

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

*Compliments of:*  
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# METRO VANCOUVER EDITION



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

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 300,000	3	0	NA
300,001 – 400,000	7	8	114%*
400,001 – 500,000	25	38	152%*
500,001 – 600,000	49	65	133%*
600,001 – 700,000	36	64	178%*
700,001 – 800,000	33	43	130%*
800,001 – 900,000	19	32	168%*
900,001 – 1,000,000	16	16	100%
1,000,001 – 1,250,000	26	23	88%
1,250,001 – 1,500,000	27	15	56%
1,500,001 – 1,750,000	23	11	48%
1,750,001 – 2,000,000	9	9	100%
2,000,001 – 2,250,000	3	3	100%
2,250,001 – 2,500,000	7	0	NA
2,500,001 – 2,750,000	4	2	50%
2,750,001 – 3,000,000	15	2	13%
3,000,001 – 3,500,000	16	2	13%
3,500,001 – 4,000,000	6	1	17%
4,000,001 – 4,500,000	3	1	33%
4,500,001 – 5,000,000	3	2	67%
5,000,001 & Greater	27	2	7%
<b>TOTAL</b>	<b>357</b>	<b>339</b>	<b>95%</b>

0 to 1 Bedroom	138	182	132%*
2 Bedrooms	170	141	83%
3 Bedrooms	41	15	37%
4 Bedrooms & Greater	8	1	13%
<b>TOTAL</b>	<b>357</b>	<b>339</b>	<b>95%</b>

SnapStats® Median Data	May	June	Variance
Inventory	370	357	-4%
Solds	319	339	6%
Sale Price	\$735,000	\$699,000	-5%
Sale Price SQFT	\$889	\$920	3%
Sale to List Price Ratio	105%	103%	-2%
Days on Market	8	8	NA

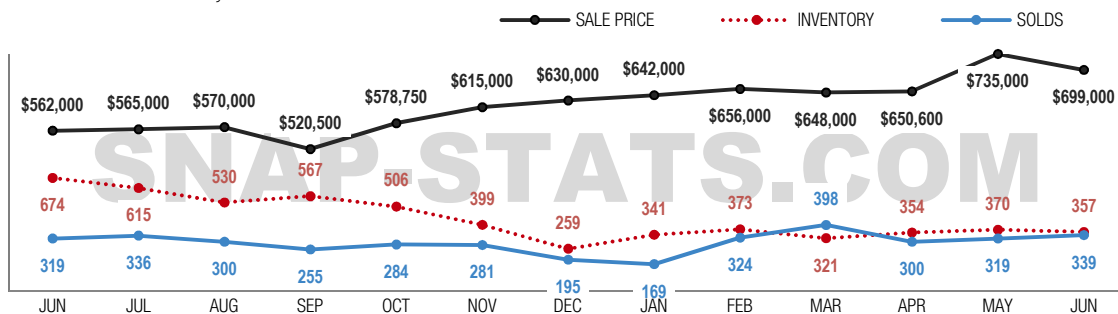
\*Sales Ratio is the 'Sales-to-Active Listing' ratio (inventory) and is current market speed (higher is faster.) If >100% MLS® data on July 4 reported previous month's sales exceeded current inventory count.

## Market Summary

- Official Market Type **DOWNTOWN**: Sellers market at 95% Sales Ratio average (9.5 in 10 homes selling rate)
- Homes are selling on average 3% above list price
- Most Active Price Band\*\* +/- \$1 mil: \$600k to \$700k (>100% Sales Ratio) / \$1.75 mil to \$2 mil (100% Sales Ratio)
- Buyers Best Bet\*\* +/- \$1 mil: Homes between \$900k to \$1 mil / \$5 mil plus, Coal Harbour and 3 bedroom properties
- Sellers Best Bet\*\* Selling homes in Downtown, Westend and up to 1 bedroom properties

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

## 13 Month Market Trend



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

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 300,000	0	0	NA
300,001 – 400,000	0	1	NA*
400,001 – 500,000	0	0	NA
500,001 – 600,000	1	0	NA
600,001 – 700,000	0	0	NA
700,001 – 800,000	0	0	NA
800,001 – 900,000	0	0	NA
900,001 – 1,000,000	0	0	NA
1,000,001 – 1,250,000	0	0	NA
1,250,001 – 1,500,000	0	0	NA
1,500,001 – 1,750,000	1	1	100%
1,750,001 – 2,000,000	5	4	80%
2,000,001 – 2,250,000	10	3	30%
2,250,001 – 2,500,000	30	9	30%
2,500,001 – 2,750,000	15	12	80%
2,750,001 – 3,000,000	44	14	32%
3,000,001 – 3,500,000	51	26	51%
3,500,001 – 4,000,000	71	19	27%
4,000,001 – 4,500,000	42	21	50%
4,500,001 – 5,000,000	51	9	18%
5,000,001 & Greater	236	33	14%
<b>TOTAL</b>	<b>557</b>	<b>152</b>	<b>27%</b>

2 Bedrooms & Less	19	4	21%
3 to 4 Bedrooms	193	75	39%
5 to 6 Bedrooms	268	60	22%
7 Bedrooms & More	77	13	17%
<b>TOTAL</b>	<b>557</b>	<b>152</b>	<b>27%</b>

SnapStats® Median Data	May	June	Variance
Inventory	528	557	5%
Solds	189	152	-20%
Sale Price	\$3,550,000	\$3,675,000	4%
Sale Price SQFT	\$1,210	\$1,232	2%
Sale to List Price Ratio	100%	102%	2%
Days on Market	12	12	NA

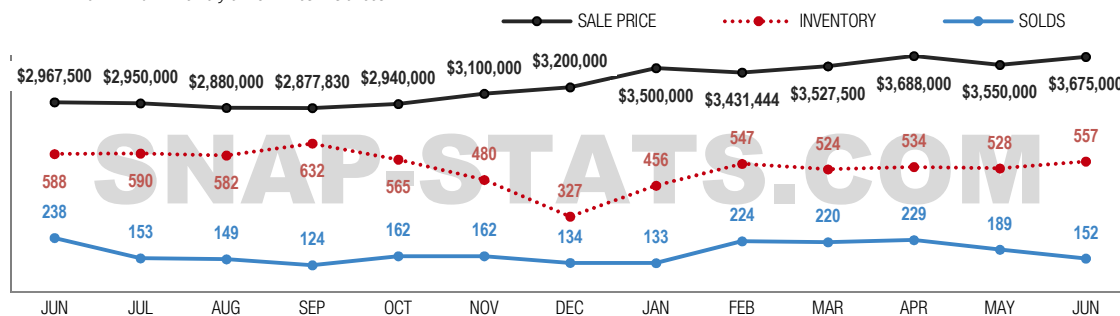
\*Sales Ratio is the 'Sales-to-Active Listing' ratio (inventory) and is current market speed (higher is faster). If >100% MLS® data on July 4 reported previous month's sales exceeded current inventory count.

