



Metro Vancouver Edition

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



FIVE YEAR TREND 2014

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SnapStats® VANCOUVER DOWNTOWN 5 YEAR 2014

ATTACHED (Condo & Townhome) Median Data

Neighbourhood	2009	2010	2011	2012	2013	Variance 2013 vs 2012	Variance 2013 vs 2009
Coal Harbour	\$716,000	\$799,950	\$844,750	\$787,000	\$805,000	2%	12%
Downtown	\$395,000	\$412,000	\$425,000	\$430,000	\$416,000	-3%	5%
Westend	\$399,500	\$421,250	\$424,000	\$459,950	\$420,750	-9%	5%
Yaletown	\$497,250	\$526,000	\$565,000	\$573,750	\$555,000	-3%	12%
Sale Price	\$430,000	\$428,000	\$457,500	\$490,000	\$475,125	-3%	10%
Sale Price SQFT	\$596	\$635	\$656	\$651	\$623	-4%	4%
Sale to List Price %	97%	98%	98%	98%	97%	-1%	0%
Days on Market	23	29	26	31	32	3%	39%
Units Sold	3,359*	2,817*	2,793*	2,174*	2,260*	4%	-33%

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

SnapStats® VANCOUVER WESTSIDE 5 YEAR 2014

DETACHED (HOUSES) Median Data

Neighbourhood	2009	2010	2011	2012	2013	Variance 2013 vs 2012	Variance 2013 vs 2009
Arbutus	\$1,552,500	\$1,868,000	\$2,333,000	\$2,338,800	\$2,460,000	5%	58%
Cambie	\$1,119,000	\$1,300,000	\$1,680,000	\$1,578,000	\$1,698,000	8%	52%
Dunbar	\$1,437,500	\$1,655,000	\$1,980,000	\$2,080,000	\$2,090,000	0%	45%
Fairview	\$1,250,000	\$1,573,000	\$1,232,500	\$2,177,500	\$1,975,000	-9%	58%
Falsecreek	\$800,000	\$0	\$1,015,000	\$0	\$0	NA	NA
Kerrisdale	\$1,458,000	\$1,710,000	\$2,168,000	\$2,109,000	\$2,350,000	11%	61%
Kitsilano	\$1,279,000	\$1,411,500	\$1,600,500	\$1,550,000	\$1,625,000	5%	27%
Mackenzie Heights	\$1,630,000	\$1,797,500	\$2,435,000	\$2,350,000	\$2,300,000	-2%	41%
Marpole	\$952,000	\$1,120,000	\$1,400,500	\$1,322,500	\$1,400,000	6%	47%
Mount Pleasant	\$963,000	\$1,288,250	\$1,550,000	\$1,712,500	\$999,800	-42%	4%
Oakridge	\$1,139,000	\$1,495,000	\$1,700,000	\$1,749,000	\$1,771,261	1%	56%
Point Grey	\$1,638,000	\$1,901,000	\$2,235,000	\$2,200,000	\$2,285,000	4%	39%
Quilchena	\$1,665,000	\$2,011,000	\$2,674,000	\$2,537,500	\$2,680,000	6%	61%
SW Marine	\$1,280,000	\$1,415,000	\$1,935,000	\$1,827,500	\$1,927,500	5%	51%
Shaughnessy	\$2,245,000	\$2,960,000	\$3,520,500	\$3,918,000	\$3,990,000	2%	78%
South Cambie	\$1,225,000	\$1,598,000	\$2,000,000	\$2,015,000	\$2,050,000	2%	67%
South Granville	\$1,755,000	\$2,440,000	\$2,830,000	\$2,750,000	\$2,679,500	-3%	53%
Southlands	\$1,414,500	\$1,850,000	\$2,130,000	\$2,050,000	\$2,353,000	15%	66%
University	\$1,845,000	\$1,891,000	\$2,657,500	\$3,990,000	\$4,169,000	4%	126%
Sale Price	\$1,440,000	\$1,698,950	\$2,069,000	\$2,060,000	\$2,175,000	6%	51%
Sale Price SQFT	\$487	\$578	\$712	\$726	\$724	0%	49%
Sale to List Price %	97%	100%	103%	95%	95%	0%	-2%
Days on Market	27	18	13	23	31	35%	15%
Units Sold	1,909*	1,744*	1,960*	1,228	1,645 *	34%	-14%

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SnapStats® VANCOUVER WESTSIDE 5 YEAR 2014

