

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%

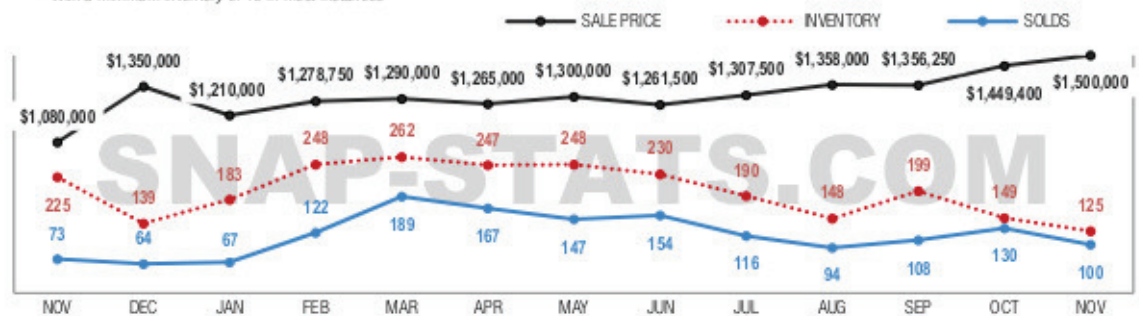
Numbers reported as per the REBGV MLS® and are correct. In some instances sales recorded exceed listings active as at December 1, 2015 reflecting the current market

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

* With a minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

Team Finney
RE/MAX Masters Realty
604.290.5809



Price Band & Bedroom STATS CONDO & TH (ATTACHED)

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%

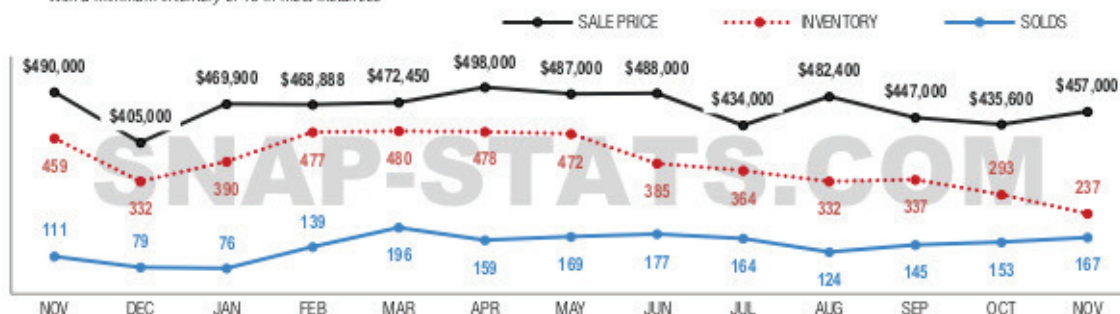
*Sales Ratio: Speed of homes selling (Sales to Inventory Ratio). Higher is faster.

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



Compliments of...

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RE/MAX Masters Realty
604.290.5809



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%

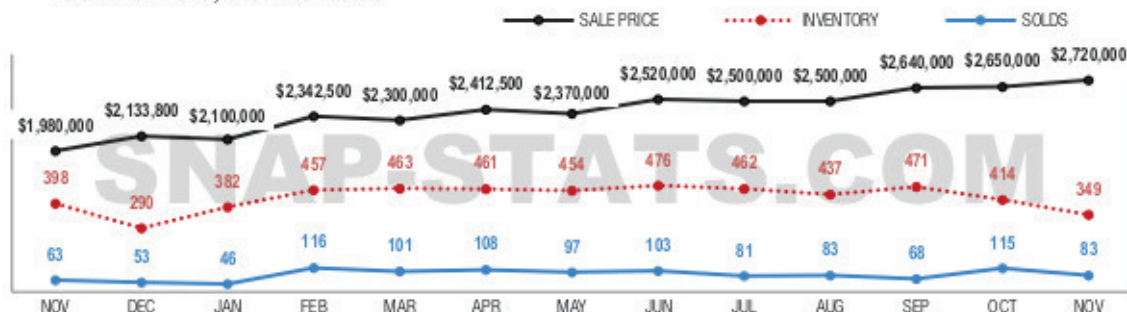
*Sales Ratio: Speed of homes selling (Sales to Inventory Ratio). Higher is faster.

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%

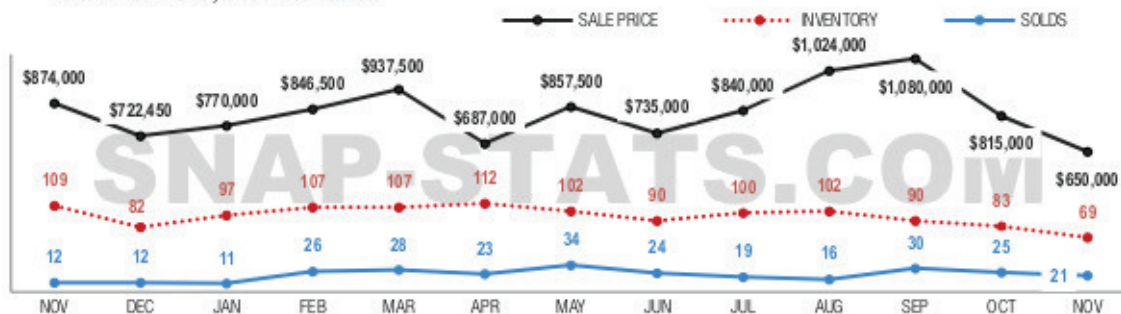
*Sales Ratio: Speed of homes selling (Sales to Inventory Ratio). Higher is faster.

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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