### Market Summary

- Official Market Type **WESTSIDE DETACHED**: Sellers market at 27% Sales Ratio average (2.7 in 10 homes selling rate)
- Homes are selling on average 2% above list price
- Most Active Price Band\*\* +/- \$3 mil: \$2.5 mil to \$2.75 mil (80% Sales Ratio) / \$3 to \$3.5 mil (51% Sales Ratio)
- Buyers Best Bet\*\* +/- \$3 mil: \$2 mil to \$2.5 mil / \$5 mil plus, Quilchena, Shaughnessy, South Cambie/Granville and 7+ bedrooms
- Sellers Best Bet\*\* Selling homes in Kerrisdale, Mackenzie Heights and 3 to 4 bedroom properties

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

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

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 300,000	3	2	67%
300,001 – 400,000	18	18	100%
400,001 – 500,000	25	54	216%*
500,001 – 600,000	38	35	92%
600,001 – 700,000	46	48	104%*
700,001 – 800,000	44	26	59%
800,001 – 900,000	37	31	84%
900,001 – 1,000,000	22	20	91%
1,000,001 – 1,250,000	47	30	64%
1,250,001 – 1,500,000	37	14	38%
1,500,001 – 1,750,000	19	17	89%
1,750,001 – 2,000,000	16	4	25%
2,000,001 – 2,250,000	5	0	NA
2,250,001 – 2,500,000	2	2	100%
2,500,001 – 2,750,000	6	0	NA
2,750,001 – 3,000,000	3	1	33%
3,000,001 – 3,500,000	5	1	20%
3,500,001 – 4,000,000	2	1	50%
4,000,001 – 4,500,000	1	0	NA
4,500,001 – 5,000,000	1	0	NA
5,000,001 & Greater	1	0	NA
<b>TOTAL</b>	<b>378</b>	<b>304</b>	<b>80%</b>

0 to 1 Bedroom	107	114	107%*
2 Bedrooms	194	157	81%
3 Bedrooms	70	31	44%
4 Bedrooms & Greater	7	2	29%
<b>TOTAL</b>	<b>378</b>	<b>304</b>	<b>80%</b>

SnapStats® Median Data	May	June	Variance
Inventory	395	378	-4%
Solds	328	304	-7%
Sale Price	\$695,500	\$685,000	-2%
Sale Price SQFT	\$783	\$776	-1%
Sale to List Price Ratio	101%	101%	NA
Days on Market	11	9	-18%

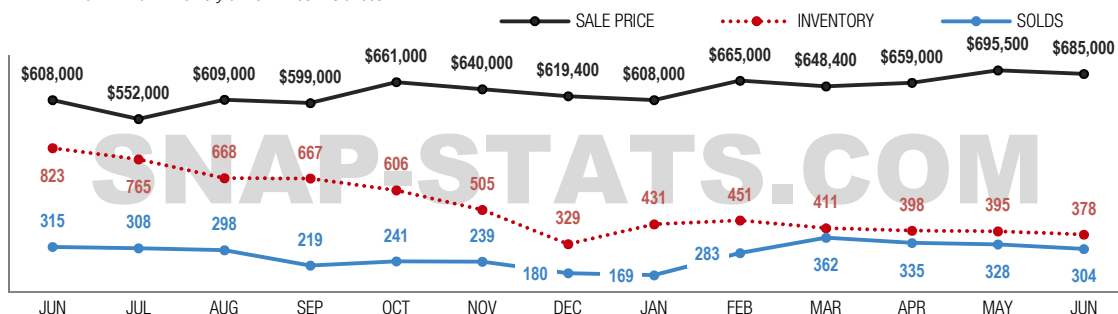
\*Sales Ratio is the 'Sales-to-Active Listing' ratio (inventory) and is current market speed (higher is faster.) If >100% MLS® data on July 4 reported previous month's sales exceeded current inventory count.

## Market Summary

- Official Market Type **WESTSIDE ATTACHED**: Sellers market at 80% Sales Ratio average (8 in 10 homes selling rate)
- Homes are selling on average 1% above list price
- Most Active Price Band\*\* \$400,000 to \$500,000 with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.75 mil to \$2 mil, Point Grey, SW Marine and 3 bedroom properties
- Sellers Best Bet\*\* Selling homes in Fairview, Kitsilano, Mount Pleasant, Oakridge and up to 1 bedroom properties

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

## 13 Month Market Trend



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### 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	0	0	NA
600,001 – 700,000	0	0	NA
700,001 – 800,000	2	0	NA
800,001 – 900,000	1	1	100%
900,001 – 1,000,000	5	1	20%
1,000,001 – 1,250,000	28	13	46%
1,250,001 – 1,500,000	106	45	42%
1,500,001 – 1,750,000	78	56	72%
1,750,001 – 2,000,000	124	21	17%
2,000,001 – 2,250,000	34	7	21%
2,250,001 – 2,500,000	61	12	20%
2,500,001 – 2,750,000	11	3	27%
2,750,001 – 3,000,000	27	5	19%
3,000,001 – 3,500,000	13	0	NA
3,500,001 – 4,000,000	1	0	NA
4,000,001 – 4,500,000	2	0	NA
4,500,001 – 5,000,000	0	0	NA
5,000,001 & Greater	0	0	NA
<b>TOTAL</b>	<b>493</b>	<b>164</b>	<b>33%</b>

2 Bedrooms & Less	31	8	26%
3 to 4 Bedrooms	146	61	42%
5 to 6 Bedrooms	241	81	34%
7 Bedrooms & More	75	14	19%
<b>TOTAL</b>	<b>493</b>	<b>164</b>	<b>33%</b>

SnapStats® Median Data	May	June	Variance
Inventory	448	493	10%
Solds	220	164	-25%
Sale Price	\$1,564,500	\$1,630,000	4%
Sale Price SQFT	\$729	\$733	1%
Sale to List Price Ratio	105%	109%	4%
Days on Market	11	10	-9%

\*Sales Ratio is the 'Sales-to-Active Listing' ratio (inventory) and is current market speed (higher is faster.) If >100% MLS® data on July 4 reported previous month's sales exceeded current inventory count.

### Community STATS HOUSES (DETACHED)

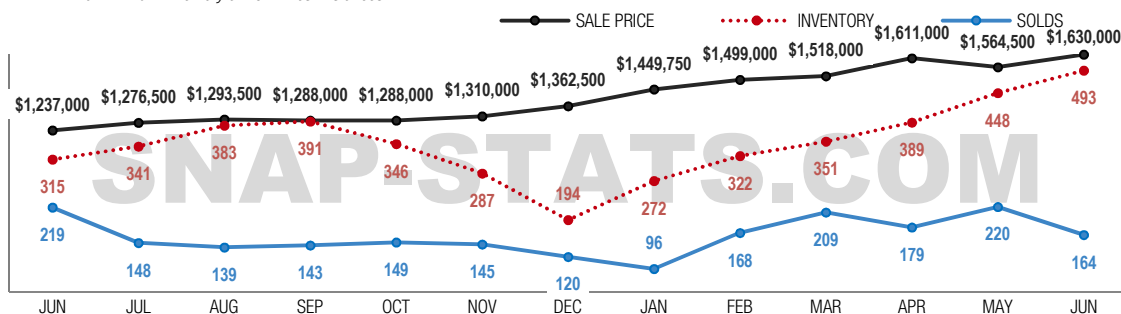
SnapStats®	Inventory	Sales	Sales Ratio
Champlain Heights	1	1	100%
Collingwood	85	12	14%
Downtown	0	0	NA
Fraser	24	18	75%
Fraserview	31	10	32%
Grandview	24	8	33%
Hastings	8	5	63%
Hastings East	15	4	27%
Killarney	63	16	25%
Knight	52	15	29%
Main	19	8	42%
Mount Pleasant	16	8	50%
Renfrew Heights	31	18	58%
Renfrew	42	20	48%
South Vancouver	52	11	21%
Victoria	30	10	33%
<b>TOTAL</b>	<b>493</b>	<b>164</b>	<b>33%</b>

### Market Summary

- Official Market Type **EASTSIDE DETACHED**: Sellers market at 33% Sales Ratio average (1 in 3 homes selling rate)
- Homes are selling on average 9% above list price
- Most Active Price Band\*\* \$1.5 mil to \$1.75 mil with average 72% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.75 mil to \$2 mil, Collingwood, Killarney, South Vancouver and minimum 7 bedroom properties
- Sellers Best Bet\*\* Selling homes in Fraser, Hastings, Renfrew Heights and 3 to 4 bedroom properties

