Compliments of:
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SnapStats®

October 2026

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METRO VANCOUVER

EDITION

Downtown
Westside
Eastside
North Vancouver
West Vancouver
Richmond
Tsawwassen
Ladner

SnapStats® VANCOUVER DOWNTOWN OCTOBER 2026

Price Band & Bedroom *CONDOS & TOWNHOMES*

SnapStats®	Inventory	Sales	Sales Ratio
$0 - 300,000	21	3	14%
300,001 - 400,000	23	5	22%
400,001 - 500,000	58	7	12%
500,001 - 600,000	116	14	12%
600,001 - 700,000	116	20	17%
700,001 - 800,000	82	10	12%
800,001 - 900,000	96	5	5%
900,001 - 1,000,000	60	9	15%
1,000,001 - 1,250,000	105	18	17%
1,250,001 - 1,500,000	78	7	9%
1,500,001 - 1,750,000	42	1	2%
1,750,001 - 2,000,000	43	1	2%
2,000,001 - 2,250,000	15	2	13%
2,250,001 - 2,500,000	19	0	NA
2,500,001 - 2,750,000	12	0	NA
2,750,001 - 3,000,000	21	0	NA
3,000,001 - 3,500,000	10	0	NA
3,500,001 - 4,000,000	9	0	NA
4,000,001 - 4,500,000	5	0	NA
4,500,001 - 5,000,000	7	0	NA
5,000,001 & Greater	35	2	6%
TOTAL*	973	104	11%
0 to 1 Bedroom	423	47	11%
2 Bedrooms	434	50	12%
3 Bedrooms	101	7	7%
4 Bedrooms & Greater	15	0	NA
TOTAL*	973	104	11%

SnapStats®	September	October	Variance
Inventory	965	973	1%
Solds	114	104	-9%
Sale Price	$733,750	$715,250	-3%
Sale Price SQFT	$923	$868	-6%
Sale to List Price Ratio	96%	95%	-1%
Days on Market	31	21	-32%

Community *CONDOS & TOWNHOMES*

SnapStats®	Inventory	Sales	Sales Ratio
Coal Harbour	114	9	8%
Downtown	360	43	12%
Westend	268	23	9%
Yaletown	231	29	13%
TOTAL*	973	104	11%

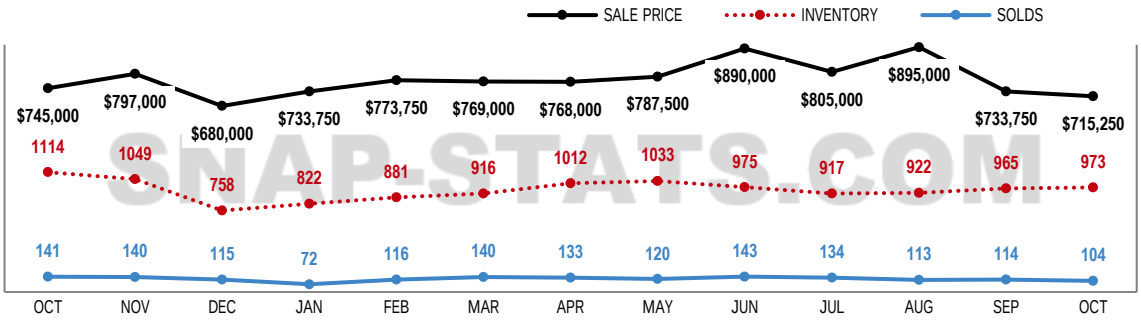
Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **DOWNTOWN ATTACHED**: Buyers Market at 11% Sales Ratio average (1.1 in 10 homes selling rate)
- Homes are selling on average 5% below list price
- Most Active Price Band** $300,000 to $400,000 with average 22% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between $1.5 mil to $2 mil, Coal Harbour, Westend and 3 bedroom properties
- Sellers Best Bet** Selling homes in Downtown, Yaletown and up to 2 bedroom properties

***With minimum inventory of 10 in most instances*

13 Month Market Trend



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SnapStats® VANCOUVER WESTSIDE OCTOBER 2026

