

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

*Compliments of:*

Adriaan Schipper & Ryan Kubeska

604-818-8265

[schipper333@gmail.com](mailto:schipper333@gmail.com)

[www.adriaanschipper.com](http://www.adriaanschipper.com)



RE/MAX Crest Realty Westside

3215 Macdonald Street

Vancouver, BC V6L 2N2

**SnapStats**<sup>®</sup>

April 2014

Produced and Published by SnapStats® Publishing Co.  
[info@snap-stats.com](mailto:info@snap-stats.com) | [www.snap-stats.com](http://www.snap-stats.com)

# METRO VANCOUVER EDITION



## Price Band & Bedroom *STATS CONDO & TH (ATTACHED)*

SnapStats®	Inventory	Sales	Sales Ratio*
\$0 – 300,000	44	20	45.45%
300,001 – 400,000	143	51	35.66%
400,001 – 500,000	194	53	27.32%
500,001 – 600,000	129	35	27.13%
600,001 – 700,000	91	23	25.27%
700,001 – 800,000	61	10	16.39%
800,001 – 900,000	48	13	27.08%
900,001 – 1,000,000	30	5	16.67%
1,000,001 – 1,250,000	49	10	20.41%
1,250,001 – 1,500,000	53	6	11.32%
1,500,001 – 1,750,000	32	4	12.50%
1,750,001 – 2,000,000	24	5	20.83%
2,000,001 – 2,250,000	10	1	10.00%
2,250,001 – 2,500,000	12	0	NA
2,500,001 – 2,750,000	7	3	42.86%
2,750,001 – 3,000,000	9	1	11.11%
3,000,001 – 3,500,000	16	1	6.25%
3,500,001 – 4,000,000	7	0	NA
4,000,001 – 4,500,000	4	0	NA
4,500,001 – 5,000,000	4	2	50.00%
5,000,001 & Greater	13	1	7.69%
<b>TOTAL</b>	<b>980</b>	<b>244</b>	<b>24.90%</b>

0 to 1 Bedroom	434	119	27.42%
2 Bedrooms	469	108	23.03%
3 Bedrooms	67	16	23.88%
4 Bedrooms & Greater	10	1	10.00%
<b>TOTAL</b>	<b>980</b>	<b>244</b>	<b>24.90%</b>

SnapStats® Median Data	March	April	Variance
Inventory	935	980	4.81%
Solds	234	244	4.27%
Sale Price	\$484,950	\$493,750	1.81%
Sale Price SQFT	\$611	\$622	1.80%
Sale to List Price Ratio	97.6%	98.9%	1.33%
Days on Market	17	21	23.53%

## Community *STATS CONDO & TH (ATTACHED)*

SnapStats®	Inventory	Sales	Sales Ratio*
Coal Harbour	166	26	15.66%
Downtown	395	106	26.84%
Westend	198	52	26.26%
Yaletown	221	60	27.15%
<b>TOTAL</b>	<b>980</b>	<b>244</b>	<b>24.90%</b>

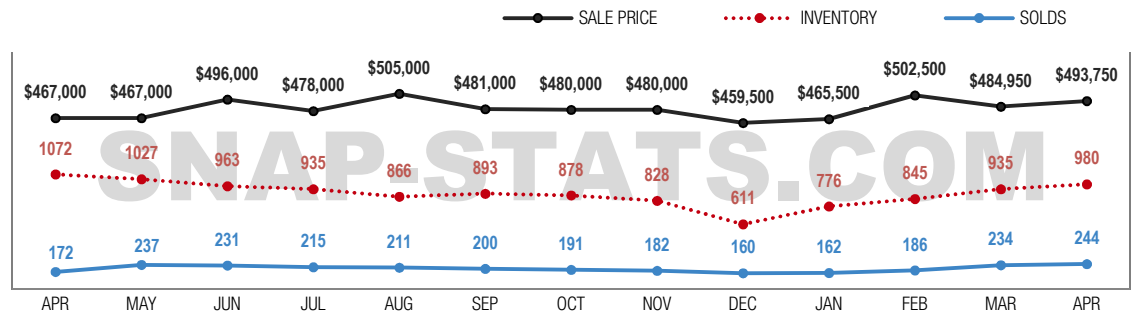
\*Sales Ratio: The percent of homes selling (Sales to Inventory Ratio)

## Market Summary

- Official Market Type **DOWNTOWN**: Sellers market at 25% Sales Ratio average (1 in 4 homes selling)
- Homes are selling on average at 1% below list price
- Most Active Price Band\* +/- \$1 mil: \$0 to \$300,000 (45% Sales Ratio); \$1.75 mil to \$2 mil (21% Sales Ratio)
- Buyers Best Bet\* +/- \$1 mil: Homes between \$700,000 to \$800,000; \$3 mil to \$3.5 mil, Coal Harbour and 4 plus bedrooms
- Sellers Best Bet\*: Selling homes in Downtown, Westend, Yaletown and up to 1 bedroom properties

\* With a minimum inventory of 10 where possible

## 13 Month Market Trend



## Compliments of...

**Adriaan Schipper & Ryan Kubeska**  
RE/MAX Crest Realty Westside  
604-818-8265

www.adriaanschipper.com  
schipper333@gmail.com



## Price Band & Bedroom **STATS HOUSES (DETACHED)**

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	3	0	NA
700,001 – 800,000	0	0	NA
800,001 – 900,000	0	0	NA
900,001 – 1,000,000	2	0	NA
1,000,001 – 1,250,000	11	1	9.09%
1,250,001 – 1,500,000	29	13	44.83%
1,500,001 – 1,750,000	56	26	46.43%
1,750,001 – 2,000,000	82	26	31.71%
2,000,001 – 2,250,000	57	13	22.81%
2,250,001 – 2,500,000	101	22	21.78%
2,500,001 – 2,750,000	62	13	20.97%
2,750,001 – 3,000,000	96	4	4.17%
3,000,001 – 3,500,000	81	14	17.28%
3,500,001 – 4,000,000	93	7	7.53%
4,000,001 – 4,500,000	33	5	15.15%
4,500,001 – 5,000,000	42	5	11.90%
5,000,001 & Greater	101	11	10.89%
<b>TOTAL</b>	<b>850</b>	<b>160</b>	<b>18.82%</b>

2 Bedrooms & Less	17	6	35.29%
3 to 4 Bedrooms	280	78	27.86%
5 to 6 Bedrooms	425	70	16.47%
7 Bedrooms & More	128	6	4.69%
<b>TOTAL</b>	<b>850</b>	<b>160</b>	<b>18.82%</b>

SnapStats® Median Data	March	April	Variance
Inventory	756	850	12.43%
Solds	148	160	8.11%
Sale Price	\$2,375,000	\$2,281,500	-3.94%
Sale Price SQFT	\$796	\$765	-3.89%
Sale to List Price Ratio	97.2%	99.3%	2.16%
Days on Market	29	18	-37.93%

## Community **STATS HOUSES (DETACHED)**

SnapStats®	Inventory	Sales	Sales Ratio*
Arbutus	51	7	13.73%
Cambie	52	16	30.77%
Dunbar	106	22	20.75%
Fairview	1	1	100.00%
Falsecreek	0	0	NA
Kerrisdale	61	14	22.95%
Kitsilano	46	14	30.43%
Mackenzie Heights	22	9	40.91%
Marpole	55	9	16.36%
Mount Pleasant	2	0	NA
Oakridge	29	5	17.24%
Point Grey	78	20	25.64%
Quilchena	33	8	24.24%
SW Marine	40	3	7.50%
Shaughnessy	87	2	2.30%
South Cambie	19	4	21.05%
South Granville	104	17	16.35%
Southlands	35	7	20.00%
University	29	2	6.90%
<b>TOTAL</b>	<b>850</b>	<b>160</b>	<b>18.82%</b>

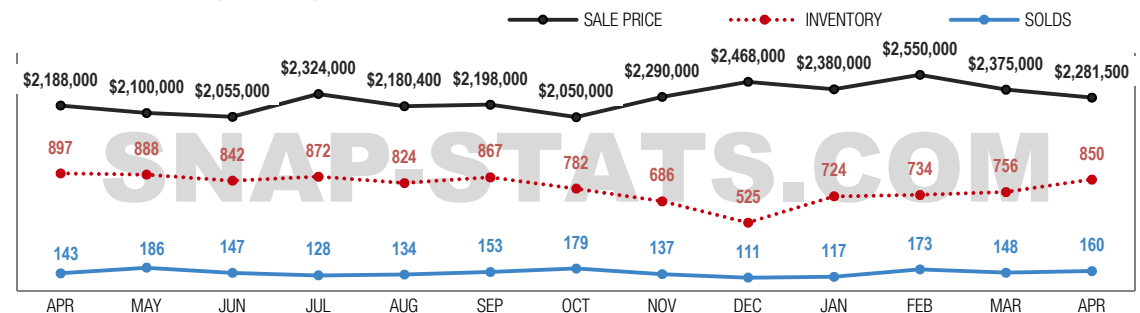
\*Sales Ratio: The percent of homes selling (Sales to Inventory Ratio)