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

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

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 300,000	20	10	50%
300,001 – 400,000	55	51	93%
400,001 – 500,000	21	44	210%*
500,001 – 600,000	23	51	222%*
600,001 – 700,000	18	21	117%*
700,001 – 800,000	12	11	92%
800,001 – 900,000	9	14	156%*
900,001 – 1,000,000	7	7	100%
1,000,001 – 1,250,000	9	10	111%*
1,250,001 – 1,500,000	7	5	71%
1,500,001 – 1,750,000	0	1	NA*
1,750,001 – 2,000,000	0	0	NA
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	1	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	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	1	0	NA
<b>TOTAL</b>	<b>184</b>	<b>225</b>	<b>122%*</b>

0 to 1 Bedroom	82	105	128%*
2 Bedrooms	72	84	117%*
3 Bedrooms	25	30	120%*
4 Bedrooms & Greater	5	6	120%*
<b>TOTAL</b>	<b>184</b>	<b>225</b>	<b>122%*</b>

SnapStats® Median Data	May	June	Variance
Inventory	227	184	-19%
Solds	209	225	8%
Sale Price	\$480,000	\$520,000	8%
Sale Price SQFT	\$608	\$680	12%
Sale to List Price Ratio	107%	107%	NA
Days on Market	9	9	NA

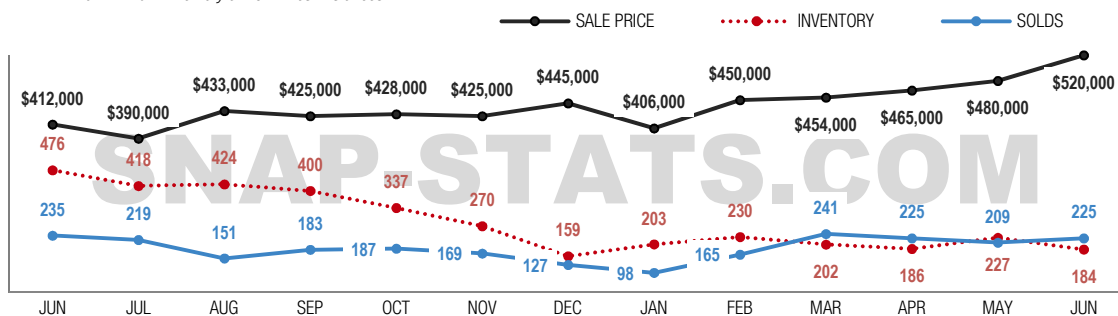
\*Sales Ratio is the 'Sales-to-Active Listing' ratio (inventory) and is current market speed (higher is faster.) If >100% MLS® data on July 4 reported previous month's sales exceeded current inventory count.

## Market Summary

- Official Market Type **EASTSIDE ATTACHED**: Sellers market at >100% Sales Ratio average (10 in 10 homes selling rate)
- Homes are selling on average 7% above list price
- Most Active Price Band\*\* \$500,000 to \$600,000 with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$0 to \$300,000, Collingwood, Downtown and Killarney
- Sellers Best Bet\*\* Selling homes in Champlain Heights, Grandview, Hastings, Knight, Mt Pleasant and all bedroom properties

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

## 13 Month Market Trend



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## Price Band & Bedroom STATS HOUSES (DETACHED)

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 300,000	2	1	50%
300,001 – 400,000	1	0	NA
400,001 – 500,000	0	0	NA
500,001 – 600,000	0	0	NA
600,001 – 700,000	2	0	NA
700,001 – 800,000	1	0	NA
800,001 – 900,000	0	0	NA
900,001 – 1,000,000	0	1	NA*
1,000,001 – 1,250,000	11	8	73%
1,250,001 – 1,500,000	38	34	89%
1,500,001 – 1,750,000	30	45	150%*
1,750,001 – 2,000,000	31	20	65%
2,000,001 – 2,250,000	6	16	267%*
2,250,001 – 2,500,000	17	13	76%
2,500,001 – 2,750,000	12	5	42%
2,750,001 – 3,000,000	16	4	25%
3,000,001 – 3,500,000	10	4	40%
3,500,001 – 4,000,000	7	3	43%
4,000,001 – 4,500,000	2	1	50%
4,500,001 – 5,000,000	3	0	NA
5,000,001 & Greater	1	1	100%
<b>TOTAL</b>	<b>190</b>	<b>156</b>	<b>82%</b>

2 Bedrooms & Less	8	8	100%
3 to 4 Bedrooms	80	90	113%*
5 to 6 Bedrooms	92	55	60%
7 Bedrooms & More	10	3	30%
<b>TOTAL</b>	<b>190</b>	<b>156</b>	<b>82%</b>

SnapStats® Median Data	May	June	Variance
Inventory	209	190	-9%
Solds	136	156	15%
Sale Price	\$1,827,000	\$1,670,000	-9%
Sale Price SQFT	\$731	\$661	-10%
Sale to List Price Ratio	103%	101%	-2%
Days on Market	8	8	NA

\*Sales Ratio is the 'Sales-to-Active Listing' ratio (inventory) and is current market speed (higher is faster.) If >100% MLS® data on July 4 reported previous month's sales exceeded current inventory count.

## Community STATS HOUSES (DETACHED)

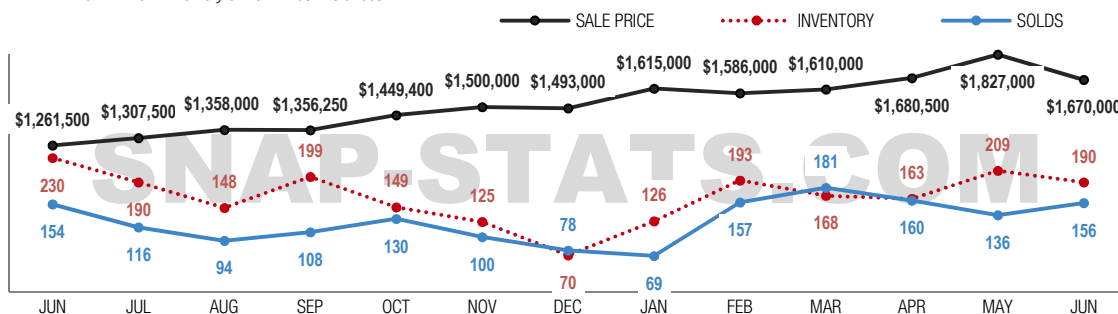
SnapStats®	Inventory	Sales	Sales Ratio
Bluebridge	6	7	117%*
Boulevard	9	7	78%
Braemar	2	2	100%
Calverhall	7	3	43%
Canyon Heights	21	17	81%
Capilano	2	1	50%
Central Lonsdale	11	11	100%
Deep Cove	5	5	100%
Delbrook	4	2	50%
Dollarton	2	6	300%*
Edgemont	7	10	143%*
Forest Hills	2	5	250%*
Grouse Woods	3	0	NA
Hamilton	2	2	100%
Hamilton Heights	2	1	50%
Indian Arm	5	0	NA
Indian River	1	1	100%
Lower Lonsdale	3	5	167%*
Lynn Valley	19	18	95%
Lynnmoor	8	3	38%
Norgate	4	3	75%
Northlands	1	1	100%
Pemberton Heights	6	2	33%
Pemberton	5	2	40%
Princess Park	4	1	25%
Queensbury	3	7	233%*
Roche Point	2	0	NA
Seymour	5	3	60%
Tempe	4	0	NA
Upper Delbrook	3	2	67%
Upper Lonsdale	17	15	88%
Westlynn	6	8	133%*
Westlynn Terrace	1	2	200%*
Windsor Park	4	3	75%
Woodlands-Sunshine Cascade	4	1	25%
<b>TOTAL</b>	<b>190</b>	<b>156</b>	<b>82%</b>