Price Band & Bedroom *DETACHED HOUSES*

SnapStats®	Inventory	Sales	Sales Ratio
$0 - 800,000	0	0	NA
800,001 - 900,000	0	0	NA
900,001 - 1,000,000	1	0	NA
1,000,001 - 1,250,000	0	0	NA
1,250,001 - 1,500,000	3	0	NA
1,500,001 - 1,750,000	10	1	10%
1,750,001 - 2,000,000	27	8	30%
2,000,001 - 2,250,000	23	6	26%
2,250,001 - 2,500,000	41	4	10%
2,500,001 - 2,750,000	41	10	24%
2,750,001 - 3,000,000	65	7	11%
3,000,001 - 3,500,000	84	7	8%
3,500,001 - 4,000,000	96	10	10%
4,000,001 - 4,500,000	45	1	2%
4,500,001 - 5,000,000	61	4	7%
5,000,001 - 5,500,000	28	3	11%
5,500,001 - 6,000,000	27	2	7%
6,000,001 - 6,500,000	14	3	21%
6,500,001 - 7,000,000	23	0	NA
7,000,001 - 7,500,000	10	0	NA
7,500,001 & Greater	92	0	NA
TOTAL*	691	66	10%
2 Bedrooms & Less	19	2	11%
3 to 4 Bedrooms	199	26	13%
5 to 6 Bedrooms	350	31	9%
7 Bedrooms & More	123	7	6%
TOTAL*	691	66	10%

SnapStats®	September	October	Variance
Inventory	697	691	-1%
Solds	48	66	38%
Sale Price	$2,919,444	$2,925,000	0%
Sale Price SQFT	$978	$938	-4%
Sale to List Price Ratio	97%	95%	-2%
Days on Market	20	23	15%

Community *DETACHED HOUSES*

SnapStats®	Inventory	Sales	Sales Ratio
Arbutus	32	4	13%
Cambie	58	6	10%
Dunbar	82	12	15%
Fairview	2	1	50%
Falsecreek	1	0	NA
Kerrisdale	43	1	2%
Kitsilano	41	7	17%
Mackenzie Heights	16	3	19%
Marpole	28	3	11%
Mount Pleasant	8	0	NA
Oakridge	23	3	13%
Point Grey	91	7	8%
Quilchena	24	2	8%
SW Marine	19	6	32%
Shaughnessy	81	5	6%
South Cambie	13	0	NA
South Granville	83	5	6%
Southlands	20	0	NA
University	26	1	4%
TOTAL*	691	66	10%

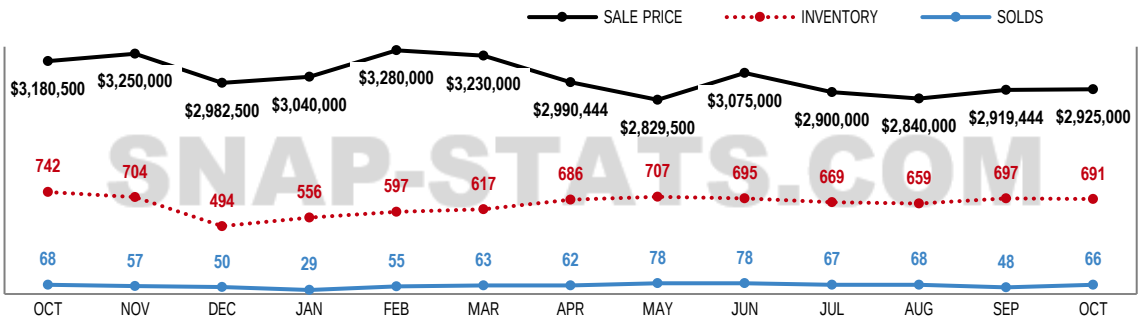
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Market Summary

- Market Type Indicator **WESTSIDE DETACHED**: Buyers Market at 10% Sales Ratio average (1 in 10 homes selling rate)
- Homes are selling on average 5% below list price
- Most Active Price Band** $1.75 mil to $2 mil with average 30% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between $4 mil to $4.5 mil, Kerrisdale, Point Grey, Quilchena, Shaughnessy, South Granville and University
- Sellers Best Bet** Selling homes in SW Marine and 3 to 4 bedroom properties

***With minimum inventory of 10 in most instances*

13 Month Market Trend



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SnapStats® VANCOUVER WESTSIDE OCTOBER 2026

