

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

Compliments of:
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SnapStats[®]

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METRO VANCOUVER EDITION



Price Band & Bedroom STATS CONDO & TH (ATTACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
\$0 – 300,000	13	11	84.62%
300,001 – 400,000	24	24	100.00%
400,001 – 500,000	55	55	100.00%
500,001 – 600,000	49	49	100.00%
600,001 – 700,000	40	40	100.00%
700,001 – 800,000	23	22	95.65%
800,001 – 900,000	18	9	50.00%
900,001 – 1,000,000	23	14	60.87%
1,000,001 – 1,250,000	28	23	82.14%
1,250,001 – 1,500,000	20	9	45.00%
1,500,001 – 1,750,000	16	4	25.00%
1,750,001 – 2,000,000	17	1	5.88%
2,000,001 – 2,250,000	5	5	100.00%
2,250,001 – 2,500,000	9	5	55.56%
2,500,001 – 2,750,000	5	5	100.00%
2,750,001 – 3,000,000	9	0	NA
3,000,001 – 3,500,000	12	0	NA
3,500,001 – 4,000,000	3	0	NA
4,000,001 – 4,500,000	2	2	100.00%
4,500,001 – 5,000,000	6	2	33.33%
5,000,001 & Greater	22	1	4.55%
TOTAL	399	281	70.43%

0 to 1 Bedroom	143	136	95.10%
2 Bedrooms	197	126	63.96%
3 Bedrooms	49	19	38.78%
4 Bedrooms & Greater	10	0	NA
TOTAL	399	281	70.43%

SnapStats® Median Data	October	November	Variance
Inventory	506	399	-21.15%
Solds	284	281	-1.06%
Sale Price	\$578,750	\$615,000	6.26%
Sale Price SQFT	\$753	\$769	2.12%
Sale to List Price Ratio	102%	103%	0.98%
Days on Market	10	9	-10.00%

Community STATS CONDO & TH (ATTACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
Coal Harbour	76	30	39.47%
Downtown	131	118	90.08%
Westend	94	67	71.28%
Yaletown	98	66	67.35%
TOTAL	399	281	70.43%

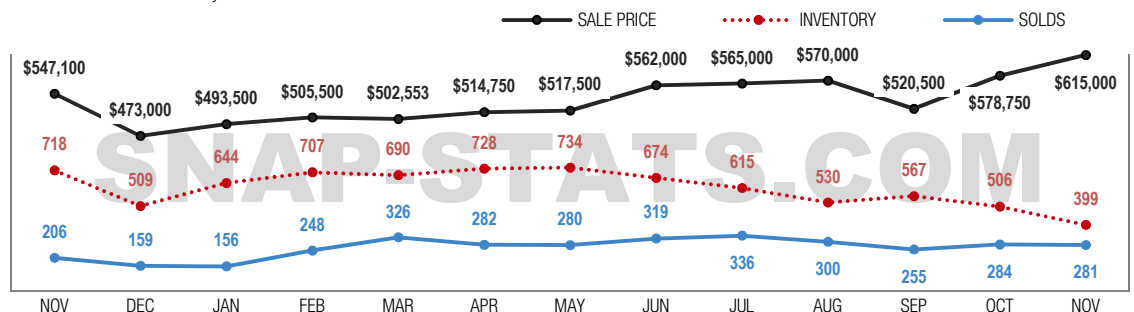
*Sales Ratio: Speed of homes selling (Sales to Inventory Ratio). Higher is faster.

Market Summary

- Official Market Type **DOWNTOWN**: Sellers market at 70% Sales Ratio average (7 in 10 homes selling rate)
- Homes are selling on average 3% above list price
- Most Active Price Band* +/- \$1 mil: \$300k to \$800k (99% Sales Ratio); \$1 mil to \$1.25 mil (82% Sales Ratio)
- Buyers Best Bet* +/- \$1 mil: Homes between \$800k to \$900k; \$5 mil plus, Coal Harbour and 3 bedroom properties
- Sellers Best Bet*: Selling homes in Downtown 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	1	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	1	1	100.00%
1,250,001 – 1,500,000	2	2	100.00%
1,500,001 – 1,750,000	4	4	100.00%
1,750,001 – 2,000,000	16	8	50.00%
2,000,001 – 2,250,000	14	14	100.00%
2,250,001 – 2,500,000	30	14	46.67%
2,500,001 – 2,750,000	31	13	41.94%
2,750,001 – 3,000,000	43	16	37.21%
3,000,001 – 3,500,000	53	28	52.83%
3,500,001 – 4,000,000	63	21	33.33%
4,000,001 – 4,500,000	42	12	28.57%
4,500,001 – 5,000,000	33	10	30.30%
5,000,001 & Greater	147	19	12.93%
TOTAL	480	162	33.75%

2 Bedrooms & Less	25	5	20.00%
3 to 4 Bedrooms	146	61	41.78%
5 to 6 Bedrooms	236	78	33.05%
7 Bedrooms & More	73	18	24.66%
TOTAL	480	162	33.75%

SnapStats® Median Data	October	November	Variance
Inventory	565	480	-15.04%
Solds	162	162	NA
Sale Price	\$2,940,000	\$3,100,000	5.44%
Sale Price SQFT	\$996	\$970	-2.61%
Sale to List Price Ratio	99%	98%	-1.01%
Days on Market	13	32	146.15%

Community STATS HOUSES (DETACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
Arbutus	22	13	59.09%
Cambie	32	10	31.25%
Dunbar	42	30	71.43%
Fairview	1	0	NA
Falsecreek	0	0	NA
Kerrisdale	22	14	63.64%
Kitsilano	16	13	81.25%
Mackenzie Heights	15	15	100.00%
Marpole	30	5	16.67%
Mount Pleasant	0	0	NA
Oakridge	13	2	15.38%
Point Grey	50	19	38.00%
Quilchena	16	3	18.75%
SW Marine	25	6	24.00%
Shaughnessy	76	11	14.47%
South Cambie	13	2	15.38%
South Granville	71	10	14.08%
Southlands	23	8	34.78%
University	13	1	7.69%
TOTAL	480	162	33.75%

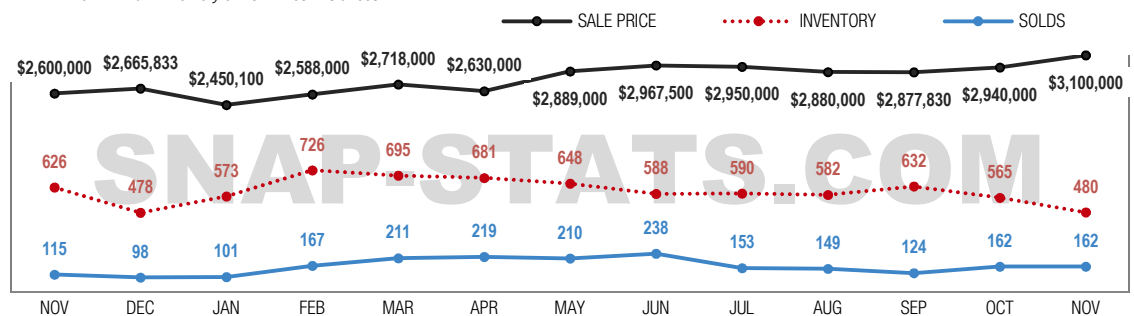
*Sales Ratio: Speed of homes selling (Sales to Inventory Ratio). Higher is faster.

