

Price Band & Bedroom ATTACHED CONDOS & TOWNHOMES

Community ATTACHED CONDOS & TOWNHOMES

Price Band	Inventory	Sales	Sales Ratio*
\$0 - 300,000	1	2	200%*
300,001 - 400,000	8	19	238%*
400,001 - 500,000	27	31	115%*
500,001 - 600,000	43	27	63%
600,001 - 700,000	21	31	148%*
700,001 - 800,000	29	21	72%
800,001 - 900,000	13	12	92%
900,001 - 1,000,000	9	8	89%
1,000,001 - 1,250,000	23	8	35%
1,250,001 - 1,500,000	14	6	43%
1,500,001 - 1,750,000	5	2	40%
1,750,001 - 2,000,000	1	0	NA
2,000,001 - 2,250,000	1	0	NA
2,250,001 - 2,500,000	1	0	NA
2,500,001 - 2,750,000	1	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	1	0	NA
TOTAL	199	167	84%

Community	Inventory	Sales	Sales Ratio*
Champlain Heights	24	10	42%
Collingwood	38	30	79%
Downtown	8	9	113%*
Fraser	7	9	129%*
Fraserview	5	15	300%*
Grandview	4	8	200%*
Hastings	16	16	100%
Hastings East	0	2	NA*
Killarney	13	3	23%
Knight	12	3	25%
Main	2	4	200%*
Mt Pleasant	31	47	152%*
Renfrew Heights	0	0	NA
Renfrew	2	6	300%*
South Vancouver	3	0	NA
Victoria	34	5	15%
TOTAL	199	167	84%

Bedroom Type	Inventory	Sales	Sales Ratio*
0 to 1 Bedroom	55	77	140%*
2 Bedrooms	88	71	81%
3 Bedrooms	51	14	27%
4 Bedrooms & Greater	5	5	100%
TOTAL	199	167	84%

SnapStats® Median Data	July	August	Variance
Inventory	225	199	-12%
Solds	183	167	-9%
Sale Price	\$565,000	\$608,000	8%
Sale Price SQFT	\$715	\$769	8%
Sale to List Price Ratio	103%	103%	NA
Days on Market	9	9	NA

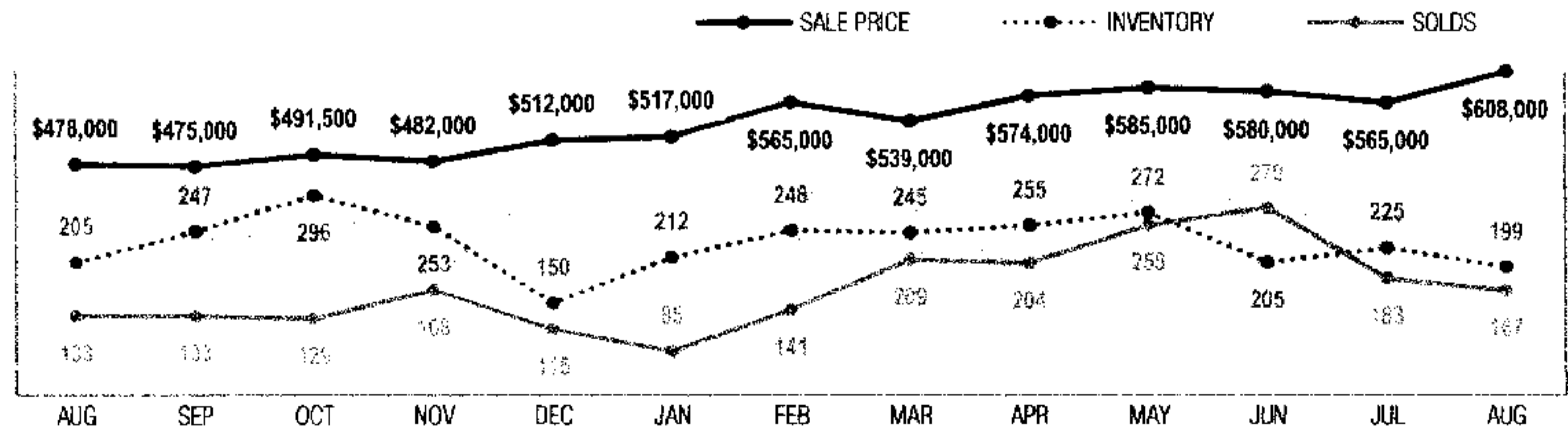
*Sales Ratio defines market speed (higher is faster) and market type: Buyers up to 14% | Balanced 15 to 20% | Sellers 21% plus. If >100% MLS® data reported previous month sales exceeded current inventory.