Price Band & Bedroom *CONDOS & TOWNHOMES*

SnapStats®	Inventory	Sales	Sales Ratio
$0 - 300,000	0	0	NA
300,001 - 400,000	7	1	14%
400,001 - 500,000	37	9	24%
500,001 - 600,000	81	13	16%
600,001 - 700,000	114	20	18%
700,001 - 800,000	100	19	19%
800,001 - 900,000	92	9	10%
900,001 - 1,000,000	94	13	14%
1,000,001 - 1,250,000	126	25	20%
1,250,001 - 1,500,000	143	21	15%
1,500,001 - 1,750,000	87	6	7%
1,750,001 - 2,000,000	61	5	8%
2,000,001 - 2,250,000	26	1	4%
2,250,001 - 2,500,000	24	0	NA
2,500,001 - 2,750,000	9	1	11%
2,750,001 - 3,000,000	10	0	NA
3,000,001 - 3,500,000	7	0	NA
3,500,001 - 4,000,000	1	0	NA
4,000,001 - 4,500,000	1	0	NA
4,500,001 - 5,000,000	2	0	NA
5,000,001 & Greater	5	0	NA
TOTAL*	1027	143	14%
0 to 1 Bedroom	321	43	13%
2 Bedrooms	419	73	17%
3 Bedrooms	253	27	11%
4 Bedrooms & Greater	34	0	NA
TOTAL*	1027	143	14%

SnapStats®	September	October	Variance
Inventory	1075	1027	-4%
Solds	130	143	10%
Sale Price	$872,500	$930,000	7%
Sale Price SQFT	$934	$966	3%
Sale to List Price Ratio	97%	97%	0%
Days on Market	20	24	20%

Community *CONDOS & TOWNHOMES*

SnapStats®	Inventory	Sales	Sales Ratio
Arbutus	4	0	NA
Cambie	129	20	16%
Dunbar	20	4	20%
Fairview	98	32	33%
Falsecreek	90	15	17%
Kerrisdale	32	5	16%
Kitsilano	122	24	20%
Mackenzie Heights	1	0	NA
Marpole	108	9	8%
Mount Pleasant	8	3	38%
Oakridge	53	6	11%
Point Grey	18	3	17%
Quilchena	26	3	12%
SW Marine	19	1	5%
Shaughnessy	24	2	8%
South Cambie	66	4	6%
South Granville	54	1	2%
Southlands	4	1	25%
University	151	10	7%
TOTAL*	1027	143	14%

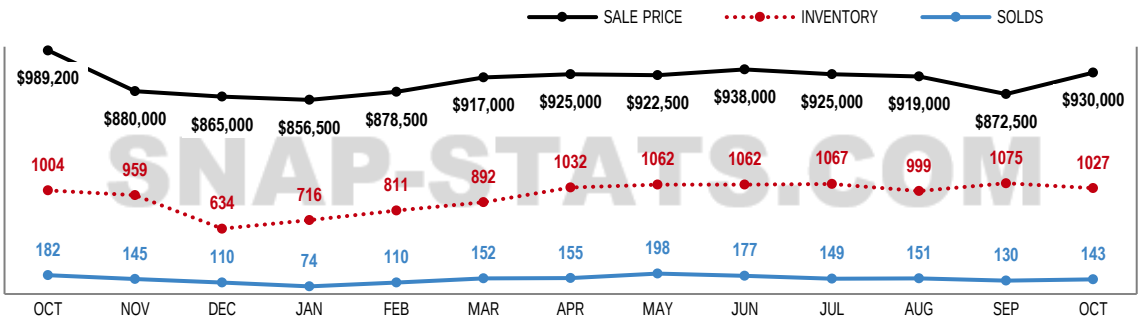
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Market Summary

- Market Type Indicator **WESTSIDE ATTACHED**: Balanced Market at 14% Sales Ratio average (1.4 in 10 homes selling rate)
- Homes are selling on average 3% below list price
- Most Active Price Band** $400,000 to $500,000 with average 24% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between $2 mil to $2.25 mil, Marpole, SW Marine, Shaughnessy, South Cambie / Granville and University
- Sellers Best Bet** Selling homes in Fairview, Mount Pleasant and 2 bedroom properties

***With minimum inventory of 10 in most instances*

13 Month Market Trend



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SnapStats® VANCOUVER EASTSIDE OCTOBER 2026

Price Band & Bedroom *DETACHED HOUSES*

SnapStats®	Inventory	Sales	Sales Ratio
$0 - 800,000	0	0	NA
800,001 - 900,000	0	1	NA*
900,001 - 1,000,000	3	2	67%
1,000,001 - 1,250,000	18	7	39%
1,250,001 - 1,500,000	108	18	17%
1,500,001 - 1,750,000	110	24	22%
1,750,001 - 2,000,000	124	14	11%
2,000,001 - 2,250,000	34	9	26%
2,250,001 - 2,500,000	65	4	6%
2,500,001 - 2,750,000	35	4	11%
2,750,001 - 3,000,000	38	1	3%
3,000,001 - 3,500,000	38	2	5%
3,500,001 - 4,000,000	28	0	NA
4,000,001 - 4,500,000	2	0	NA
4,500,001 - 5,000,000	4	0	NA
5,000,001 - 5,500,000	1	0	NA
5,500,001 - 6,000,000	0	0	NA
6,000,001 - 6,500,000	0	0	NA
6,500,001 - 7,000,000	0	0	NA
7,000,001 - 7,500,000	0	0	NA
7,500,001 & Greater	1	0	NA
TOTAL*	609	86	14%
2 Bedrooms & Less	26	4	15%
3 to 4 Bedrooms	186	34	18%
5 to 6 Bedrooms	267	38	14%
7 Bedrooms & More	130	10	8%
TOTAL*	609	86	14%