Market Summary

- Official Market Type **WESTSIDE DETACHED**: Sellers market at 34% Sales Ratio average (3.4 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band* +/- \$2.5 mil: \$2 mil to \$2.25 mil (100% Sales Ratio)/ \$3 mil to \$3.5 mil (53% Sales Ratio)
- Buyers Best Bet* +/- \$2.5 mil: \$2.25 mil to \$2.5 mil/\$5 mil plus, University and maximum 2 bedroom properties
- Sellers Best Bet*: Selling homes in Arbutus, Kerrisdale, Kitsilano, Mackenzie Heights and 3 to 4 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	11	4	36.36%
300,001 – 400,000	44	34	77.27%
400,001 – 500,000	65	39	60.00%
500,001 – 600,000	53	33	62.26%
600,001 – 700,000	47	31	65.96%
700,001 – 800,000	53	25	47.17%
800,001 – 900,000	64	24	37.50%
900,001 – 1,000,000	40	10	25.00%
1,000,001 – 1,250,000	52	16	30.77%
1,250,001 – 1,500,000	37	14	37.84%
1,500,001 – 1,750,000	17	3	17.65%
1,750,001 – 2,000,000	7	2	28.57%
2,000,001 – 2,250,000	4	3	75.00%
2,250,001 – 2,500,000	4	0	NA
2,500,001 – 2,750,000	2	0	NA
2,750,001 – 3,000,000	2	0	NA
3,000,001 – 3,500,000	1	1	100.00%
3,500,001 – 4,000,000	2	0	NA
4,000,001 – 4,500,000	0	0	NA
4,500,001 – 5,000,000	0	0	NA
5,000,001 & Greater	0	0	NA
TOTAL	505	239	47.33%

0 to 1 Bedroom	143	85	59.44%
2 Bedrooms	276	122	44.20%
3 Bedrooms	78	31	39.74%
4 Bedrooms & Greater	8	1	12.50%
TOTAL	505	239	47.33%

SnapStats® Median Data	October	November	Variance
Inventory	606	505	-16.67%
Solds	241	239	-0.83%
Sale Price	\$661,000	\$640,000	-3.18%
Sale Price SQFT	\$670	\$703	4.93%
Sale to List Price Ratio	97%	100%	3.09%
Days on Market	19	16	-15.79%

Community STATS CONDO & TH (ATTACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
Arbutus	2	1	50.00%
Cambie	23	12	52.17%
Dunbar	5	5	100.00%
Fairview	71	60	84.51%
Falsecreek	59	23	38.98%
Kerrisdale	28	8	28.57%
Kitsilano	71	51	71.83%
Mackenzie Heights	0	0	NA
Marpole	43	16	37.21%
Mount Pleasant	13	4	30.77%
Oakridge	12	7	58.33%
Point Grey	10	3	30.00%
Quilchena	18	5	27.78%
SW Marine	27	4	14.81%
Shaughnessy	4	2	50.00%
South Cambie	4	2	50.00%
South Granville	5	0	NA
Southlands	4	1	25.00%
University	106	35	33.02%
TOTAL	505	239	47.33%

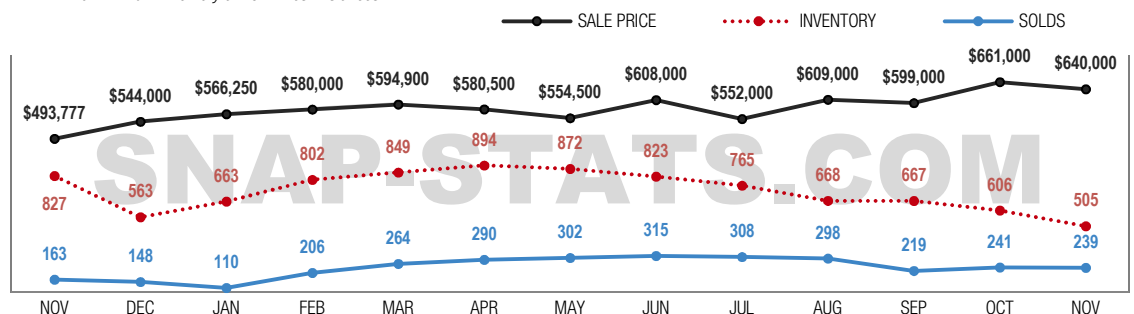
*Sales Ratio: Speed of homes selling (Sales to Inventory Ratio). Higher is faster.

Market Summary

- Official Market Type **WESTSIDE ATTACHED**: Sellers market at 47% Sales Ratio average (4.7 in 10 homes selling rate)
- Homes are selling on average at list price
- Most Active Price Band*: \$300,000 to \$400,000 with average 77% Sales Ratio (Sellers market)
- Buyers Best Bet*: Homes between \$1.5 mil to \$1.75 mil, SW Marine and minimum 4 bedroom properties
- Sellers Best Bet*: Selling homes in Fairview, Kitsilano and up to 1 bedroom properties

* With a minimum inventory of 10 in most instances

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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	1	1	100.00%
700,001 – 800,000	3	0	NA
800,001 – 900,000	5	2	40.00%
900,001 – 1,000,000	13	13	100.00%
1,000,001 – 1,250,000	43	42	97.67%
1,250,001 – 1,500,000	88	49	55.68%
1,500,001 – 1,750,000	49	17	34.69%
1,750,001 – 2,000,000	50	9	18.00%
2,000,001 – 2,250,000	9	9	100.00%
2,250,001 – 2,500,000	9	2	22.22%
2,500,001 – 2,750,000	10	1	10.00%
2,750,001 – 3,000,000	5	0	NA
3,000,001 – 3,500,000	1	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
TOTAL	287	145	50.52%

2 Bedrooms & Less	18	7	38.89%
3 to 4 Bedrooms	78	56	71.79%
5 to 6 Bedrooms	123	57	46.34%
7 Bedrooms & More	68	25	36.76%
TOTAL	287	145	50.52%

SnapStats® Median Data	October	November	Variance
Inventory	346	287	-17.05%
Solds	149	145	-2.68%
Sale Price	\$1,288,000	\$1,310,000	1.71%
Sale Price SQFT	\$576	\$610	5.90%
Sale to List Price Ratio	100%	102%	2.00%
Days on Market	11	10	-9.09%

Community STATS HOUSES (DETACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
Champlain Heights	2	2	100.00%
Collingwood	42	13	30.95%
Downtown	0	0	NA
Fraser	14	14	100.00%
Fraserview	27	9	33.33%
Grandview	20	8	40.00%
Hastings	7	1	14.29%
Hastings East	14	14	100.00%
Killarney	26	12	46.15%
Knight	18	10	55.56%
Main	10	9	90.00%
Mount Pleasant	7	5	71.43%
Renfrew Heights	27	4	14.81%
Renfrew	24	24	100.00%
South Vancouver	30	14	46.67%
Victoria	19	6	31.58%
TOTAL	287	145	50.52%

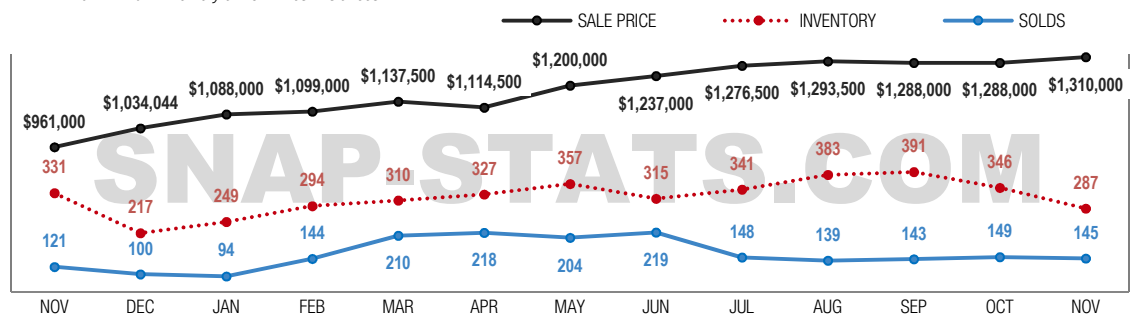
*Sales Ratio: Speed of homes selling (Sales to Inventory Ratio). Higher is faster.

