



Metro Vancouver Edition

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



JULY 2013

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SnapStats™ VANCOUVER DOWNTOWN ATTACHED (Condo & TH) JULY 2013

Price Band Statistics ATTACHED (Condo & TH)

SnapStats™	Inventory	Sales	Sales Ratio*
\$0 – 300,000	64	14	21.88%
300,001 – 400,000	144	53	36.81%
400,001 – 500,000	174	51	29.31%
500,001 – 600,000	127	26	20.47%
600,001 – 700,000	80	16	20.00%
700,001 – 800,000	51	14	27.45%
800,001 – 900,000	41	7	17.07%
900,001 – 1,000,000	34	8	23.53%
1,000,001 – 1,250,000	38	6	15.79%
1,250,001 – 1,500,000	38	7	18.42%
1,500,001 – 1,750,000	19	6	31.58%
1,750,001 – 2,000,000	23	1	4.35%
2,000,001 – 2,250,000	11	0	0.00%
2,250,001 – 2,500,000	14	1	7.14%
2,500,001 – 2,750,000	6	1	16.67%
2,750,001 – 3,000,000	11	0	0.00%
3,000,001 – 3,500,000	17	1	5.88%
3,500,001 – 4,000,000	13	1	7.69%
4,000,001 – 4,500,000	10	1	10.00%
4,500,001 – 5,000,000	6	0	0.00%
5,000,001 & Greater	14	1	7.14%
TOTAL	935	215	22.99%

STYLE OF HOME	Inventory	Sales	Sales Ratio*
0 to 1 Bedroom	411	114	27.74%
2 Bedrooms	437	93	21.28%
3 Bedrooms	76	8	10.53%
4 Bedrooms & Greater	11	0	0.00%
TOTAL	935	215	22.99%

SnapStats™	June	July	Variance
Inventory	963	935	-2.91%
Solds	231	215	-6.93%
Sale Price (Median)	\$496,000	\$478,000	-3.63%
Sale to List Price Ratio	99.2%	97.8%	-1.41%
Days on Market	32	34	6.25%

Community Statistics ATTACHED (Condo & TH)

SnapStats™	Inventory	Sales	Sales Ratio*
Coal Harbour	169	24	14.20%
Downtown	357	78	21.85%
Westend	186	41	22.04%
Yaletown	223	72	32.29%
TOTAL	935	215	22.99%

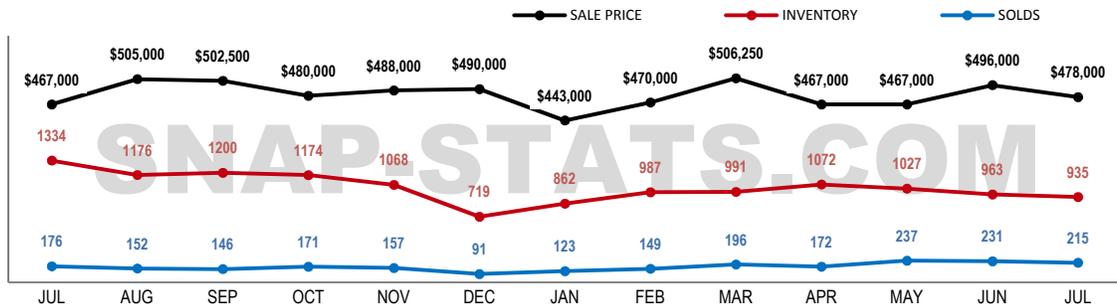
*Sales to Active Listing Ratio (The percent of homes selling)

SnapStats™ ▷ Summary ATTACHED

- Official Market Type Downtown: Sellers market at 23% Sales Ratio average (2.3 in 10 homes selling)
- Homes are selling on average 2% below list price
- Most Active Price Band* +/- \$1 mil: \$300,000 to \$400,000 (37% Sales Ratio); \$1.5 mil to \$1.75 mil (32% Sales Ratio)
- Buyers Best Bet* under \$1 mil: Homes from \$800,000 to \$900,000 (Balanced market), Coal Harbour and 3 bedrooms
- Sellers Best Bet*: Selling homes in Yaletown and up to 1 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	0	0	0.00%
300,001 – 400,000	1	0	0.00%
400,001 – 500,000	0	0	0.00%
500,001 – 600,000	0	0	0.00%
600,001 – 700,000	2	0	0.00%
700,001 – 800,000	1	0	0.00%
800,001 – 900,000	1	1	100.00%
900,001 – 1,000,000	1	1	100.00%
1,000,001 – 1,250,000	15	4	26.67%
1,250,001 – 1,500,000	40	11	27.50%
1,500,001 – 1,750,000	56	19	33.93%
1,750,001 – 2,000,000	81	12	14.81%
2,000,001 – 2,250,000	58	10	17.24%
2,250,001 – 2,500,000	101	16	15.84%
2,500,001 – 2,750,000	74	17	22.97%
2,750,001 – 3,000,000	82	10	12.20%
3,000,001 – 3,500,000	73	7	9.59%
3,500,001 – 4,000,000	116	3	2.59%
4,000,001 – 4,500,000	28	3	10.71%
4,500,001 – 5,000,000	43	3	6.98%
5,000,001 & Greater	99	11	11.11%
TOTAL	872	128	14.68%

STYLE OF HOME	Inventory	Sales	Sales Ratio*
2 Bedrooms & Less	22	3	13.64%
3 to 4 Bedrooms	261	49	18.77%
5 to 6 Bedrooms	461	60	13.02%
7 Bedrooms & More	128	16	12.50%
TOTAL	872	128	14.68%

SnapStats™	June	July	Variance
Inventory	842	872	3.56%
Solds	147	128	-12.93%
Sale Price (Median)	\$2,055,000	\$2,324,000	13.09%
Sale to List Price Ratio	93.5%	93.2%	-0.32%
Days on Market	24	33	37.50%

Community Statistics DETACHED (HOUSES)

SnapStats™	Inventory	Sales	Sales Ratio*
Arbutus	58	7	12.07%
Cambie	43	7	16.28%
Dunbar	99	25	25.25%
Fairview	1	1	100.00%
Falsecreek	0	0	0.00%
Kerrisdale	66	15	22.73%
Kitsilano	47	7	14.89%
Mackenzie Heights	38	9	23.68%
Marpole	63	5	7.94%
Mount Pleasant	2	2	100.00%
Oakridge	26	4	15.38%
Point Grey	80	13	16.25%
Quilchena	33	5	15.15%
SW Marine	27	3	11.11%
Shaughnessy	87	13	14.94%
South Cambie	24	0	0.00%
South Granville	128	9	7.03%
Southlands	31	3	9.68%
University	19	0	0.00%
TOTAL	872	128	14.68%