## Market Summary

- Official Market Type **WESTSIDE DETACHED**: Balanced market at 19% Sales Ratio average (1.9 in 10 homes selling)
- Homes are selling on average at 1% below list price
- Most Active Price Band\* +/- \$2 mil: \$1.25 mil to \$1.75 mil (46% Sales Ratio); \$2 mil to \$2.5 mil (22% Sales Ratio)
- Buyers Best Bet\* +/- \$2 mil: Homes between \$1 mil to \$1.25 mil; \$2.75 mil to \$3 mil, Shaughnessy and 7 plus bedrooms
- Sellers Best Bet\*: Selling homes in Cambie, Kitsilano, Mackenzie Heights and up to 2 bedroom properties

\* With a minimum inventory of 10 where possible

## 13 Month Market Trend



## Compliments of...

**Adriaan Schipper & Ryan Kubeska**  
RE/MAX Crest Realty Westside  
604-818-8265

www.adriaanschipper.com  
schipper333@gmail.com



## Price Band & Bedroom *STATS CONDO & TH (ATTACHED)*

SnapStats®	Inventory	Sales	Sales Ratio*
\$0 – 300,000	37	16	43.24%
300,001 – 400,000	170	39	22.94%
400,001 – 500,000	161	36	22.36%
500,001 – 600,000	164	28	17.07%
600,001 – 700,000	114	30	26.32%
700,001 – 800,000	72	25	34.72%
800,001 – 900,000	67	16	23.88%
900,001 – 1,000,000	52	9	17.31%
1,000,001 – 1,250,000	75	9	12.00%
1,250,001 – 1,500,000	47	7	14.89%
1,500,001 – 1,750,000	23	2	8.70%
1,750,001 – 2,000,000	11	0	NA
2,000,001 – 2,250,000	3	0	NA
2,250,001 – 2,500,000	4	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	1	0	NA
3,500,001 – 4,000,000	3	0	NA
4,000,001 – 4,500,000	0	0	NA
4,500,001 – 5,000,000	0	0	NA
5,000,001 & Greater	0	0	NA
<b>TOTAL</b>	<b>1008</b>	<b>217</b>	<b>21.53%</b>

0 to 1 Bedroom	345	81	23.48%
2 Bedrooms	520	105	20.19%
3 Bedrooms	123	31	25.20%
4 Bedrooms & Greater	20	0	NA
<b>TOTAL</b>	<b>1008</b>	<b>217</b>	<b>21.53%</b>

SnapStats® Median Data	March	April	Variance
Inventory	934	1008	7.92%
Solds	182	217	19.23%
Sale Price	\$587,500	\$570,000	-2.98%
Sale Price SQFT	\$616	\$623	1.14%
Sale to List Price Ratio	98.1%	98.4%	0.31%
Days on Market	26	31	19.23%

## Community *STATS CONDO & TH (ATTACHED)*

SnapStats®	Inventory	Sales	Sales Ratio*
Arbutus	0	0	NA
Cambie	24	4	16.67%
Dunbar	10	2	20.00%
Fairview	191	57	29.84%
Falsecreek	120	34	28.33%
Kerrisdale	39	5	12.82%
Kitsilano	193	47	24.35%
Mackenzie Heights	0	0	NA
Marpole	47	6	12.77%
Mount Pleasant	12	12	100.00%
Oakridge	29	4	13.79%
Point Grey	20	8	40.00%
Quilchena	57	5	8.77%
SW Marine	6	2	33.33%
Shaughnessy	16	4	25.00%
South Cambie	14	2	14.29%
South Granville	14	3	21.43%
Southlands	5	1	20.00%
University	211	21	9.95%
<b>TOTAL</b>	<b>1008</b>	<b>217</b>	<b>21.53%</b>

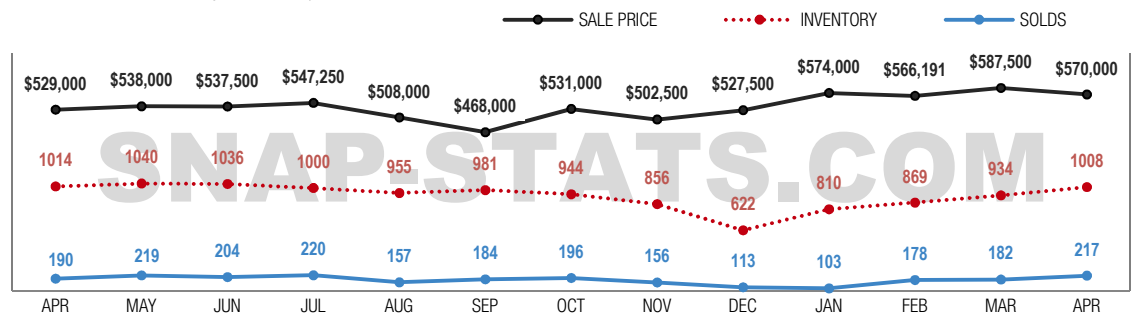
\*Sales Ratio: The percent of homes selling (Sales to Inventory Ratio)

## Market Summary

- Official Market Type **WESTSIDE ATTACHED**: Sellers market at 22% Sales Ratio average (2.2 in 10 homes selling)
- Homes are selling on average at 2% below list price
- Most Active Price Band\*: \$0 to \$300,000 with average 43% Sales Ratio (Sellers market)
- Buyers Best Bet\*: Homes between \$1.5 mil to \$1.75 mil, Quilchena, University and 2 bedroom properties
- Sellers Best Bet\*: Selling homes in Mount Pleasant (100% homes selling), Point Grey and 3 bedroom properties

\* With a minimum inventory of 10 where possible

## 13 Month Market Trend



## Compliments of...

**Adriaan Schipper & Ryan Kubeska**  
RE/MAX Crest Realty Westside  
604-818-8265

www.adriaanschipper.com  
schipper333@gmail.com



## Price Band & Bedroom **STATS HOUSES (DETACHED)**

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	10	7	70.00%
700,001 – 800,000	29	29	100.00%
800,001 – 900,000	75	51	68.00%
900,001 – 1,000,000	75	26	34.67%
1,000,001 – 1,250,000	97	47	48.45%
1,250,001 – 1,500,000	97	18	18.56%
1,500,001 – 1,750,000	34	4	11.76%
1,750,001 – 2,000,000	13	0	NA
2,000,001 – 2,250,000	6	1	16.67%
2,250,001 – 2,500,000	2	0	NA
2,500,001 – 2,750,000	2	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	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>443</b>	<b>183</b>	<b>41.31%</b>

2 Bedrooms & Less	21	10	47.62%
3 to 4 Bedrooms	114	65	57.02%
5 to 6 Bedrooms	205	89	43.41%
7 Bedrooms & More	103	19	18.45%
<b>TOTAL</b>	<b>443</b>	<b>183</b>	<b>41.31%</b>

SnapStats® Median Data	March	April	Variance
Inventory	419	443	5.73%
Solds	163	183	12.27%
Sale Price	\$940,000	\$915,000	-2.66%
Sale Price SQFT	\$425	\$415	-2.35%
Sale to List Price Ratio	100.1%	101.7%	1.60%
Days on Market	9	8	-11.11%

## Community **STATS HOUSES (DETACHED)**

SnapStats®	Inventory	Sales	Sales Ratio*
Champlain Heights	1	0	NA
Collingwood	54	13	24.07%
Downtown	0	0	NA
Fraser	25	25	100.00%
Fraserview	47	11	23.40%
Grandview	14	14	100.00%
Hastings	4	1	25.00%
Hastings East	18	9	50.00%
Killarney	50	11	22.00%
Knight	36	16	44.44%
Main	22	12	54.55%
Mt Pleasant	18	6	33.33%
Renfrew Heights	33	14	42.42%
Renfrew	42	25	59.52%
South Vancouver	58	18	31.03%
Victoria	21	8	38.10%
<b>TOTAL</b>	<b>443</b>	<b>183</b>	<b>41.31%</b>

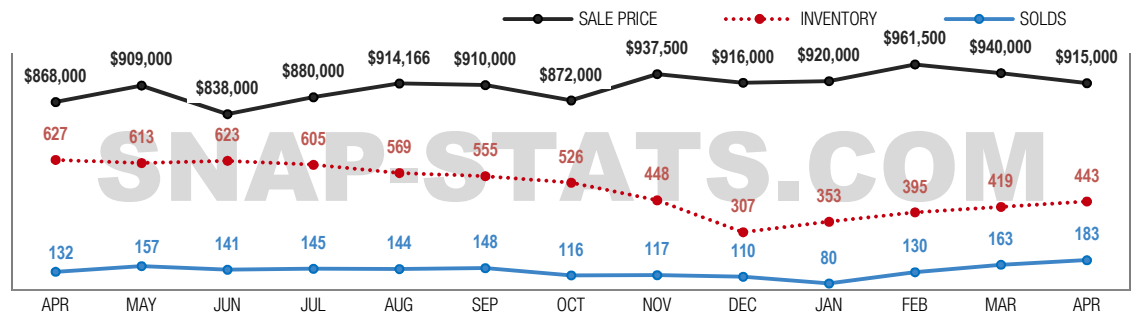
\*Sales Ratio: The percent of homes selling (Sales to Inventory Ratio)