Community *DETACHED HOUSES*

SnapStats®	Inventory	Sales	Sales Ratio
Champlain Heights	0	0	NA
Collingwood	75	6	8%
Downtown	0	0	NA
Fraser	35	10	29%
Fraserview	26	4	15%
Grandview Woodland	47	6	13%
Hastings	6	5	83%
Hastings Sunrise	15	5	33%
Killarney	42	7	17%
Knight	54	8	15%
Main	34	6	18%
Mount Pleasant	18	1	6%
Renfrew Heights	76	6	8%
Renfrew	72	9	13%
South Marine	4	1	25%
South Vancouver	71	4	6%
Strathcona	3	3	100%
Victoria	31	5	16%
TOTAL*	609	86	14%

SnapStats®	September	October	Variance
Inventory	633	609	-4%
Solds	65	86	32%
Sale Price	$1,650,000	$1,670,312	1%
Sale Price SQFT	$719	$732	2%
Sale to List Price Ratio	96%	98%	2%
Days on Market	18	15	-17%

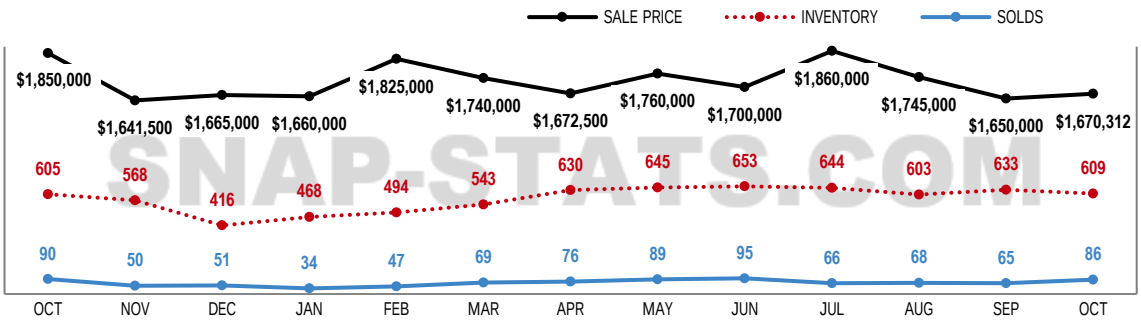
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Market Summary

- Market Type Indicator **EASTSIDE DETACHED**: Balanced Market at 14% Sales Ratio average (1.4 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 39% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between $2.75 mil to $3 mil, Collingwood, Mount Pleasant, Renfrew Heights and South Vancouver
- Sellers Best Bet** Selling homes in Fraser, Hastings Sunrise and 3 to 4 bedroom properties

***With minimum inventory of 10 in most instances*

13 Month Market Trend



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SnapStats® VANCOUVER EASTSIDE OCTOBER 2026

Price Band & Bedroom *CONDOS & TOWNHOMES*

SnapStats®	Inventory	Sales	Sales Ratio
$0 - 300,000	3	2	67%
300,001 - 400,000	27	3	11%
400,001 - 500,000	94	17	18%
500,001 - 600,000	120	14	12%
600,001 - 700,000	125	13	10%
700,001 - 800,000	112	14	13%
800,001 - 900,000	78	16	21%
900,001 - 1,000,000	54	5	9%
1,000,001 - 1,250,000	59	10	17%
1,250,001 - 1,500,000	50	12	24%
1,500,001 - 1,750,000	19	0	NA
1,750,001 - 2,000,000	3	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	1	0	NA
3,000,001 - 3,500,000	1	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*	747	106	14%
0 to 1 Bedroom	292	37	13%
2 Bedrooms	302	50	17%
3 Bedrooms	129	18	14%
4 Bedrooms & Greater	24	1	4%
TOTAL*	747	106	14%

SnapStats®	September	October	Variance
Inventory	718	747	4%
Solds	77	106	38%
Sale Price	$690,000	$731,200	6%
Sale Price SQFT	$877	$872	-1%
Sale to List Price Ratio	99%	97%	-2%
Days on Market	22	15	-32%