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

SnapStats™ ▷ Summary DETACHED

- Official Market Type Westside Detached: Balanced market at 15% Sales Ratio average (14% is a Buyers market)
- Homes are selling on average 7% below list price
- Most Active Price Band* +/- \$2 mil: \$1.5 mil to \$1.75 mil (34% Sales Ratio); \$2.5 mil to \$2.75 mil (23% Sales Ratio)
- Buyers Best Bet* +/- \$2 mil: Homes \$1.75 to \$2 mil; \$3.5 to \$4 mil, Marpole, South Granville, Southlands and 7+ bedrooms
- Sellers Best Bet*: Selling homes in Dunbar, Kerrisdale, Mackenzie Heights and 3 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	49	14	28.57%
300,001 – 400,000	164	38	23.17%
400,001 – 500,000	170	41	24.12%
500,001 – 600,000	148	33	22.30%
600,001 – 700,000	128	34	26.56%
700,001 – 800,000	87	17	19.54%
800,001 – 900,000	59	15	25.42%
900,001 – 1,000,000	39	10	25.64%
1,000,001 – 1,250,000	63	9	14.29%
1,250,001 – 1,500,000	47	4	8.51%
1,500,001 – 1,750,000	23	3	13.04%
1,750,001 – 2,000,000	6	2	33.33%
2,000,001 – 2,250,000	2	0	0.00%
2,250,001 – 2,500,000	5	0	0.00%
2,500,001 – 2,750,000	2	0	0.00%
2,750,001 – 3,000,000	2	0	0.00%
3,000,001 – 3,500,000	2	0	0.00%
3,500,001 – 4,000,000	2	0	0.00%
4,000,001 – 4,500,000	0	0	0.00%
4,500,001 – 5,000,000	2	0	0.00%
5,000,001 & Greater	0	0	0.00%
TOTAL	1000	220	22.00%

STYLE OF HOME	Inventory	Sales	Sales Ratio*
0 to 1 Bedroom	363	70	19.28%
2 Bedrooms	486	124	25.51%
3 Bedrooms	132	25	18.94%
4 Bedrooms & Greater	19	1	5.26%
TOTAL	1000	220	22.00%

SnapStats™	June	July	Variance
Inventory	1036	1000	-3.47%
Solds	204	220	7.84%
Sale Price (Median)	\$537,500	\$547,250	1.81%
Sale to List Price Ratio	97.9%	98.1%	0.20%
Days on Market	31	29	-6.45%

Community Statistics ATTACHED (Condo & TH)

SnapStats™	Inventory	Sales	Sales Ratio*
Arbutus	0	0	0.00%
Cambie	24	4	16.67%
Dunbar	15	1	6.67%
Fairview	184	49	26.63%
Falsecreek	132	19	14.39%
Kerrisdale	50	10	20.00%
Kitsilano	202	61	30.20%
Mackenzie Heights	0	0	0.00%
Marpole	45	12	26.67%
Mount Pleasant	6	3	50.00%
Oakridge	22	4	18.18%
Point Grey	20	4	20.00%
Quilchena	48	8	16.67%
SW Marine	6	1	16.67%
Shaughnessy	13	2	15.38%
South Cambie	14	0	0.00%
South Granville	25	3	12.00%
Southlands	6	0	0.00%
University	188	39	20.74%
TOTAL	1000	220	22.00%

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

SnapStats™ ▷ Summary ATTACHED

- Official Market Type Westside 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 29% Sales Ratio (2.9 in 10 homes selling)
- Buyers Best Bet.* Homes between \$1.25 mil to \$1.5 mil, Dunbar, South Granville and minimum 4 bedroom properties
- Sellers Best Bet.* Selling homes in Fairview, Kitsilano, Mount Pleasant and 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	0.00%
300,001 – 400,000	0	0	0.00%
400,001 – 500,000	0	0	0.00%
500,001 – 600,000	2	2	100.00%
600,001 – 700,000	35	19	54.29%
700,001 – 800,000	60	33	55.00%
800,001 – 900,000	112	27	24.11%
900,001 – 1,000,000	111	22	19.82%
1,000,001 – 1,250,000	129	28	21.71%
1,250,001 – 1,500,000	96	9	9.38%
1,500,001 – 1,750,000	30	2	6.67%
1,750,001 – 2,000,000	22	3	13.64%
2,000,001 – 2,250,000	5	0	0.00%
2,250,001 – 2,500,000	2	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%
TOTAL	605	145	23.97%

STYLE OF HOME	Inventory	Sales	Sales Ratio*
2 Bedrooms & Less	26	10	38.46%
3 to 4 Bedrooms	159	62	38.99%
5 to 6 Bedrooms	295	60	20.34%
7 Bedrooms & More	125	13	10.40%
TOTAL	605	145	23.97%

SnapStats™	June	July	Variance
Inventory	623	605	-2.89%
Solds	141	145	2.84%
Sale Price (Median)	\$838,000	\$880,000	5.01%
Sale to List Price Ratio	96.5%	99.0%	2.59%
Days on Market	17	27	58.82%

Community Statistics DETACHED (HOUSES)

SnapStats™	Inventory	Sales	Sales Ratio*
Champlain Heights	1	1	100.00%
Collingwood	62	21	33.87%
Downtown	0	0	0.00%
Fraser	28	12	42.86%
Fraserview	67	7	10.45%
Grandview	25	8	32.00%
Hastings	5	3	60.00%
Hastings East	19	7	36.84%
Killarney	76	16	21.05%
Knight	54	14	25.93%
Main	26	8	30.77%
Mt Pleasant	19	4	21.05%
Renfrew Heights	41	11	26.83%
Renfrew	62	20	32.26%
South Vancouver	95	11	11.58%
Victoria	25	2	8.00%
TOTAL	605	145	23.97%

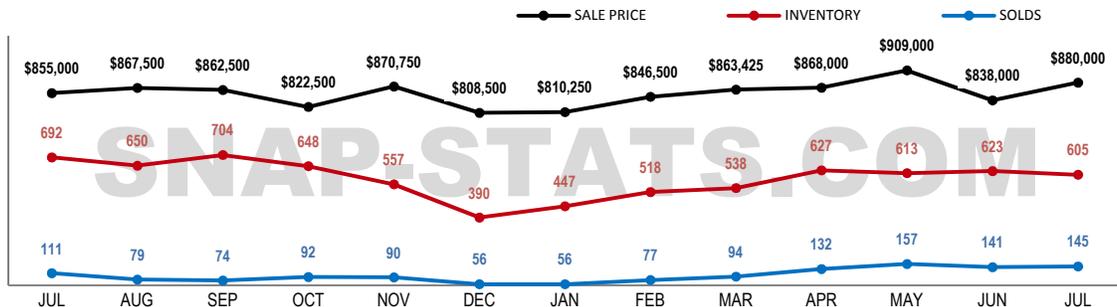
*Sales to Active Listing Ratio (The percent of homes selling)