Market Summary

- Official Market Type **EASTSIDE ATTACHED**: Sellers market at 84% Sales Ratio average (8.4 in 10 homes selling rate)
- Homes are selling on average 3% 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 mil to \$1.25 mil, Killarney, Knight, Victoria and 3 bedroom properties
- Sellers Best Bet** Selling homes in Downtown, Fraser, Fraserview, Grandview, Mt Pleasant and up to 1 bedroom properties

** With a minimum inventory of 10 in most instances

13 Month Market Trend



Price Band & Bedroom DETACHED HOUSES

	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	2	1	50%
1,000,001 - 1,250,000	19	9	47%
1,250,001 - 1,500,000	84	43	51%
1,500,001 - 1,750,000	131	26	20%
1,750,001 - 2,000,000	136	20	15%
2,000,001 - 2,250,000	53	9	17%
2,250,001 - 2,500,000	74	2	3%
2,500,001 - 2,750,000	48	3	6%
2,750,001 - 3,000,000	72	0	NA
3,000,001 - 3,500,000	60	0	NA
3,500,001 - 4,000,000	21	0	NA
4,000,001 - 4,500,000	8	0	NA
4,500,001 - 5,000,000	1	0	NA
5,000,001 & Greater	3	0	NA
TOTAL	712	113	16%
2 Bedrooms & Less	47	6	13%
3 to 4 Bedrooms	203	37	18%
5 to 6 Bedrooms	334	58	17%
7 Bedrooms & More	128	12	9%
TOTAL	712	113	16%

Community DETACHED HOUSES

	Inventory	Sales	Sales Ratio*
Champlain Heights	4	0	NA
Collingwood	76	9	12%
Downtown	0	0	NA
Fraser	41	10	24%
Fraserview	36	8	22%
Grandview	58	9	16%
Hastings	9	1	11%
Hastings East	21	3	14%
Killarney	69	17	25%
Knight	53	10	19%
Main	31	3	10%
Mount Pleasant	10	2	20%
Renfrew Heights	61	13	21%
Renfrew	113	15	13%
South Vancouver	100	6	6%
Victoria	30	7	23%
TOTAL	712	113	16%

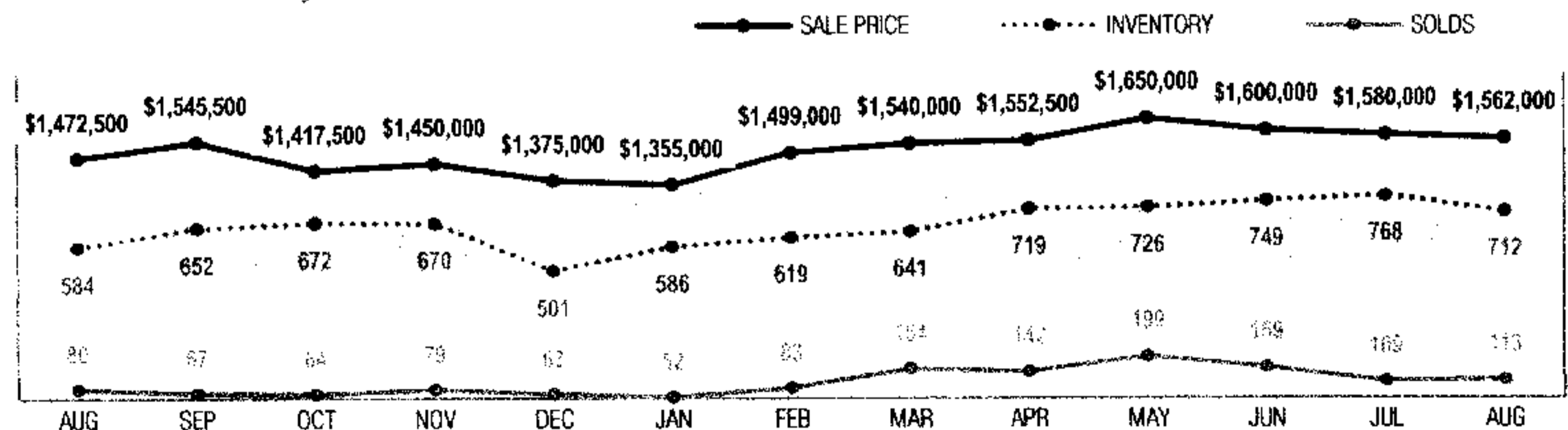
SnapStats® Median Data	July	August	Variance
Inventory	768	712	-7%
Solds	109	113	4%
Sale Price	\$1,580,000	\$1,562,000	-1%
Sale Price SQFT	\$693	\$701	1%
Sale to List Price Ratio	99%	98%	-1%
Days on Market	11	17	55%