ATTACHED (Condo & Townhome) Median Data

Neighbourhood	2009	2010	2011	2012	2013	Variance 2013 vs 2012	Variance 2013 vs 2009
Arbutus	\$0	\$644,000	\$0	\$0	\$945,000	NA	NA
Cambie	\$502,000	\$435,000	\$440,000	\$410,000	\$502,500	23%	0%
Dunbar	\$570,000	\$460,000	\$353,500	\$400,000	\$430,000	8%	-25%
Fairview	\$448,500	\$425,000	\$489,000	\$483,500	\$500,000	3%	11%
Falsecreek	\$500,000	\$539,900	\$570,000	\$565,000	\$490,000	-13%	-2%
Kerrisdale	\$505,000	\$560,000	\$589,500	\$520,000	\$595,000	14%	18%
Kitsilano	\$449,500	\$471,650	\$489,500	\$474,000	\$470,000	-1%	5%
Mackenzie Heights	\$0	\$560,000	\$0	\$1,218,000	\$1,029,900	-15%	NA
Marpole	\$329,500	\$335,000	\$325,000	\$320,000	\$313,400	-2%	-5%
Mount Pleasant	\$500,000	\$490,000	\$545,000	\$538,000	\$575,000	7%	15%
Oakridge	\$570,000	\$730,000	\$788,000	\$777,000	\$700,000	-10%	23%
Point Grey	\$490,000	\$497,950	\$540,750	\$550,000	\$570,000	4%	16%
Quilchena	\$628,000	\$725,250	\$867,000	\$619,000	\$778,000	26%	24%
SW Marine	\$315,000	\$1,095,000	\$388,000	\$356,500	\$318,000	-11%	1%
Shaughnessy	\$445,000	\$471,500	\$1,030,000	\$535,000	\$798,000	49%	79%
South Cambie	\$564,500	\$561,500	\$765,000	\$668,000	\$569,500	-15%	1%
South Granville	\$622,450	\$951,000	\$790,000	\$830,500	\$736,500	-11%	18%
Southlands	\$512,250	\$483,800	\$501,500	\$540,000	\$550,000	2%	7%
University	\$598,950	\$650,000	\$754,900	\$650,000	\$675,000	4%	13%
Sale Price	\$482,856	\$518,900	\$550,000	\$522,000	\$525,750	1%	9%
Sale Price SQFT	\$538	\$588	\$598	\$593	\$571	-4%	6%
Sale to List Price %	98%	99%	99%	97%	97%	0%	-1%
Days on Market	21	21	21	28	30	7%	43%
Units Sold	2,626*	2,234*	2,227*	1,683*	2,050*	22%	-22%

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DETACHED (HOUSES) Median Data

Neighbourhood	2009	2010	2011	2012	2013	Variance 2013 vs 2012	Variance 2013 vs 2009
Champlain Heights	\$905,000	\$1,020,000	\$1,208,880	\$1,265,000	\$1,175,000	-7%	30%
Collingwood	\$608,500	\$676,500	\$750,000	\$781,500	\$815,500	4%	34%
Downtown	\$0	\$0	\$0	\$0	\$0	NA	NA
Fraser	\$712,000	\$770,000	\$830,000	\$889,000	\$902,500	2%	27%
Fraserview	\$826,242	\$825,000	\$1,006,800	\$1,110,000	\$1,120,000	1%	36%
Grandview	\$690,757	\$800,000	\$804,750	\$875,800	\$880,000	0%	27%
Hastings	\$660,000	\$647,500	\$710,000	\$790,000	\$769,000	-3%	17%
Hastings East	\$692,500	\$762,500	\$774,000	\$822,500	\$778,500	-5%	12%
Kilarney	\$708,000	\$807,000	\$930,000	\$972,000	\$1,000,000	3%	41%
Knight	\$652,500	\$735,500	\$815,000	\$826,500	\$860,000	4%	32%
Main	\$800,000	\$825,000	\$980,000	\$996,250	\$1,050,000	5%	31%
Mt Pleasant	\$637,000	\$742,000	\$820,000	\$899,000	\$892,000	-1%	40%
Renfrew Heights	\$647,000	\$721,500	\$825,000	\$883,000	\$809,500	-8%	25%
Renfrew	\$630,000	\$697,000	\$746,000	\$800,400	\$816,000	2%	30%
South Vancouver	\$662,000	\$721,000	\$852,000	\$848,000	\$903,500	7%	36%
Victoria	\$675,000	\$670,000	\$776,000	\$815,000	\$855,000	5%	27%
Sale Price	\$670,000	\$743,000	\$825,000	\$867,750	\$884,000	2%	32%
Sale Price SQFT	\$318	\$351	\$390	\$411	\$402	-2%	26%
Sale to List Price %	97%	99%	101%	98%	98%	0%	1%
Days on Market	18	17	13	16	22	38%	22%
Units Sold	1,950*	1,608*	1,793*	1,268	1,430	13%	-27%

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SnapStats® VANCOUVER EASTSIDE 5 YEAR 2014

ATTACHED (Condo & Townhome) Median Data

Neighbourhood	2009	2010	2011	2012	2013	Variance 2013 vs 2012	Variance 2013 vs 2009
Champlain Heights	\$422,950	\$441,550	\$483,800	\$468,000	\$455,000	-3%	8%
Collingwood	\$285,000	\$308,950	\$318,000	\$322,000	\$301,000	-7%	6%
Downtown	\$393,500	\$383,750	\$386,000	\$375,000	\$448,000	19%	14%
Fraser	\$323,000	\$310,038	\$364,800	\$350,900	\$370,444	6%	15%
Fraserview	\$330,000	\$348,800	\$376,500	\$385,950	\$385,000	0%	17%
Grandview	\$312,000	\$329,500	\$364,500	\$306,000	\$347,575	14%	11%
Hastings	\$295,000	\$307,750	\$338,500	\$294,250	\$323,000	10%	9%
Hastings East	\$264,450	\$340,000	\$305,000	\$280,000	\$349,900	25%	32%
Kilarney	\$288,000	\$320,500	\$317,000	\$324,500	\$415,000	28%	44%
Knight	\$369,000	\$375,000	\$349,900	\$407,500	\$405,000	-1%	10%
Main	\$375,000	\$415,450	\$493,000	\$445,000	\$469,375	5%	25%
Mt Pleasant	\$368,000	\$398,450	\$405,750	\$412,000	\$401,000	-3%	9%
Renfrew Heights	\$0	\$350,000	\$0	\$415,000	\$554,500	34%	NA
Renfrew	\$289,500	\$329,000	\$349,500	\$310,000	\$360,000	16%	24%
South Vancouver	\$282,500	\$210,000	\$446,428	\$247,450	\$294,000	19%	4%
Victoria	\$382,500	\$422,500	\$388,900	\$353,000	\$448,250	27%	17%
Sale Price	\$326,000	\$355,000	\$365,000	\$374,000	\$382,000	2%	17%
Sale Price SQFT	\$412	\$446	\$459	\$468	\$470	0%	14%
Sale to List Price %	99%	99%	98%	99%	98%	-1%	-1%
Days on Market	25	22	21	24	28	17%	12%
Units Sold	1,775*	1,465	1,434	1,397	1,482	6%	-17%