## Market Summary

- Official Market Type **NORTH VANCOUVER DETACHED**: Sellers market at 82% Sales Ratio average (8.2 in 10 homes selling rate)
- Homes are selling on average 1% above list price
- Most Active Price Band\*\* \$2 mil to \$2.25 mil with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$2.75 mil to \$3 mil, Lynnmoor and minimum 7 bedroom properties
- Sellers Best Bet\*\* Selling homes in Central Lonsdale, Edgemont, Westlynn and up to 4 bedroom properties

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

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SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 300,000	12	12	100%
300,001 – 400,000	20	31	155%*
400,001 – 500,000	20	37	185%*
500,001 – 600,000	27	28	104%*
600,001 – 700,000	9	24	267%*
700,001 – 800,000	13	9	69%
800,001 – 900,000	18	12	67%
900,001 – 1,000,000	17	8	47%
1,000,001 – 1,250,000	14	15	107%*
1,250,001 – 1,500,000	7	2	29%
1,500,001 – 1,750,000	4	5	125%*
1,750,001 – 2,000,000	1	0	NA
2,000,001 – 2,250,000	2	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>164</b>	<b>183</b>	<b>112%*</b>

0 to 1 Bedroom	52	71	137%*
2 Bedrooms	76	81	107%*
3 Bedrooms	29	29	100%
4 Bedrooms & Greater	7	2	29%
<b>TOTAL</b>	<b>164</b>	<b>183</b>	<b>112%*</b>

SnapStats® Median Data	May	June	Variance
Inventory	147	164	12%
Solds	194	183	-6%
Sale Price	\$569,950	\$550,000	-4%
Sale Price SQFT	\$601	\$629	5%
Sale to List Price Ratio	103%	100%	-3%
Days on Market	8	8	NA

## Community STATS CONDO & TH (ATTACHED)

SnapStats®	Inventory	Sales	Sales Ratio
Bluebridge	1	0	NA
Boulevard	0	0	NA
Braemar	0	0	NA
Calverhall	0	0	NA
Canyon Heights	0	0	NA
Capilano	3	0	NA
Central Lonsdale	27	35	130%*
Deep Cove	1	2	200%*
Delbrook	0	0	NA
Dollarton	0	0	NA
Edgemont	2	1	50%
Forest Hills	0	0	NA
Grouse Woods	0	0	NA
Hamilton	9	11	122%*
Hamilton Heights	0	0	NA
Indian Arm	0	0	NA
Indian River	2	2	100%
Lower Lonsdale	49	56	114%*
Lynn Valley	10	16	160%*
Lynn timer	17	13	76%
Norgate	5	5	100%
Northlands	7	5	71%
Pemberton Heights	0	0	NA
Pemberton	11	15	136%*
Princess Park	0	0	NA
Queensbury	0	0	NA
Roche Point	18	12	67%
Seymour	2	2	100%
Tempe	0	0	NA
Upper Delbrook	0	0	NA
Upper Lonsdale	0	7	NA*
Westlynn	0	1	NA*
Westlynn Terrace	0	0	NA
Windsor Park	0	0	NA
Woodlands-Sunshine Cascade	0	0	NA
<b>TOTAL</b>	<b>164</b>	<b>183</b>	<b>112%*</b>

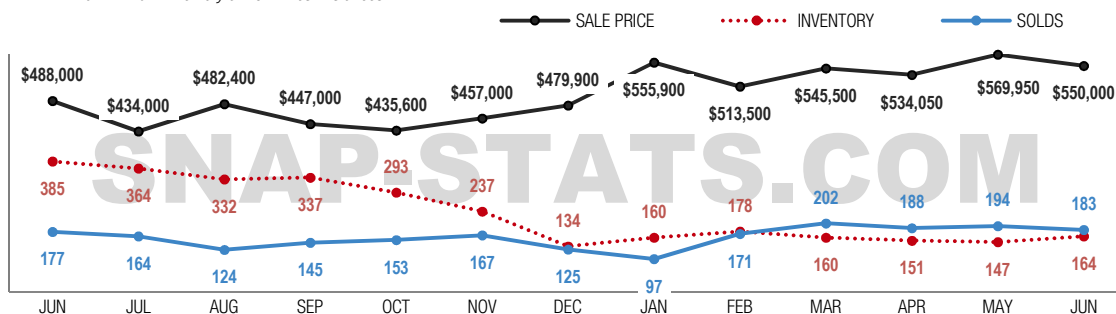
\*Sales Ratio is the 'Sales-to-Active Listing' ratio (inventory) and is current market speed (higher is faster.) If >100% MLS® data on July 4 reported previous month's sales exceeded current inventory count.

## Market Summary

- Official Market Type **NORTH VANCOUVER ATTACHED**: Sellers market at >100% Sales Ratio average (10 in 10 homes selling rate)
- Homes are selling on average at list price
- Most Active Price Band\*\* \$600,000 to \$700,000 with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$900,000 to \$1 mil, Lynn timer, Roche Point and minimum 4 bedrooms
- Sellers Best Bet\*\* Selling homes in Central Lonsdale, Hamilton, Lower Lonsdale, Lynn Valley and Pemberton and up to 3 bedrooms

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

## 13 Month Market Trend



Compliments of...

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## Price Band & Bedroom STATS HOUSES (DETACHED)

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 300,000	0	1	NA*
300,001 – 400,000	0	0	NA
400,001 – 500,000	1	0	NA
500,001 – 600,000	1	0	NA
600,001 – 700,000	2	0	NA
700,001 – 800,000	1	0	NA
800,001 – 900,000	0	0	NA
900,001 – 1,000,000	0	1	NA*
1,000,001 – 1,250,000	1	0	NA
1,250,001 – 1,500,000	1	2	200%*
1,500,001 – 1,750,000	3	1	33%
1,750,001 – 2,000,000	5	3	60%
2,000,001 – 2,250,000	16	3	19%
2,250,001 – 2,500,000	28	8	29%
2,500,001 – 2,750,000	17	6	35%
2,750,001 – 3,000,000	28	9	32%
3,000,001 – 3,500,000	39	11	28%
3,500,001 – 4,000,000	37	6	16%
4,000,001 – 4,500,000	30	8	27%
4,500,001 – 5,000,000	26	5	19%
5,000,001 & Greater	150	10	7%
<b>TOTAL</b>	<b>386</b>	<b>74</b>	<b>19%</b>

2 Bedrooms & Less	13	5	38%
3 to 4 Bedrooms	195	46	24%
5 to 6 Bedrooms	160	23	14%
7 Bedrooms & More	18	0	NA
<b>TOTAL</b>	<b>386</b>	<b>74</b>	<b>19%</b>

SnapStats® Median Data	May	June	Variance
Inventory	370	386	4%
Solds	101	74	-27%
Sale Price	\$3,200,000	\$3,175,000	-1%
Sale Price SQFT	\$982	\$1,087	11%
Sale to List Price Ratio	97%	99%	2%
Days on Market	15	15	NA