SnapStats™ ▷ Summary DETACHED

- Official Market Type Eastside Detached: Sellers market at 24% Sales Ratio average (2.4 in 10 homes selling)
- Homes are selling on average 1% below list price
- Most Active Price Band*: \$600,000 to \$800,000 with average 55% Sales Ratio (1 in 2 homes selling)
- Buyers Best Bet*: Homes between \$1.5 mil to \$1.75 mil, South Vancouver, Victoria and minimum 7 bedroom properties
- Sellers Best Bet*: Selling homes in Collingwood, Fraser, Grandview, Hastings East 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	174	51	29.31%
300,001 – 400,000	193	41	21.24%
400,001 – 500,000	117	24	20.51%
500,001 – 600,000	58	20	34.48%
600,001 – 700,000	43	16	37.21%
700,001 – 800,000	27	5	18.52%
800,001 – 900,000	10	1	10.00%
900,001 – 1,000,000	2	0	0.00%
1,000,001 – 1,250,000	4	0	0.00%
1,250,001 – 1,500,000	2	0	0.00%
1,500,001 – 1,750,000	2	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%
TOTAL	632	158	25.00%

STYLE OF HOME	Inventory	Sales	Sales Ratio*
0 to 1 Bedroom	296	70	23.65%
2 Bedrooms	231	62	26.84%
3 Bedrooms	95	23	24.21%
4 Bedrooms & Greater	10	3	30.00%
TOTAL	632	158	25.00%

SnapStats™	June	July	Variance
Inventory	670	632	-5.67%
Solds	127	158	24.41%
Sale Price (Median)	\$379,000	\$377,500	-0.40%
Sale to List Price Ratio	98.7%	97.4%	-1.32%
Days on Market	32	34	6.25%

Community Statistics ATTACHED (Condo & TH)

SnapStats™	Inventory	Sales	Sales Ratio*
Champlain Heights	42	15	35.71%
Collingwood	135	41	30.37%
Downtown	24	5	20.83%
Fraser	29	6	20.69%
Fraserview	44	7	15.91%
Grandview	44	15	34.09%
Hastings	51	8	15.69%
Hastings East	11	2	18.18%
Killarney	18	3	16.67%
Knight	22	4	18.18%
Main	12	5	41.67%
Mt Pleasant	163	42	25.77%
Renfrew Heights	0	0	0.00%
Renfrew	14	2	14.29%
South Vancouver	4	0	0.00%
Victoria	19	3	15.79%
TOTAL	632	158	25.00%

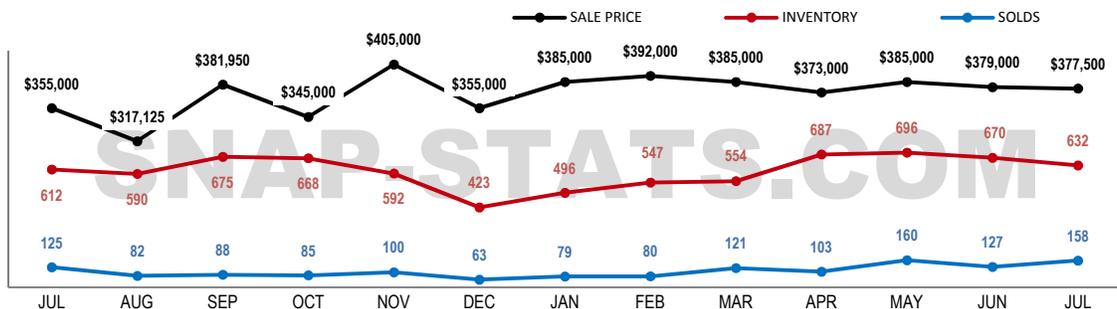
*Sales to Active Listing Ratio (The percent of homes selling)

SnapStats™ ▷ Summary ATTACHED

- Official Market Type Eastside Attached: Sellers market at 25% Sales Ratio average (2.5 in 10 homes selling)
- Homes are selling on average 3% below list price
- Most Active Price Band*: \$500,000 to \$700,000 with average 36% Sales Ratio (Sellers market)
- Buyers Best Bet*: Homes between \$800,000 to \$900,000, Hastings, Renfrew, Victoria and 3 bedroom properties
- Sellers Best Bet*: Selling homes in Champlain Heights, Grandview, 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	0	0	0.00%
300,001 – 400,000	3	0	0.00%
400,001 – 500,000	2	2	100.00%
500,001 – 600,000	3	0	0.00%
600,001 – 700,000	14	5	35.71%
700,001 – 800,000	28	16	57.14%
800,001 – 900,000	32	25	78.13%
900,001 – 1,000,000	41	17	41.46%
1,000,001 – 1,250,000	81	23	28.40%
1,250,001 – 1,500,000	74	14	18.92%
1,500,001 – 1,750,000	43	8	18.60%
1,750,001 – 2,000,000	34	1	2.94%
2,000,001 – 2,250,000	13	1	7.69%
2,250,001 – 2,500,000	13	1	7.69%
2,500,001 – 2,750,000	5	2	40.00%
2,750,001 – 3,000,000	1	0	0.00%
3,000,001 – 3,500,000	2	1	50.00%
3,500,001 – 4,000,000	2	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	5	0	0.00%
TOTAL	396	116	29.29%

STYLE OF HOME	Inventory	Sales	Sales Ratio*
0 to 1 Bedroom	4	2	50.00%
2 Bedrooms	12	3	25.00%
3 Bedrooms	80	27	33.75%
4 Bedrooms & Greater	300	84	28.00%
TOTAL	396	116	29.29%

SnapStats™	June	July	Variance
Inventory	445	396	-11.01%
Solds	99	116	17.17%
Sale Price (Median)	\$964,000	\$948,475	-1.61%
Sale to List Price Ratio	96.5%	98.4%	1.97%
Days on Market	27	30	11.11%

Community Statistics DETACHED (HOUSES)

SnapStats™	Inventory	Sales	Sales Ratio*
Blueridge	12	4	33.33%
Boulevard	11	5	45.45%
Braemar	8	0	0.00%
Calverhall	5	5	100.00%
Canyon Heights	50	16	32.00%
Capilano	4	0	0.00%
Central Lonsdale	18	2	11.11%
Deep Cove	20	6	30.00%
Delbrook	6	0	0.00%
Dollarton	12	2	16.67%
Edgemont	29	8	27.59%
Forest Hills	12	9	75.00%
Grouse Woods	3	0	0.00%
Hamilton	14	3	21.43%
Hamilton Heights	1	1	100.00%
Indian Arm	8	1	12.50%
Indian River	3	2	66.67%
Lower Lonsdale	8	1	12.50%
Lynn Valley	34	17	50.00%
Lynnmour	9	1	11.11%
Norgate	2	1	50.00%
Northlands	1	1	100.00%
Pemberton Heights	13	4	30.77%
Pemberton	9	0	0.00%
Princess Park	7	2	28.57%
Queensbury	5	3	60.00%
Roche Point	4	2	50.00%
Seymour	8	3	37.50%
Tempe	3	1	33.33%
Upper Delbrook	18	6	33.33%
Upper Lonsdale	35	4	11.43%
Westlynn	13	5	38.46%
Westlynn Terrace	1	0	0.00%
Windsor Park	6	1	16.67%
Woodlands-Sunshine Cascade	4	0	0.00%
TOTAL	396	116	29.29%