*Sales Ratio defines market speed (higher is faster) and market type: Buyers up to 14% | Balanced 15 to 20% | Sellers 21% plus. If >100% MLS® data reported previous month's sales exceeded current inventory.

Market Summary

- Official Market Type **EASTSIDE DETACHED**: Balanced market at 16% Sales Ratio average (1.6 in 10 homes selling rate)
 - Homes are selling on average 2% below list price
 - Most Active Price Band** \$1.25 mil to \$1.5 mil with average 51% Sales Ratio (Sellers market)
 - Buyers Best Bet** Homes between \$2.25 mil to \$2.5 mil, South Vancouver and minimum 7 bedroom properties
 - Sellers Best Bet** Selling homes in Fraser, Fraserview, Killarney, Victoria and 3 to 6 bedroom properties
- ** With a minimum inventory of 10 in most instances

13 Month Market Trend



Price Band & Bedroom ATTACHED CONDOS & TOWNHOMES

Community ATTACHED CONDOS & TOWNHOMES

	Inventory	Sales	Sales Ratio*
\$0 - 300,000	0	1	NA*
300,001 - 400,000	1	2	200%*
400,001 - 500,000	4	16	400%*
500,001 - 600,000	29	20	69%
600,001 - 700,000	36	32	89%
700,001 - 800,000	27	33	122%*
800,001 - 900,000	29	20	69%
900,001 - 1,000,000	42	13	31%
1,000,001 - 1,250,000	57	33	58%
1,250,001 - 1,500,000	59	17	29%
1,500,001 - 1,750,000	33	5	15%
1,750,001 - 2,000,000	46	7	15%
2,000,001 - 2,250,000	12	0	NA
2,250,001 - 2,500,000	11	1	9%
2,500,001 - 2,750,000	5	1	20%
2,750,001 - 3,000,000	10	1	10%
3,000,001 - 3,500,000	2	0	NA
3,500,001 - 4,000,000	2	0	NA
4,000,001 - 4,500,000	5	0	NA
4,500,001 - 5,000,000	1	0	NA
5,000,001 & Greater	2	0	NA
TOTAL	413	202	49%

	Inventory	Sales	Sales Ratio*
Arbutus	0	0	NA
Cambie	33	8	24%
Dunbar	4	1	25%
Fairview	45	42	93%
Falsecreek	49	23	47%
Kerrisdale	24	5	21%
Kitsilano	46	56	122%*
Mackenzie Heights	0	0	NA
Marpole	44	9	20%
Mount Pleasant	9	3	33%
Oakridge	26	1	4%
Point Grey	8	3	38%
Quilchena	8	6	75%
SW Marine	10	1	10%
Shaughnessy	3	0	NA
South Cambie	12	2	17%
South Granville	11	0	NA
Southlands	0	0	NA
University	81	42	52%
TOTAL	413	202	49%

	Inventory	Sales	Sales Ratio*
0 to 1 Bedroom	84	83	99%
2 Bedrooms	200	99	50%
3 Bedrooms	114	18	16%
4 Bedrooms & Greater	15	2	13%
TOTAL	413	202	49%

SnapStats® Median Data	July	August	Variance
Inventory	472	413	-13%
Solds	210	202	-4%
Sale Price	\$815,000	\$798,000	-2%
Sale Price SQFT	\$930	\$899	-3%
Sale to List Price Ratio	102%	100%	-2%
Days on Market	9	11	22%