Market Summary

- Official Market Type **EASTSIDE DETACHED**: Sellers market at 51% Sales Ratio average (5.1 in 10 homes selling rate)
- Homes are selling on average 2% above list price
- Most Active Price Band*: \$900,000 to \$1.25 mil; \$2 mil to \$2.25 mil with average 99% Sales Ratio (Sellers market)
- Buyers Best Bet*: Homes between \$2.5 mil to \$2.75 mil, Renfrew Heights and minimum 7/maximum 2 bedroom properties
- Sellers Best Bet*: Selling homes in Fraser, Hastings East, Main, Renfrew 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	62	34	54.84%
300,001 – 400,000	70	47	67.14%
400,001 – 500,000	44	33	75.00%
500,001 – 600,000	36	15	41.67%
600,001 – 700,000	21	15	71.43%
700,001 – 800,000	15	6	40.00%
800,001 – 900,000	9	9	100.00%
900,001 – 1,000,000	5	5	100.00%
1,000,001 – 1,250,000	3	2	66.67%
1,250,001 – 1,500,000	3	2	66.67%
1,500,001 – 1,750,000	1	0	NA
1,750,001 – 2,000,000	0	0	NA
2,000,001 – 2,250,000	1	1	100.00%
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
TOTAL	270	169	62.59%

0 to 1 Bedroom	115	77	66.96%
2 Bedrooms	123	62	50.41%
3 Bedrooms	32	24	75.00%
4 Bedrooms & Greater	0	6	NA
TOTAL	270	169	62.59%

SnapStats® Median Data	October	November	Variance
Inventory	337	270	-19.88%
Solds	187	169	-9.63%
Sale Price	\$428,000	\$425,000	-0.70%
Sale Price SQFT	\$513	\$559	8.97%
Sale to List Price Ratio	100%	101%	1.00%
Days on Market	12	16	33.33%

Community STATS CONDO & TH (ATTACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
Champlain Heights	31	22	70.97%
Collingwood	41	23	56.10%
Downtown	9	9	100.00%
Fraser	14	7	50.00%
Fraserview	19	12	63.16%
Grandview	10	9	90.00%
Hastings	21	12	57.14%
Hastings East	7	4	57.14%
Killarney	15	1	6.67%
Knight	12	4	33.33%
Main	7	7	100.00%
Mt Pleasant	53	53	100.00%
Renfrew Heights	0	0	NA
Renfrew	17	5	29.41%
South Vancouver	1	1	100.00%
Victoria	13	0	NA
TOTAL	270	169	62.59%

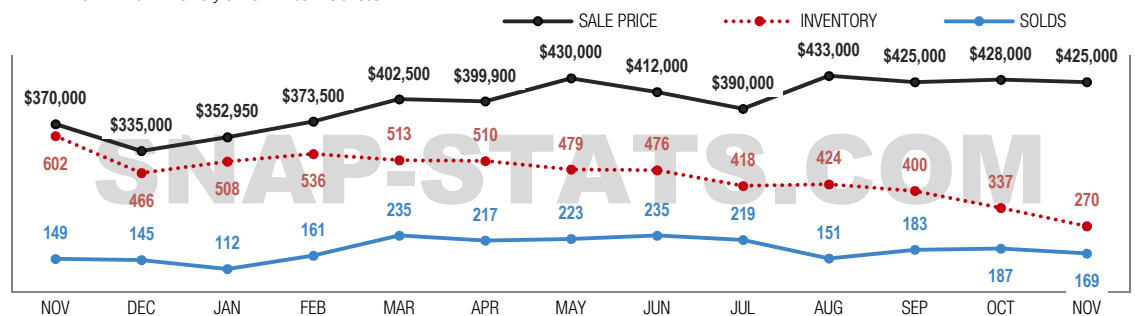
*Sales Ratio: Speed of homes selling (Sales to Inventory Ratio). Higher is faster.

Market Summary

- Official Market Type **EASTSIDE ATTACHED**: Sellers market at 63% Sales Ratio average (6.3 in 10 homes selling rate)
- Homes are selling on average 1% above 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, Killarney and 2 bedroom properties
- Sellers Best Bet*: Selling homes in Grandview, Main, Mt Pleasant and 3 bedroom properties

* With a minimum inventory of 10 in most instances

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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	1	0	NA
500,001 – 600,000	0	0	NA
600,001 – 700,000	0	0	NA
700,001 – 800,000	2	1	50.00%
800,001 – 900,000	4	2	50.00%
900,001 – 1,000,000	2	2	100.00%
1,000,001 – 1,250,000	18	17	94.44%
1,250,001 – 1,500,000	18	29	161.11%
1,500,001 – 1,750,000	15	17	113.33%
1,750,001 – 2,000,000	18	13	72.22%
2,000,001 – 2,250,000	5	8	160.00%
2,250,001 – 2,500,000	11	6	54.55%
2,500,001 – 2,750,000	8	1	12.50%
2,750,001 – 3,000,000	9	1	11.11%
3,000,001 – 3,500,000	7	0	NA
3,500,001 – 4,000,000	3	3	100.00%
4,000,001 – 4,500,000	1	0	NA
4,500,001 – 5,000,000	0	0	NA
5,000,001 & Greater	3	0	NA
TOTAL	125	100	80.00%

2 Bedrooms & Less	7	4	57.14%
3 to 4 Bedrooms	55	55	100.00%
5 to 6 Bedrooms	47	33	70.21%
7 Bedrooms & More	16	8	50.00%
TOTAL	125	100	80.00%

SnapStats® Median Data	October	November	Variance
Inventory	149	125	-16.11%
Solds	130	100	-23.08%
Sale Price	\$1,449,400	\$1,500,000	3.49%
Sale Price SQFT	\$546	\$573	4.95%
Sale to List Price Ratio	104%	100%	-3.85%
Days on Market	8	9	12.50%

Community STATS HOUSES (DETACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
Blueridge	2	1	50.00%
Boulevard	6	8	133.33%
Braemar	4	2	50.00%
Calverhall	7	4	57.14%
Canyon Heights	13	7	53.85%
Capilano	1	3	300.00%
Central Lonsdale	2	8	400.00%
Deep Cove	3	2	66.67%
Delbrook	1	1	100.00%
Dollarton	3	4	133.33%
Edgemont	9	8	88.89%
Forest Hills	3	3	100.00%
Grouse Woods	0	1	NA
Hamilton	3	0	NA
Hamilton Heights	0	0	NA
Indian Arm	2	0	NA
Indian River	1	1	100.00%
Lower Lonsdale	5	3	60.00%
Lynn Valley	10	9	90.00%
Lynnmour	7	0	NA
Norgate	1	0	NA
Northlands	0	2	NA
Pemberton Heights	1	0	NA
Pemberton	4	1	25.00%
Princess Park	2	2	100.00%
Queensbury	2	2	100.00%
Roche Point	0	0	NA
Seymour	3	5	166.67%
Tempe	1	1	100.00%
Upper Delbrook	5	6	120.00%
Upper Lonsdale	14	12	85.71%
Westlynn	4	0	NA
Westlynn Terrace	0	2	NA
Windsor Park	2	2	100.00%
Woodlands-Sunshine Cascade	4	0	NA
TOTAL	125	100	80.00%