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Neighbourhood	2009	2010	2011	2012	2013	Variance 2013 vs 2012	Variance 2013 vs 2009
Blueridge	\$805,500	\$920,000	\$903,000	\$889,000	\$968,000	9%	20%
Boulevard	\$810,000	\$878,000	\$890,000	\$861,000	\$975,000	13%	20%
Braemer	\$1,250,000	\$1,422,500	\$1,485,000	\$1,547,500	\$1,450,000	-6%	16%
Calverhall	\$750,300	\$742,500	\$808,000	\$847,500	\$840,000	-1%	12%
Canyon Heights	\$939,000	\$1,008,750	\$1,115,000	\$1,177,000	\$1,174,000	0%	25%
Capilano	\$917,000	\$865,000	\$946,250	\$1,037,500	\$1,040,000	0%	13%
Central Lonsdale	\$782,500	\$854,950	\$870,000	\$889,000	\$853,500	-4%	9%
Deep Cove	\$830,000	\$820,000	\$1,066,500	\$968,400	\$978,750	1%	18%
Delbrook	\$868,000	\$1,009,000	\$980,000	\$1,110,000	\$1,178,000	6%	36%
Dollarton	\$850,000	\$867,000	\$900,800	\$1,062,000	\$990,000	-7%	16%
Edgemont	\$980,000	\$960,100	\$1,201,500	\$1,266,500	\$1,326,000	5%	35%
Forest Hills	\$938,000	\$982,500	\$1,195,000	\$1,375,000	\$1,300,544	-5%	39%
Grouse Woods	\$947,500	\$1,025,000	\$1,131,000	\$1,066,000	\$999,000	-6%	5%
Hamilton	\$660,000	\$749,500	\$865,000	\$815,000	\$887,500	9%	34%
Hamilton Heights	\$811,950	\$709,888	\$809,000	\$892,500	\$768,000	-14%	-5%
Indian Arm	\$985,000	\$262,500	\$0	\$537,450	\$459,000	-15%	-53%
Indian River	\$725,000	\$875,000	\$891,000	\$900,000	\$856,000	-5%	18%
Lower Lonsdale	\$710,000	\$703,000	\$781,000	\$870,000	\$880,000	1%	24%
Lynn Valley	\$775,000	\$800,000	\$867,000	\$885,000	\$894,500	1%	15%
Lynnmour	\$574,500	\$644,500	\$759,000	\$817,500	\$680,000	-17%	18%
Norgate	\$657,500	\$615,000	\$729,000	\$784,000	\$770,000	-2%	17%
Northlands	\$1,237,500	\$1,195,000	\$1,620,000	\$1,650,000	\$1,287,650	-22%	4%
Pemberton Heights	\$1,080,000	\$1,035,000	\$897,500	\$979,000	\$1,010,400	3%	-6%
Pemberton	\$701,000	\$653,750	\$745,000	\$825,000	\$823,000	0%	17%
Princess Park	\$861,000	\$840,000	\$996,250	\$950,000	\$964,000	1%	12%
Queensbury	\$676,500	\$718,000	\$720,550	\$937,500	\$852,500	-9%	26%
Roche Point	\$746,250	\$805,000	\$825,000	\$828,000	\$839,500	1%	12%
Seymour	\$761,750	\$785,000	\$854,500	\$965,000	\$843,500	-13%	11%
Tempe	\$837,400	\$952,500	\$958,000	\$1,100,000	\$1,065,000	-3%	27%
Upper Delbrook	\$970,000	\$980,000	\$1,170,000	\$1,170,000	\$1,120,000	-4%	15%
Upper Lonsdale	\$832,500	\$944,000	\$987,000	\$1,000,000	\$937,050	-6%	13%
Westlynn	\$710,000	\$756,500	\$775,750	\$840,000	\$805,000	-4%	13%
Westlynn Terrace	\$751,944	\$802,000	\$880,000	\$926,000	\$933,000	1%	24%
Windsor Park	\$780,000	\$805,000	\$820,000	\$828,000	\$799,000	-4%	2%
Woodlands-Sunshine Cascade	\$1,400,000	\$1,592,500	\$1,500,000	\$1,164,000	\$0	NA	NA
Sale Price	\$825,000	\$870,000	\$930,000	\$988,000	\$970,000	-2%	18%
Sale Price SQFT	\$333	\$364	\$384	\$397	\$388	-2%	16%
Sale to List Price %	99%	99%	99%	99%	97%	-2%	-2%
Days on Market	21	19	17	18	24	33%	14%
Units Sold	1,097	942	1,179	919	1,085	18%	-1%