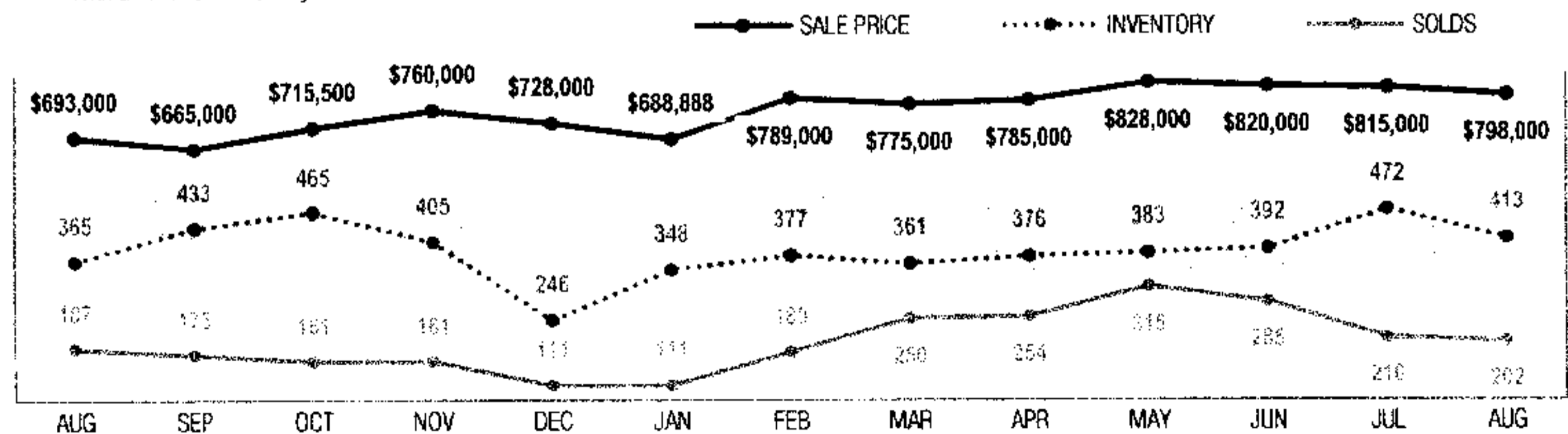
*Sales Ratio defines market speed (higher is faster) and market type: Buyers up to 14% | Balanced 15 to 20% | Sellers 21% plus. If >100% MLS® data reported previous month sales exceeded current inventory

Market Summary

- Official Market Type **WESTSIDE ATTACHED**: Sellers market at 49% Sales Ratio average (4.9 in 10 homes selling rate)
- Homes are selling on average at list price
- Most Active Price Band** \$400,000 to \$500,000 with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$2.25 mil to \$2.5 mil, Oakridge, SW Marine, South Cambie and minimum 3 bedroom properties
- Sellers Best Bet** Selling homes in Fairview, Kitsilano, Quilchena and up to 2 bedroom properties

** With a minimum inventory of 10 in most instances

13 Month Market Trend



Price Band & Bedroom DETACHED HOUSES

Community DETACHED HOUSES

	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	1	0	NA
800,001 - 900,000	0	0	NA
900,001 - 1,000,000	1	0	NA
1,000,001 - 1,250,000	1	0	NA
1,250,001 - 1,500,000	1	0	NA
1,500,001 - 1,750,000	2	0	NA
1,750,001 - 2,000,000	5	2	40%
2,000,001 - 2,250,000	5	4	80%
2,250,001 - 2,500,000	18	4	22%
2,500,001 - 2,750,000	23	4	17%
2,750,001 - 3,000,000	58	4	7%
3,000,001 - 3,500,000	69	6	9%
3,500,001 - 4,000,000	96	7	7%
4,000,001 - 4,500,000	55	7	13%
4,500,001 - 5,000,000	95	4	4%
5,000,001 & Greater	275	10	4%
TOTAL	706	52	7%
2 Bedrooms & Less	31	0	NA
3 to 4 Bedrooms	234	22	9%
5 to 6 Bedrooms	354	27	8%
7 Bedrooms & More	87	3	3%
TOTAL	706	52	7%

	Inventory	Sales	Sales Ratio*
Arbutus	35	6	17%
Cambie	24	1	4%
Dunbar	98	12	12%
Fairview	2	1	50%
Falsecreek	1	0	NA
Kerrisdale	46	6	13%
Kitsilano	46	7	15%
Mackenzie Heights	24	2	8%
Marpole	52	1	2%
Mount Pleasant	2	0	NA
Oakridge	10	0	NA
Point Grey	63	5	8%
Quilchena	26	2	8%
SW Marine	41	1	2%
Shaughnessy	89	2	2%
South Cambie	8	3	38%
South Granville	83	2	2%
Southlands	37	0	NA
University	19	1	5%
TOTAL	706	52	7%