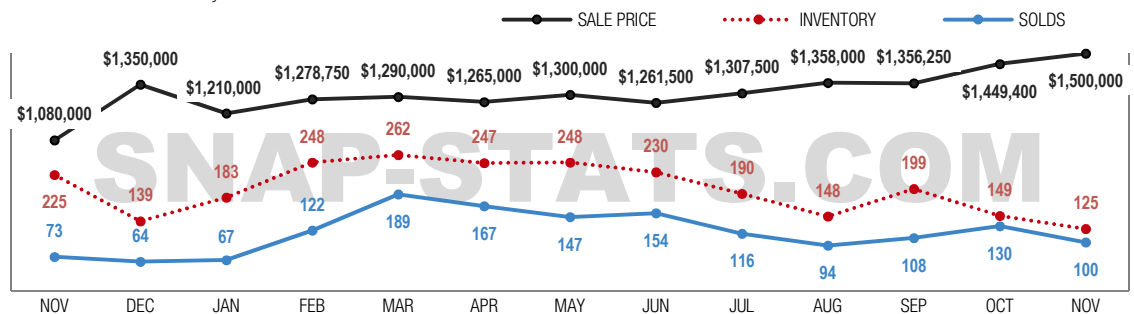
Numbers reported as per the REBGV MLS® and are correct. In some instances sales recorded exceed listings active as at December 1, 2015 reflecting the current market

Market Summary

- Official Market Type **NORTH VANCOUVER DETACHED**: Sellers market at 80% Sales Ratio average (8 in 10 homes selling rate)
- Homes are selling on average at list price
- Most Active Price Band*: \$1 mil to \$1.75 mil with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet*: Homes between \$2.5 mil to \$3 mil, Canyon Heights and minimum 7 bedroom properties
- Sellers Best Bet*: Selling homes in Edgemont, Lynn Valley and 3 to 4 bedroom properties

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SnapStats®	Inventory	Sales	Sales Ratio*
\$0 – 300,000	40	26	65.00%
300,001 – 400,000	47	40	85.11%
400,001 – 500,000	31	31	100.00%
500,001 – 600,000	28	19	67.86%
600,001 – 700,000	23	23	100.00%
700,001 – 800,000	19	14	73.68%
800,001 – 900,000	26	3	11.54%
900,001 – 1,000,000	11	8	72.73%
1,000,001 – 1,250,000	6	2	33.33%
1,250,001 – 1,500,000	0	0	NA
1,500,001 – 1,750,000	1	0	NA
1,750,001 – 2,000,000	3	0	NA
2,000,001 – 2,250,000	1	1	100.00%
2,250,001 – 2,500,000	1	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	0	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 – 4,500,000	0	0	NA
4,500,001 – 5,000,000	0	0	NA
5,000,001 & Greater	0	0	NA
TOTAL	237	167	70.46%

0 to 1 Bedroom	89	53	59.55%
2 Bedrooms	107	90	84.11%
3 Bedrooms	39	23	58.97%
4 Bedrooms & Greater	2	1	50.00%
TOTAL	237	167	70.46%

SnapStats® Median Data	October	November	Variance
Inventory	293	237	-19.11%
Solds	153	167	9.15%
Sale Price	\$435,600	\$457,000	4.91%
Sale Price SQFT	\$494	\$491	-0.61%
Sale to List Price Ratio	99%	97%	-2.02%
Days on Market	15	22	46.67%

Community STATS CONDO & TH (ATTACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
Blueridge	2	2	100.00%
Boulevard	0	0	NA
Braemar	0	0	NA
Calverhall	0	0	NA
Canyon Heights	0	0	NA
Capilano	2	2	100.00%
Central Lonsdale	53	32	60.38%
Deep Cove	1	0	NA
Delbrook	1	1	100.00%
Dollarton	8	3	37.50%
Edgemont	2	0	NA
Forest Hills	0	0	NA
Grouse Woods	0	0	NA
Hamilton	8	5	62.50%
Hamilton Heights	0	0	NA
Indian Arm	0	0	NA
Indian River	4	1	25.00%
Lower Lonsdale	67	54	80.60%
Lynn Valley	15	13	86.67%
Lynnmour	15	10	66.67%
Norgate	5	5	100.00%
Northlands	7	6	85.71%
Pemberton Heights	0	0	NA
Pemberton	14	14	100.00%
Princess Park	0	0	NA
Queensbury	0	0	NA
Roche Point	17	10	58.82%
Seymour	9	4	44.44%
Tempe	0	0	NA
Upper Delbrook	1	0	NA
Upper Lonsdale	4	3	75.00%
Westlynn	2	2	100.00%
Westlynn Terrace	0	0	NA
Windsor Park	0	0	NA
Woodlands-Sunshine Cascade	0	0	NA
TOTAL	237	167	70.46%

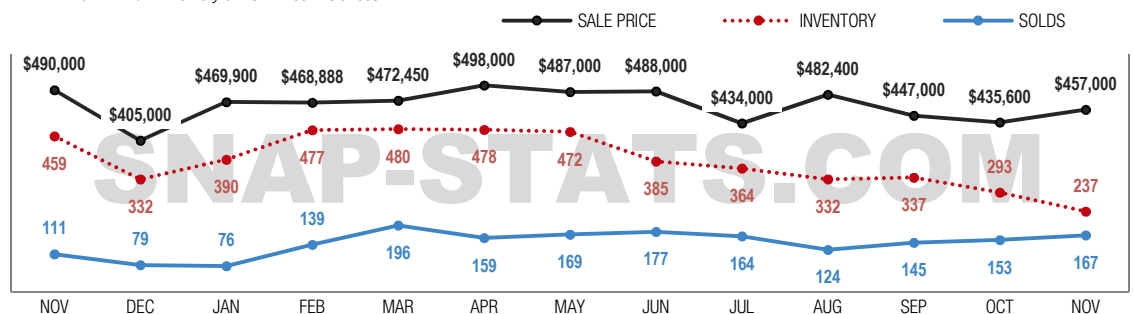
*Sales Ratio: Speed of homes selling (Sales to Inventory Ratio). Higher is faster.

Market Summary

- Official Market Type **NORTH VANCOUVER ATTACHED**: Sellers market at 70% Sales Ratio average (7 in 10 homes selling rate)
- Homes are selling on average 3% below list price
- Most Active Price Band*: \$400,000 to \$500,000; \$600,000 to \$700,000 with average 100% Sales Ratio (Sellers market)
- Buyers Best Bet*: Homes between \$800,000 to \$900,000 in Dollarton and Seymour
- Sellers Best Bet*: Selling homes in Lower Lonsdale, Lynn Valley, Pemberton 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	0	0	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	0	0	NA
700,001 – 800,000	2	0	NA
800,001 – 900,000	0	0	NA
900,001 – 1,000,000	1	1	100.00%
1,000,001 – 1,250,000	1	0	NA
1,250,001 – 1,500,000	4	4	100.00%
1,500,001 – 1,750,000	7	7	100.00%
1,750,001 – 2,000,000	12	7	58.33%
2,000,001 – 2,250,000	13	9	69.23%
2,250,001 – 2,500,000	19	5	26.32%
2,500,001 – 2,750,000	10	10	100.00%
2,750,001 – 3,000,000	24	12	50.00%
3,000,001 – 3,500,000	34	3	8.82%
3,500,001 – 4,000,000	33	5	15.15%
4,000,001 – 4,500,000	27	9	33.33%
4,500,001 – 5,000,000	37	3	8.11%
5,000,001 & Greater	123	8	6.50%
TOTAL	349	83	23.78%