ATTACHED (Condo & Townhome) Median Data

Neighbourhood	2009	2010	2011	2012	2013	Variance 2013 vs 2012	Variance 2013 vs 2009
Blueridge	\$327,500	\$518,000	\$510,000	\$546,500	\$489,500	-10%	49%
Boulevard	\$0	\$605,000	\$0	\$0	\$0	NA	NA
Braemer	\$785,000	\$0	\$0	\$0	\$0	NA	NA
Calverhall	\$0	\$0	\$0	\$0	\$0	NA	NA
Canyon Heights	\$601,000	\$580,000	\$998,000	\$670,000	\$717,500	7%	19%
Capilano	\$613,000	\$589,000	\$620,000	\$641,000	\$635,000	-1%	4%
Central Lonsdale	\$391,250	\$432,250	\$422,250	\$411,500	\$491,550	19%	26%
Deep Cove	\$525,000	\$416,500	\$471,250	\$535,000	\$450,000	-16%	-14%
Delbrook	\$638,500	\$690,000	\$455,000	\$559,500	\$550,100	-2%	-14%
Dollarton	\$505,000	\$0	\$550,000	\$265,000	\$0	NA	NA
Edgemont	\$880,000	\$662,500	\$711,000	\$742,500	\$1,160,000	56%	32%
Forest Hills	\$0	\$0	\$0	\$0	\$0	NA	NA
Grouse Woods	\$620,000	\$639,750	\$738,000	\$656,500	\$719,900	10%	16%
Hamilton	\$440,750	\$493,750	\$415,000	\$511,950	\$508,000	-1%	15%
Hamilton Heights	\$0	\$0	\$0	\$0	\$662,900	NA	NA
Indian Arm	\$0	\$0	\$0	\$0	\$0	NA	NA
Indian River	\$549,900	\$593,000	\$649,500	\$669,000	\$591,000	-12%	7%
Lower Lonsdale	\$371,000	\$380,000	\$390,000	\$365,000	\$398,950	9%	8%
Lynn Valley	\$400,000	\$420,000	\$434,000	\$425,000	\$399,900	-6%	0%
Lynnmour	\$320,000	\$376,250	\$367,500	\$348,396	\$422,000	21%	32%
Norgate	\$374,000	\$425,000	\$419,900	\$399,450	\$380,000	-5%	2%
Northlands	\$542,000	\$582,500	\$531,000	\$560,250	\$596,500	6%	10%
Pemberton Heights	\$425,000	\$394,750	\$378,000	\$369,900	\$330,000	-11%	-22%
Pemberton	\$282,000	\$275,000	\$272,000	\$294,500	\$286,000	-3%	1%
Princess Park	\$0	\$0	\$0	\$0	\$0	NA	NA
Queensbury	\$0	\$0	\$0	\$0	\$0	NA	NA
Roche Point	\$369,000	\$450,000	\$447,500	\$456,250	\$434,000	-5%	18%
Seymour	\$560,000	\$590,000	\$568,500	\$529,000	\$545,000	3%	-3%
Tempe	\$0	\$0	\$0	\$0	\$0	NA	NA
Upper Delbrook	\$635,000	\$625,000	\$475,000	\$350,000	\$270,000	-23%	-57%
Upper Lonsdale	\$345,000	\$373,500	\$350,000	\$348,000	\$365,000	5%	6%
Westlynn	\$435,000	\$492,500	\$504,000	\$551,000	\$456,000	-17%	5%
Westlynn Terrace	\$0	\$0	\$0	\$0	\$0	NA	NA
Windsor Park	\$252,250	\$320,000	\$297,000	\$345,000	\$0	NA	NA
Woodlands-Sunshine Cascade	\$0	\$0	\$0	\$0	\$0	NA	NA
Sale Price	\$394,000	\$420,000	\$414,000	\$425,000	\$436,750	3%	11%
Sale Price SQFT	\$402	\$425	\$420	\$420	\$451	7%	12%
Sale to List Price %	99%	98%	99%	97%	97%	0%	-2%
Days on Market	23	23	28	29	34	17%	48%
Units Sold	1,395	1,169	1,214	1,024	1,074	5%	-23%

