

Price Band & Bedroom STATS HOUSES (DETACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
\$0 - 300,000	3	0	NA
300,001 - 400,000	2	0	NA
400,001 - 500,000	1	0	NA
500,001 - 600,000	2	0	NA
600,001 - 700,000	7	3	42.86%
700,001 - 800,000	22	8	36.36%
800,001 - 900,000	48	21	43.75%
900,001 - 1,000,000	33	19	57.58%
1,000,001 - 1,250,000	85	36	42.35%
1,250,001 - 1,500,000	81	26	32.10%
1,500,001 - 1,750,000	40	14	35.00%
1,750,001 - 2,000,000	19	5	26.32%
2,000,001 - 2,250,000	12	1	8.33%
2,250,001 - 2,500,000	17	4	23.53%
2,500,001 - 2,750,000	4	3	75.00%
2,750,001 - 3,000,000	4	0	NA
3,000,001 - 3,500,000	1	0	NA
3,500,001 - 4,000,000	4	0	NA
4,000,001 - 4,500,000	1	1	100.00%
4,500,001 - 5,000,000	1	0	NA
5,000,001 & Greater	4	0	NA
TOTAL	391	141	36.06%

2 Bedrooms & Less	21	3	14.29%
3 to 4 Bedrooms	202	77	38.12%
5 to 6 Bedrooms	142	54	38.03%
7 Bedrooms & More	26	7	26.92%
TOTAL	391	141	36.06%

SnapStats® Median Data	March	April	Variance
Inventory	326	391	19.94%
Solds	134	141	5.22%
Sale Price	\$1,059,000	\$1,140,000	7.65%
Sale Price SQFT	\$432	\$430	-0.46%
Sale to List Price Ratio	99.4%	98.4%	-1.01%
Days on Market	10	13	30.00%

Community STATS HOUSES (DETACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
Blueridge	10	3	30.00%
Boulevard	12	6	50.00%
Braemar	3	0	NA
Calverhall	8	4	50.00%
Canyon Heights	45	23	51.11%
Capilano	5	0	NA
Central Lonsdale	14	4	28.57%
Deep Cove	22	3	13.64%
Delbrook	7	3	42.86%
Dollarton	16	1	6.25%
Edgemont	19	9	47.37%
Forest Hills	16	5	31.25%
Grouse Woods	5	1	20.00%
Hamilton	4	2	50.00%
Hamilton Heights	2	0	NA
Indian Arm	6	0	NA
Indian River	4	2	50.00%
Lower Lonsdale	6	2	33.33%
Lynn Valley	29	27	93.10%
Lynnmoor	11	0	NA
Norgate	3	1	33.33%
Northlands	3	1	33.33%
Pemberton Heights	14	4	28.57%
Pemberton	15	1	6.67%
Princess Park	5	3	60.00%
Queensbury	5	2	40.00%
Roche Point	3	2	66.67%
Seymour	7	3	42.86%
Tempe	3	2	66.67%
Upper Delbrook	22	3	13.64%
Upper Lonsdale	40	14	35.00%
Westlynn	13	7	53.85%
Westlynn Terrace	4	0	NA
Windsor Park	5	2	40.00%
Woodlands-Sunshine Cascade	5	1	20.00%
TOTAL	391	141	36.06%

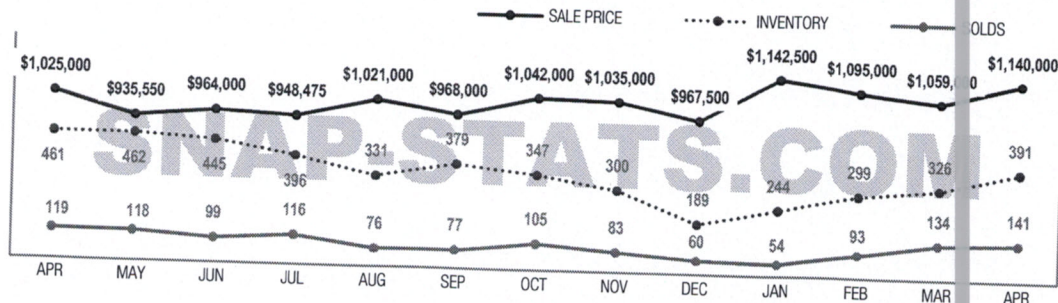
*Sales Ratio: The percent of homes selling (Sales to Inventory Ratio)

Market Summary

- Official Market Type **NORTH VANCOUVER DETACHED**: Sellers market at 36% Sales Ratio average (3.6 in 10 homes selling)
- Homes are selling on average at 2% below list price
- Most Active Price Band*: \$900,000 to \$1 mil with average 58% Sales Ratio (5.8 in 10 homes selling)
- Buyers Best Bet*: Homes between \$2 mil to \$2.25 mil, Deep Cove, Dollarton, Pemberton, Upper Delbrook and max. bedrooms
- Sellers Best Bet*: Selling homes in Boulevard, Canyon Heights, Lynn Valley, Westlynn and 3 to 6 bedroom properties

* With a minimum inventory of 10 where possible

13 Month Market Trend



Compliments of...

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