## Community STATS HOUSES (DETACHED)

SnapStats®	Inventory	Sales	Sales Ratio
Altamont	10	0	NA
Ambleside	41	12	29%
Bayridge	8	8	100%
British Properties	63	7	11%
Canterbury	6	0	NA
Caulfield	22	6	27%
Cedardale	6	1	17%
Chartwell	15	2	13%
Chelsea Park	2	0	NA
Cypress	6	1	17%
Cypress Park Estates	10	0	NA
Deer Ridge	0	0	NA
Dundarave	24	5	21%
Eagle Harbour	23	1	4%
Eagleridge	7	0	NA
Furry Creek	2	1	50%
Gleneagles	6	4	67%
Glenmore	14	3	21%
Horseshoe Bay	5	4	80%
Howe Sound	11	2	18%
Lions Bay	16	2	13%
Old Caulfield	5	2	40%
Panorama Village	0	0	NA
Park Royal	0	1	NA*
Porteau Cove	0	0	NA
Queens	12	2	17%
Rockridge	4	2	50%
Sandy Cove	3	1	33%
Sentinel Hill	11	3	27%
Upper Caulfield	7	1	14%
West Bay	7	1	14%
Westhill	7	0	NA
Westmount	17	2	12%
Whitby Estates	9	0	NA
Whytecliff	7	0	NA
<b>TOTAL</b>	<b>386</b>	<b>74</b>	<b>19%</b>

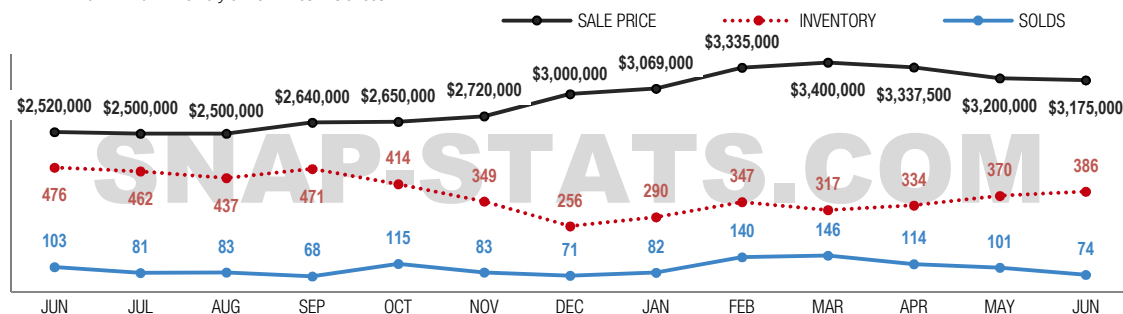
\*Sales Ratio is the 'Sales-to-Active Listing' ratio (inventory) and is current market speed (higher is faster.) If >100% MLS® data on July 4 reported previous month's sales exceeded current inventory count.

## Market Summary

- Official Market Type **WEST VANCOUVER DETACHED**: Balanced market at 19% Sales Ratio average (1.9 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band\*\* \$2.5 mil to \$2.75 mil with average 35% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes \$5 mil plus, British Properties, Chartwell, Eagle Harbour, Lions Bay, Westmount and 5 to 6 bedrooms
- Sellers Best Bet\*\* Selling homes in Bayridge and up to 2 bedroom properties

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

## 13 Month Market Trend



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

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 300,000	0	1	NA*
300,001 – 400,000	5	0	NA
400,001 – 500,000	3	4	133%*
500,001 – 600,000	3	1	33%
600,001 – 700,000	4	2	50%
700,001 – 800,000	3	2	67%
800,001 – 900,000	4	0	NA
900,001 – 1,000,000	2	0	NA
1,000,001 – 1,250,000	9	5	56%
1,250,001 – 1,500,000	5	2	40%
1,500,001 – 1,750,000	2	3	150%*
1,750,001 – 2,000,000	3	0	NA
2,000,001 – 2,250,000	2	4	200%*
2,250,001 – 2,500,000	0	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	4	0	NA
3,000,001 – 3,500,000	3	1	33%
3,500,001 – 4,000,000	0	2	NA*
4,000,001 – 4,500,000	1	0	NA
4,500,001 – 5,000,000	0	0	NA
5,000,001 & Greater	2	0	NA
<b>TOTAL</b>	<b>55</b>	<b>27</b>	<b>49%</b>

0 to 1 Bedroom	16	4	25%
2 Bedrooms	28	18	64%
3 Bedrooms	9	4	44%
4 Bedrooms & Greater	2	1	50%
<b>TOTAL</b>	<b>55</b>	<b>27</b>	<b>49%</b>

SnapStats® Median Data	May	June	Variance
Inventory	47	55	17%
Solds	42	27	-36%
Sale Price	\$844,000	\$1,052,000	25%
Sale Price SQFT	\$802	\$826	3%
Sale to List Price Ratio	96%	103%	7%
Days on Market	18	11	-39%

## Community STATS CONDO & TH (ATTACHED)

SnapStats®	Inventory	Sales	Sales Ratio
Altamont	0	0	NA
Ambleside	15	8	53%
Bayridge	0	0	NA
British Properties	1	1	100%
Canterbury	0	0	NA
Caulfield	0	0	NA
Cedardale	3	3	100%
Chartwell	0	0	NA
Chelsea Park	0	0	NA
Cypress	0	0	NA
Cypress Park Estates	2	3	150%*
Deer Ridge	0	2	NA*
Dundarave	8	3	38%
Eagle Harbour	0	0	NA
Eagleridge	0	0	NA
Furry Creek	3	0	NA
Gleneagles	0	0	NA
Glenmore	0	0	NA
Horseshoe Bay	2	0	NA
Howe Sound	0	0	NA
Lions Bay	0	1	NA*
Old Caulfield	0	0	NA
Panorama Village	6	3	50%
Park Royal	13	1	8%
Porteau Cove	0	0	NA
Queens	0	0	NA
Rockridge	0	0	NA
Sandy Cove	0	0	NA
Sentinel Hill	0	0	NA
Upper Caulfield	0	0	NA
West Bay	0	0	NA
Westhill	0	0	NA
Westmount	0	0	NA
Whitby Estates	2	2	100%
Whytecliff	0	0	NA
<b>TOTAL</b>	<b>55</b>	<b>27</b>	<b>49%</b>

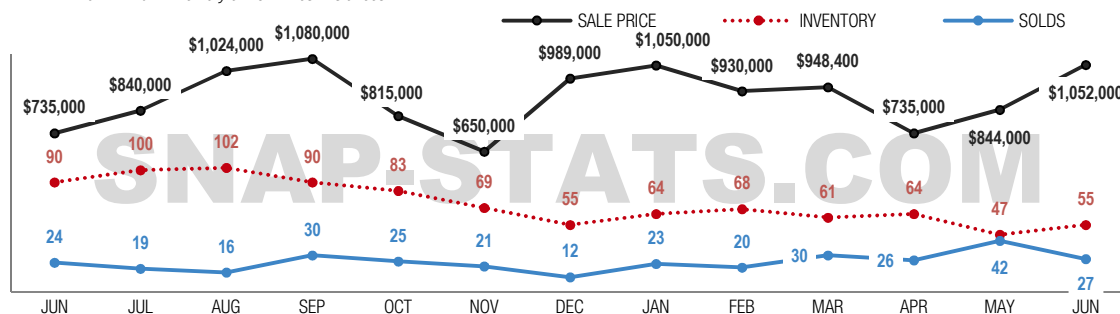
\*Sales Ratio is the 'Sales-to-Active Listing' ratio (inventory) and is current market speed (higher is faster.) If >100% MLS® data on July 4 reported previous month's sales exceeded current inventory count.