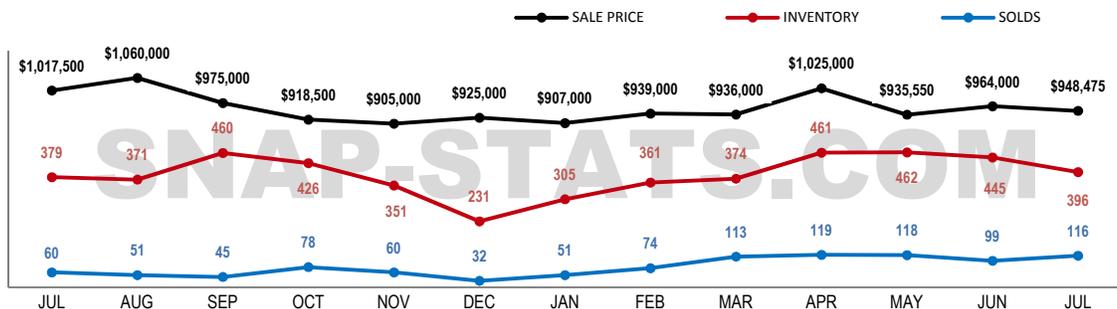
*Sales to Active Listing Ratio (The percent of homes selling)

SnapStats™ ▷ Summary DETACHED

- Official Market Type North Vancouver Detached: Sellers market at 29% Sales Ratio average (2.9 in 10 homes selling)
- Homes are selling on average 2% below list price
- Most Active Price Band*: \$800,000 to \$900,000 with average 78% Sales Ratio (8 in 10 homes selling)
- Buyers Best Bet*: Homes between \$1.75 mil to \$2 mil, Central Lonsdale, Lynnmour, Upper Lonsdale and 2 bedroom properties
- Sellers Best Bet*: Selling homes in Boulevard, Forest Hills, Lynn Valley and 3 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	89	18	20.22%
300,001 – 400,000	153	29	18.95%
400,001 – 500,000	99	19	19.19%
500,001 – 600,000	79	17	21.52%
600,001 – 700,000	52	10	19.23%
700,001 – 800,000	30	7	23.33%
800,001 – 900,000	24	1	4.17%
900,001 – 1,000,000	9	0	0.00%
1,000,001 – 1,250,000	2	0	0.00%
1,250,001 – 1,500,000	9	2	22.22%
1,500,001 – 1,750,000	0	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%
TOTAL	550	103	18.73%

STYLE OF HOME	Inventory	Sales	Sales Ratio*
0 to 1 Bedroom	199	26	13.07%
2 Bedrooms	247	53	21.46%
3 Bedrooms	84	22	26.19%
4 Bedrooms & Greater	20	2	10.00%
TOTAL	550	103	18.73%

SnapStats™	June	July	Variance
Inventory	575	550	-4.35%
Solds	105	103	-1.90%
Sale Price (Median)	\$460,000	\$425,000	-7.61%
Sale to List Price Ratio	97.9%	96.8%	-1.12%
Days on Market	32	39	21.88%

Community Statistics ATTACHED (Condo & TH)

SnapStats™	Inventory	Sales	Sales Ratio*
Blueridge	0	0	0.00%
Boulevard	1	0	0.00%
Braemer	0	0	0.00%
Calverhall	0	0	0.00%
Canyon Heights	1	1	100.00%
Capilano	2	1	50.00%
Central Lonsdale	111	24	21.62%
Deep Cove	6	0	0.00%
Delbrook	2	1	50.00%
Dollarton	0	0	0.00%
Edgemont	1	0	0.00%
Forest Hills	0	0	0.00%
Grouse Woods	1	0	0.00%
Hamilton	24	2	8.33%
Hamilton Heights	0	0	0.00%
Indian Arm	0	0	0.00%
Indian River	7	0	0.00%
Lower Lonsdale	190	29	15.26%
Lynn Valley	44	10	22.73%
Lynnmour	27	9	33.33%
Norgate	14	2	14.29%
Northlands	23	5	21.74%
Pemberton Heights	0	0	0.00%
Pemberton	33	5	15.15%
Princess Park	0	0	0.00%
Queensbury	0	0	0.00%
Roche Point	37	9	24.32%
Seymour	8	0	0.00%
Tempe	0	0	0.00%
Upper Delbrook	0	0	0.00%
Upper Lonsdale	12	5	41.67%
Westlynn	6	0	0.00%
Westlynn Terrace	0	0	0.00%
Windsor Park	0	0	0.00%
Woodlands-Sunshine Cascade	0	0	0.00%
TOTAL	550	103	18.73%

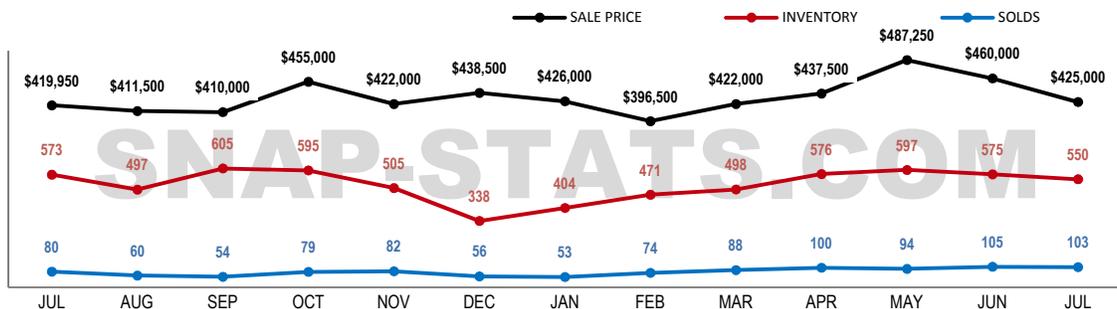
*Sales to Active Listing Ratio (The percent of homes selling)