Community *CONDOS & TOWNHOMES*

SnapStats®	Inventory	Sales	Sales Ratio
Champlain Heights	20	0	NA
Collingwood	106	14	13%
Downtown	43	4	9%
Fraser	33	6	18%
Fraserview	1	0	NA
Grandview Woodland	63	14	22%
Hastings	41	7	17%
Hastings Sunrise	7	2	29%
Killarney	23	0	NA
Knight	17	4	24%
Main	18	5	28%
Mount Pleasant	147	24	16%
Renfrew Heights	13	1	8%
Renfrew	23	2	9%
South Marine	128	14	11%
South Vancouver	8	0	NA
Strathcona	28	2	7%
Victoria	28	7	25%
TOTAL*	747	106	14%

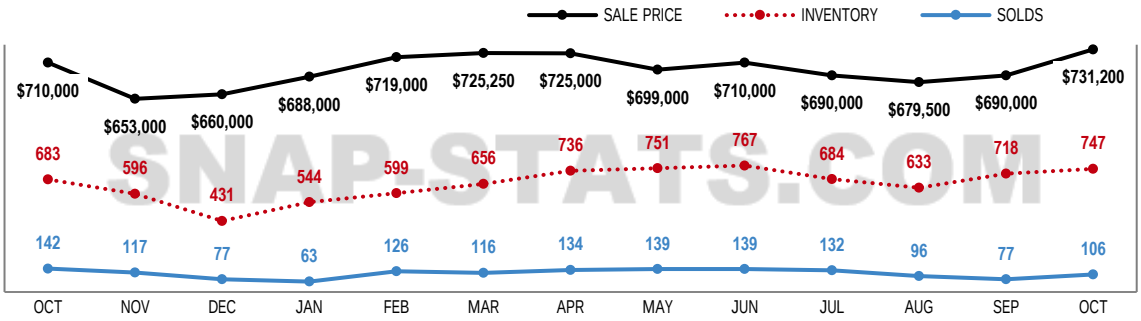
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Market Summary

- Market Type Indicator **EASTSIDE ATTACHED**: Balanced Market at 14% Sales Ratio average (1.4 in 10 homes selling rate)
- Homes are selling on average 3% below list price
- Most Active Price Band** $1.25 mil to $1.5 mil with average 24% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between $900,000 to $1 mil, Downtown, Renfrew Heights, Renfrew, Strathcona and minimum 4 bedrooms
- Sellers Best Bet** Selling homes in Grandview Woodland, Knight, Main, Victoria and 2 bedroom properties

***With minimum inventory of 10 in most instances*

13 Month Market Trend



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SnapStats® NORTH VANCOUVER OCTOBER 2026

Price Band & Bedroom *DETACHED HOUSES*

SnapStats®	Inventory	Sales	Sales Ratio
$0 - 800,000	4	0	NA
800,001 - 900,000	2	0	NA
900,001 - 1,000,000	2	0	NA
1,000,001 - 1,250,000	3	3	100%
1,250,001 - 1,500,000	18	6	33%
1,500,001 - 1,750,000	35	8	23%
1,750,001 - 2,000,000	62	14	23%
2,000,001 - 2,250,000	39	3	8%
2,250,001 - 2,500,000	35	10	29%
2,500,001 - 2,750,000	40	5	13%
2,750,001 - 3,000,000	18	2	11%
3,000,001 - 3,500,000	28	7	25%
3,500,001 - 4,000,000	20	3	15%
4,000,001 - 4,500,000	5	1	20%
4,500,001 - 5,000,000	6	0	NA
5,000,001 - 5,500,000	0	0	NA
5,500,001 - 6,000,000	3	0	NA
6,000,001 - 6,500,000	0	1	NA*
6,500,001 - 7,000,000	1	0	NA
7,000,001 - 7,500,000	0	1	NA*
7,500,001 & Greater	3	0	NA
TOTAL*	324	64	20%
2 Bedrooms & Less	18	2	11%
3 to 4 Bedrooms	142	34	24%
5 to 6 Bedrooms	133	26	20%
7 Bedrooms & More	31	2	6%
TOTAL*	324	64	20%

SnapStats®	September	October	Variance
Inventory	348	324	-7%
Solds	59	64	8%
Sale Price	$2,075,000	$2,082,500	0%
Sale Price SQFT	$804	$734	-9%
Sale to List Price Ratio	94%	95%	1%
Days on Market	25	15	-40%