## Market Summary

- Official Market Type **WEST VANCOUVER ATTACHED**: Sellers market at 49% Sales Ratio average (4.9 in 10 homes selling rate)
- Homes are selling on average 3% above list price
- Most Active Price Band\*\* \$1 mil to \$1.25 mil with average 56% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes in Dundarave and up to 1 bedroom properties
- Sellers Best Bet\*\* Selling homes in Ambleside and 2 bedroom properties

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

## 13 Month Market Trend



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## Price Band & Bedroom STATS HOUSES (DETACHED)

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 300,000	5	0	NA
300,001 – 400,000	1	0	NA
400,001 – 500,000	0	0	NA
500,001 – 600,000	0	0	NA
600,001 – 700,000	1	0	NA
700,001 – 800,000	0	0	NA
800,001 – 900,000	3	1	33%
900,001 – 1,000,000	8	6	75%
1,000,001 – 1,250,000	27	11	41%
1,250,001 – 1,500,000	87	37	43%
1,500,001 – 1,750,000	93	32	34%
1,750,001 – 2,000,000	123	21	17%
2,000,001 – 2,250,000	31	20	65%
2,250,001 – 2,500,000	59	9	15%
2,500,001 – 2,750,000	39	7	18%
2,750,001 – 3,000,000	59	9	15%
3,000,001 – 3,500,000	41	13	32%
3,500,001 – 4,000,000	24	3	13%
4,000,001 – 4,500,000	6	0	NA
4,500,001 – 5,000,000	10	3	30%
5,000,001 & Greater	15	0	NA
<b>TOTAL</b>	<b>632</b>	<b>172</b>	<b>27%</b>

2 Bedrooms & Less	30	2	7%
3 to 4 Bedrooms	268	74	28%
5 to 6 Bedrooms	297	93	31%
7 Bedrooms & More	37	3	8%
<b>TOTAL</b>	<b>632</b>	<b>172</b>	<b>27%</b>

SnapStats® Median Data	May	June	Variance
Inventory	564	632	12%
Solds	209	172	-18%
Sale Price	\$1,700,000	\$1,750,000	3%
Sale Price SQFT	\$691	\$681	-1%
Sale to List Price Ratio	102%	102%	NA
Days on Market	11	14	27%

## Community STATS HOUSES (DETACHED)

SnapStats®	Inventory	Sales	Sales Ratio
Boyd Park	29	4	14%
Bridgeport	19	1	5%
Brighthouse	9	1	11%
Brighthouse South	3	1	33%
Broadmoor	36	10	28%
East Cambie	23	6	26%
East Richmond	8	0	NA
Garden City	18	8	44%
Gilmore	5	1	20%
Granville	34	7	21%
Hamilton	21	4	19%
Ironwood	22	4	18%
Lackner	41	11	27%
McLennan	20	2	10%
McLennan North	11	1	9%
McNair	24	6	25%
Quilchena	29	10	34%
Riverdale	27	15	56%
Saunders	24	10	42%
Sea Island	5	0	NA
Seafair	45	10	22%
South Arm	16	12	75%
Steveston North	49	8	16%
Steveston South	14	7	50%
Steveston Village	9	4	44%
Terra Nova	14	7	50%
West Cambie	31	7	23%
Westwind	11	4	36%
Woodwards	35	11	31%
<b>TOTAL</b>	<b>632</b>	<b>172</b>	<b>27%</b>

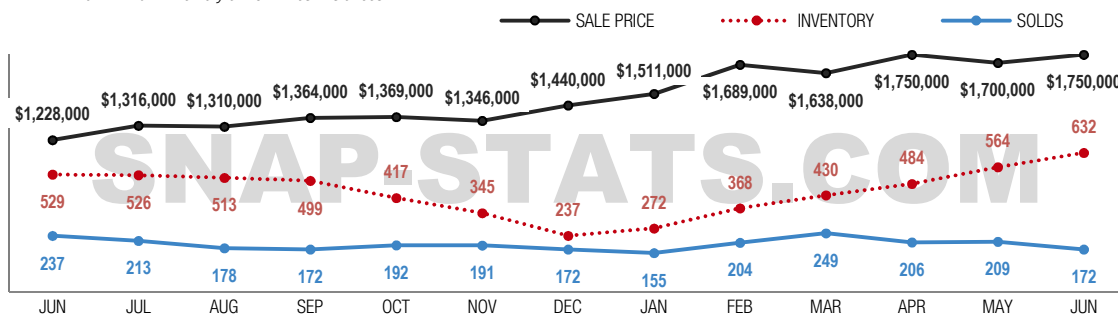
\*Sales Ratio is the 'Sales-to-Active Listing' ratio (inventory) and is current market speed (higher is faster.) If >100% MLS® data on July 4 reported previous month's sales exceeded current inventory count.

## Market Summary

- Official Market Type **RICHMOND DETACHED**: Sellers market at 27% Sales Ratio average (2.7 in 10 homes selling rate)
- Homes are selling on average 2% above list price
- Most Active Price Band\*\* \$900,000 to \$1 mil with average 75% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$3.5 mil to \$4 mil, Bridgeport, Brighthouse, McLennan, McLennan North and up to 2 bedrooms
- Sellers Best Bet\*\* Selling homes in Riverdale, South Arm, Steveston South, Terra Nova and 3 to 6 bedroom properties

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

## 13 Month Market Trend



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

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 300,000	87	80	92%
300,001 – 400,000	73	80	110%*
400,001 – 500,000	80	70	88%
500,001 – 600,000	80	83	104%*
600,001 – 700,000	70	41	59%
700,001 – 800,000	51	36	71%
800,001 – 900,000	44	39	89%
900,001 – 1,000,000	18	15	83%
1,000,001 – 1,250,000	16	13	81%
1,250,001 – 1,500,000	23	3	13%
1,500,001 – 1,750,000	4	3	75%
1,750,001 – 2,000,000	1	0	NA
2,000,001 – 2,250,000	2	0	NA
2,250,001 – 2,500,000	0	0	NA
2,500,001 – 2,750,000	0	1	NA*
2,750,001 – 3,000,000	1	0	NA
3,000,001 – 3,500,000	1	1	100%
3,500,001 – 4,000,000	1	0	NA
4,000,001 – 4,500,000	3	0	NA
4,500,001 – 5,000,000	0	0	NA
5,000,001 & Greater	0	0	NA
<b>TOTAL</b>	<b>555</b>	<b>465</b>	<b>84%</b>

0 to 1 Bedroom	141	121	86%
2 Bedrooms	232	201	87%
3 Bedrooms	130	113	87%
4 Bedrooms & Greater	52	30	58%
<b>TOTAL</b>	<b>555</b>	<b>465</b>	<b>84%</b>

SnapStats® Median Data	May	June	Variance
Inventory	639	555	-13%
Solds	417	465	12%
Sale Price	\$455,000	\$505,000	11%
Sale Price SQFT	\$497	\$534	7%
Sale to List Price Ratio	101%	101%	NA
Days on Market	12	12	NA

## Community STATS CONDO & TH (ATTACHED)

SnapStats®	Inventory	Sales	Sales Ratio
Boyd Park	6	6	100%
Bridgeport	7	2	29%
Brighthouse	229	153	67%
Brighthouse South	71	53	75%
Broadmoor	15	9	60%
East Cambie	9	3	33%
East Richmond	4	1	25%
Garden City	3	3	100%
Gilmore	0	0	NA
Granville	8	9	113%*
Hamilton	4	4	100%
Ironwood	7	4	57%
Lackner	2	2	100%
McLennan	0	0	NA
McLennan North	57	53	93%
McNair	1	1	100%
Quilchena	1	2	200%*
Riverdale	9	20	222%*
Saunders	8	6	75%
Sea Island	0	0	NA
Seafair	3	3	100%
South Arm	14	9	64%
Steveston North	2	4	200%*
Steveston South	19	26	137%*
Steveston Village	2	3	150%*
Terra Nova	2	9	450%*
West Cambie	51	76	149%*
Westwind	0	1	NA*
Woodwards	21	3	14%
<b>TOTAL</b>	<b>555</b>	<b>465</b>	<b>84%</b>