## Market Summary

- Official Market Type **EASTSIDE DETACHED**: Sellers market at 41% Sales Ratio average (4.1 in 10 homes selling)
- Homes are selling on average at 2% above list price
- Most Active Price Band\*: \$700,000 to \$800,000 with average 100% Sales Ratio (all homes selling)
- Buyers Best Bet\*: Homes between \$1.5 mil to \$1.75 mil, Collingwood, Fraserview, Killarney and minimum 7 bedroom properties
- Sellers Best Bet\*: Selling homes in Fraser, Grandview, Hastings East, Main, Renfrew and 3 to 4 bedroom properties

\* With a minimum inventory of 10 where possible

## 13 Month Market Trend



## Compliments of...

**Adriaan Schipper & Ryan Kubeska**  
RE/MAX Crest Realty Westside  
604-818-8265

www.adriaanschipper.com  
schipper333@gmail.com



## Price Band & Bedroom *STATS CONDO & TH (ATTACHED)*

SnapStats®	Inventory	Sales	Sales Ratio*
\$0 – 300,000	162	40	24.69%
300,001 – 400,000	175	34	19.43%
400,001 – 500,000	119	39	32.77%
500,001 – 600,000	46	16	34.78%
600,001 – 700,000	51	13	25.49%
700,001 – 800,000	21	11	52.38%
800,001 – 900,000	7	1	14.29%
900,001 – 1,000,000	9	2	22.22%
1,000,001 – 1,250,000	4	0	NA
1,250,001 – 1,500,000	3	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
<b>TOTAL</b>	<b>597</b>	<b>156</b>	<b>26.13%</b>

0 to 1 Bedroom	264	64	24.24%
2 Bedrooms	257	75	29.18%
3 Bedrooms	67	16	23.88%
4 Bedrooms & Greater	9	1	11.11%
<b>TOTAL</b>	<b>597</b>	<b>156</b>	<b>26.13%</b>

SnapStats® Median Data	March	April	Variance
Inventory	541	597	10.35%
Solds	166	156	-6.02%
Sale Price	\$384,450	\$411,850	7.13%
Sale Price SQFT	\$508	\$499	-1.77%
Sale to List Price Ratio	99%	99.3%	0.30%
Days on Market	10	13	30.00%

## Community *STATS CONDO & TH (ATTACHED)*

SnapStats®	Inventory	Sales	Sales Ratio*
Champlain Heights	33	12	36.36%
Collingwood	107	36	33.64%
Downtown	16	2	12.50%
Fraser	38	7	18.42%
Fraserview	49	14	28.57%
Grandview	17	9	52.94%
Hastings	57	16	28.07%
Hastings East	13	1	7.69%
Killarney	17	1	5.88%
Knight	14	2	14.29%
Main	15	8	53.33%
Mt Pleasant	193	42	21.76%
Renfrew Heights	0	0	NA
Renfrew	10	3	30.00%
South Vancouver	3	0	NA
Victoria	15	3	20.00%
<b>TOTAL</b>	<b>597</b>	<b>156</b>	<b>26.13%</b>

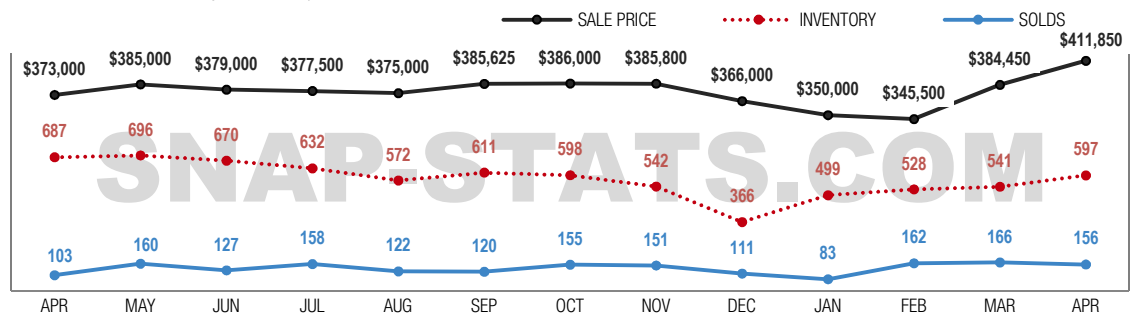
\*Sales Ratio: The percent of homes selling (Sales to Inventory Ratio)

## Market Summary

- Official Market Type **EASTSIDE ATTACHED**: Sellers market at 26% Sales Ratio average (2.6 in 10 homes selling)
- Homes are selling on average at 1% below list price
- Most Active Price Band\*: \$700,000 to \$800,000 with average 52% Sales Ratio (1 in 2 homes selling)
- Buyers Best Bet\*: Homes between \$300,000 to \$400,000, Hastings East, Killarney and 2 bedroom properties
- Sellers Best Bet\*: Selling homes in Grandview, Main and 2 bedroom properties

\* With a minimum inventory of 10 where possible

## 13 Month Market Trend



## Compliments of...

**Adriaan Schipper & Ryan Kubeska**  
RE/MAX Crest Realty Westside  
604-818-8265

www.adriaanschipper.com  
schipper333@gmail.com





## Price Band & Bedroom *STATS HOUSES (DETACHED)*

SnapStats®	Inventory	Sales	Sales Ratio*
\$0 – 300,000	3	0	NA
300,001 – 400,000	2	0	NA
400,001 – 500,000	1	0	NA
500,001 – 600,000	2	0	NA
600,001 – 700,000	7	3	42.86%
700,001 – 800,000	22	8	36.36%
800,001 – 900,000	48	21	43.75%
900,001 – 1,000,000	33	19	57.58%
1,000,001 – 1,250,000	85	36	42.35%
1,250,001 – 1,500,000	81	26	32.10%
1,500,001 – 1,750,000	40	14	35.00%
1,750,001 – 2,000,000	19	5	26.32%
2,000,001 – 2,250,000	12	1	8.33%
2,250,001 – 2,500,000	17	4	23.53%
2,500,001 – 2,750,000	4	3	75.00%
2,750,001 – 3,000,000	4	0	NA
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	1	100.00%
4,500,001 – 5,000,000	1	0	NA
5,000,001 & Greater	4	0	NA
<b>TOTAL</b>	<b>391</b>	<b>141</b>	<b>36.06%</b>

2 Bedrooms & Less	21	3	14.29%
3 to 4 Bedrooms	202	77	38.12%
5 to 6 Bedrooms	142	54	38.03%
7 Bedrooms & More	26	7	26.92%
<b>TOTAL</b>	<b>391</b>	<b>141</b>	<b>36.06%</b>

SnapStats® Median Data	March	April	Variance
Inventory	326	391	19.94%
Solds	134	141	5.22%
Sale Price	\$1,059,000	\$1,140,000	7.65%
Sale Price SQFT	\$432	\$430	-0.46%
Sale to List Price Ratio	99.4%	98.4%	-1.01%
Days on Market	10	13	30.00%

## Community *STATS HOUSES (DETACHED)*

SnapStats®	Inventory	Sales	Sales Ratio*
Blueridge	10	3	30.00%
Boulevard	12	6	50.00%
Braemar	3	0	NA
Calverhall	8	4	50.00%
Canyon Heights	45	23	51.11%
Capilano	5	0	NA
Central Lonsdale	14	4	28.57%
Deep Cove	22	3	13.64%
Delbrook	7	3	42.86%
Dollarton	16	1	6.25%
Edgemont	19	9	47.37%
Forest Hills	16	5	31.25%
Grouse Woods	5	1	20.00%
Hamilton	4	2	50.00%
Hamilton Heights	2	0	NA
Indian Arm	6	0	NA
Indian River	4	2	50.00%
Lower Lonsdale	6	2	33.33%
Lynn Valley	29	27	93.10%
Lynnmoor	11	0	NA
Norgate	3	1	33.33%
Northlands	3	1	33.33%
Pemberton Heights	14	4	28.57%
Pemberton	15	1	6.67%
Princess Park	5	3	60.00%
Queensbury	5	2	40.00%
Roche Point	3	2	66.67%
Seymour	7	3	42.86%
Tempe	3	2	66.67%
Upper Delbrook	22	3	13.64%
Upper Lonsdale	40	14	35.00%
Westlynn	13	7	53.85%
Westlynn Terrace	4	0	NA
Windsor Park	5	2	40.00%
Woodlands-Sunshine Cascade	5	1	20.00%
<b>TOTAL</b>	<b>391</b>	<b>141</b>	<b>36.06%</b>