Community *DETACHED HOUSES*

SnapStats®	Inventory	Sales	Sales Ratio
Blueridge	8	6	75%
Boulevard	8	1	13%
Braemar	2	0	NA
Calverhall	7	2	29%
Canyon Heights	38	4	11%
Capilano	4	1	25%
Central Lonsdale	33	4	12%
Deep Cove	14	7	50%
Delbrook	2	1	50%
Dollarton	10	3	30%
Edgemont	12	2	17%
Forest Hills	10	2	20%
Grouse Woods	2	1	50%
Harbourside	0	0	NA
Indian Arm	3	0	NA
Indian River	2	0	NA
Lower Lonsdale	10	2	20%
Lynn Valley	33	8	24%
Lynnmour	7	0	NA
Mosquito Creek	4	1	25%
Norgate	3	2	67%
Northlands	2	0	NA
Pemberton Heights	9	2	22%
Pemberton	1	1	100%
Princess Park	7	0	NA
Queensbury	5	2	40%
Roche Point	4	0	NA
Seymour	7	1	14%
Tempe	0	0	NA
Upper Delbrook	13	1	8%
Upper Lonsdale	41	6	15%
Westlynn	18	2	11%
Westlynn Terrace	1	1	100%
Windsor Park	3	0	NA
Woodlands-Sunshine Cascade	1	1	100%
TOTAL*	324	64	20%

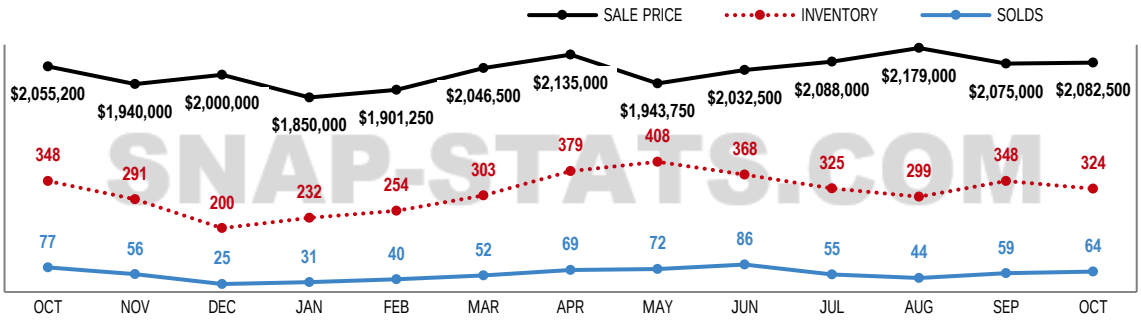
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Market Summary

- Market Type Indicator **NORTH VANCOUVER DETACHED**: Balanced Market at 20% Sales Ratio average (2 in 10 homes selling rate)
- Homes are selling on average 5% below list price
- Most Active Price Band** $1.25 mil to $1.5 mil with average 33% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between $2 mil to $2.25 mil, Boulevard, Canyon H., Central Lonsdale, Upper Delbrook and Westlynn Terrace
- Sellers Best Bet** Selling homes in Blueridge, Deep Cove, Dollarton, Lynn Valley, Pemberton Heights and 3 to 4 bedroom properties

***With minimum inventory of 10 in most instances*

13 Month Market Trend



Compliments of...

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SnapStats® NORTH VANCOUVER OCTOBER 2026

Price Band & Bedroom *CONDOS & TOWNHOMES*

SnapStats®	Inventory	Sales	Sales Ratio
$0 - 300,000	0	0	NA
300,001 - 400,000	10	2	20%
400,001 - 500,000	31	9	29%
500,001 - 600,000	65	18	28%
600,001 - 700,000	87	9	10%
700,001 - 800,000	71	12	17%
800,001 - 900,000	62	11	18%
900,001 - 1,000,000	57	4	7%
1,000,001 - 1,250,000	90	17	19%
1,250,001 - 1,500,000	76	12	16%
1,500,001 - 1,750,000	37	2	5%
1,750,001 - 2,000,000	19	2	11%
2,000,001 - 2,250,000	2	0	NA
2,250,001 - 2,500,000	3	0	NA
2,500,001 - 2,750,000	1	0	NA
2,750,001 - 3,000,000	2	1	50%
3,000,001 - 3,500,000	2	1	50%
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	1	0	NA
TOTAL*	616	100	16%
0 to 1 Bedroom	178	30	17%
2 Bedrooms	294	47	16%
3 Bedrooms	106	18	17%
4 Bedrooms & Greater	38	5	13%
TOTAL*	616	100	16%