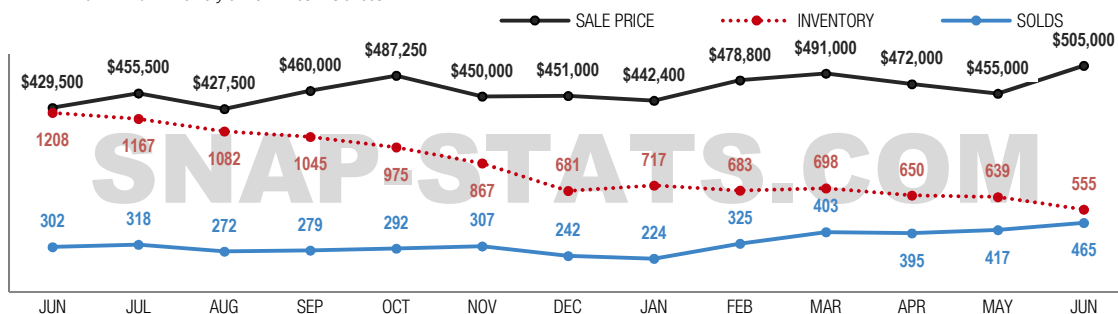
\*Sales Ratio is the 'Sales-to-Active Listing' ratio (inventory) and is current market speed (higher is faster.) If >100% MLS® data on July 4 reported previous month's sales exceeded current inventory count.

## Market Summary

- Official Market Type **RICHMOND ATTACHED**: Sellers market at 84% Sales Ratio average (8.4 in 10 homes selling rate)
- Homes are selling on average 1% above list price
- Most Active Price Band\*\* \$300,000 to \$400,000 with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.25 mil to \$1.5 mil, East Cambie, Woodward and minimum 4 bedroom properties
- Sellers Best Bet\*\* Selling homes in Granville, Riverdale, Steveston South, Terra Nova, West Cambie and up to 3 bedroom properties

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

## 13 Month Market Trend



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### 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	0	0	NA
600,001 – 700,000	0	0	NA
700,001 – 800,000	0	0	NA
800,001 – 900,000	0	0	NA
900,001 – 1,000,000	5	3	60%
1,000,001 – 1,250,000	25	16	64%
1,250,001 – 1,500,000	38	12	32%
1,500,001 – 1,750,000	14	8	57%
1,750,001 – 2,000,000	11	2	18%
2,000,001 – 2,250,000	5	1	20%
2,250,001 – 2,500,000	6	1	17%
2,500,001 – 2,750,000	2	0	NA
2,750,001 – 3,000,000	4	0	NA
3,000,001 – 3,500,000	2	0	NA
3,500,001 – 4,000,000	5	0	NA
4,000,001 – 4,500,000	2	0	NA
4,500,001 – 5,000,000	1	0	NA
5,000,001 & Greater	1	0	NA
<b>TOTAL</b>	<b>121</b>	<b>43</b>	<b>36%</b>

2 Bedrooms & Less	4	3	75%
3 to 4 Bedrooms	84	27	32%
5 to 6 Bedrooms	32	12	38%
7 Bedrooms & More	1	1	100%
<b>TOTAL</b>	<b>121</b>	<b>43</b>	<b>36%</b>

SnapStats® Median Data	May	June	Variance
Inventory	131	121	-8%
Solds	51	43	-16%
Sale Price	\$1,298,800	\$1,290,000	-1%
Sale Price SQFT	\$529	\$511	-3%
Sale to List Price Ratio	100%	99%	-1%
Days on Market	19	20	5%

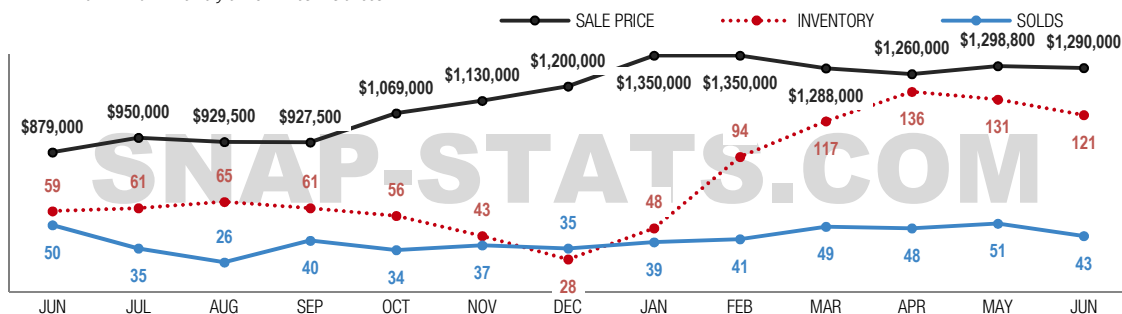
\*Sales Ratio is the 'Sales-to-Active Listing' ratio (inventory) and is current market speed (higher is faster.) If >100% MLS® data on July 4 reported previous month's sales exceeded current inventory count.

### Market Summary

- Official Market Type **TSAWWASSEN DETACHED**: Sellers market at 36% Sales Ratio average (3.6 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band\*\* \$1 mil to \$1.25 mil with average 64% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.75 mil to \$2 mil, English Bluff and 3 to 4 bedroom properties
- Sellers Best Bet\*\* Selling homes in Pebble Hill and 5 to 6 bedroom properties

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

### 13 Month Market Trend



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

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 300,000	1	1	100%
300,001 – 400,000	1	3	300%*
400,001 – 500,000	7	3	43%
500,001 – 600,000	9	1	11%
600,001 – 700,000	2	3	150%*
700,001 – 800,000	3	0	NA
800,001 – 900,000	2	0	NA
900,001 – 1,000,000	2	0	NA
1,000,001 – 1,250,000	2	0	NA
1,250,001 – 1,500,000	0	0	NA
1,500,001 – 1,750,000	1	0	NA
1,750,001 – 2,000,000	0	0	NA
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	0	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	0	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	1	0	NA
4,000,001 – 4,500,000	0	0	NA
4,500,001 – 5,000,000	0	0	NA
5,000,001 & Greater	0	0	NA
<b>TOTAL</b>	<b>31</b>	<b>11</b>	<b>35%</b>

0 to 1 Bedroom	1	2	200%*
2 Bedrooms	26	7	27%
3 Bedrooms	4	2	50%
4 Bedrooms & Greater	0	0	NA
<b>TOTAL</b>	<b>31</b>	<b>11</b>	<b>35%</b>

SnapStats® Median Data	May	June	Variance
Inventory	25	31	24%
Solds	20	11	-45%
Sale Price	\$559,000	\$425,000	-24%
Sale Price SQFT	\$424	\$346	-18%
Sale to List Price Ratio	102%	100%	-2%
Days on Market	6	20	233%

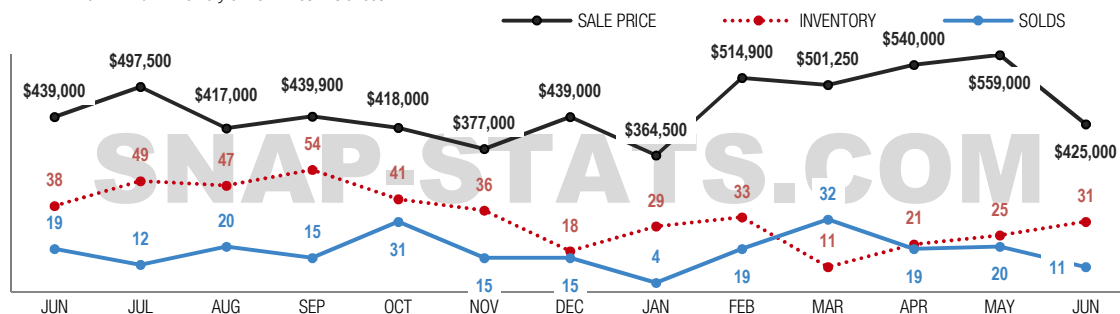
\*Sales Ratio is the 'Sales-to-Active Listing' ratio (inventory) and is current market speed (higher is faster.) If >100% MLS® data on July 4 reported previous month's sales exceeded current inventory count.