SnapStats® Median Data	July	August	Variance
Inventory	705	706	NA
Solds	72	52	-28%
Sale Price	\$3,782,500	\$3,685,000	-3%
Sale Price SQFT	\$1,146	\$1,279	12%
Sale to List Price Ratio	97%	95%	-2%
Days on Market	19	19	NA

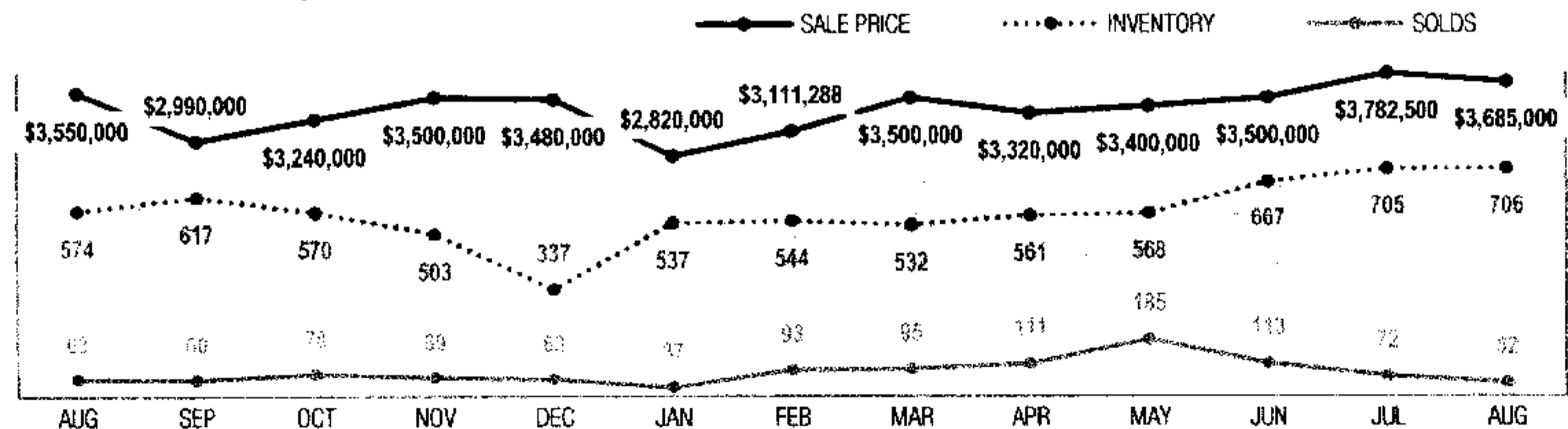
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Market Summary

- Official Market Type **WESTSIDE DETACHED**: Buyers market at 7% Sales Ratio average (7 in 100 homes selling rate)
- Homes are selling on average 5% below list price
- Most Active Price Band** +/- \$3 mil: \$2.25 mil to \$2.5 mil (22% Sales Ratio) / \$4 mil to \$4.5 mil (13% Sales Ratio)
- Buyers Best Bet** +/- \$3 mil: Homes between \$2.75 mil to \$3 mil / \$4.5 mil plus, Marpole, SW Marine, Shaughnessy & S. Granville
- Sellers Best Bet** Selling homes in South Cambie and 3 to 6 bedroom properties

** With a minimum inventory of 10 in most instances

13 Month Market Trend



Price Band & Bedroom CONDOS & TOWNHOMES

Community CONDOS & TOWNHOMES

	Inventory	Sales	Sales Ratio*
\$0 - 100,000	0	0	NA
100,001 - 200,000	0	0	NA
200,001 - 300,000	2	2	100%
300,001 - 400,000	26	28	108%*
400,001 - 500,000	69	57	83%
500,001 - 600,000	56	69	123%*
600,001 - 700,000	57	45	79%
700,001 - 800,000	48	32	67%
800,001 - 900,000	30	22	73%
900,001 - 1,000,000	22	12	55%
1,000,001 - 1,250,000	20	11	55%
1,250,001 - 1,500,000	3	3	100%
1,500,001 - 1,750,000	3	1	33%
1,750,001 - 2,000,000	1	0	NA
2,000,001 - 2,250,000	1	0	NA
2,250,001 - 2,500,000	0	0	NA
2,500,001 - 2,750,000	0	0	NA
2,750,001 - 3,000,000	0	0	NA
3,000,001 - 3,500,000	0	0	NA
3,500,001 - 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
TOTAL	338	282	83%
0 to 1 Bedroom	75	78	104%*
2 Bedrooms	186	163	88%
3 Bedrooms	71	39	55%
4 Bedrooms & Greater	6	2	33%
TOTAL	338	282	83%