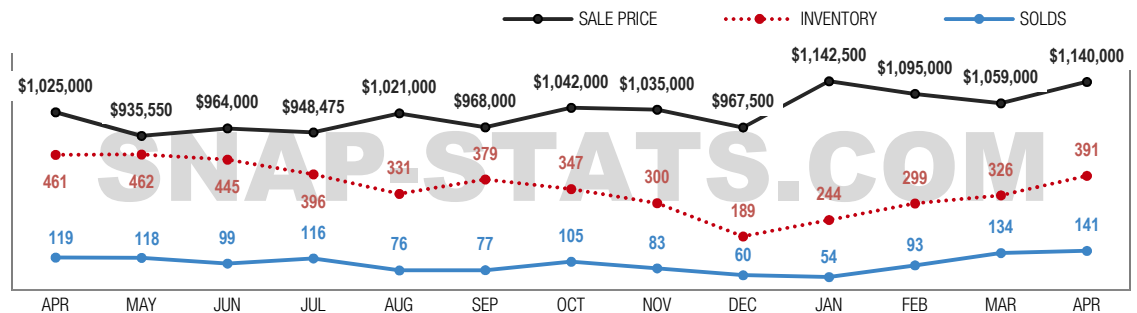
\*Sales Ratio: The percent of homes selling (Sales to Inventory Ratio)

## Market Summary

- Official Market Type **NORTH VANCOUVER DETACHED**: Sellers market at 36% Sales Ratio average (3.6 in 10 homes selling)
- Homes are selling on average at 2% below list price
- Most Active Price Band\*: \$900,000 to \$1 mil with average 58% Sales Ratio (5.8 in 10 homes selling)
- Buyers Best Bet\*: Homes between \$2 mil to \$2.25 mil, Deep Cove, Dollarton, Pemberton, Upper Delbrook and max. 2 bedrooms
- Sellers Best Bet\*: Selling homes in Boulevard, Canyon Heights, Lynn Valley, Westlynn and 3 to 6 bedroom properties

\* With a minimum inventory of 10 where possible

## 13 Month Market Trend



## Compliments of...

**Adriaan Schipper & Ryan Kubeska**  
RE/MAX Crest Realty Westside  
604-818-8265

www.adriaanschipper.com  
schipper333@gmail.com



## Price Band & Bedroom *STATS CONDO & TH (ATTACHED)*

SnapStats®	Inventory	Sales	Sales Ratio*
\$0 – 300,000	91	12	13.19%
300,001 – 400,000	181	27	14.92%
400,001 – 500,000	123	19	15.45%
500,001 – 600,000	83	25	30.12%
600,001 – 700,000	56	15	26.79%
700,001 – 800,000	37	7	18.92%
800,001 – 900,000	14	0	NA
900,001 – 1,000,000	12	0	NA
1,000,001 – 1,250,000	9	0	NA
1,250,001 – 1,500,000	4	0	NA
1,500,001 – 1,750,000	3	0	NA
1,750,001 – 2,000,000	1	0	NA
2,000,001 – 2,250,000	1	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>616</b>	<b>105</b>	<b>17.05%</b>

0 to 1 Bedroom	204	23	11.27%
2 Bedrooms	324	56	17.28%
3 Bedrooms	71	23	32.39%
4 Bedrooms & Greater	17	3	17.65%
<b>TOTAL</b>	<b>616</b>	<b>105</b>	<b>17.05%</b>

SnapStats® Median Data	March	April	Variance
Inventory	555	616	10.99%
Solds	90	105	16.67%
Sale Price	\$388,950	\$455,000	16.98%
Sale Price SQFT	\$420	\$458	9.05%
Sale to List Price Ratio	97.3%	95%	-2.36%
Days on Market	21	34	61.90%

## Community *STATS CONDO & TH (ATTACHED)*

SnapStats®	Inventory	Sales	Sales Ratio*
Blueridge	1	1	100.00%
Boulevard	0	0	NA
Braemer	0	0	NA
Calverhall	0	0	NA
Canyon Heights	1	0	NA
Capilano	5	0	NA
Central Lonsdale	152	30	19.74%
Deep Cove	6	0	NA
Delbrook	4	1	25.00%
Dollarton	1	0	NA
Edgemont	5	2	40.00%
Forest Hills	0	0	NA
Grouse Woods	0	0	NA
Hamilton	40	2	5.00%
Hamilton Heights	4	0	NA
Indian Arm	0	0	NA
Indian River	9	3	33.33%
Lower Lonsdale	179	30	16.76%
Lynn Valley	38	9	23.68%
Lynnmoor	33	3	9.09%
Norgate	10	2	20.00%
Northlands	16	7	43.75%
Pemberton Heights	0	0	NA
Pemberton	37	1	2.70%
Princess Park	0	0	NA
Queensbury	0	0	NA
Roche Point	46	7	15.22%
Seymour	5	0	NA
Tempe	0	0	NA
Upper Delbrook	0	0	NA
Upper Lonsdale	18	5	27.78%
Westlynn	6	2	33.33%
Westlynn Terrace	0	0	NA
Windsor Park	0	0	NA
Woodlands-Sunshine Cascade	0	0	NA
<b>TOTAL</b>	<b>616</b>	<b>105</b>	<b>17.05%</b>

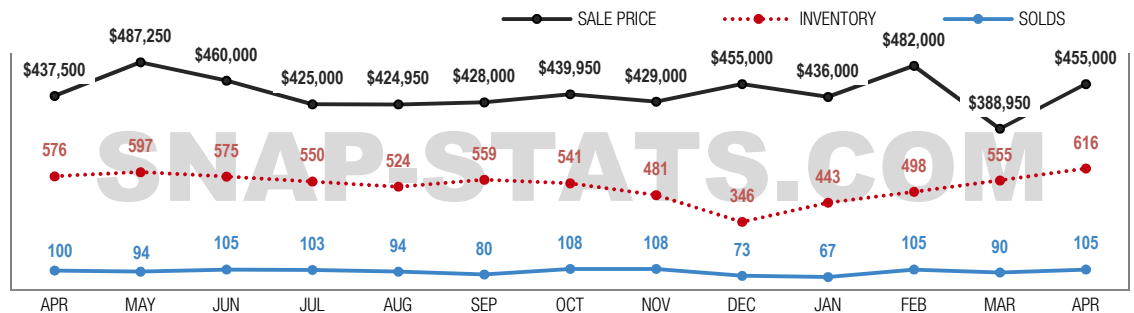
\*Sales Ratio: The percent of homes selling (Sales to Inventory Ratio)

## Market Summary

- Official Market Type **NORTH VANCOUVER ATTACHED**: Balanced market at 17% Sales Ratio average (1.7 in 10 homes selling)
- Homes are selling on average at 5% below list price
- Most Active Price Band\*: \$500,000 to \$600,000 with average 30% Sales Ratio (Sellers market)
- Buyers Best Bet\*: Homes between \$0 to \$300,000, Hamilton, Pemberton and up to 1 bedroom properties
- Sellers Best Bet\*: Selling homes in Hamilton, Lynnmoor, Pemberton and 3 bedroom properties

\* With a minimum inventory of 10 where possible

## 13 Month Market Trend



## Compliments of...

**Adriaan Schipper & Ryan Kubeska**  
RE/MAX Crest Realty Westside  
604-818-8265

www.adriaanschipper.com  
schipper333@gmail.com





## Price Band & Bedroom **STATS HOUSES (DETACHED)**

SnapStats®	Inventory	Sales	Sales Ratio*
\$0 – 300,000	0	0	NA
300,001 – 400,000	1	0	NA
400,001 – 500,000	0	0	NA
500,001 – 600,000	3	0	NA
600,001 – 700,000	2	0	NA
700,001 – 800,000	6	0	NA
800,001 – 900,000	2	1	50.00%
900,001 – 1,000,000	7	3	42.86%
1,000,001 – 1,250,000	25	4	16.00%
1,250,001 – 1,500,000	47	10	21.28%
1,500,001 – 1,750,000	34	11	32.35%
1,750,001 – 2,000,000	42	11	26.19%
2,000,001 – 2,250,000	21	4	19.05%
2,250,001 – 2,500,000	41	7	17.07%
2,500,001 – 2,750,000	26	4	15.38%
2,750,001 – 3,000,000	44	5	11.36%
3,000,001 – 3,500,000	34	4	11.76%
3,500,001 – 4,000,000	32	4	12.50%
4,000,001 – 4,500,000	17	2	11.76%
4,500,001 – 5,000,000	19	1	5.26%
5,000,001 & Greater	79	5	6.33%
<b>TOTAL</b>	<b>482</b>	<b>76</b>	<b>15.77%</b>

2 Bedrooms & Less	26	3	11.54%
3 to 4 Bedrooms	233	45	19.31%
5 to 6 Bedrooms	198	26	13.13%
7 Bedrooms & More	25	2	8.00%
<b>TOTAL</b>	<b>482</b>	<b>76</b>	<b>15.77%</b>

SnapStats® Median Data	March	April	Variance
Inventory	460	482	4.78%
Solds	62	76	22.58%
Sale Price	\$1,999,000	\$1,929,000	-3.50%
Sale Price SQFT	\$624	\$595	-4.65%
Sale to List Price Ratio	98%	96.5%	-1.53%
Days on Market	21	23	9.52%