2 Bedrooms & Less	24	5	20.83%
3 to 4 Bedrooms	134	47	35.07%
5 to 6 Bedrooms	169	30	17.75%
7 Bedrooms & More	22	1	4.55%
TOTAL	349	83	23.78%

SnapStats® Median Data	October	November	Variance
Inventory	414	349	-15.70%
Solds	115	83	-27.83%
Sale Price	\$2,650,000	\$2,720,000	2.64%
Sale Price SQFT	\$781	\$802	2.69%
Sale to List Price Ratio	98%	99%	1.02%
Days on Market	30	34	13.33%

Community STATS HOUSES (DETACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
Altamont	16	2	12.50%
Ambleside	32	15	46.88%
Bayridge	7	1	14.29%
British Properties	55	14	25.45%
Canterbury	11	1	9.09%
Caulfield	14	5	35.71%
Cedardale	4	1	25.00%
Chartwell	16	3	18.75%
Chelsea Park	3	0	NA
Cypress	5	0	NA
Cypress Park Estates	7	0	NA
Deer Ridge	1	0	NA
Dundarave	30	11	36.67%
Eagle Harbour	8	4	50.00%
Eagleridge	7	0	NA
Furry Creek	2	0	NA
Gleneagles	4	0	NA
Glenmore	18	2	11.11%
Horseshoe Bay	2	0	NA
Howe Sound	9	0	NA
Lions Bay	5	5	100.00%
Old Caulfield	2	0	NA
Panorama Village	1	0	NA
Park Royal	1	0	NA
Porteau Cove	0	0	NA
Queens	17	3	17.65%
Rockridge	5	2	40.00%
Sandy Cove	2	0	NA
Sentinel Hill	8	4	50.00%
Upper Caulfield	2	2	100.00%
West Bay	10	2	20.00%
Westhill	6	1	16.67%
Westmount	11	2	18.18%
Whitby Estates	25	2	8.00%
Whytecliff	3	1	33.33%
TOTAL	349	83	23.78%

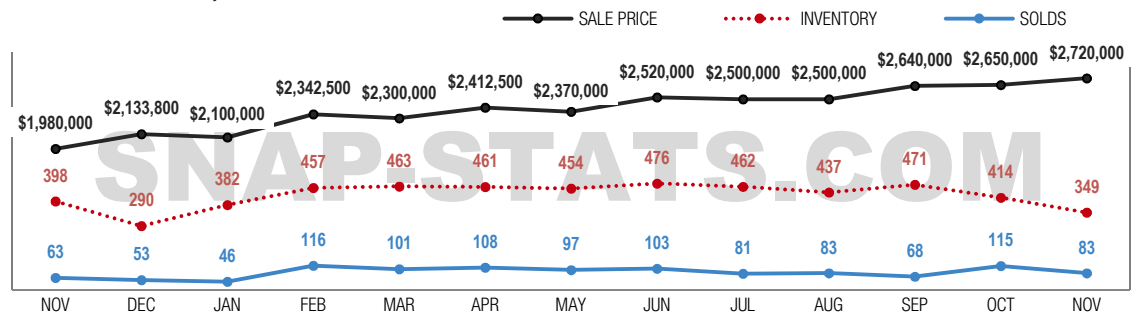
*Sales Ratio: Speed of homes selling (Sales to Inventory Ratio). Higher is faster.

Market Summary

- Official Market Type **WEST VANCOUVER DETACHED**: Sellers market at 24% Sales Ratio average (2.4 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 100% Sales Ratio (Sellers market)
- Buyers Best Bet*: Homes \$5 mil plus, Altamont, Canterbury, Glenmore, Whitby Estates and minimum 7 bedroom properties
- Sellers Best Bet*: Selling homes in Ambleside, Caulfield, Dundarave and 3 to 4 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	5	2	40.00%
300,001 – 400,000	3	1	33.33%
400,001 – 500,000	5	4	80.00%
500,001 – 600,000	4	3	75.00%
600,001 – 700,000	2	2	100.00%
700,001 – 800,000	4	0	NA
800,001 – 900,000	7	1	14.29%
900,001 – 1,000,000	8	1	12.50%
1,000,001 – 1,250,000	4	1	25.00%
1,250,001 – 1,500,000	6	3	50.00%
1,500,001 – 1,750,000	2	1	50.00%
1,750,001 – 2,000,000	3	1	33.33%
2,000,001 – 2,250,000	2	0	NA
2,250,001 – 2,500,000	1	1	100.00%
2,500,001 – 2,750,000	2	0	NA
2,750,001 – 3,000,000	2	0	NA
3,000,001 – 3,500,000	3	0	NA
3,500,001 – 4,000,000	3	0	NA
4,000,001 – 4,500,000	1	0	NA
4,500,001 – 5,000,000	0	0	NA
5,000,001 & Greater	2	0	NA
TOTAL	69	21	30.43%

0 to 1 Bedroom	16	4	25.00%
2 Bedrooms	37	12	32.43%
3 Bedrooms	14	5	35.71%
4 Bedrooms & Greater	2	0	NA
TOTAL	69	21	30.43%

SnapStats® Median Data	October	November	Variance
Inventory	83	69	-16.87%
Solds	25	21	-16.00%
Sale Price	\$815,000	\$650,000	-20.25%
Sale Price SQFT	\$639	\$537	-15.96%
Sale to List Price Ratio	102%	102%	NA
Days on Market	33	23	-30.30%

Community STATS CONDO & TH (ATTACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
Altamont	0	0	NA
Ambleside	23	10	43.48%
Bayridge	0	0	NA
British Properties	0	0	NA
Canterbury	0	0	NA
Caulfield	0	0	NA
Cedardale	1	1	100.00%
Chartwell	0	0	NA
Chelsea Park	1	1	100.00%
Cypress	0	0	NA
Cypress Park Estates	2	2	100.00%
Deer Ridge	4	0	NA
Dundarave	10	5	50.00%
Eagle Harbour	0	0	NA
Eagleridge	0	0	NA
Furry Creek	2	0	NA
Gleneagles	0	0	NA
Glenmore	0	0	NA
Horseshoe Bay	2	0	NA
Howe Sound	1	1	100.00%
Lions Bay	0	0	NA
Old Caulfield	0	0	NA
Panorama Village	6	0	NA
Park Royal	11	1	9.09%
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	1	0	NA
West Bay	0	0	NA
Westhill	0	0	NA
Westmount	0	0	NA
Whitby Estates	5	0	NA
Whytecliff	0	0	NA
TOTAL	69	21	30.43%

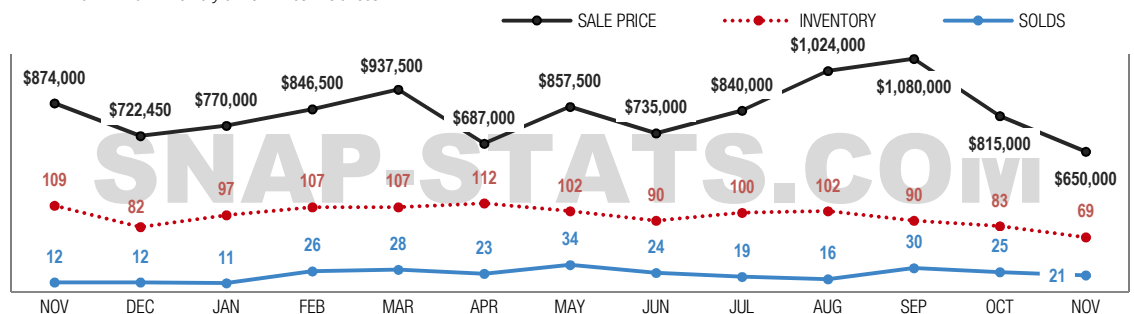
*Sales Ratio: Speed of homes selling (Sales to Inventory Ratio). Higher is faster.