	Inventory	Sales	Sales Ratio*
Big Bend	0	0	NA
Brentwood Park	33	46	139%*
Buckingham Heights	0	0	NA
Burnaby Hospital	4	0	NA
Burnaby Lake	7	1	14%
Cariboo	6	7	117%*
Capitol Hill	4	3	75%
Central	8	11	138%*
Central Park	18	10	56%
Deer Lake	0	0	NA
Deer Lake Place	0	0	NA
East Burnaby	3	3	100%
Edmonds	29	19	66%
Forest Glen	25	12	48%
Forest Hills	3	7	233%*
Garden Village	0	0	NA
Government Road	12	13	108%*
Greentree Village	0	2	NA*
Highgate	28	23	82%
Metrotown	72	66	92%
Montecito	4	2	50%
Oakdale	0	0	NA
Oaklands	4	3	75%
Parkcrest	3	1	33%
Simon Fraser Hills	6	4	67%
Simon Fraser University SFU	28	15	54%
South Slope	23	13	57%
Sperling-Durthie	0	1	NA*
Sullivan Heights	9	9	100%
Suncrest	0	0	NA
The Crest	0	2	NA*
Upper Deer Lake	0	0	NA
Vancouver Heights	6	4	67%
Westridge	1	0	NA
Willingdon Heights	2	5	250%*
TOTAL	338	282	83%

SnapStats® Median Data	July	August	Variance
Inventory	369	338	-8%
Solds	232	282	22%
Sale Price	\$547,500	\$571,000	4%
Sale Price SQFT	\$599	\$656	10%
Sale to List Price Ratio	103%	101%	-2%
Days on Market	10	10	NA

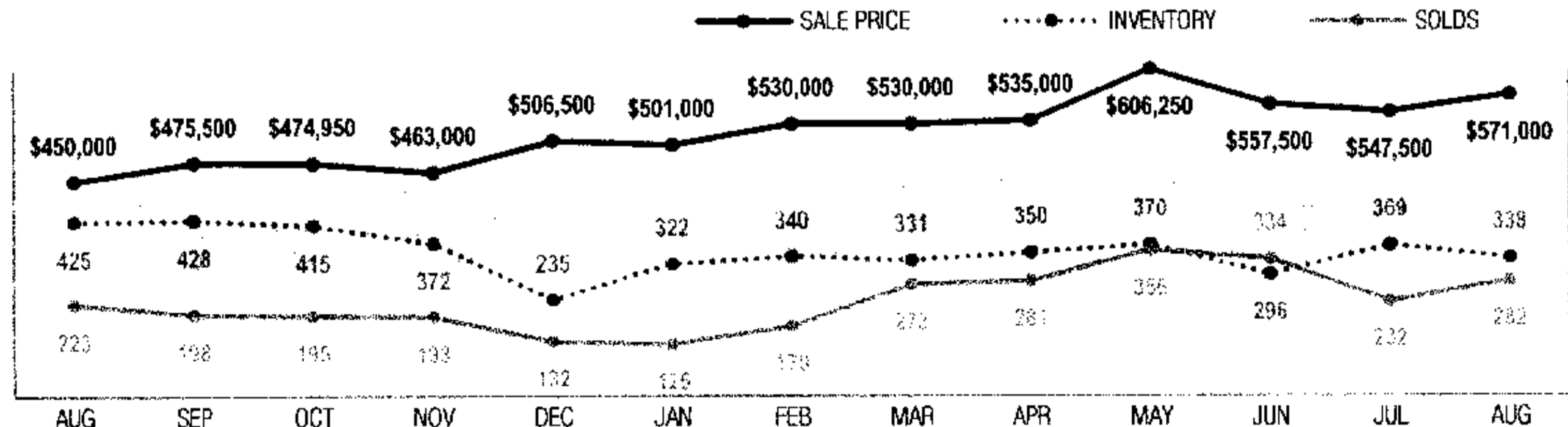
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Market Summary