SnapStats® WEST VANCOUVER 5 YEAR 2014

DETACHED (HOUSES) Median Data

Neighbourhood	2009	2010	2011	2012	2013	Variance 2013 vs 2012	Variance 2013 vs 2009
Altamont	\$2,460,000	\$3,160,000	\$2,437,500	\$3,285,500	\$2,604,000	-21%	6%
Ambleside	\$1,231,500	\$1,351,000	\$1,575,000	\$1,700,000	\$1,750,000	3%	42%
Bayridge	\$1,000,000	\$1,290,000	\$1,500,000	\$1,680,000	\$1,800,000	7%	80%
British Properties	\$1,233,000	\$1,598,000	\$1,957,500	\$2,550,000	\$2,400,000	-6%	95%
Canterbury	\$2,816,500	\$3,625,000	\$3,677,500	\$3,522,500	\$4,170,000	18%	48%
Caulfield	\$1,150,000	\$1,437,500	\$1,456,000	\$1,807,500	\$1,738,500	-4%	51%
Cedardale	\$1,157,500	\$1,110,000	\$1,363,000	\$1,652,500	\$1,420,000	-14%	23%
Chartwell	\$1,874,000	\$2,160,000	\$2,478,000	\$3,125,000	\$3,400,000	9%	81%
Chelsea Park	\$2,500,000	\$2,115,000	\$2,708,000	\$1,610,000	\$1,790,000	11%	-28%
Cypress	\$1,947,500	\$1,958,000	\$2,290,000	\$1,919,000	\$1,242,500	-35%	-36%
Cypress Park Estates	\$1,142,500	\$1,265,000	\$1,413,500	\$1,757,500	\$1,610,000	-8%	41%
Deer Ridge	\$0	\$0	\$1,757,000	\$0	\$0	NA	NA
Dundarave	\$1,550,000	\$1,560,000	\$1,980,000	\$1,930,000	\$2,250,000	17%	45%
Eagle Harbour	\$1,025,000	\$1,141,250	\$1,240,000	\$1,265,000	\$1,093,000	-14%	7%
Eagleridge	\$1,300,000	\$1,865,000	\$1,580,000	\$1,563,000	\$2,190,250	40%	68%
Furry Creek	\$1,153,733	\$1,027,500	\$1,537,500	\$1,010,000	\$1,144,000	13%	-1%
Gleneagles	\$1,440,000	\$1,100,000	\$1,697,500	\$1,980,000	\$1,675,000	-15%	16%
Glenmore	\$936,500	\$1,007,500	\$1,150,000	\$1,176,000	\$1,250,000	6%	33%
Horseshoe Bay	\$770,250	\$870,000	\$954,999	\$1,099,000	\$1,040,000	-5%	35%
Howe Sound	\$375,000	\$1,375,000	\$1,800,000	\$1,950,000	\$1,180,000	-39%	215%
Lions Bay	\$997,500	\$985,000	\$946,000	\$1,070,000	\$854,000	-20%	-14%
Old Caulfield	\$1,064,000	\$1,865,000	\$1,587,000	\$2,300,000	\$1,540,000	-33%	45%
Panorama Village	\$0	\$3,328,000	\$3,200,000	\$5,048,000	\$0	NA	NA
Park Royal	\$1,162,500	\$1,157,000	\$1,461,000	\$1,892,000	\$1,260,000	-33%	8%
Porteau Cove	\$0	\$0	\$0	\$0	\$0	NA	NA
Queens	\$1,460,000	\$1,556,000	\$2,250,000	\$2,885,000	\$2,384,000	-17%	63%
Rockridge	\$1,707,500	\$1,425,000	\$3,600,000	\$4,100,000	\$3,818,000	-7%	124%
Sandy Cove	\$1,089,500	\$1,100,000	\$3,355,000	\$1,838,000	\$1,875,000	2%	72%
Sentinel Hill	\$1,194,500	\$1,358,750	\$1,405,000	\$1,395,000	\$1,755,000	26%	47%
Upper Caulfield	\$1,265,000	\$1,575,000	\$1,549,000	\$1,921,500	\$1,922,500	0%	52%
West Bay	\$1,665,000	\$1,662,500	\$1,900,000	\$1,852,000	\$2,679,944	45%	61%
Westhill	\$1,910,000	\$2,168,000	\$2,215,000	\$2,860,000	\$2,450,000	-14%	28%
Westmount	\$1,345,000	\$1,250,000	\$2,555,000	\$2,235,000	\$2,850,000	28%	112%
Whitby Estates	\$3,155,852	\$3,359,000	\$3,909,000	\$4,715,000	\$4,225,000	-10%	34%
Whytecliff	\$980,000	\$927,500	\$1,150,000	\$1,250,000	\$1,602,500	28%	64%
Sale Price	\$1,295,000	\$1,485,000	\$1,775,000	\$1,882,500	\$1,927,500	2%	49%
Sale Price SQFT	\$420	\$470	\$556	\$603	\$574	-5%	37%
Sale to List Price %	94%	99%	99%	96%	94%	-2%	0%
Days on Market	53	39	20	31	41	32%	-23%
Units Sold	684	707	1,149	596	758	27%	11%