SnapStats®	September	October	Variance
Inventory	626	616	-2%
Solds	61	100	64%
Sale Price	$899,900	$806,500	-10%
Sale Price SQFT	$871	$861	-1%
Sale to List Price Ratio	100%	97%	-3%
Days on Market	22	20	-9%

Community *CONDOS & TOWNHOMES*

SnapStats®	Inventory	Sales	Sales Ratio
Blueridge	4	0	NA
Boulevard	0	0	NA
Braemar	0	0	NA
Calverhall	0	0	NA
Canyon Heights	1	1	100%
Capilano	3	0	NA
Central Lonsdale	119	25	21%
Deep Cove	2	0	NA
Delbrook	4	0	NA
Dollarton	0	0	NA
Edgemont	9	1	11%
Forest Hills	0	0	NA
Grouse Woods	2	0	NA
Harbourside	21	1	5%
Indian Arm	0	0	NA
Indian River	9	3	33%
Lower Lonsdale	165	24	15%
Lynn Valley	41	10	24%
Lynnmour	45	8	18%
Mosquito Creek	19	2	11%
Norgate	10	1	10%
Northlands	15	2	13%
Pemberton Heights	0	0	NA
Pemberton	62	8	13%
Princess Park	2	0	NA
Queensbury	8	0	NA
Roche Point	43	10	23%
Seymour	5	2	40%
Tempe	0	0	NA
Upper Delbrook	0	0	NA
Upper Lonsdale	17	2	12%
Westlynn	5	0	NA
Westlynn Terrace	0	0	NA
Windsor Park	5	0	NA
Woodlands-Sunshine Cascade	0	0	NA
TOTAL*	616	100	16%

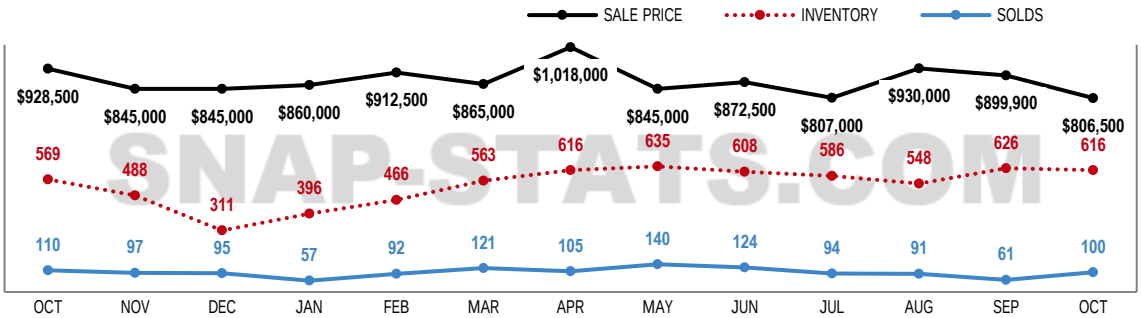
**Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.*

Market Summary

- Market Type Indicator **NORTH VANCOUVER ATTACHED**: Balanced Market at 16% Sales Ratio average (1.6 in 10 homes selling rate)
- Homes are selling on average 3% below list price
- Most Active Price Band** $400,000 to $600,000 with average 29% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between $1.5 mil to $1.75 mil, Harbourside and minimum 4 bedroom properties
- Sellers Best Bet** Selling homes in Central Lonsdale, Indian River, Lynn Valley, Roche Point and up to 3 bedroom properties

***With minimum inventory of 10 in most instances*

13 Month Market Trend



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Compliments of...

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SnapStats® WEST VANCOUVER OCTOBER 2026

Price Band & Bedroom *DETACHED HOUSES*

SnapStats®	Inventory	Sales	Sales Ratio
$0 - 800,000	0	0	NA
800,001 - 900,000	1	0	NA
900,001 - 1,000,000	0	0	NA
1,000,001 - 1,250,000	2	0	NA
1,250,001 - 1,500,000	2	0	NA
1,500,001 - 1,750,000	12	2	17%
1,750,001 - 2,000,000	26	3	12%
2,000,001 - 2,250,000	18	1	6%
2,250,001 - 2,500,000	42	4	10%
2,500,001 - 2,750,000	31	1	3%
2,750,001 - 3,000,000	40	4	10%
3,000,001 - 3,500,000	27	3	11%
3,500,001 - 4,000,000	53	4	8%
4,000,001 - 4,500,000	20	3	15%
4,500,001 - 5,000,000	28	1	4%
5,000,001 - 5,500,000	20	0	NA
5,500,001 - 6,000,000	22	3	14%
6,000,001 - 6,500,000	4	1	25%
6,500,001 - 7,000,000	12	1	8%
7,000,001 - 7,500,000	5	1	20%
7,500,001 & Greater	63	2	3%
TOTAL*	428	34	8%
2 Bedrooms & Less	11	0	NA
3 to 4 Bedrooms	193	16	8%
5 to 6 Bedrooms	180	15	8%
7 Bedrooms & More	44	3	7%
TOTAL*	428	34	8%