- Official Market Type **BURNABY ATTACHED**: Sellers market at 83% Sales Ratio average (8.3 in 10 homes selling rate)
- Homes are selling on average 1% above list price
- Most Active Price Band** \$500,000 to \$600,000 with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$900,000 to \$1.25 mil, Central Park, Forest Glen, SFU, South Slope and 3 bedroom properties
- Sellers Best Bet** Selling homes in Brentwood Park, Central, Government Road, Sullivan Heights and up to 1 bedroom properties

** With a minimum inventory of 10 in most instances

13 Month Market Trend



Price Band & Bedroom DETACHED HOMES

	Inventory	Sales	Sales Ratio*
\$0 - 100,000	0	0	NA
100,001 - 200,000	0	0	NA
200,001 - 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	0	0	NA
1,000,001 - 1,250,000	7	11	157%*
1,250,001 - 1,500,000	76	15	20%
1,500,001 - 1,750,000	90	17	19%
1,750,001 - 2,000,000	88	10	11%
2,000,001 - 2,250,000	49	3	6%
2,250,001 - 2,500,000	69	5	7%
2,500,001 - 2,750,000	35	2	6%
2,750,001 - 3,000,000	37	0	NA
3,000,001 - 3,500,000	26	1	4%
3,500,001 - 4,000,000	10	1	10%
4,000,001 & Greater	8	1	13%
TOTAL	495	66	13%
2 Bedrooms & Less	13	3	23%
3 to 4 Bedrooms	151	32	21%
5 to 6 Bedrooms	219	27	12%
7 Bedrooms & More	112	4	4%
TOTAL	495	66	13%

Community DETACHED HOMES

	Inventory	Sales	Sales Ratio*
Big Bend	6	0	NA
Brentwood Park	12	1	8%
Buckingham Heights	12	1	8%
Burnaby Hospital	14	3	21%
Burnaby Lake	17	4	24%
Cariboo	0	0	NA
Capitol Hill	39	7	18%
Central	7	0	NA
Central Park	8	1	13%
Deer Lake	13	1	8%
Deer Lake Place	10	1	10%
East Burnaby	33	4	12%
Edmonds	16	0	NA
Forest Glen	21	4	19%
Forest Hills	1	0	NA
Garden Village	8	1	13%
Government Road	12	4	33%
Greentree Village	6	1	17%
Highgate	25	3	12%
Metrotown	18	3	17%
Montecito	23	6	26%
Oakdale	3	1	33%
Oaklands	0	0	NA
Parkcrest	21	4	19%
Simon Fraser Hills	0	0	NA
Simon Fraser University SFU	7	1	14%
South Slope	45	4	9%
Sperling-Duthie	22	2	9%
Sullivan Heights	3	1	33%
Suncrest	10	2	20%
The Crest	15	1	7%
Upper Deer Lake	21	0	NA
Vancouver Heights	15	1	7%
Westridge	12	3	25%
Willingdon Heights	20	1	5%
TOTAL	495	66	13%

SnapStats® Median Data	July	August	Variance
Inventory	515	495	-4%
Solds	58	66	14%
Sale Price	\$1,695,000	\$1,588,000	-6%
Sale Price SQFT	\$644	\$616	-4%
Sale to List Price Ratio	98%	99%	1%
Days on Market	22	17	-23%

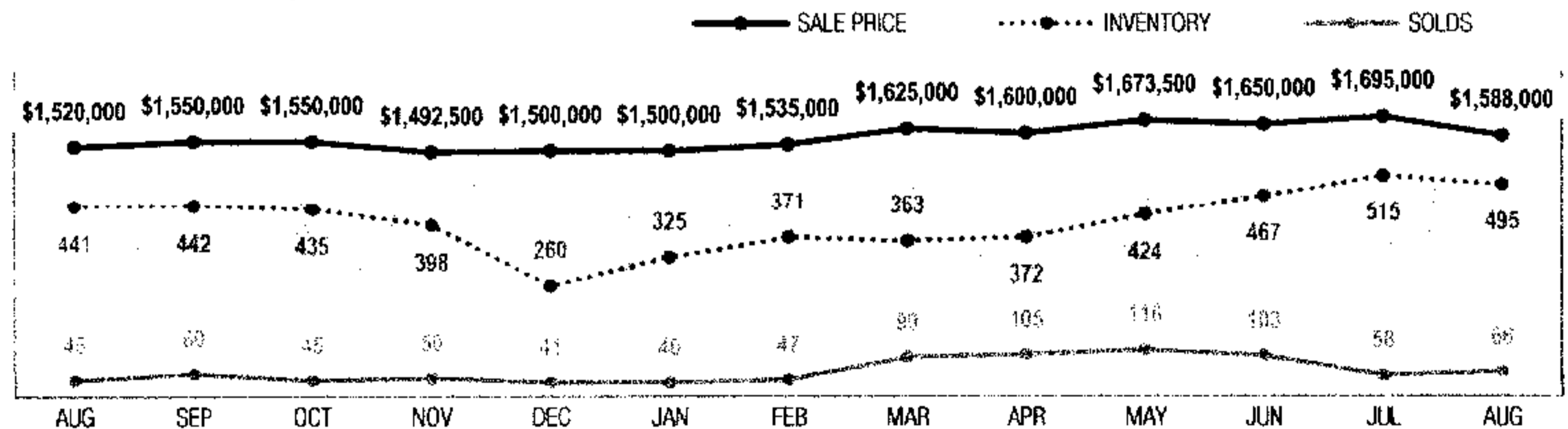
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Market Summary