## Community **STATS HOUSES (DETACHED)**

SnapStats®	Inventory	Sales	Sales Ratio*
Altamont	20	4	20.00%
Ambleside	57	10	17.54%
Bayridge	14	4	28.57%
British Properties	77	11	14.29%
Canterbury	4	1	25.00%
Caulfield	29	5	17.24%
Cedardale	6	1	16.67%
Chartwell	18	3	16.67%
Chelsea Park	4	1	25.00%
Cypress	10	1	10.00%
Cypress Park Estates	14	3	21.43%
Deer Ridge	1	0	NA
Dundarave	26	9	34.62%
Eagle Harbour	14	6	42.86%
Eagleridge	6	2	33.33%
Furry Creek	9	1	11.11%
Gleneagles	11	1	9.09%
Glenmore	8	0	NA
Horseshoe Bay	9	0	NA
Howe Sound	13	0	NA
Lions Bay	20	2	10.00%
Old Caulfield	5	0	NA
Panorama Village	1	0	NA
Park Royal	1	0	NA
Porteau Cove	0	0	NA
Queens	17	2	11.76%
Rockridge	10	1	10.00%
Sandy Cove	1	1	100.00%
Sentinel Hill	20	2	10.00%
Upper Caulfield	11	0	NA
West Bay	10	0	NA
Westhill	7	1	14.29%
Westmount	12	1	8.33%
Whitby Estates	13	1	7.69%
Whytecliff	4	2	50.00%
<b>TOTAL</b>	<b>482</b>	<b>76</b>	<b>15.77%</b>

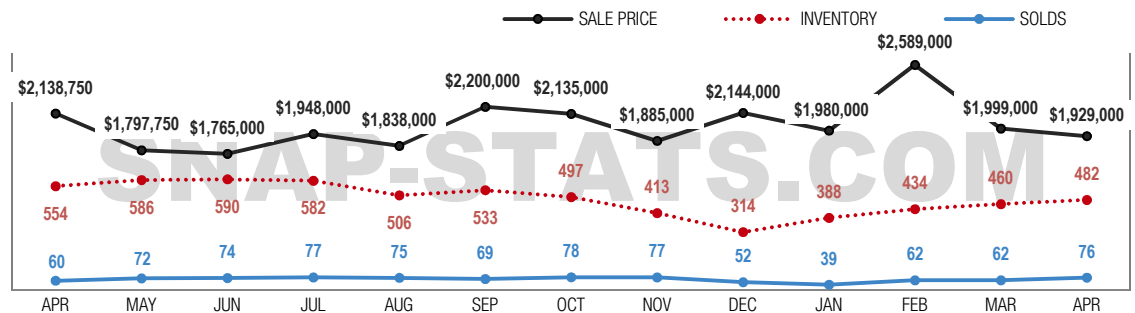
\*Sales Ratio: The percent of homes selling (Sales to Inventory Ratio)

## Market Summary

- Official Market Type **WEST VANCOUVER DETACHED**: Balanced market at 16% Sales Ratio average (1.6 in 10 homes selling)
- Homes are selling on average at 3% below list price
- Most Active Price Band\*: \$1.5 mil to \$1.75 mil with average 32% Sales Ratio (Sellers market)
- Buyers Best Bet\*: Homes minimum \$4 mil, Gleneagles, Westmount, Whitby Estates and 7 plus bedrooms
- Sellers Best Bet\*: Selling homes in Dundarave, Eagle Harbour and 3 to 4 bedroom properties

\* With a minimum inventory of 10 where possible

## 13 Month Market Trend



## Compliments of...

**Adriaan Schipper & Ryan Kubeska**  
RE/MAX Crest Realty Westside  
604-818-8265

www.adriaanschipper.com  
schipper333@gmail.com



## Price Band & Bedroom *STATS CONDO & TH (ATTACHED)*

SnapStats®	Inventory	Sales	Sales Ratio*
\$0 – 300,000	11	0	NA
300,001 – 400,000	16	1	6.25%
400,001 – 500,000	12	2	16.67%
500,001 – 600,000	17	3	17.65%
600,001 – 700,000	13	1	7.69%
700,001 – 800,000	15	4	26.67%
800,001 – 900,000	14	1	7.14%
900,001 – 1,000,000	9	2	22.22%
1,000,001 – 1,250,000	12	1	8.33%
1,250,001 – 1,500,000	15	5	33.33%
1,500,001 – 1,750,000	6	1	16.67%
1,750,001 – 2,000,000	4	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	1	0	NA
2,750,001 – 3,000,000	0	0	NA
3,000,001 – 3,500,000	3	0	NA
3,500,001 – 4,000,000	2	0	NA
4,000,001 – 4,500,000	2	1	50.00%
4,500,001 – 5,000,000	2	0	NA
5,000,001 & Greater	2	0	NA
<b>TOTAL</b>	<b>157</b>	<b>22</b>	<b>14.01%</b>

0 to 1 Bedroom	40	1	2.50%
2 Bedrooms	88	15	17.05%
3 Bedrooms	27	6	22.22%
4 Bedrooms & Greater	2	0	NA
<b>TOTAL</b>	<b>157</b>	<b>22</b>	<b>14.01%</b>

SnapStats® Median Data	March	April	Variance
Inventory	140	157	12.14%
Solds	14	22	57.14%
Sale Price	\$1,300,000	\$797,000	-38.69%
Sale Price SQFT	\$749	\$601	-19.76%
Sale to List Price Ratio	95.3%	96.2%	0.94%
Days on Market	48	29	-39.58%

## Community *STATS CONDO & TH (ATTACHED)*

SnapStats®	Inventory	Sales	Sales Ratio*
Altamont	0	0	NA
Ambleside	53	4	7.55%
Bayridge	0	0	NA
British Properties	0	0	NA
Canterbury	0	0	NA
Caulfield	1	0	NA
Cedardale	5	1	20.00%
Chartwell	0	0	NA
Chelsea Park	2	2	100.00%
Cypress	0	0	NA
Cypress Park Estates	3	0	NA
Deer Ridge	2	0	NA
Dundarave	31	9	29.03%
Eagle Harbour	0	0	NA
Eagleridge	0	0	NA
Furry Creek	7	0	NA
Gleneagles	0	0	NA
Glenmore	0	0	NA
Horseshoe Bay	3	0	NA
Howe Sound	5	0	NA
Lions Bay	0	0	NA
Old Caulfield	1	1	100.00%
Panorama Village	18	3	16.67%
Park Royal	18	1	5.56%
Porteau Cove	0	0	NA
Queens	0	0	NA
Rockridge	0	0	NA
Sandy Cove	0	0	NA
Sentinel Hill	1	0	NA
Upper Caulfield	1	0	NA
West Bay	0	0	NA
Westhill	0	0	NA
Westmount	0	0	NA
Whitby Estates	6	1	16.67%
Whytecliff	0	0	NA
<b>TOTAL</b>	<b>157</b>	<b>22</b>	<b>14.01%</b>

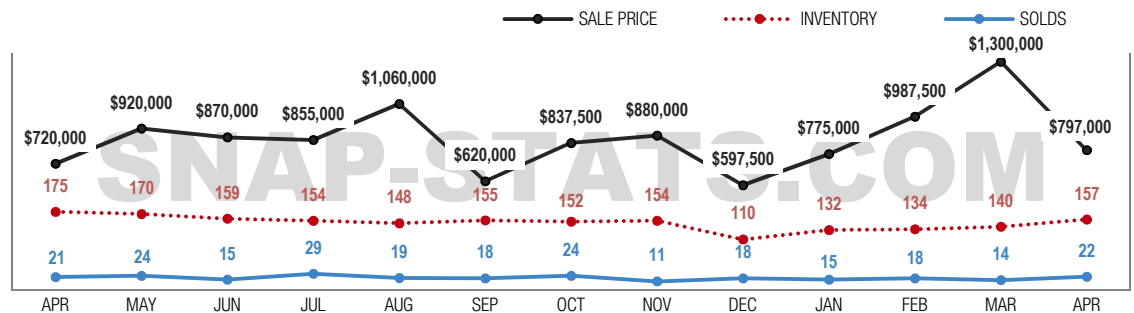
\*Sales Ratio: The percent of homes selling (Sales to Inventory Ratio)

## Market Summary

- Official Market Type **WEST VANCOUVER ATTACHED**: Buyers market at 14% Sales Ratio average (15% is a Balanced market)
- Homes are selling on average at 4% below list price
- Most Active Price Band\*: \$1.25 mil to \$1.5 mil with average 33% Sales Ratio (Sellers market)
- Buyers Best Bet\*: Homes between \$300,000 to \$400,000, Park Royal and up to 1 bedroom properties
- Sellers Best Bet\*: Selling homes in Dundarave and 3 bedroom properties