SnapStats™ ▷ Summary ATTACHED

- Official Market Type North Vancouver Attached: Balanced market at 19% Sales Ratio average (1.9 in 10 homes selling)
- Homes are selling on average 3% below list price
- Most Active Price Band*: \$700,000 to \$800,000 with average 23% Sales Ratio (Sellers market)
- Buyers Best Bet*: Homes between \$800,000 to \$900,000, Hamilton, Norgate and up to 1 bedroom properties
- Sellers Best Bet*: Selling homes in Lynnmour, Upper Lonsdale and 3 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	0.00%
300,001 – 400,000	0	0	0.00%
400,001 – 500,000	0	0	0.00%
500,001 – 600,000	2	0	0.00%
600,001 – 700,000	4	1	25.00%
700,001 – 800,000	7	0	0.00%
800,001 – 900,000	7	3	42.86%
900,001 – 1,000,000	13	0	0.00%
1,000,001 – 1,250,000	30	10	33.33%
1,250,001 – 1,500,000	46	8	17.39%
1,500,001 – 1,750,000	46	10	21.74%
1,750,001 – 2,000,000	47	8	17.02%
2,000,001 – 2,250,000	38	4	10.53%
2,250,001 – 2,500,000	44	3	6.82%
2,500,001 – 2,750,000	41	7	17.07%
2,750,001 – 3,000,000	34	7	20.59%
3,000,001 – 3,500,000	43	2	4.65%
3,500,001 – 4,000,000	45	4	8.89%
4,000,001 – 4,500,000	24	5	20.83%
4,500,001 – 5,000,000	18	1	5.56%
5,000,001 & Greater	92	4	4.35%
TOTAL	582	77	13.23%

STYLE OF HOME	Inventory	Sales	Sales Ratio*
2 Bedrooms & Less	23	5	21.74%
3 to 4 Bedrooms	305	44	14.43%
5 to 6 Bedrooms	223	25	11.21%
7 Bedrooms & More	31	3	9.68%
TOTAL	582	77	13.23%

SnapStats™	June	July	Variance
Inventory	590	582	-1.36%
Solds	74	77	4.05%
Sale Price (Median)	\$1,765,000	\$1,948,000	10.37%
Sale to List Price Ratio	97.4%	93.3%	-4.21%
Days on Market	24	40	66.67%

Community Statistics DETACHED (HOUSES)

SnapStats™	Inventory	Sales	Sales Ratio*
Altamont	28	1	3.57%
Ambleside	58	7	12.07%
Bayridge	12	2	16.67%
British Properties	90	8	8.89%
Canterbury	11	0	0.00%
Caulfield	40	7	17.50%
Cedardale	11	5	45.45%
Chartwell	32	6	18.75%
Chelsea Park	5	0	0.00%
Cypress	8	1	12.50%
Cypress Park Estates	9	5	55.56%
Deer Ridge	1	0	0.00%
Dundarave	31	7	22.58%
Eagle Harbour	21	4	19.05%
Eagleridge	7	0	0.00%
Furry Creek	16	1	6.25%
Gleneagles	16	1	6.25%
Glenmore	12	0	0.00%
Horseshoe Bay	7	0	0.00%
Howe Sound	17	1	5.88%
Lions Bay	28	2	7.14%
Old Caulfield	5	0	0.00%
Panorama Village	0	0	0.00%
Park Royal	1	1	100.00%
Porteau Cove	0	0	0.00%
Queens	20	3	15.00%
Rockridge	8	0	0.00%
Sandy Cove	4	0	0.00%
Sentinel Hill	19	3	15.79%
Upper Caulfield	6	0	0.00%
West Bay	16	1	6.25%
Westhill	8	2	25.00%
Westmount	16	1	6.25%
Whitby Estates	14	5	35.71%
Whytecliff	5	3	60.00%
TOTAL	582	77	13.23%

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

SnapStats™ ▷ Summary DETACHED

- Official Market Type West Vancouver Detached: Buyers market at 13% Sales Ratio average (1.3 in 10 homes selling)
- Homes are selling on average 6% below list price
- Most Active Price Band*: \$1 mil to \$1.25 mil with average 33% Sales Ratio (Sellers market)
- Buyers Best Bet*: Homes priced \$5 mil and greater, Altamont, Howe Sound and minimum 7 bedroom properties
- Sellers Best Bet*: Selling homes in Cedardale, Whitby Estates and up to 2 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	6	2	33.33%
300,001 – 400,000	16	1	6.25%
400,001 – 500,000	14	3	21.43%
500,001 – 600,000	13	1	7.69%
600,001 – 700,000	12	4	33.33%
700,001 – 800,000	18	1	5.56%
800,001 – 900,000	13	3	23.08%
900,001 – 1,000,000	13	3	23.08%
1,000,001 – 1,250,000	11	6	54.55%
1,250,001 – 1,500,000	17	2	11.76%
1,500,001 – 1,750,000	3	0	0.00%
1,750,001 – 2,000,000	6	1	16.67%
2,000,001 – 2,250,000	2	1	50.00%
2,250,001 – 2,500,000	2	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	2	0	0.00%
3,500,001 – 4,000,000	1	0	0.00%
4,000,001 – 4,500,000	1	0	0.00%
4,500,001 – 5,000,000	1	1	100.00%
5,000,001 & Greater	3	0	0.00%
TOTAL	154	29	18.83%

STYLE OF HOME	Inventory	Sales	Sales Ratio*
2 Bedrooms & Less	129	22	17.05%
3 to 4 Bedrooms	24	7	29.17%
5 to 6 Bedrooms	1	0	0.00%
7 Bedrooms & More	0	0	0.00%
TOTAL	154	29	18.83%

SnapStats™	June	July	Variance
Inventory	159	154	-3.14%
Solds	15	29	93.33%
Sale Price (Median)	\$870,000	\$855,000	-1.72%
Sale to List Price Ratio	96.8%	95.2%	-1.65%
Days on Market	105	68	-35.24%

Community Statistics ATTACHED (Condo & TH)

SnapStats™	Inventory	Sales	Sales Ratio*
Altamont	0	0	0.00%
Ambleside	50	6	12.00%
Bayridge	0	0	0.00%
British Properties	0	0	0.00%
Canterbury	0	0	0.00%
Caulfield	1	0	0.00%
Cedardale	6	2	33.33%
Chartwell	0	0	0.00%
Chelsea Park	1	0	0.00%
Cypress	0	0	0.00%
Cypress Park Estates	4	0	0.00%
Deer Ridge	2	0	0.00%
Dundarave	33	7	21.21%
Eagle Harbour	0	0	0.00%
Eagleridge	0	0	0.00%
Furry Creek	4	1	25.00%
Gleneagles	0	0	0.00%
Glenmore	0	0	0.00%
Horseshoe Bay	1	0	0.00%
Howe Sound	4	3	75.00%
Lions Bay	1	1	100.00%
Old Caulfield	1	0	0.00%
Panorama Village	15	5	33.33%
Park Royal	17	2	11.76%
Porteau Cove	0	0	0.00%
Queens	0	0	0.00%
Rockridge	0	0	0.00%
Sandy Cove	0	0	0.00%
Sentinel Hill	5	0	0.00%
Upper Caulfield	2	2	100.00%
West Bay	0	0	0.00%
Westhill	0	0	0.00%
Westmount	0	0	0.00%
Whitby Estates	7	0	0.00%
Whytecliff	0	0	0.00%
TOTAL	154	29	18.83%