SnapStats® WEST VANCOUVER 5 YEAR 2014

ATTACHED (Condo & Townhome) Median Data

Neighbourhood	2009	2010	2011	2012	2013	Variance 2013 vs 2012	Variance 2013 vs 2009
Altamont	\$0	\$0	\$1,395,000	\$0	\$0	NA	NA
Ambleside	\$507,000	\$615,000	\$562,500	\$488,500	\$526,500	8%	4%
Bayridge	\$0	\$0	\$0	\$0	\$0	NA	NA
British Properties	\$873,000	\$900,000	\$0	\$1,100,000	\$0	NA	NA
Canterbury	\$1,165,000	\$0	\$0	\$0	\$0	NA	NA
Caulfield	\$423,000	\$0	\$0	\$0	\$863,000	NA	104%
Cedardale	\$405,000	\$420,000	\$425,000	\$444,000	\$413,187	-7%	2%
Chartwell	\$0	\$0	\$0	\$0	\$0	NA	NA
Chelsea Park	\$1,662,625	\$1,129,852	\$1,165,000	\$1,277,500	\$1,250,000	-2%	-25%
Cypress	\$0	\$0	\$0	\$0	\$0	NA	NA
Cypress Park Estates	\$1,165,000	\$1,287,500	\$1,475,000	\$1,272,500	\$1,390,000	9%	19%
Deer Ridge	\$840,000	\$932,500	\$980,000	\$945,000	\$905,000	-4%	8%
Dundarave	\$621,500	\$697,000	\$725,000	\$750,000	\$897,500	20%	44%
Eagle Harbour	\$0	\$0	\$0	\$0	\$0	NA	NA
Eagleridge	\$0	\$0	\$0	\$0	\$0	NA	NA
Furry Creek	\$760,000	\$998,000	\$945,000	\$954,225	\$900,000	-6%	18%
Gleneagles	\$0	\$0	\$0	\$0	\$0	NA	NA
Glenmore	\$527,500	\$557,500	\$590,000	\$614,500	\$610,000	-1%	16%
Horseshoe Bay	\$520,000	\$0	\$0	\$0	\$0	NA	NA
Howe Sound	\$845,000	\$886,500	\$803,000	\$891,250	\$880,000	-1%	4%
Lions Bay	\$425,000	\$550,000	\$515,000	\$260,000	\$465,000	79%	9%
Old Caulfield	\$332,000	\$725,000	\$718,000	\$789,000	\$702,500	-11%	112%
Panorama Village	\$760,000	\$830,000	\$813,750	\$764,000	\$987,500	29%	30%
Park Royal	\$760,000	\$830,018	\$762,500	\$732,500	\$715,000	-2%	-6%
Porteau Cove	\$0	\$0	\$0	\$0	\$0	NA	NA
Queens	\$0	\$0	\$0	\$0	\$0	NA	NA
Rockridge	\$0	\$0	\$0	\$0	\$0	NA	NA
Sandy Cove	\$0	\$0	\$0	\$0	\$0	NA	NA
Sentinel Hill	\$0	\$0	\$0	\$0	\$0	NA	NA
Upper Caulfield	\$1,430,000	\$1,502,500	\$1,729,000	\$1,672,500	\$1,340,000	-20%	-6%
West Bay	\$0	\$0	\$0	\$0	\$0	NA	NA
Westhill	\$0	\$0	\$0	\$0	\$0	NA	NA
Westmount	\$0	\$0	\$0	\$0	\$0	NA	NA
Whitby Estates	\$2,572,500	\$1,925,000	\$2,525,000	\$2,498,000	\$2,300,000	-8%	-11%
Whytecliff	\$0	\$0	\$0	\$0	\$0	NA	NA
Sale Price	\$610,000	\$765,000	\$773,606	\$764,000	\$845,000	11%	39%
Sale Price SQFT	\$509	\$607	\$615	\$593	\$638	8%	25%
Sale to List Price %	94%	97%	98%	96%	94%	-2%	0%
Days on Market	50	53	39	37	60	62%	20%
Units Sold	205	218	256	203	219	8%	7%

Neighbourhood	2009	2010	2011	2012	2013	Variance 2013 vs 2012	Variance 2013 vs 2009
Boyd Park	\$682,500	\$785,500	\$999,000	\$980,000	\$795,000	-19%	16%
Bridgeport	\$643,000	\$712,500	\$786,500	\$750,000	\$757,150	1%	18%
Brighthouse	\$798,500	\$795,900	\$954,500	\$831,000	\$935,000	13%	17%
Brighthouse South	\$941,000	\$832,500	\$850,000	\$2,025,000	\$1,969,000	-3%	109%
Broadmoor	\$888,000	\$1,200,000	\$1,429,160	\$1,452,240	\$1,465,000	1%	65%
East Cambie	\$630,000	\$762,000	\$812,000	\$839,500	\$835,000	-1%	33%
East Richmond	\$667,900	\$750,000	\$918,000	\$905,000	\$1,001,000	11%	50%
Garden City	\$735,000	\$848,000	\$1,098,000	\$1,038,000	\$1,007,000	-3%	37%
Gilmore	\$1,392,500	\$1,090,000	\$1,520,000	\$1,000,000	\$850,000	-15%	-39%
Granville	\$825,000	\$970,000	\$1,200,000	\$1,250,000	\$1,167,500	-7%	42%
Hamilton	\$549,888	\$620,000	\$658,000	\$660,000	\$629,000	-5%	14%
Ironwood	\$605,000	\$650,000	\$778,000	\$753,000	\$688,000	-9%	14%
Lackner	\$807,500	\$960,000	\$1,195,000	\$1,042,500	\$1,039,800	0%	29%
McLennan	\$758,000	\$920,000	\$1,092,500	\$1,480,000	\$1,070,000	-28%	41%
McLennan North	\$853,500	\$938,000	\$1,230,000	\$1,143,500	\$970,000	-15%	14%
McNair	\$645,900	\$750,000	\$792,500	\$788,500	\$786,500	0%	22%
Quilchena	\$741,500	\$852,900	\$1,050,900	\$1,058,888	\$915,000	-14%	23%
Riverdale	\$775,000	\$890,000	\$1,250,000	\$949,000	\$1,140,000	20%	47%
Saunders	\$722,650	\$840,000	\$1,048,000	\$1,100,000	\$1,036,400	-6%	43%
Sea Island	\$463,500	\$524,000	\$563,500	\$579,500	\$530,000	-9%	14%
Seafair	\$683,500	\$852,000	\$1,020,000	\$1,105,000	\$1,106,000	0%	62%
South Arm	\$630,000	\$760,000	\$850,000	\$853,500	\$842,750	-1%	34%
Steveston North	\$650,000	\$750,000	\$842,000	\$818,000	\$780,000	-5%	20%
Steveston South	\$720,000	\$828,000	\$956,500	\$938,000	\$926,500	-1%	29%
Steveston Village	\$707,000	\$779,000	\$900,000	\$856,000	\$885,000	3%	25%
Terra Nova	\$992,000	\$1,234,400	\$1,620,000	\$1,419,000	\$1,255,000	-12%	27%
West Cambie	\$673,500	\$765,800	\$855,900	\$813,000	\$815,500	0%	21%
Westwind	\$780,000	\$865,000	\$892,000	\$990,000	\$975,000	-2%	25%
Woodwards	\$734,000	\$880,000	\$1,020,500	\$1,000,000	\$987,500	-1%	35%
Sale Price	\$705,000	\$838,650	\$988,000	\$986,500	\$950,000	-4%	35%
Sale Price SQFT	\$311	\$358	\$428	\$414	\$384	-7%	23%
Sale to List Price %	98%	99%	99%	96%	95%	s	-3%
Days on Market	33	21	17	40	45	13%	36%
Units Sold	1,711*	1,678*	1,669*	952	1,298	36%	-24%