\*With a minimum inventory of 10 where possible

## 13 Month Market Trend



## Compliments of...

**Adriaan Schipper & Ryan Kubeska**  
RE/MAX Crest Realty Westside  
604-818-8265

www.adriaanschipper.com  
schipper333@gmail.com



## Price Band & Bedroom **STATS HOUSES (DETACHED)**

SnapStats®	Inventory	Sales	Sales Ratio*
\$0 – 300,000	3	0	NA
300,001 – 400,000	0	0	NA
400,001 – 500,000	0	0	NA
500,001 – 600,000	3	0	NA
600,001 – 700,000	19	8	42.11%
700,001 – 800,000	37	19	51.35%
800,001 – 900,000	85	24	28.24%
900,001 – 1,000,000	91	13	14.29%
1,000,001 – 1,250,000	102	19	18.63%
1,250,001 – 1,500,000	129	19	14.73%
1,500,001 – 1,750,000	76	10	13.16%
1,750,001 – 2,000,000	87	6	6.90%
2,000,001 – 2,250,000	47	3	6.38%
2,250,001 – 2,500,000	30	2	6.67%
2,500,001 – 2,750,000	17	0	NA
2,750,001 – 3,000,000	21	0	NA
3,000,001 – 3,500,000	10	1	10.00%
3,500,001 – 4,000,000	12	1	8.33%
4,000,001 – 4,500,000	1	0	NA
4,500,001 – 5,000,000	1	0	NA
5,000,001 & Greater	4	0	NA
<b>TOTAL</b>	<b>775</b>	<b>125</b>	<b>16.13%</b>

2 Bedrooms & Less	19	3	15.79%
3 to 4 Bedrooms	305	58	19.02%
5 to 6 Bedrooms	406	62	15.27%
7 Bedrooms & More	45	2	4.44%
<b>TOTAL</b>	<b>775</b>	<b>125</b>	<b>16.13%</b>

SnapStats® Median Data	March	April	Variance
Inventory	737	775	5.16%
Solds	130	125	-3.85%
Sale Price	\$959,000	\$998,000	4.07%
Sale Price SQFT	\$396	\$407	2.78%
Sale to List Price Ratio	96.0%	97.1%	1.15%
Days on Market	25	33	32.00%

## Community **STATS HOUSES (DETACHED)**

SnapStats®	Inventory	Sales	Sales Ratio*
Boyd Park	22	3	13.64%
Bridgeport	18	2	11.11%
Brighthouse	6	0	NA
Brighthouse South	1	0	NA
Broadmoor	73	6	8.22%
East Cambie	28	11	39.29%
East Richmond	11	1	9.09%
Garden City	32	8	25.00%
Gilmore	7	0	NA
Granville	49	6	12.24%
Hamilton	16	1	6.25%
Ironwood	17	7	41.18%
Lackner	46	7	15.22%
McLennan	10	0	NA
McLennan North	7	2	28.57%
McNair	18	9	50.00%
Quilchena	27	7	25.93%
Riverdale	54	5	9.26%
Saunders	52	5	9.62%
Sea Island	1	1	100.00%
Seafair	80	7	8.75%
South Arm	22	2	9.09%
Steveston North	32	7	21.88%
Steveston South	12	5	41.67%
Steveston Village	12	1	8.33%
Terra Nova	22	4	18.18%
West Cambie	39	4	10.26%
Westwind	14	4	28.57%
Woodwards	47	10	21.28%
<b>TOTAL</b>	<b>775</b>	<b>125</b>	<b>16.13%</b>

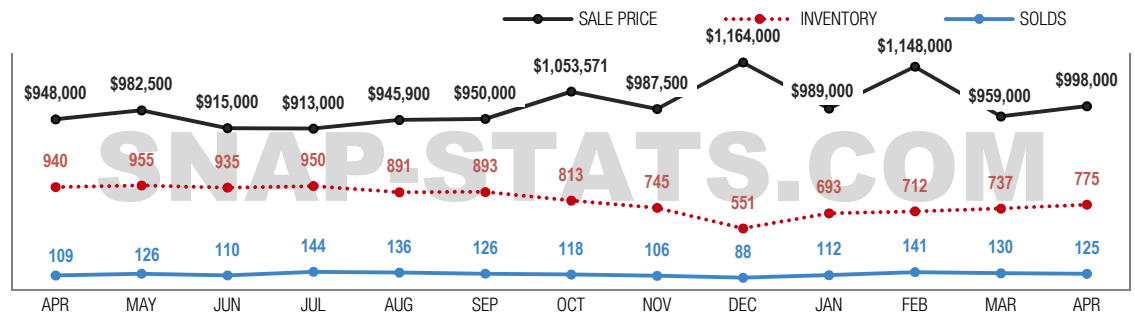
\*Sales Ratio: The percent of homes selling (Sales to Inventory Ratio)

## Market Summary

- Official Market Type **RICHMOND DETACHED**: Balanced market at 16% Sales Ratio average (1.6 in 10 homes selling)
- Homes are selling on average at 3% below list price
- Most Active Price Band\*: \$700,000 to \$800,000 with average 51% Sales Ratio (Sellers market)
- Buyers Best Bet\*: Homes between \$1.75 mil to \$2.5 mil, Hamilton and 7 plus bedroom properties
- Sellers Best Bet\*: Selling homes in East Cambie, Ironwood, McNair, Steveston South and 3 to 4 bedroom properties

\* With a minimum inventory of 10 where possible

## 13 Month Market Trend



## Compliments of...

**Adriaan Schipper & Ryan Kubeska**  
RE/MAX Crest Realty Westside  
604-818-8265

www.adriaanschipper.com  
schipper333@gmail.com



## Price Band & Bedroom *STATS CONDO & TH (ATTACHED)*

SnapStats®	Inventory	Sales	Sales Ratio*
\$0 – 300,000	312	51	16.35%
300,001 – 400,000	242	54	22.31%
400,001 – 500,000	254	38	14.96%
500,001 – 600,000	278	37	13.31%
600,001 – 700,000	128	15	11.72%
700,001 – 800,000	31	1	3.23%
800,001 – 900,000	23	2	8.70%
900,001 – 1,000,000	18	0	NA
1,000,001 – 1,250,000	17	1	5.88%
1,250,001 – 1,500,000	8	0	NA
1,500,001 – 1,750,000	5	0	NA
1,750,001 – 2,000,000	5	0	NA
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	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	2	0	NA
4,000,001 – 4,500,000	0	0	NA
4,500,001 – 5,000,000	0	0	NA
5,000,001 & Greater	0	0	NA
<b>TOTAL</b>	<b>1325</b>	<b>199</b>	<b>15.02%</b>

0 to 1 Bedroom	313	39	12.46%
2 Bedrooms	573	86	15.01%
3 Bedrooms	369	59	15.99%
4 Bedrooms & Greater	70	15	21.43%
<b>TOTAL</b>	<b>1325</b>	<b>199</b>	<b>15.02%</b>

SnapStats® Median Data	March	April	Variance
Inventory	1223	1325	8.34%
Solds	191	199	4.19%
Sale Price	\$420,000	\$392,000	-6.67%
Sale Price SQFT	\$405	\$363	-10.37%
Sale to List Price Ratio	97.7%	98%	0.31%
Days on Market	26	39	50.00%

## Community *STATS CONDO & TH (ATTACHED)*

SnapStats®	Inventory	Sales	Sales Ratio*
Boyd Park	20	8	40.00%
Bridgeport	13	4	30.77%
Brighthouse	480	45	9.38%
Brighthouse South	199	32	16.08%
Broadmoor	20	0	NA
East Cambie	23	10	43.48%
East Richmond	12	2	16.67%
Garden City	19	2	10.53%
Gilmore	0	0	NA
Granville	30	4	13.33%
Hamilton	13	2	15.38%
Ironwood	14	2	14.29%
Lackner	9	4	44.44%
McLennan	1	0	NA
McLennan North	136	18	13.24%
McNair	1	1	100.00%
Quilchena	4	1	25.00%
Riverdale	37	8	21.62%
Saunders	18	7	38.89%
Sea Island	0	0	NA
Seafair	6	1	16.67%
South Arm	30	4	13.33%
Steveston North	12	4	33.33%
Steveston South	72	15	20.83%
Steveston Village	7	2	28.57%
Terra Nova	18	6	33.33%
West Cambie	118	15	12.71%
Westwind	0	0	NA
Woodwards	13	2	15.38%
<b>TOTAL</b>	<b>1325</b>	<b>199</b>	<b>15.02%</b>