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

SnapStats™ ▷ Summary ATTACHED

- Official Market Type West Vancouver Attached: Balanced market at 19% Sales Ratio average (1.9 in 10 homes selling)
- Homes are selling on average 5% below list price
- Most Active Price Band*: \$1 mil to \$1.25 mil with average 55% Sales Ratio (Sellers market)
- Buyers Best Bet*: Homes between \$700,000 to \$800,000, Ambleside, Park Royal and up to 2 bedroom properties
- Sellers Best Bet*: Selling homes in Dundarave, Panorama Village and 3 to 4 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	3	2	66.67%
300,001 – 400,000	1	1	100.00%
400,001 – 500,000	1	1	100.00%
500,001 – 600,000	6	1	16.67%
600,001 – 700,000	28	15	53.57%
700,001 – 800,000	80	28	35.00%
800,001 – 900,000	127	24	18.90%
900,001 – 1,000,000	90	8	8.89%
1,000,001 – 1,250,000	141	19	13.48%
1,250,001 – 1,500,000	132	17	12.88%
1,500,001 – 1,750,000	101	13	12.87%
1,750,001 – 2,000,000	100	7	7.00%
2,000,001 – 2,250,000	32	6	18.75%
2,250,001 – 2,500,000	44	0	0.00%
2,500,001 – 2,750,000	18	2	11.11%
2,750,001 – 3,000,000	19	0	0.00%
3,000,001 – 3,500,000	10	0	0.00%
3,500,001 – 4,000,000	11	0	0.00%
4,000,001 – 4,500,000	3	0	0.00%
4,500,001 – 5,000,000	0	0	0.00%
5,000,001 & Greater	3	0	0.00%
TOTAL	950	144	15.16%

STYLE OF HOME	Inventory	Sales	Sales Ratio*
2 Bedrooms & Less	17	3	17.65%
3 to 4 Bedrooms	382	69	18.06%
5 to 6 Bedrooms	507	67	13.21%
7 Bedrooms & More	44	5	11.36%
TOTAL	950	144	15.16%

SnapStats™	June	July	Variance
Inventory	935	950	1.60%
Solds	110	144	30.91%
Sale Price (Median)	\$915,000	\$913,000	-0.22%
Sale to List Price Ratio	94.5%	96.8%	2.43%
Days on Market	40	50	25.00%

Community Statistics DETACHED (HOUSES)

SnapStats™	Inventory	Sales	Sales Ratio*
Boyd Park	23	6	26.09%
Bridgeport	13	3	23.08%
Brighthouse	8	0	0.00%
Brighthouse South	3	0	0.00%
Broadmoor	101	9	8.91%
East Cambie	41	6	14.63%
East Richmond	13	0	0.00%
Garden City	34	6	17.65%
Gilmore	3	0	0.00%
Granville	66	9	13.64%
Hamilton	20	6	30.00%
Ironwood	38	7	18.42%
Lackner	51	10	19.61%
McLennan	18	0	0.00%
McLennan North	15	1	6.67%
McNair	32	5	15.63%
Quilchena	36	3	8.33%
Riverdale	49	10	20.41%
Saunders	64	2	3.13%
Sea Island	5	1	20.00%
Seafair	74	11	14.86%
South Arm	26	3	11.54%
Steveston North	36	5	13.89%
Steveston South	13	5	38.46%
Steveston Village	13	8	61.54%
Terra Nova	31	7	22.58%
West Cambie	35	6	17.14%
Westwind	21	4	19.05%
Woodwards	68	11	16.18%
TOTAL	950	144	15.16%

*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 3% below list price
- Most Active Price Band*: \$600,000 to \$700,000 with average 54% Sales Ratio (Sellers market)
- Buyers Best Bet*: Homes between \$1.75 mil to \$2 mil, McLennan North, Saunders, minimum 7 bedroom properties
- Sellers Best Bet*: Selling homes in Hamilton, Steveston North, Steveston Village and 3 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	298	79	26.51%
300,001 – 400,000	251	53	21.12%
400,001 – 500,000	251	69	27.49%
500,001 – 600,000	232	35	15.09%
600,001 – 700,000	106	12	11.32%
700,001 – 800,000	42	6	14.29%
800,001 – 900,000	20	1	5.00%
900,001 – 1,000,000	2	1	50.00%
1,000,001 – 1,250,000	6	1	16.67%
1,250,001 – 1,500,000	5	0	0.00%
1,500,001 – 1,750,000	1	1	100.00%
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%
TOTAL	1216	258	21.22%

STYLE OF HOME	Inventory	Sales	Sales Ratio*
0 to 1 Bedroom	255	60	23.53%
2 Bedrooms	529	107	20.23%
3 Bedrooms	345	77	22.32%
4 Bedrooms & Greater	87	14	16.09%
TOTAL	1216	258	21.22%

SnapStats™	June	July	Variance
Inventory	1196	1216	1.67%
Solds	193	258	33.68%
Sale Price (Median)	\$400,000	\$392,500	-1.88%
Sale to List Price Ratio	97.8%	96.9%	-0.92%
Days on Market	39	33	-15.38%

Community Statistics ATTACHED (Condo & TH)

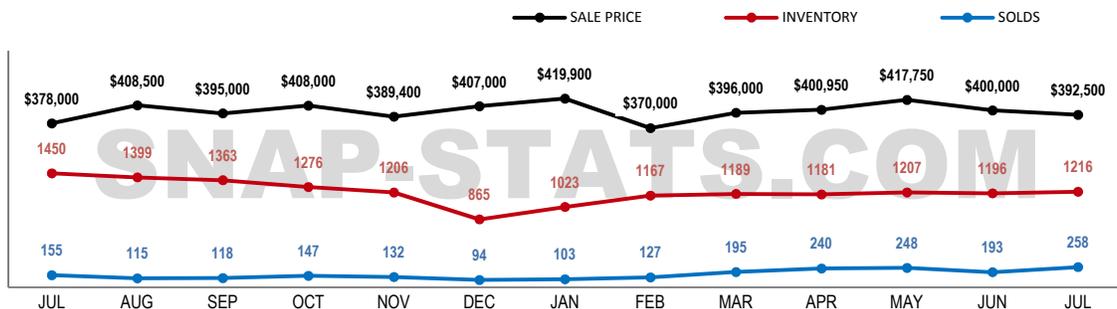
SnapStats™	Inventory	Sales	Sales Ratio*
Boyd Park	30	11	36.67%
Bridgeport	9	0	0.00%
Brighthouse	384	78	20.31%
Brighthouse South	190	29	15.26%
Broadmoor	7	2	28.57%
East Cambie	46	12	26.09%
East Richmond	7	0	0.00%
Garden City	17	3	17.65%
Gilmore	0	0	0.00%
Granville	27	0	0.00%
Hamilton	17	1	5.88%
Ironwood	14	5	35.71%
Lackner	15	0	0.00%
McLennan	1	0	0.00%
McLennan North	132	42	31.82%
McNair	4	4	100.00%
Quilchena	7	0	0.00%
Riverdale	37	9	24.32%
Saunders	17	4	23.53%
Sea Island	0	0	0.00%
Seafair	4	4	100.00%
South Arm	27	5	18.52%
Steveston North	12	2	16.67%
Steveston South	76	22	28.95%
Steveston Village	6	3	50.00%
Terra Nova	23	4	17.39%
West Cambie	92	12	13.04%
Westwind	2	2	100.00%
Woodwards	13	4	30.77%
TOTAL	1216	258	21.22%