## Market Summary

- Official Market Type **TSAWWASSEN ATTACHED**: Sellers market at 35% Sales Ratio average (3.5 in 10 homes selling rate)
- Homes are selling on average at list price
- Most Active Price Band\*\* \$400,000 to \$500,000 with average 43% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$500,000 to \$600,000, Beach Grove and Cliff Drive
- Sellers Best Bet\*\* Selling homes with 2 bedrooms

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

## 13 Month Market Trend



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## Price Band & Bedroom STATS HOUSES (DETACHED)

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 300,000	0	0	NA
300,001 – 400,000	1	1	100%
400,001 – 500,000	2	0	NA
500,001 – 600,000	0	0	NA
600,001 – 700,000	3	1	33%
700,001 – 800,000	0	3	NA*
800,001 – 900,000	5	7	140%*
900,001 – 1,000,000	7	8	114%*
1,000,001 – 1,250,000	15	4	27%
1,250,001 – 1,500,000	24	1	4%
1,500,001 – 1,750,000	12	1	8%
1,750,001 – 2,000,000	4	0	NA
2,000,001 – 2,250,000	1	0	NA
2,250,001 – 2,500,000	1	1	100%
2,500,001 – 2,750,000	2	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	1	0	NA
4,500,001 – 5,000,000	0	0	NA
5,000,001 & Greater	0	1	NA*
<b>TOTAL</b>	<b>78</b>	<b>28</b>	<b>36%</b>

2 Bedrooms & Less	10	3	30%
3 to 4 Bedrooms	50	21	42%
5 to 6 Bedrooms	17	4	24%
7 Bedrooms & More	1	0	NA
<b>TOTAL</b>	<b>78</b>	<b>28</b>	<b>36%</b>

SnapStats® Median Data	May	June	Variance
Inventory	85	78	-8%
Solds	28	28	NA
Sale Price	\$978,500	\$936,000	-4%
Sale Price SQFT	\$466	\$443	-5%
Sale to List Price Ratio	98%	103%	5%
Days on Market	14	15	7%

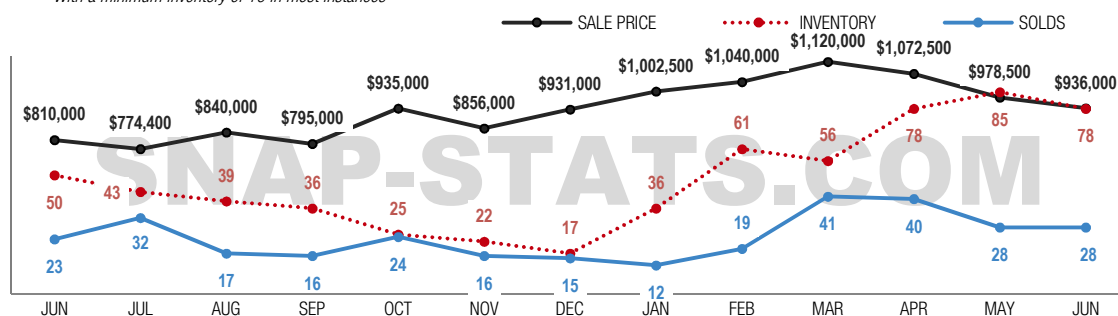
\*Sales Ratio is the 'Sales-to-Active Listing' ratio (inventory) and is current market speed (higher is faster.) If >100% MLS® data on July 4 reported previous month's sales exceeded current inventory count.

## Market Summary

- Official Market Type **LADNER DETACHED**: Sellers market at 36% Sales Ratio average (3.6 in 10 homes selling rate)
- Homes are selling on average 3% above list price
- Most Active Price Band\*\* \$900,000 to \$1 mil with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.25 mil to \$1.5 mil, Ladner Rural, Neilsen Grove and 5 to 6 bedroom properties
- Sellers Best Bet\*\* Selling homes in Hawthorne, Ladner Elementary and 3 to 4 bedroom properties

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

## 13 Month Market Trend



Compliments of...

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

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 300,000	1	0	NA
300,001 – 400,000	6	4	67%
400,001 – 500,000	6	4	67%
500,001 – 600,000	5	3	60%
600,001 – 700,000	12	0	NA
700,001 – 800,000	19	4	21%
800,001 – 900,000	5	11	220%*
900,001 – 1,000,000	0	1	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>55</b>	<b>27</b>	<b>49%</b>

0 to 1 Bedroom	3	2	67%
2 Bedrooms	20	5	25%
3 Bedrooms	27	6	22%
4 Bedrooms & Greater	5	14	280%*
<b>TOTAL</b>	<b>55</b>	<b>27</b>	<b>49%</b>

SnapStats® Median Data	May	June	Variance
Inventory	44	55	25%
Solds	17	27	59%
Sale Price	\$555,000	\$789,000	42%
Sale Price SQFT	\$412	\$467	13%
Sale to List Price Ratio	103%	99%	-4%
Days on Market	12	10	-17%

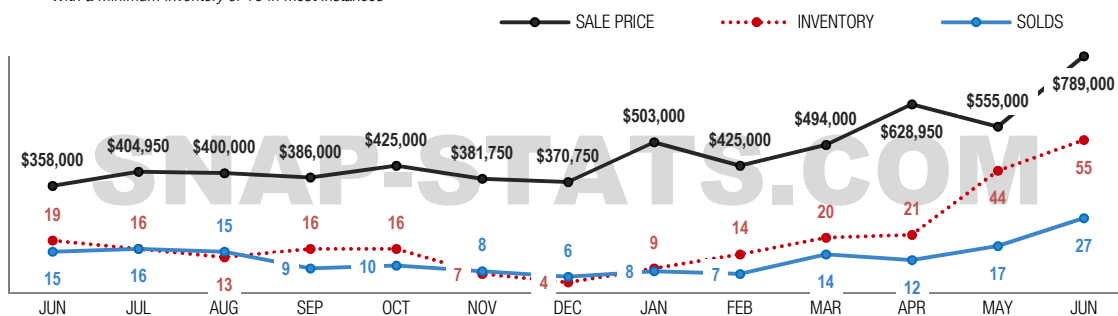
\*Sales Ratio is the 'Sales-to-Active Listing' ratio (inventory) and is current market speed (higher is faster.) If >100% MLS® data on July 4 reported previous month's sales exceeded current inventory count.

## Market Summary

- Official Market Type **LADNER ATTACHED**: Sellers market at 49% Sales Ratio average (4.9 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band\*\* \$800,000 to \$900,000 with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$700,000 to \$800,000, Delta Manor, Ladner Elementary and 3 bedroom properties
- Sellers Best Bet\*\* Selling homes in Hawthorne, Neilsen Grove and minimum 4 bedroom properties

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

## 13 Month Market Trend



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