Market Summary

- Official Market Type **WEST VANCOUVER ATTACHED**: Sellers market at 30% Sales Ratio average (3 in 10 homes selling rate)
- Homes are selling on average 2% above list price
- Most Active Price Band*: Based on Sales \$400,000 to \$500,000 (4)
- Buyers Best Bet*: Homes in Park Royal and up to 1 bedroom properties
- Sellers Best Bet*: Selling homes in Ambleside, Dundarave and 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	3	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	2	2	100.00%
700,001 – 800,000	1	1	100.00%
800,001 – 900,000	13	10	76.92%
900,001 – 1,000,000	14	10	71.43%
1,000,001 – 1,250,000	46	46	100.00%
1,250,001 – 1,500,000	72	49	68.06%
1,500,001 – 1,750,000	35	23	65.71%
1,750,001 – 2,000,000	40	23	57.50%
2,000,001 – 2,250,000	17	8	47.06%
2,250,001 – 2,500,000	26	7	26.92%
2,500,001 – 2,750,000	12	7	58.33%
2,750,001 – 3,000,000	28	3	10.71%
3,000,001 – 3,500,000	12	1	8.33%
3,500,001 – 4,000,000	15	1	6.67%
4,000,001 – 4,500,000	2	0	NA
4,500,001 – 5,000,000	2	0	NA
5,000,001 & Greater	4	0	NA
TOTAL	345	191	55.36%

2 Bedrooms & Less	18	3	16.67%
3 to 4 Bedrooms	123	92	74.80%
5 to 6 Bedrooms	179	88	49.16%
7 Bedrooms & More	25	8	32.00%
TOTAL	345	191	55.36%

SnapStats® Median Data	October	November	Variance
Inventory	417	345	-17.27%
Solds	192	191	-0.52%
Sale Price	\$1,369,000	\$1,346,000	-1.68%
Sale Price SQFT	\$516	\$543	5.23%
Sale to List Price Ratio	100%	98%	-2.00%
Days on Market	15	18	20.00%

Community STATS HOUSES (DETACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
Boyd Park	12	9	75.00%
Bridgeport	10	2	20.00%
Brighthouse	2	0	NA
Brighthouse South	2	0	NA
Broadmoor	21	7	33.33%
East Cambie	12	12	100.00%
East Richmond	4	0	NA
Garden City	16	4	25.00%
Gilmore	2	2	100.00%
Granville	25	18	72.00%
Hamilton	8	1	12.50%
Ironwood	17	9	52.94%
Lackner	19	9	47.37%
McLennan	5	2	40.00%
McLennan North	8	0	NA
McNair	15	7	46.67%
Quilchena	10	10	100.00%
Riverdale	23	11	47.83%
Saunders	13	11	84.62%
Sea Island	4	0	NA
Seafair	22	20	90.91%
South Arm	14	8	57.14%
Steveston North	18	18	100.00%
Steveston South	8	3	37.50%
Steveston Village	4	4	100.00%
Terra Nova	7	7	100.00%
West Cambie	21	4	19.05%
Westwind	8	5	62.50%
Woodwards	15	8	53.33%
TOTAL	345	191	55.36%

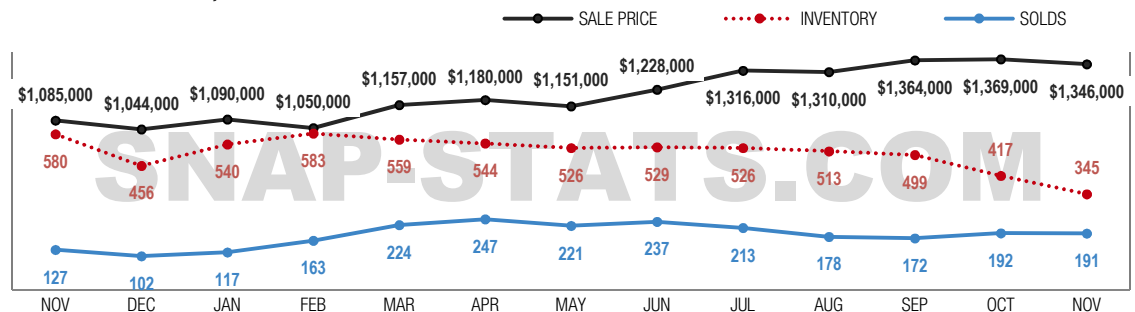
*Sales Ratio: Speed of homes selling (Sales to Inventory Ratio). Higher is faster.

Market Summary

- Official Market Type **RICHMOND DETACHED**: Sellers market at 55% Sales Ratio average (5.5 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band*: \$1 mil to \$1.25 mil with average 100% Sales Ratio (Sellers market)
- Buyers Best Bet*: Homes between \$3.5 mil to \$4 mil, Bridgeport, Hamilton and up to 2 bedroom properties
- Sellers Best Bet*: Selling homes in East Cambie, Quilchena, Seafair, Steveston North and 3 to 4 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	177	63	35.59%
300,001 – 400,000	200	59	29.50%
400,001 – 500,000	176	63	35.80%
500,001 – 600,000	140	47	33.57%
600,001 – 700,000	91	50	54.95%
700,001 – 800,000	29	9	31.03%
800,001 – 900,000	17	12	70.59%
900,001 – 1,000,000	10	1	10.00%
1,000,001 – 1,250,000	11	3	27.27%
1,250,001 – 1,500,000	6	0	NA
1,500,001 – 1,750,000	1	0	NA
1,750,001 – 2,000,000	2	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	1	0	NA
3,500,001 – 4,000,000	2	0	NA
4,000,001 – 4,500,000	1	0	NA
4,500,001 – 5,000,000	0	0	NA
5,000,001 & Greater	1	0	NA
TOTAL	867	307	35.41%

0 to 1 Bedroom	251	51	20.32%
2 Bedrooms	448	153	34.15%
3 Bedrooms	144	87	60.42%
4 Bedrooms & Greater	24	16	66.67%
TOTAL	867	307	35.41%

SnapStats® Median Data	October	November	Variance
Inventory	975	867	-11.08%
Solds	292	307	5.14%
Sale Price	\$487,250	\$450,000	-7.64%
Sale Price SQFT	\$445	\$442	-0.67%
Sale to List Price Ratio	98%	98%	NA
Days on Market	21	26	23.81%

Community STATS CONDO & TH (ATTACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
Boyd Park	20	9	45.00%
Bridgeport	17	5	29.41%
Brighthouse	389	86	22.11%
Brighthouse South	102	44	43.14%
Broadmoor	5	4	80.00%
East Cambie	4	4	100.00%
East Richmond	3	3	100.00%
Garden City	7	4	57.14%
Gilmore	0	0	NA
Granville	8	7	87.50%
Hamilton	4	0	NA
Ironwood	13	5	38.46%
Lackner	3	3	100.00%
McLennan	0	0	NA
McLennan North	98	28	28.57%
McNair	0	0	NA
Quilchena	4	1	25.00%
Riverdale	17	4	23.53%
Saunders	7	4	57.14%
Sea Island	0	0	NA
Seafair	3	3	100.00%
South Arm	11	11	100.00%
Steveston North	6	0	NA
Steveston South	50	28	56.00%
Steveston Village	3	0	NA
Terra Nova	8	7	87.50%
West Cambie	79	42	53.16%
Westwind	2	2	100.00%
Woodwards	4	3	75.00%
TOTAL	867	307	35.41%

