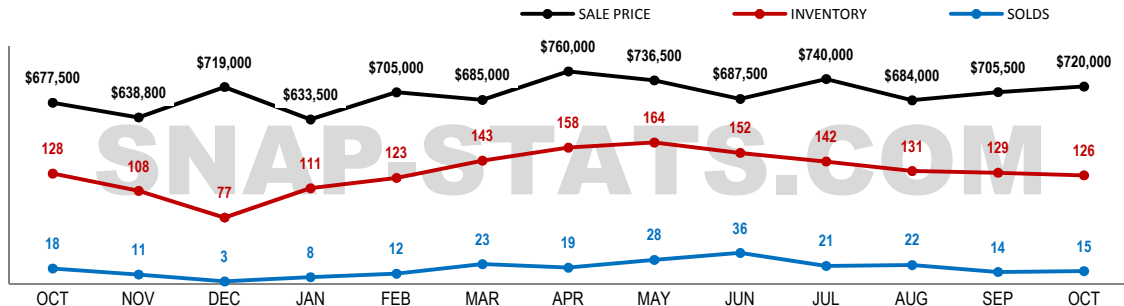
\*Sales to Active Listing Ratio (The percent of homes selling)

## SnapStats™ ▷ Summary DETACHED

- Official Market Type Tsawwassen Detached: Buyers market at 12% Sales Ratio average (1.2 in 10 homes selling)
- Homes are selling on average 4% below list price
- Most Active Price Band\*: \$600,000 to \$700,000 with average 16% Sales Ratio (Balanced market)
- Buyers Best Bet\*: Homes between \$800,000 to \$1.25 mil, Beach Grove, Boundary Beach and 5 to 6 bedroom properties
- Sellers Best Bet\*: Selling homes in Cliff Drive, Tsawwassen East and up to 2 bedroom properties

\* With a minimum inventory of 10 where possible

## SnapStats™ ▷ 13 Month Market Trend DETACHED



## SnapStats™ ▷ Compliments of Adriaan Schipper & Ryan Kubeska



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## Price Band Statistics ATTACHED (Condo & TH)

SnapStats™	Inventory	Sales	Sales Ratio*
\$0 – 300,000	15	4	26.67%
300,001 – 400,000	27	3	11.11%
400,001 – 500,000	17	2	11.76%
500,001 – 600,000	7	0	0.00%
600,001 – 700,000	3	0	0.00%
700,001 – 800,000	2	0	0.00%
800,001 – 900,000	2	0	0.00%
900,001 – 1,000,000	2	0	0.00%
1,000,001 – 1,250,000	1	0	0.00%
1,250,001 – 1,500,000	0	0	0.00%
1,500,001 – 1,750,000	0	0	0.00%
1,750,001 – 2,000,000	0	0	0.00%
2,000,001 – 2,250,000	0	0	0.00%
2,250,001 – 2,500,000	1	0	0.00%
2,500,001 – 2,750,000	0	0	0.00%
2,750,001 – 3,000,000	0	0	0.00%
3,000,001 – 3,500,000	0	0	0.00%
3,500,001 – 4,000,000	0	0	0.00%
4,000,001 – 4,500,000	0	0	0.00%
4,500,001 – 5,000,000	0	0	0.00%
5,000,001 & Greater	0	0	0.00%
<b>TOTAL</b>	<b>77</b>	<b>9</b>	<b>11.69%</b>

STYLE OF HOME	Inventory	Sales	Sales Ratio*
0 to 1 Bedroom	8	1	12.50%
2 Bedrooms	62	8	12.90%
3 Bedrooms	7	0	0.00%
4 Bedrooms & Greater	0	0	0.00%
<b>TOTAL</b>	<b>77</b>	<b>9</b>	<b>11.69%</b>

SnapStats™	September	October	Variance
Inventory	80	77	-3.75%
Solds	9	9	0.00%
Sale Price (Median)	\$402,500	\$326,000	-19.01%
Sale to List Price Ratio	98.4%	97.3%	-1.12%
Days on Market	111	65	-41.44%

## Community Statistics ATTACHED (Condo & TH)

SnapStats™	Inventory	Sales	Sales Ratio*
Beach Grove	21	0	0.00%
Boundary Beach	2	0	0.00%
Cliff Drive	31	5	16.13%
English Bluff	2	0	0.00%
Pebble Hill	0	0	0.00%
Tsawwassen Central	16	3	18.75%
Tsawwassen East	5	1	20.00%
<b>TOTAL</b>	<b>77</b>	<b>9</b>	<b>11.69%</b>