- Official Market Type **BURNABY DETACHED**: Buyers market at 13% Sales Ratio average (1.3 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 >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$3 mil to \$3.5 mil, Willingdon Heights and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Government Road and up to 4 bedroom properties

* With a minimum inventory of 10 in most instance

13 Month Market Trend



Price Band & Bedroom ATTACHED CONDOS & TOWNHOMES

Community ATTACHED CONDOS & TOWNHOMES

	Inventory	Sales	Sales Ratio*
\$0 - 300,000	15	12	80%
300,001 - 400,000	48	44	92%
400,001 - 500,000	63	55	87%
500,001 - 600,000	62	57	92%
600,001 - 700,000	87	64	74%
700,001 - 800,000	75	40	53%
800,001 - 900,000	87	29	33%
900,001 - 1,000,000	75	34	45%
1,000,001 - 1,250,000	53	21	40%
1,250,001 - 1,500,000	19	5	26%
1,500,001 - 1,750,000	5	2	40%
1,750,001 - 2,000,000	7	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	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	599	363	61%
0 to 1 Bedroom	83	77	93%
2 Bedrooms	249	161	65%
3 Bedrooms	196	98	50%
4 Bedrooms & Greater	71	27	38%
TOTAL	599	363	61%

	Inventory	Sales	Sales Ratio*
Boyd Park	12	4	33%
Bridgeport	20	11	55%
Brighthouse	161	96	60%
Brighthouse South	81	56	69%
Broadmoor	7	4	57%
East Cambie	12	6	50%
East Richmond	9	18	200%*
Garden City	8	3	38%
Gilmore	0	0	NA
Granville	15	4	27%
Hamilton	4	6	150%*
Ironwood	12	6	50%
Lackner	5	0	NA
McLennan	1	0	NA
McLennan North	98	43	44%
McNair	1	1	100%
Quilchena	2	1	50%
Riverdale	12	9	75%
Saunders	9	4	44%
Sea Island	0	0	NA
Seafair	1	2	200%*
South Arm	10	3	30%
Steveston North	5	4	80%
Steveston South	34	20	59%
Steveston Village	1	2	200%*
Terra Nova	13	5	38%
West Cambie	50	50	100%
Westwind	2	2	100%
Woodwards	14	3	21%
TOTAL	599	363	61%

SnapStats® Median Data	July	August	Variance
Inventory	633	599	-5%
Solds	302	363	20%
Sale Price	\$630,000	\$618,800	-2%
Sale Price SQFT	\$633	\$638	1%
Sale to List Price Ratio	102%	101%	-1%
Days on Market	13	11	-15%

*Sales Ratio defines market speed (higher is faster) and market type: Buyers up to 14% | Balanced 15 to 20% | Sellers 21% plus. If >100% MLS® data reported previous month sales exceeded current inventory.

Market Summary

- Official Market Type **RICHMOND ATTACHED**: Sellers market at 61% Sales Ratio average (6.1 in 10 homes selling rate)
- Homes are selling on average 1% above list price
- Most Active Price Band** \$300,000 to \$400,000 / \$500,000 to \$600,000 with average 92% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.25 mil to \$1.5 mil, Granville, South Arm, Woodward and minimum 4 bedroom properties
- Sellers Best Bet** Selling homes in East Richmond, Riverdale, West Cambie and up to 1 bedroom properties

** With a minimum inventory of 10 in most instances

13 Month Market Trend