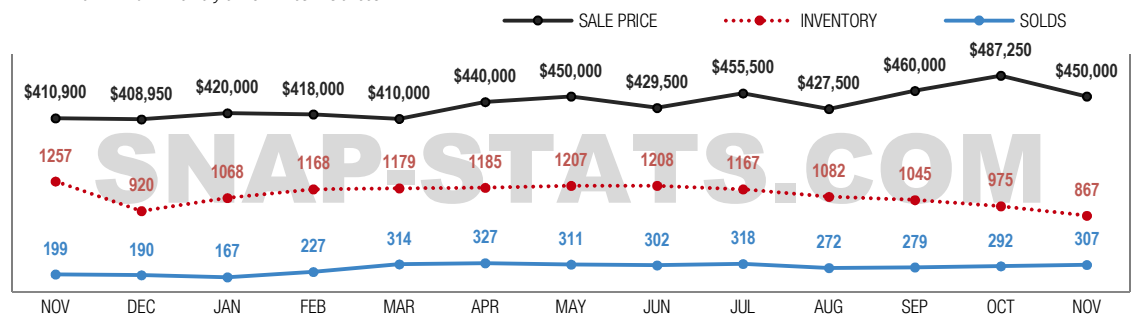
*Sales Ratio: Speed of homes selling (Sales to Inventory Ratio). Higher is faster.

Market Summary

- Official Market Type **RICHMOND ATTACHED**: Sellers market at 35% Sales Ratio average (3.5 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band*: \$800,000 to \$900,000 with average 71% Sales Ratio (Sellers market)
- Buyers Best Bet*: Homes between \$900,000 to \$1 mil, Brighthouse, Riverdale and up to 1 bedroom properties
- Sellers Best Bet*: Selling homes in Granville, South Arm, Terra Nova and minimum 4 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	1	NA
700,001 – 800,000	0	2	NA
800,001 – 900,000	4	3	75.00%
900,001 – 1,000,000	6	6	100.00%
1,000,001 – 1,250,000	3	14	466.67%
1,250,001 – 1,500,000	12	6	50.00%
1,500,001 – 1,750,000	4	2	50.00%
1,750,001 – 2,000,000	6	0	NA
2,000,001 – 2,250,000	1	1	100.00%
2,250,001 – 2,500,000	1	0	NA
2,500,001 – 2,750,000	1	1	100.00%
2,750,001 – 3,000,000	2	0	NA
3,000,001 – 3,500,000	1	0	NA
3,500,001 – 4,000,000	1	0	NA
4,000,001 – 4,500,000	1	1	100.00%
4,500,001 – 5,000,000	0	0	NA
5,000,001 & Greater	0	0	NA
TOTAL	43	37	86.05%

2 Bedrooms & Less	3	6	200.00%
3 to 4 Bedrooms	24	23	95.83%
5 to 6 Bedrooms	16	8	50.00%
7 Bedrooms & More	0	0	NA
TOTAL	43	37	86.05%

SnapStats® Median Data	October	November	Variance
Inventory	56	43	-23.21%
Solds	34	37	8.82%
Sale Price	\$1,069,000	\$1,130,000	5.71%
Sale Price SQFT	\$477	\$483	1.26%
Sale to List Price Ratio	108%	104%	-3.70%
Days on Market	8	13	62.50%

Community STATS HOUSES (DETACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
Beach Grove	2	4	200.00%
Boundary Beach	3	2	66.67%
Cliff Drive	8	10	125.00%
English Bluff	11	5	45.45%
Pebble Hill	11	6	54.55%
Tsawwassen Central	4	5	125.00%
Tsawwassen East	4	5	125.00%
TOTAL	43	37	86.05%

NOTE: November 2015 numbers reported as per the REBGV MLS® and are correct. In some instances sales recorded exceed listings active as at December 1, 2015 reflecting the speed of the current market.

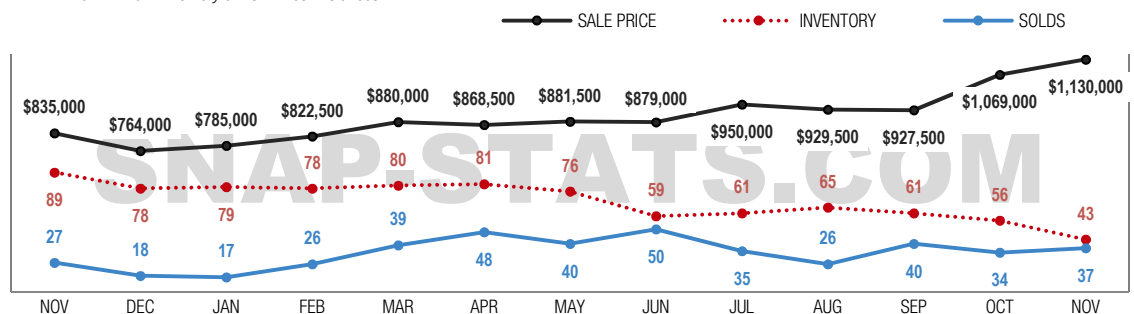
*Sales Ratio: Speed of homes selling (Sales to Inventory Ratio). Higher is faster.

Market Summary

- Official Market Type **TSAWWASSEN DETACHED**: Sellers market at 86% Sales Ratio average (8.6 in 10 homes selling rate)
- Homes are selling on average 4% above list price
- Most Active Price Band*: \$1 mil to \$1.25 mil with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet*: Homes in English Bluff and 5 to 6 bedroom properties
- Sellers Best Bet*: Selling homes in Cliff Drive and 3 to 4 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	8	1	12.50%
300,001 – 400,000	11	7	63.64%
400,001 – 500,000	5	2	40.00%
500,001 – 600,000	4	2	50.00%
600,001 – 700,000	0	0	NA
700,001 – 800,000	4	1	25.00%
800,001 – 900,000	1	1	100.00%
900,001 – 1,000,000	1	0	NA
1,000,001 – 1,250,000	1	1	100.00%
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	1	0	NA
5,000,001 & Greater	0	0	NA
TOTAL	36	15	41.67%

0 to 1 Bedroom	10	2	20.00%
2 Bedrooms	23	11	47.83%
3 Bedrooms	2	2	100.00%
4 Bedrooms & Greater	1	0	NA
TOTAL	36	15	41.67%

SnapStats® Median Data	October	November	Variance
Inventory	41	36	-12.20%
Solds	31	15	-51.61%
Sale Price	\$418,000	\$377,000	-9.81%
Sale Price SQFT	\$392	\$355	-9.44%
Sale to List Price Ratio	98%	97%	-1.02%
Days on Market	5	59	1080.00%

Community *STATS CONDO & TH (ATTACHED)*

SnapStats®	Inventory	Sales	Sales Ratio*
Beach Grove	3	2	66.67%
Boundary Beach	0	0	NA
Cliff Drive	21	9	42.86%
English Bluff	3	0	NA
Pebble Hill	1	0	NA
Tsawwassen Central	5	1	20.00%
Tsawwassen East	3	3	100.00%
TOTAL	36	15	41.67%

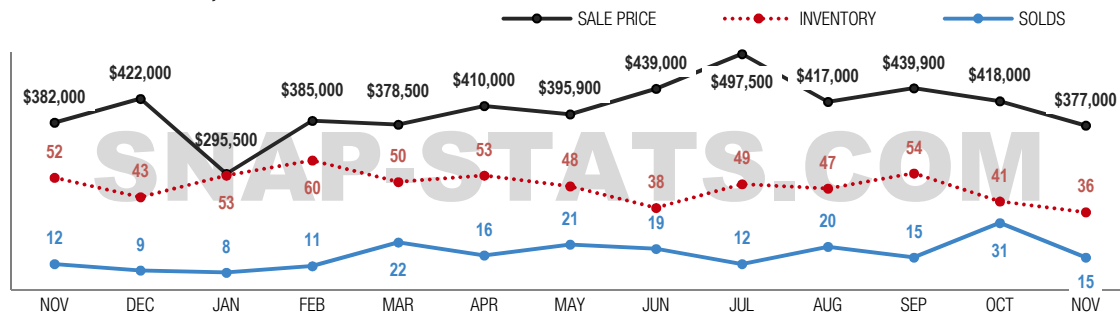
*Sales Ratio: Speed of homes selling (Sales to Inventory Ratio). Higher is faster.