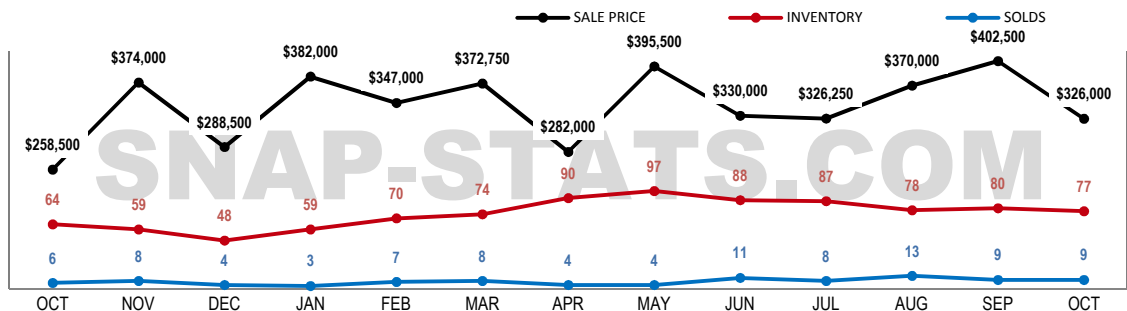
\*Sales to Active Listing Ratio (The percent of homes selling)

## SnapStats™ ▷ Summary ATTACHED

- Official Market Type Tsawwassen Attached: Buyers market at 12% Sales Ratio average (1.2 in 10 homes selling)
- Homes are selling on average 2% below list price
- Most Active Price Band\*: \$0 to \$300,000 with average 27% Sales Ratio (Sellers market)
- Buyers Best Bet\*: Homes between \$300,000 to \$500,000 and Cliff Drive
- Sellers Best Bet\*: Selling homes in Tsawwassen Central

\* With a minimum inventory of 10 where possible

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## Price Band Statistics DETACHED (HOUSES)

SnapStats™	Inventory	Sales	Sales Ratio*
\$0 – 300,000	3	0	0.00%
300,001 – 400,000	0	0	0.00%
400,001 – 500,000	5	2	40.00%
500,001 – 600,000	18	6	33.33%
600,001 – 700,000	23	3	13.04%
700,001 – 800,000	16	1	6.25%
800,001 – 900,000	11	0	0.00%
900,001 – 1,000,000	9	2	22.22%
1,000,001 – 1,250,000	1	0	0.00%
1,250,001 – 1,500,000	2	0	0.00%
1,500,001 – 1,750,000	1	0	0.00%
1,750,001 – 2,000,000	0	0	0.00%
2,000,001 – 2,250,000	1	0	0.00%
2,250,001 – 2,500,000	0	0	0.00%
2,500,001 – 2,750,000	0	0	0.00%
2,750,001 – 3,000,000	0	0	0.00%
3,000,001 – 3,500,000	0	0	0.00%
3,500,001 – 4,000,000	0	0	0.00%
4,000,001 – 4,500,000	0	0	0.00%
4,500,001 – 5,000,000	0	0	0.00%
5,000,001 & Greater	1	0	0.00%
<b>TOTAL</b>	<b>91</b>	<b>14</b>	<b>15.38%</b>

STYLE OF HOME	Inventory	Sales	Sales Ratio*
2 Bedrooms & Less	16	3	18.75%
3 to 4 Bedrooms	55	10	18.18%
5 to 6 Bedrooms	20	1	5.00%
7 Bedrooms & More	0	0	0.00%
<b>TOTAL</b>	<b>91</b>	<b>14</b>	<b>15.38%</b>

SnapStats™	September	October	Variance
Inventory	94	91	-3.19%
Solds	12	14	16.67%
Sale Price (Median)	\$692,000	\$595,000	-14.02%
Sale to List Price Ratio	97.6%	97.0%	-0.61%
Days on Market	44	42	-4.55%

## Community Statistics DETACHED (HOUSES)

SnapStats™	Inventory	Sales	Sales Ratio*
Delta Manor	7	2	28.57%
East Delta	0	0	0.00%
Hawthorne	26	2	7.69%
Holly	15	3	20.00%
Ladner Elementary	7	1	14.29%
Ladner Rural	7	2	28.57%
Neilsen Grove	17	2	11.76%
Port Guichon	10	1	10.00%
Westham Island	2	1	50.00%
<b>TOTAL</b>	<b>91</b>	<b>14</b>	<b>15.38%</b>

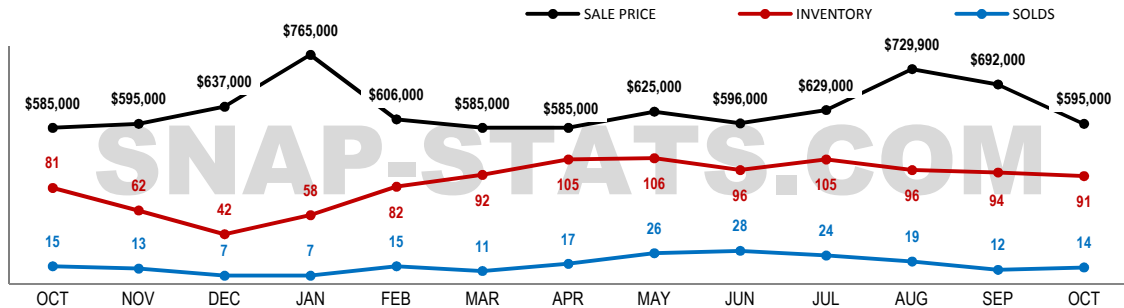
\*Sales to Active Listing Ratio (The percent of homes selling)