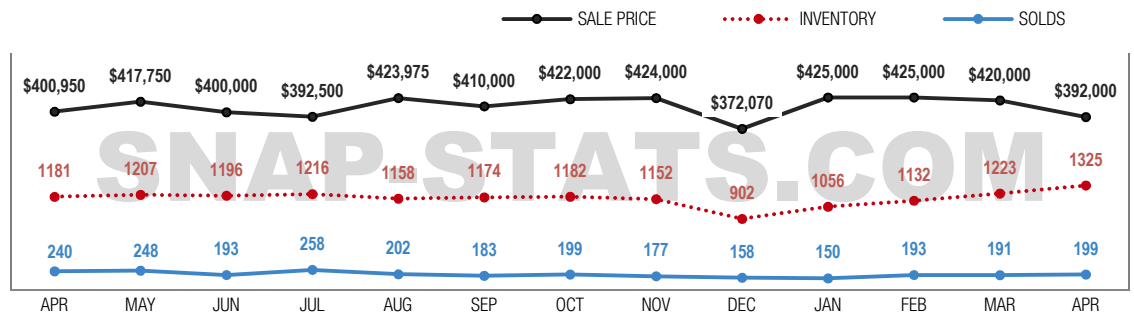
\*Sales Ratio: The percent of homes selling (Sales to Inventory Ratio)

## Market Summary

- Official Market Type **RICHMOND ATTACHED**: Balanced market at 15% Sales Ratio average (14% is a Buyers market)
- Homes are selling on average at 2% below list price
- Most Active Price Band\*: \$300,000 to \$400,000 with average 22% Sales Ratio (Sellers market)
- Buyers Best Bet\*: Homes between \$700,000 to \$800,000, Brighthouse, Garden City and up to 1 bedroom properties
- Sellers Best Bet\*: Selling homes in Boyd Park, East Cambie, Lackner, Saunders and minimum 4 bedroom properties

\* With a minimum inventory of 10 where possible

## 13 Month Market Trend



## Compliments of...

**Adriaan Schipper & Ryan Kubeska**  
 RE/MAX Crest Realty Westside  
 604-818-8265

www.adriaanschipper.com  
 schipper333@gmail.com



## Price Price Band & Bedroom *STATS HOUSES (DETACHED)*

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	6	3	50.00%
600,001 – 700,000	31	8	25.81%
700,001 – 800,000	29	7	24.14%
800,001 – 900,000	23	5	21.74%
900,001 – 1,000,000	12	4	33.33%
1,000,001 – 1,250,000	10	0	NA
1,250,001 – 1,500,000	12	1	8.33%
1,500,001 – 1,750,000	7	0	NA
1,750,001 – 2,000,000	2	1	50.00%
2,000,001 – 2,250,000	3	0	NA
2,250,001 – 2,500,000	3	1	33.33%
2,500,001 – 2,750,000	2	0	NA
2,750,001 – 3,000,000	2	0	NA
3,000,001 – 3,500,000	2	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	1	0	NA
5,000,001 & Greater	1	0	NA
<b>TOTAL</b>	<b>147</b>	<b>30</b>	<b>20.41%</b>

2 Bedrooms & Less	8	2	25.00%
3 to 4 Bedrooms	92	24	26.09%
5 to 6 Bedrooms	46	3	6.52%
7 Bedrooms & More	1	1	100.00%
<b>TOTAL</b>	<b>147</b>	<b>30</b>	<b>20.41%</b>

SnapStats® Median Data	March	April	Variance
Inventory	138	147	6.52%
Solds	18	30	66.67%
Sale Price	\$681,250	\$771,900	13.31%
Sale Price SQFT	\$317	\$344	8.52%
Sale to List Price Ratio	98.2%	97.8%	-0.41%
Days on Market	26	23	-11.54%

## Community *STATS HOUSES (DETACHED)*

SnapStats®	Inventory	Sales	Sales Ratio*
Beach Grove	18	4	22.22%
Boundary Beach	18	2	11.11%
Cliff Drive	29	2	6.90%
English Bluff	18	5	27.78%
Pebble Hill	30	8	26.67%
Tsawwassen Central	24	5	20.83%
Tsawwassen East	10	4	40.00%
<b>TOTAL</b>	<b>147</b>	<b>30</b>	<b>20.41%</b>

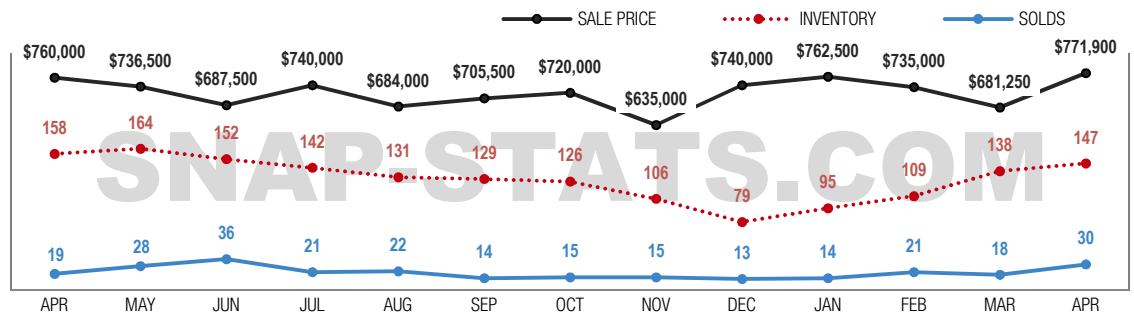
\*Sales Ratio: The percent of homes selling (Sales to Inventory Ratio)

## Market Summary

- Official Market Type **TSAWWASSEN DETACHED**: Balanced market at 20% Sales Ratio average (21% is a Sellers market)
- Homes are selling on average at 2% below list price
- Most Active Price Band\*: \$900,000 to \$1 mil with average 33% Sales Ratio (3.3 in 10 homes selling)
- Buyers Best Bet\*: Homes between \$1.25 mil to \$1.5 mil, Cliff Drive and 5 to 6 bedroom properties
- Sellers Best Bet\*: Selling homes in English Bluff, Pebble Hill and Tsawwassen East

\* With a minimum inventory of 10 where possible

## 13 Month Market Trend



## Compliments of...

**Adriaan Schipper & Ryan Kubeska**  
RE/MAX Crest Realty Westside  
604-818-8265

www.adriaanschipper.com  
schipper333@gmail.com





## Price Band & Bedroom *STATS CONDO & TH (ATTACHED)*

SnapStats®	Inventory	Sales	Sales Ratio*
\$0 – 300,000	16	1	6.25%
300,001 – 400,000	22	8	36.36%
400,001 – 500,000	10	0	NA
500,001 – 600,000	6	1	16.67%
600,001 – 700,000	2	2	100.00%
700,001 – 800,000	3	1	33.33%
800,001 – 900,000	2	0	NA
900,001 – 1,000,000	1	0	NA
1,000,001 – 1,250,000	1	0	NA
1,250,001 – 1,500,000	0	0	NA
1,500,001 – 1,750,000	0	0	NA
1,750,001 – 2,000,000	0	0	NA
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	0	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	0	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 – 4,500,000	0	0	NA
4,500,001 – 5,000,000	0	0	NA
5,000,001 & Greater	0	0	NA
<b>TOTAL</b>	<b>63</b>	<b>13</b>	<b>20.63%</b>

0 to 1 Bedroom	10	0	NA
2 Bedrooms	43	13	30.23%
3 Bedrooms	9	0	NA
4 Bedrooms & Greater	1	0	NA
<b>TOTAL</b>	<b>63</b>	<b>13</b>	<b>20.63%</b>

SnapStats® Median Data	March	April	Variance
Inventory	68	63	-7.35%
Solds	11	13	18.18%
Sale Price	\$376,000	\$364,000	-3.19%
Sale Price SQFT	\$291	\$271	-6.87%
Sale to List Price Ratio	100.3%	98.1%	-2.19%
Days on Market	48	71	47.92%

## Community *STATS CONDO & TH (ATTACHED)*

SnapStats®	Inventory	Sales	Sales Ratio*
Beach Grove	14	2	14.29%
Boundary Beach	2	1	50.00%
Cliff Drive	21	2	9.52%
English Bluff	1	1	100.00%
Pebble Hill	0	0	NA
Tsawwassen Central	16	6	37.50%
Tsawwassen East	9	1	11.11%
<b>TOTAL</b>	<b>63</b>	<b>13</b>	<b>20.63%</b>

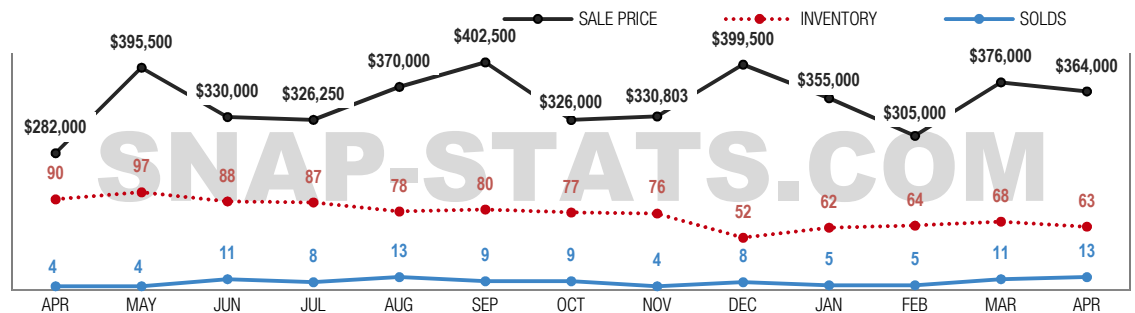
\*Sales Ratio: The percent of homes selling (Sales to Inventory Ratio)