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

SnapStats™ ▷ Summary ATTACHED

- Official Market Type Richmond 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*: \$400,000 to \$500,000 with average 27% Sales Ratio (2.7 in 10 homes selling)
 - Buyers Best Bet*: Homes between \$800,000 to \$900,000, Hamilton and minimum 4 bedroom properties
 - Sellers Best Bet*: Selling homes in Boyd Park, Ironwood, McLennan North, Woodwards and up to 1 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	0	0	0.00%
300,001 – 400,000	0	0	0.00%
400,001 – 500,000	1	1	100.00%
500,001 – 600,000	10	5	50.00%
600,001 – 700,000	37	4	10.81%
700,001 – 800,000	29	4	13.79%
800,001 – 900,000	21	4	19.05%
900,001 – 1,000,000	8	1	12.50%
1,000,001 – 1,250,000	10	2	20.00%
1,250,001 – 1,500,000	7	0	0.00%
1,500,001 – 1,750,000	4	0	0.00%
1,750,001 – 2,000,000	2	0	0.00%
2,000,001 – 2,250,000	2	0	0.00%
2,250,001 – 2,500,000	2	0	0.00%
2,500,001 – 2,750,000	2	0	0.00%
2,750,001 – 3,000,000	4	0	0.00%
3,000,001 – 3,500,000	0	0	0.00%
3,500,001 – 4,000,000	2	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%
TOTAL	142	21	14.79%

STYLE OF HOME	Inventory	Sales	Sales Ratio*
2 Bedrooms & Less	13	3	23.08%
3 to 4 Bedrooms	107	16	14.95%
5 to 6 Bedrooms	21	2	9.52%
7 Bedrooms & More	1	0	0.00%
TOTAL	142	21	14.79%

SnapStats™	June	July	Variance
Inventory	152	142	-6.58%
Solds	36	21	-41.67%
Sale Price (Median)	\$687,500	\$740,000	7.64%
Sale to List Price Ratio	98.3%	97.5%	-0.81%
Days on Market	78	58	-25.64%

Community Statistics DETACHED (HOUSES)

SnapStats™	Inventory	Sales	Sales Ratio*
Beach Grove	16	4	25.00%
Boundary Beach	18	1	5.56%
Cliff Drive	30	3	10.00%
English Bluff	25	1	4.00%
Pebble Hill	22	6	27.27%
Tsawwassen Central	22	5	22.73%
Tsawwassen East	9	1	11.11%
TOTAL	142	21	14.79%

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

SnapStats™ ▷ Summary DETACHED

- Official Market Type Tsawwassen Detached: Balanced market at 15% Sales Ratio average (14% is a Buyers market)
- Homes are selling on average 2% below list price
- Most Active Price Band*: \$500,000 to \$600,000 with average 50% Sales Ratio (1 in 2 homes selling)
- Buyers Best Bet*: Homes between \$700,000 to \$800,000, Boundary Beach, English Bluff and 5 to 6 bedroom properties
- Sellers Best Bet*: Selling homes in Beach Grove, Pebble Hill and up to 2 bedroom properties

* With a minimum inventory of 10 where possible

SnapStats™ ▷ 13 Month Market Trend DETACHED



No data available pre Oct 2012

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Price Band Statistics ATTACHED (Condo & TH)

SnapStats™	Inventory	Sales	Sales Ratio*
\$0 – 300,000	16	2	12.50%
300,001 – 400,000	30	5	16.67%
400,001 – 500,000	23	1	4.35%
500,001 – 600,000	9	0	0.00%
600,001 – 700,000	3	0	0.00%
700,001 – 800,000	4	0	0.00%
800,001 – 900,000	0	0	0.00%
900,001 – 1,000,000	1	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	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%
TOTAL	87	8	9.20%

STYLE OF HOME	Inventory	Sales	Sales Ratio*
0 to 1 Bedroom	9	2	22.22%
2 Bedrooms	68	5	7.35%
3 Bedrooms	10	1	10.00%
4 Bedrooms & Greater	0	0	0.00%
TOTAL	87	8	9.20%

SnapStats™	June	July	Variance
Inventory	88	87	-1.14%
Solds	11	8	-27.27%
Sale Price (Median)	\$330,000	\$326,250	-1.14%
Sale to List Price Ratio	98.5%	95.3%	-3.25%
Days on Market	53	75	41.51%

Community Statistics ATTACHED (Condo & TH)

SnapStats™	Inventory	Sales	Sales Ratio*
Beach Grove	23	3	13.04%
Boundary Beach	1	0	0.00%
Cliff Drive	33	4	12.12%
English Bluff	2	0	0.00%
Pebble Hill	0	0	0.00%
Tsawwassen Central	20	1	5.00%
Tsawwassen East	8	0	0.00%
TOTAL	87	8	9.20%

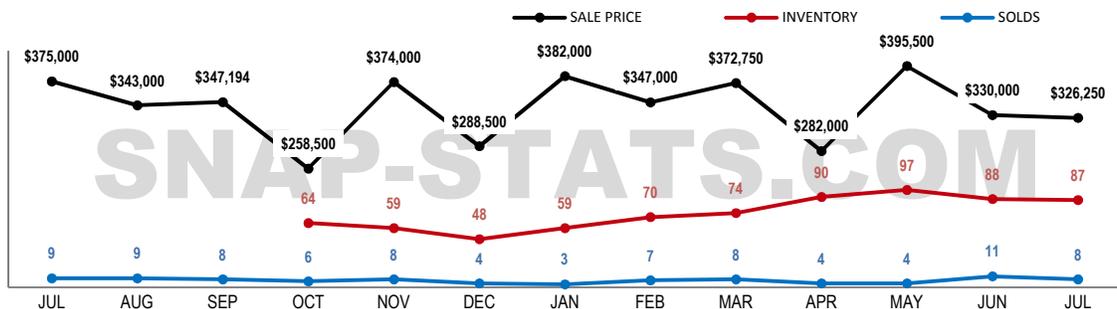
*Sales to Active Listing Ratio (The percent of homes selling)

SnapStats™ ▷ Summary ATTACHED

- Official Market Type Tsawwassen Attached: *Insufficient data* but with 8 sales it is a Buyers market*
- Most Active Price Band*: *Insufficient data*
- Buyers Best Bet*: *Insufficient data*
- Sellers Best Bet*: *Insufficient data*
- Sellers must declutter, repair, stage and price sharply to sell