## SnapStats™ ▷ Summary DETACHED

- Official Market Type Ladner Detached: Balanced market at 15% Sales Ratio average (14% is a Buyers market)
- Homes are selling on average 3% below list price
- Most Active Price Band\*: \$500,000 to \$600,000 with average 33% Sales Ratio (Sellers market)
- Buyers Best Bet\*: Homes between \$700,000 to \$800,000, Hawthorne and 5 to 6 bedroom properties
- Sellers Best Bet\*: Selling homes in Holly and up to 4 bedroom properties

\* With a minimum inventory of 10 where possible

## SnapStats™ ▷ 13 Month Market Trend DETACHED



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## Price Band Statistics ATTACHED (Condo & TH)

SnapStats™	Inventory	Sales	Sales Ratio*
\$0 – 300,000	12	3	25.00%
300,001 – 400,000	16	6	37.50%
400,001 – 500,000	12	1	8.33%
500,001 – 600,000	10	0	0.00%
600,001 – 700,000	3	0	0.00%
700,001 – 800,000	8	0	0.00%
800,001 – 900,000	0	0	0.00%
900,001 – 1,000,000	0	0	0.00%
1,000,001 – 1,250,000	0	0	0.00%
1,250,001 – 1,500,000	0	0	0.00%
1,500,001 – 1,750,000	0	0	0.00%
1,750,001 – 2,000,000	0	0	0.00%
2,000,001 – 2,250,000	0	0	0.00%
2,250,001 – 2,500,000	0	0	0.00%
2,500,001 – 2,750,000	0	0	0.00%
2,750,001 – 3,000,000	0	0	0.00%
3,000,001 – 3,500,000	0	0	0.00%
3,500,001 – 4,000,000	0	0	0.00%
4,000,001 – 4,500,000	0	0	0.00%
4,500,001 – 5,000,000	0	0	0.00%
5,000,001 & Greater	0	0	0.00%
<b>TOTAL</b>	<b>61</b>	<b>10</b>	<b>16.39%</b>

STYLE OF HOME	Inventory	Sales	Sales Ratio*
0 to 1 Bedroom	4	0	0.00%
2 Bedrooms	28	5	17.86%
3 Bedrooms	26	4	15.38%
4 Bedrooms & Greater	3	1	33.33%
<b>TOTAL</b>	<b>61</b>	<b>10</b>	<b>16.39%</b>

SnapStats™	September	October	Variance
Inventory	59	61	3.39%
Solds	7	10	42.86%
Sale Price (Median)	\$373,000	\$377,500	1.21%
Sale to List Price Ratio	96.9%	96.8%	-0.10%
Days on Market	60	72	20.00%

## Community Statistics ATTACHED (Condo & TH)

SnapStats™	Inventory	Sales	Sales Ratio*
Delta Manor	15	3	20.00%
East Delta	1	0	0.00%
Hawthorne	14	6	42.86%
Holly	3	1	33.33%
Ladner Elementary	17	0	0.00%
Ladner Rural	0	0	0.00%
Neilsen Grove	11	0	0.00%
Port Guichon	0	0	0.00%
Westham Island	0	0	0.00%
<b>TOTAL</b>	<b>61</b>	<b>10</b>	<b>16.39%</b>

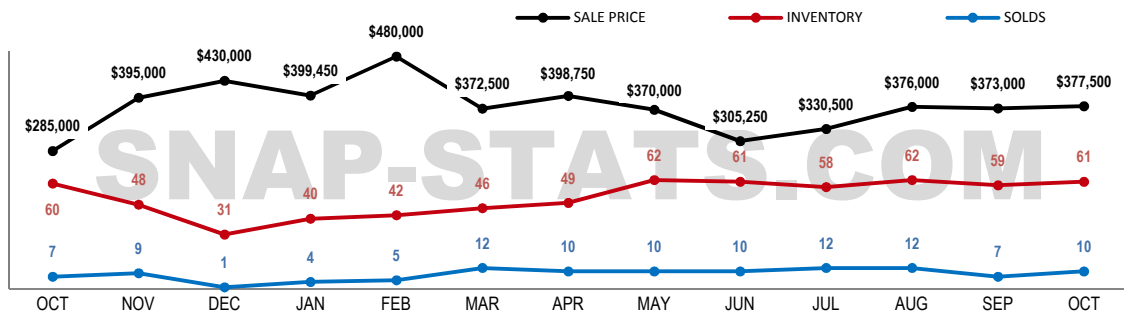
\*Sales to Active Listing Ratio (The percent of homes selling)

## SnapStats™ ▷ Summary ATTACHED

- Official Market Type Ladner Attached: Balanced market at 16% Sales Ratio average (1.6 in 10 homes selling)
- Homes are selling on average 3% below list price
- Most Active Price Band\*: \$300,000 to \$400,000 with average 38% Sales Ratio (Sellers market)
- Buyers Best Bet\*: Homes between \$400,000 to \$500,000 and Delta Manor
- Sellers Best Bet\*: Selling homes in Hawthorne

\* With a minimum inventory of 10 where possible

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