

## 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	2	0	NA
1,000,001 – 1,250,000	7	1	14.29%
1,250,001 – 1,500,000	22	11	50.00%
1,500,001 – 1,750,000	39	11	28.21%
1,750,001 – 2,000,000	54	15	27.78%
2,000,001 – 2,250,000	37	14	37.84%
2,250,001 – 2,500,000	83	16	19.28%
2,500,001 – 2,750,000	58	10	17.24%
2,750,001 – 3,000,000	77	10	12.99%
3,000,001 – 3,500,000	73	9	12.33%
3,500,001 – 4,000,000	91	7	7.69%
4,000,001 – 4,500,000	39	4	10.26%
4,500,001 – 5,000,000	36	3	8.33%
5,000,001 & Greater	105	6	5.71%
<b>TOTAL</b>	<b>724</b>	<b>117</b>	<b>16.16%</b>

2 Bedrooms & Less	20	4	20.00%
3 to 4 Bedrooms	217	45	20.74%
5 to 6 Bedrooms	381	60	15.75%
7 Bedrooms & More	106	8	7.55%
<b>TOTAL</b>	<b>724</b>	<b>117</b>	<b>16.16%</b>

SnapStats® Median Data	December	January	Variance
Inventory	525	724	37.90%
Solds	111	117	5.41%
Sale Price	\$2,468,000	\$2,380,000	-3.57%
Sale Price SQFT	\$796	\$772	-3.02%
Sale to List Price Ratio	95.7%	98%	2.40%
Days on Market	47	18	-61.70%

## Community **STATS HOUSES (DETACHED)**

SnapStats®	Inventory	Sales	Sales Ratio*
Arbutus	45	9	20.00%
Cambie	37	7	18.92%
Dunbar	82	14	17.07%
Fairview	0	0	NA
Falsecreek	0	0	NA
Kerrisdale	60	10	16.67%
Kitsilano	33	9	27.27%
Mackenzie Heights	28	5	17.86%
Marpole	48	6	12.50%
Mount Pleasant	0	0	NA
Oakridge	15	4	26.67%
Point Grey	81	14	17.28%
Quilchena	28	5	17.86%
SW Marine	32	4	12.50%
Shaughnessy	80	8	10.00%
South Cambie	19	2	10.53%
South Granville	91	13	14.29%
Southlands	28	5	17.86%
University	17	2	11.76%
<b>TOTAL</b>	<b>724</b>	<b>117</b>	<b>16.16%</b>

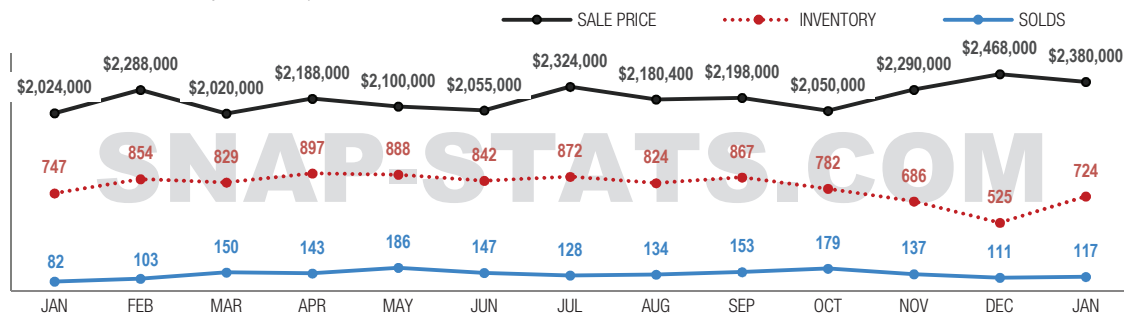
\*Sales to Active Listing (Inventory) Ratio: The percent of homes selling

## Market Summary

- Official Market Type Westside Detached: Balanced market at 16% Sales Ratio average (1.6 in 10 homes selling)
- Homes are selling on average 2% below list price
- Most Active Price Band\* +/- \$2 mil: \$1.25 mil to \$1.5 mil (50% Sales Ratio); \$2 mil to \$2.25 mil (38% Sales Ratio)
- Buyers Best Bet\* +/- \$2 mil: Homes \$1.5 to \$2 mil; \$5 mil+, Shaughnessy and minimum 7 bedroom properties
- Sellers Best Bet\*: Selling homes in Kitsilano, Oakridge and up to 4 bedroom properties

\* With a minimum inventory of 10 where possible

## 13 Month Market Trend



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