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Neighbourhood	2009	2010	2011	2012	2013	Variance 2013 vs 2012	Variance 2013 vs 2009
Boyd Park	\$253,200	\$258,000	\$259,400	\$229,000	\$224,000	-2%	-12%
Bridgeport	\$291,750	\$339,000	\$326,000	\$0	\$299,000	NA	2%
Brighthouse	\$336,000	\$377,000	\$383,800	\$356,000	\$378,000	6%	13%
Brighthouse South	\$300,500	\$327,750	\$341,500	\$329,000	\$337,000	2%	12%
Broadmoor	\$399,000	\$448,000	\$489,500	\$548,500	\$588,000	7%	47%
East Cambie	\$373,800	\$432,000	\$434,000	\$413,500	\$338,800	-18%	-9%
East Richmond	\$375,000	\$386,500	\$390,000	\$432,000	\$375,000	-13%	0%
Garden City	\$445,000	\$542,500	\$580,000	\$556,200	\$550,000	-1%	24%
Gilmore	\$0	\$0	\$0	\$0	\$0	NA	NA
Granville	\$422,000	\$421,000	\$477,000	\$412,000	\$452,250	10%	7%
Hamilton	\$380,000	\$408,696	\$398,000	\$404,500	\$388,000	-4%	2%
Ironwood	\$370,000	\$342,500	\$404,750	\$349,500	\$343,000	-2%	-7%
Lackner	\$509,000	\$538,000	\$560,000	\$613,500	\$563,000	-8%	11%
McLennan	\$0	\$0	\$485,000	\$585,000	\$538,000	-8%	NA
McLennan North	\$442,000	\$500,500	\$540,000	\$543,000	\$514,200	-5%	16%
McNair	\$335,000	\$356,000	\$410,000	\$500,000	\$465,000	-7%	39%
Quilchena	\$360,000	\$385,500	\$468,000	\$387,500	\$410,000	6%	14%
Riverdale	\$318,800	\$340,000	\$370,000	\$346,000	\$371,000	7%	16%
Saunders	\$432,750	\$445,000	\$399,900	\$548,000	\$508,000	-7%	17%
Sea Island	\$0	\$0	\$0	\$0	\$0	NA	NA
Seafair	\$437,250	\$523,000	\$515,000	\$485,000	\$512,000	6%	17%
South Arm	\$265,000	\$173,000	\$209,750	\$353,000	\$272,500	-23%	3%
Steveston North	\$353,250	\$351,500	\$377,500	\$321,000	\$317,000	-1%	-10%
Steveston South	\$410,000	\$460,000	\$485,000	\$430,000	\$449,900	5%	10%
Steveston Village	\$412,000	\$533,000	\$585,000	\$547,250	\$492,500	-10%	20%
Terra Nova	\$487,550	\$620,000	\$671,000	\$634,000	\$626,000	-1%	28%
West Cambie	\$379,950	\$420,000	\$447,500	\$380,000	\$405,000	7%	7%
Westwind	\$430,000	\$528,000	\$521,500	\$452,500	\$470,000	4%	9%
Woodwards	\$425,000	\$512,000	\$532,500	\$478,500	\$471,400	-1%	11%
Sale Price	\$367,000	\$402,000	\$425,000	\$407,375	\$406,500	0%	11%
Sale Price SQFT	\$333	\$371	\$394	\$382	\$389	2%	17%
Sale to List Price %	97%	98%	98%	97%	97%	0%	0%
Days on Market	25	27	27	41	38	-7%	52%
Units Sold	3,400*	2,966*	2,527*	1,821*	2,270*	25%	-33%