## Market Summary

- Official Market Type **TSAWWASSEN ATTACHED**: Sellers market at 21% Sales Ratio average (20% is a Balanced market)
- Homes are selling on average 2% below list price
- Most Active Price Band\*: \$300,000 to \$400,000 with average 36% Sales Ratio (3.6 in 10 homes selling)
- Buyers Best Bet\*: Homes between \$0 to \$300,000 and Cliff Drive
- Sellers Best Bet\*: Selling homes in Tsawwassen Central

\* With a minimum inventory of 10 where possible

## 13 Month Market Trend



## Compliments of...

**Adriaan Schipper & Ryan Kubeska**  
RE/MAX Crest Realty Westside  
604-818-8265

www.adriaanschipper.com  
schipper333@gmail.com





## Price Band & Bedroom **STATS HOUSES (DETACHED)**

SnapStats®	Inventory	Sales	Sales Ratio*
\$0 – 300,000	3	0	NA
300,001 – 400,000	1	0	NA
400,001 – 500,000	3	0	NA
500,001 – 600,000	28	12	42.86%
600,001 – 700,000	22	11	50.00%
700,001 – 800,000	17	2	11.76%
800,001 – 900,000	13	1	7.69%
900,001 – 1,000,000	9	1	11.11%
1,000,001 – 1,250,000	8	0	NA
1,250,001 – 1,500,000	2	0	NA
1,500,001 – 1,750,000	0	0	NA
1,750,001 – 2,000,000	1	0	NA
2,000,001 – 2,250,000	1	0	NA
2,250,001 – 2,500,000	0	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	1	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 – 4,500,000	0	0	NA
4,500,001 – 5,000,000	0	0	NA
5,000,001 & Greater	0	0	NA
<b>TOTAL</b>	<b>109</b>	<b>27</b>	<b>24.77%</b>

2 Bedrooms & Less	19	1	5.26%
3 to 4 Bedrooms	69	20	28.99%
5 to 6 Bedrooms	21	6	28.57%
7 Bedrooms & More	0	0	NA
<b>TOTAL</b>	<b>109</b>	<b>27</b>	<b>24.77%</b>

SnapStats® Median Data	March	April	Variance
Inventory	103	109	5.83%
Solds	16	27	68.75%
Sale Price	\$624,000	\$609,001	-2.40%
Sale Price SQFT	\$288	\$284	-1.39%
Sale to List Price Ratio	97.6%	98.2%	0.61%
Days on Market	28	32	14.29%

## Community **STATS HOUSES (DETACHED)**

SnapStats®	Inventory	Sales	Sales Ratio*
Delta Manor	8	8	100.00%
East Delta	1	0	NA
Hawthorne	26	4	15.38%
Holly	16	3	18.75%
Ladner Elementary	14	7	50.00%
Ladner Rural	10	1	10.00%
Neilsen Grove	21	2	9.52%
Port Guichon	12	2	16.67%
Westham Island	1	0	NA
<b>TOTAL</b>	<b>109</b>	<b>27</b>	<b>24.77%</b>

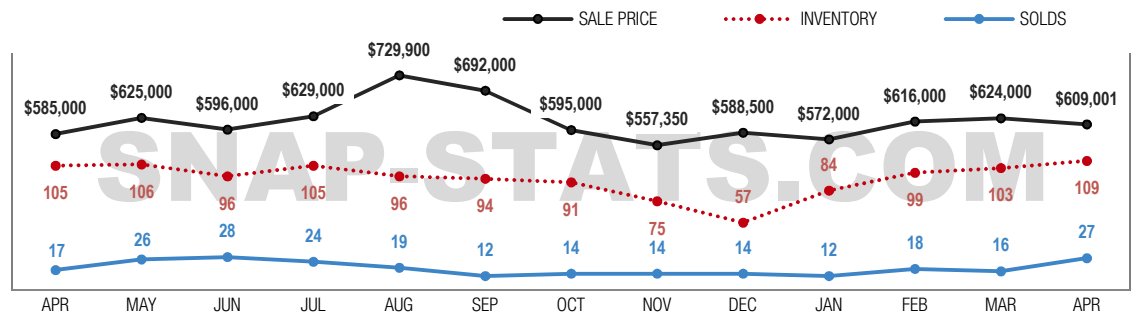
\*Sales Ratio: The percent of homes selling (Sales to Inventory Ratio)

## Market Summary

- Official Market Type **LADNER DETACHED**: Sellers market at 25% Sales Ratio average (2.5 in 10 homes selling)
- Homes are selling on average at 2% below list price
- Most Active Price Band\*: \$600,000 to \$700,000 with average 50% Sales Ratio (1 in 2 homes selling)
- Buyers Best Bet\*: Homes between \$800,000 to \$900,000, Ladner Rural, Neilsen Grove and up to 2 bedroom properties
- Sellers Best Bet\*: Selling homes in Delta Manor, Ladner Elementary and 3 to 6 bedroom properties

\* With a minimum inventory of 10 where possible

## 13 Month Market Trend



## Compliments of...

**Adriaan Schipper & Ryan Kubeska**  
RE/MAX Crest Realty Westside  
604-818-8265

www.adriaanschipper.com  
schipper333@gmail.com



### Price Band & Bedroom STATS CONDO & TH (ATTACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
\$0 – 300,000	11	4	36.36%
300,001 – 400,000	15	3	20.00%
400,001 – 500,000	14	2	14.29%
500,001 – 600,000	9	2	22.22%
600,001 – 700,000	5	1	20.00%
700,001 – 800,000	1	0	NA
800,001 – 900,000	0	0	NA
900,001 – 1,000,000	0	0	NA
1,000,001 – 1,250,000	0	0	NA
1,250,001 – 1,500,000	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
<b>TOTAL</b>	<b>55</b>	<b>12</b>	<b>21.82%</b>

0 to 1 Bedroom	4	0	NA
2 Bedrooms	30	7	23.33%
3 Bedrooms	18	5	27.78%
4 Bedrooms & Greater	3	0	NA
<b>TOTAL</b>	<b>55</b>	<b>12</b>	<b>21.82%</b>

SnapStats® Median Data	March	April	Variance
Inventory	53	55	3.77%
Solds	8	12	50.00%
Sale Price	\$310,250	\$355,500	14.59%
Sale Price SQFT	\$279	\$260	-6.81%
Sale to List Price Ratio	98.5%	98.1%	-0.41%
Days on Market	65	36	-44.62%

### Community STATS CONDO & TH (ATTACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
Delta Manor	18	3	16.67%
East Delta	10	0	NA
Hawthorne	12	5	41.67%
Holly	1	1	100.00%
Ladner Elementary	10	2	20.00%
Ladner Rural	0	0	NA
Neilsen Grove	4	1	25.00%
Port Guichon	0	0	NA
Westham Island	0	0	NA
<b>TOTAL</b>	<b>55</b>	<b>12</b>	<b>21.82%</b>

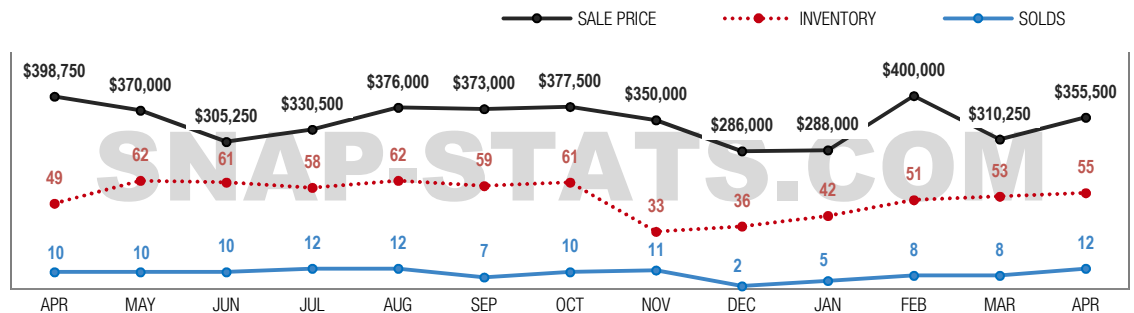
\*Sales Ratio: The percent of homes selling (Sales to Inventory Ratio)

### Market Summary

- Official Market Type **LADNER ATTACHED**: 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\*: \$0 to \$300,000 with average 36% Sales Ratio (Sellers market)
- Buyers Best Bet\*: Homes between \$400,000 to \$500,000 and Delta Manor
- Sellers Best Bet\*: Selling homes in Hawthorne and 2 to 3 bedroom properties

\* With a minimum inventory of 10 where possible

### 13 Month Market Trend



### Compliments of...

**Adriaan Schipper & Ryan Kubeska**  
RE/MAX Crest Realty Westside  
604-818-8265

www.adriaanschipper.com  
schipper333@gmail.com