Market Summary

- Official Market Type **TSAWWASSEN ATTACHED**: Sellers market at 42% Sales Ratio average (4.2 in 10 homes selling rate)
- Homes are selling on average 3% below list price
- Most Active Price Band*: \$300,000 to \$400,000 with average 64% Sales Ratio (Sellers market)
- Buyers Best Bet*: Homes between \$0 to \$300,000 and up to 1 bedroom properties
- Sellers Best Bet*: Homes in Cliff Drive 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	2	0	NA
300,001 – 400,000	2	0	NA
400,001 – 500,000	0	1	NA
500,001 – 600,000	1	0	NA
600,001 – 700,000	0	2	NA
700,001 – 800,000	1	0	NA
800,001 – 900,000	1	7	700.00%
900,001 – 1,000,000	3	2	66.67%
1,000,001 – 1,250,000	4	3	75.00%
1,250,001 – 1,500,000	2	0	NA
1,500,001 – 1,750,000	2	0	NA
1,750,001 – 2,000,000	2	1	50.00%
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	1	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
TOTAL	22	16	72.73%

2 Bedrooms & Less	6	1	16.67%
3 to 4 Bedrooms	9	10	111.11%
5 to 6 Bedrooms	5	5	100.00%
7 Bedrooms & More	2	0	NA
TOTAL	22	16	72.73%

SnapStats® Median Data	October	November	Variance
Inventory	25	22	-12.00%
Solds	24	16	-33.33%
Sale Price	\$935,000	\$856,000	-8.45%
Sale Price SQFT	\$393	\$401	2.04%
Sale to List Price Ratio	104%	100%	-3.85%
Days on Market	9	14	55.56%

Community STATS HOUSES (DETACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
Delta Manor	1	2	200.00%
East Delta	3	0	NA
Hawthorne	2	7	350.00%
Holly	3	5	166.67%
Ladner Elementary	5	1	20.00%
Ladner Rural	4	0	NA
Neilsen Grove	1	1	100.00%
Port Guichon	2	0	NA
Westham Island	1	0	NA
TOTAL	22	16	72.73%

NOTE: November 2015 numbers reported as per the REBGV MLS® and are correct. In some instances sales recorded exceed listings active as at December 1, 2015 reflecting the speed of the current market.

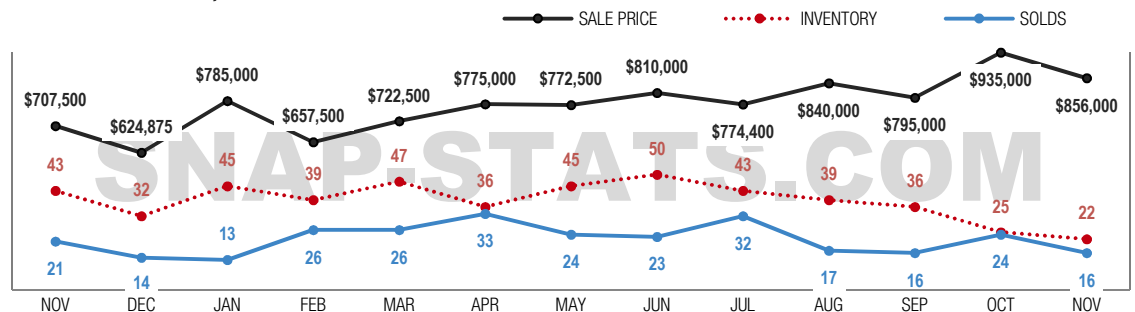
*Sales Ratio: Speed of homes selling (Sales to Inventory Ratio). Higher is faster.

Market Summary

- Official Market Type **LADNER DETACHED**: Sellers market at 73% Sales Ratio average (7.3 in 10 homes selling rate)
- Homes are selling on average at list price
- Most Active Price Band*: Based on sales \$800,000 to \$900,000 (7)
- Buyers Best Bet*: Insufficient data*
- Sellers Best Bet*: Selling homes in Hawthorne (based on sales) with 3 to 4 bedrooms

*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	2	200.00%
300,001 – 400,000	4	3	75.00%
400,001 – 500,000	1	2	200.00%
500,001 – 600,000	0	1	NA
600,001 – 700,000	1	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	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
TOTAL	7	8	114.29%

0 to 1 Bedroom	0	1	NA
2 Bedrooms	5	4	80.00%
3 Bedrooms	2	3	150.00%
4 Bedrooms & Greater	0	0	NA
TOTAL	7	8	114.29%

SnapStats® Median Data	October	November	Variance
Inventory	16	7	-56.25%
Solds	10	8	-20.00%
Sale Price	\$425,000	\$381,750	-10.18%
Sale Price SQFT	\$332	\$348	4.82%
Sale to List Price Ratio	94%	98%	4.26%
Days on Market	11	6	-45.45%

Community *STATS CONDO & TH (ATTACHED)*

SnapStats®	Inventory	Sales	Sales Ratio*
Delta Manor	2	2	100.00%
East Delta	0	0	NA
Hawthorne	2	3	150.00%
Holly	0	0	NA
Ladner Elementary	3	3	100.00%
Ladner Rural	0	0	NA
Neilsen Grove	0	0	NA
Port Guichon	0	0	NA
Westham Island	0	0	NA
TOTAL	7	8	114.29%

NOTE: November 2015 numbers reported as per the REBGV MLS® and are correct. In some instances sales recorded exceed listings active as at December 1, 2015 reflecting the speed of the current market.

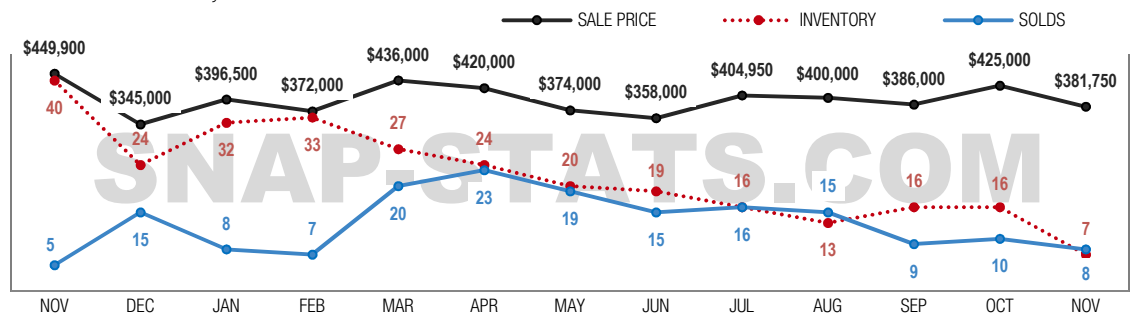
*Sales Ratio: Speed of homes selling (Sales to Inventory Ratio). Higher is faster.

Market Summary

- Official Market Type **LADNER ATTACHED**: Sellers market at >100% Sales Ratio average (10 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band*: Insufficient data*
- Buyers Best Bet*: Insufficient data*
- Sellers Best Bet*: Insufficient data*

* With a minimum inventory of 10 in most instances

13 Month Market Trend



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