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Neighbourhood	2009	2010	2011	2012	2013	Variance 2013 vs 2012	Variance 2013 vs 2009
Beach Grove	\$550,000	\$604,500	\$671,500	\$620,000	\$617,000	0%	12%
Boundary Beach	\$601,050	\$646,500	\$812,000	\$750,000	\$740,000	-1%	23%
Cliff Drive	\$539,500	\$608,500	\$626,500	\$690,100	\$685,500	-1%	27%
English Bluff	\$710,000	\$900,000	\$882,500	\$885,500	\$797,750	-10%	12%
Pebble Hill	\$615,000	\$635,000	\$687,750	\$758,500	\$738,000	-3%	20%
Tsawwassen Central	\$567,500	\$635,000	\$635,250	\$712,000	\$642,500	-10%	13%
Tsawwassen East	\$718,500	\$786,500	\$750,000	\$806,000	\$765,000	-5%	6%
Sale Price	\$591,000	\$641,000	\$682,500	\$720,000	\$700,000	-3%	18%
Sale Price SQFT	\$272	\$286	\$288	\$314	\$301	-4%	11%
Sale to List Price %	99%	99%	98%	97%	97%	0%	-2%
Days on Market	37	29	28	34	53	56%	43%
Units Sold	332	263	342	235	223	-5%	-33%

ATTACHED (Condo & Townhome) Median Data

Neighbourhood	2009	2010	2011	2012	2013	Variance 2013 vs 2012	Variance 2013 vs 2009
Beach Grove	\$357,500	\$371,000	\$387,500	\$377,500	\$351,500	-7%	-2%
Boundary Beach	\$638,500	\$571,000	\$770,000	\$740,000	\$840,000	14%	32%
Cliff Drive	\$289,250	\$293,900	\$326,000	\$265,000	\$285,000	8%	-1%
English Bluff	\$326,000	\$448,000	\$460,000	\$515,500	\$0	NA	NA
Pebble Hill	\$0	\$0	\$0	\$490,000	\$0	NA	NA
Tsawwassen Central	\$353,800	\$344,000	\$388,000	\$388,000	\$339,000	-13%	-4%
Tsawwassen East	\$406,000	\$451,500	\$409,000	\$403,000	\$413,000	2%	2%
Sale Price	\$347,000	\$348,000	\$380,000	\$346,000	\$345,000	0%	-1%
Sale Price SQFT	\$311	\$310	\$317	\$322	\$297	-8%	-5%
Sale to List Price %	95%	97%	98%	94%	97%	4%	2%
Days on Market	35	30	50	52	83	60%	137%
Units Sold	129	125	116	99	87	-12%	-33%

Neighbourhood	2009	2010	2011	2012	2013	Variance 2013 vs 2012	Variance 2013 vs 2009
Delta Manor	\$520,000	\$563,000	\$587,500	\$590,000	\$572,500	-3%	10%
East Delta	\$0	\$260,000	\$0	\$0	\$0	NA	NA
Hawthorne	\$580,000	\$667,800	\$649,000	\$681,000	\$651,450	-4%	12%
Holly	\$569,000	\$602,500	\$652,500	\$649,000	\$611,000	-6%	7%
Ladner Elementary	\$525,250	\$570,000	\$558,750	\$609,500	\$600,000	-2%	14%
Ladner Rural	\$535,000	\$447,400	\$407,000	\$546,500	\$607,500	11%	14%
Neilsen Grove	\$665,000	\$716,000	\$823,000	\$764,500	\$722,500	-5%	9%
Port Guichon	\$515,600	\$543,000	\$560,000	\$615,000	\$565,000	-8%	10%
Westham Island	\$697,000	\$0	\$72,500	\$159,250	\$156,000	-2%	-78%
Sale Price	\$554,000	\$605,000	\$628,000	\$628,750	\$620,000	-1%	12%
Sale Price SQFT	\$259	\$294	\$297	\$305	\$295	-3%	14%
Sale to List Price %	97%	98%	98%	98%	99%	1%	2%
Days on Market	34	23	31	28	42	50%	24%
Units Sold	258	198	239	188	201	7%	-22%

Neighbourhood	2009	2010	2011	2012	2013	Variance 2013 vs 2012	Variance 2013 vs 2009
Delta Manor	\$283,500	\$334,000	\$345,000	\$345,000	\$307,500	-11%	8%
East Delta	\$465,000	\$533,000	\$583,000	\$345,000	\$472,500	37%	2%
Hawthorne	\$315,000	\$299,250	\$302,250	\$310,000	\$342,646	11%	9%
Holly	\$392,500	\$395,000	\$407,500	\$392,000	\$380,000	-3%	-3%
Ladner Elementary	\$321,500	\$339,000	\$342,500	\$385,000	\$380,000	-1%	18%
Ladner Rural	\$0	\$0	\$0	\$0	\$0	NA	NA
Neilsen Grove	\$610,000	\$710,000	\$758,250	\$736,000	\$729,500	-1%	20%
Port Guichon	\$0	\$0	\$0	\$0	\$0	NA	NA
Westham Island	\$0	\$0	\$0	\$0	\$0	NA	NA
Sale Price	\$328,900	\$339,000	\$380,000	\$367,500	\$370,000	1%	12%
Sale Price SQFT	\$276	\$294	\$298	\$297	\$291	-2%	5%
Sale to List Price %	95%	97%	100%	97%	96%	-1%	1%
Days on Market	33	30	39	39	45	15%	36%
Sale Price	138	129	117	85	105	24%	-24%