* With a minimum inventory of 10 where possible

SnapStats™ ▷ 13 Month Market Trend ATTACHED



No data available pre Oct 2012

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Price Band Statistics DETACHED (HOUSES)

SnapStats™	Inventory	Sales	Sales Ratio*
\$0 – 300,000	1	0	0.00%
300,001 – 400,000	0	0	0.00%
400,001 – 500,000	4	2	50.00%
500,001 – 600,000	21	8	38.10%
600,001 – 700,000	26	7	26.92%
700,001 – 800,000	21	2	9.52%
800,001 – 900,000	12	4	33.33%
900,001 – 1,000,000	9	0	0.00%
1,000,001 – 1,250,000	5	1	20.00%
1,250,001 – 1,500,000	1	0	0.00%
1,500,001 – 1,750,000	1	0	0.00%
1,750,001 – 2,000,000	1	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	1	0	0.00%
TOTAL	105	24	22.86%

STYLE OF HOME	Inventory	Sales	Sales Ratio*
2 Bedrooms & Less	15	4	26.67%
3 to 4 Bedrooms	66	14	21.21%
5 to 6 Bedrooms	23	6	26.09%
7 Bedrooms & More	1	0	0.00%
TOTAL	105	24	22.86%

SnapStats™	June	July	Variance
Inventory	96	105	9.38%
Solds	28	24	-14.29%
Sale Price (Median)	\$596,000	\$629,000	5.54%
Sale to List Price Ratio	99.4%	97.8%	-1.61%
Days on Market	44	35	-20.45%

Community Statistics DETACHED (HOUSES)

SnapStats™	Inventory	Sales	Sales Ratio*
Delta Manor	11	1	9.09%
East Delta	0	0	0.00%
Hawthorne	31	7	22.58%
Holly	17	6	35.29%
Ladner Elementary	12	5	41.67%
Ladner Rural	6	3	50.00%
Neilsen Grove	19	2	10.53%
Port Guichon	7	0	0.00%
Westham Island	2	0	0.00%
TOTAL	105	24	22.86%

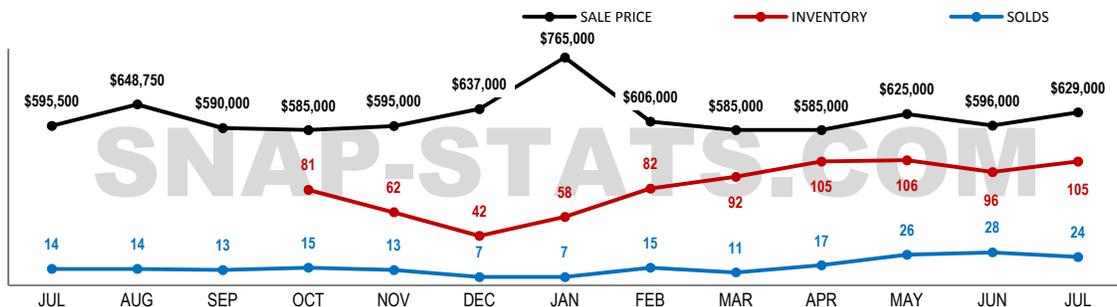
*Sales to Active Listing Ratio (The percent of homes selling)

SnapStats™ ▷ Summary DETACHED

- Official Market Type Ladner Detached: Sellers market at 23% Sales Ratio average (2.3 in 10 homes selling)
- Homes are selling on average 2% below list price
- Most Active Price Band*: \$500,000 to \$600,000 with average 38% Sales Ratio (3.8 in 10 homes selling)
- Buyers Best Bet*: Homes between \$700,000 to \$800,000, Delta Manor, Neilsen Grove and 3 to 4 bedroom properties
- Sellers Best Bet*: Selling homes in Holly, Ladner Elementary and up to 2 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	10	3	30.00%
300,001 – 400,000	21	6	28.57%
400,001 – 500,000	18	3	16.67%
500,001 – 600,000	2	0	0.00%
600,001 – 700,000	2	0	0.00%
700,001 – 800,000	5	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%
TOTAL	58	12	20.69%

STYLE OF HOME	Inventory	Sales	Sales Ratio*
0 to 1 Bedroom	4	2	50.00%
2 Bedrooms	23	7	30.43%
3 Bedrooms	29	3	10.34%
4 Bedrooms & Greater	2	0	0.00%
TOTAL	58	12	20.69%

SnapStats™	June	July	Variance
Inventory	61	58	-4.92%
Solds	10	12	20.00%
Sale Price (Median)	\$305,250	\$330,500	8.27%
Sale to List Price Ratio	96.5%	97.5%	1.04%
Days on Market	64	38	-40.63%

Community Statistics ATTACHED (Condo & TH)

SnapStats™	Inventory	Sales	Sales Ratio*
Delta Manor	14	8	57.14%
East Delta	0	0	0.00%
Hawthorne	16	2	12.50%
Holly	2	1	50.00%
Ladner Elementary	17	1	5.88%
Ladner Rural	0	0	0.00%
Neilsen Grove	9	0	0.00%
Port Guichon	0	0	0.00%
Westham Island	0	0	0.00%
TOTAL	58	12	20.69%

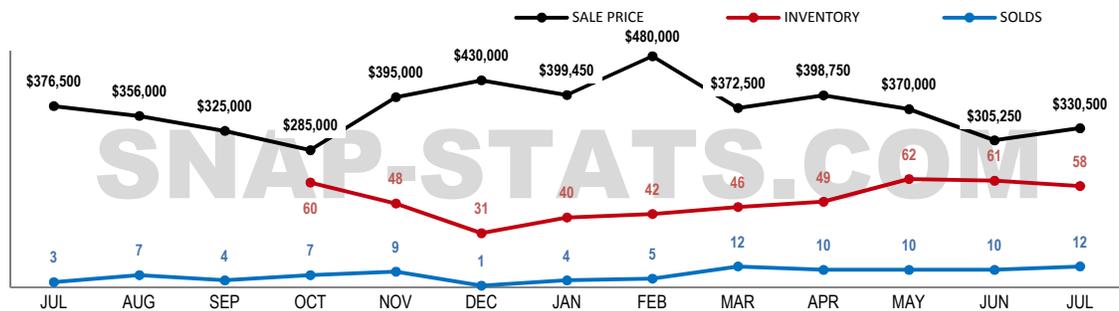
*Sales to Active Listing Ratio (The percent of homes selling)

SnapStats™ ▷ Summary ATTACHED

- Official Market Type Ladner 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*: \$0 to \$400,000 with average 29% Sales Ratio (2.9 in 10 homes selling)
- Buyers Best Bet*: Homes between \$400,000 to \$500,000, Hawthorne, Ladner Elementary and 3 bedroom properties
- Sellers Best Bet*: Selling homes in Delta Manor and 2 bedroom properties

* With a minimum inventory of 10 where possible

SnapStats™ ▷ 13 Month Market Trend ATTACHED



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