SnapStats®	September	October	Variance
Inventory	425	428	1%
Solds	40	34	-15%
Sale Price	$2,365,000	$3,362,500	42%
Sale Price SQFT	$703	$819	17%
Sale to List Price Ratio	91%	97%	7%
Days on Market	54	29	-46%

Community *DETACHED HOUSES*

SnapStats®	Inventory	Sales	Sales Ratio
Altamont	17	2	12%
Ambleside	41	3	7%
Bayridge	12	2	17%
British Properties	61	5	8%
Canterbury	7	0	NA
Caulfield	22	1	5%
Cedardale	11	0	NA
Chartwell	30	3	10%
Chelsea Park	7	0	NA
Cypress	6	0	NA
Cypress Park Estates	22	1	5%
Deer Ridge	0	0	NA
Dundarave	28	5	18%
Eagle Harbour	12	3	25%
Eagleridge	2	0	NA
Furry Creek	9	0	NA
Gleneagles	7	0	NA
Glenmore	14	2	14%
Horseshoe Bay	8	2	25%
Howe Sound	2	0	NA
Lions Bay	23	1	4%
Olde Caulfield	2	0	NA
Panorama Village	1	0	NA
Park Royal	2	0	NA
Porteau Cove	0	0	NA
Queens	13	1	8%
Rockridge	4	0	NA
Sandy Cove	4	0	NA
Sentinel Hill	18	1	6%
Upper Caulfield	4	0	NA
West Bay	14	0	NA
Westhill	3	0	NA
Westmount	7	1	14%
Whitby Estates	9	1	11%
Whytecliff	6	0	NA
TOTAL*	428	34	8%

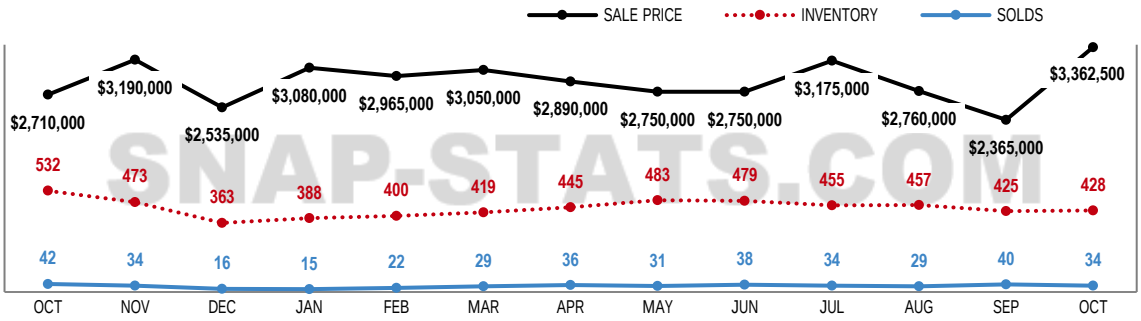
**Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.*

Market Summary

- Market Type Indicator **WEST VANCOUVER DETACHED**: Buyers Market at 8% Sales Ratio average (8 in 100 homes selling rate)
- Homes are selling on average 3% below list price
- Most Active Price Band** $1.5 mil to $1.75 mil with average 17% Sales Ratio (Balanced market)
- Buyers Best Bet** Homes between $2.5 mil to $2.75 mil, Caulfield, Cypress Park Estates and Lions Bay
- Sellers Best Bet** Selling homes in Eagle Harbour, Horseshoe Bay and minimum 3 bedroom properties

***With minimum inventory of 10 in most instances*

13 Month Market Trend



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SnapStats® WEST VANCOUVER OCTOBER 2026

Price Band & Bedroom *CONDOS & TOWNHOMES*

SnapStats®	Inventory	Sales	Sales Ratio
$0 - 300,000	0	0	NA
300,001 - 400,000	1	0	NA
400,001 - 500,000	3	0	NA
500,001 - 600,000	3	0	NA
600,001 - 700,000	5	1	20%
700,001 - 800,000	6	0	NA
800,001 - 900,000	8	0	NA
900,001 - 1,000,000	12	1	8%
1,000,001 - 1,250,000	13	2	15%
1,250,001 - 1,500,000	24	2	8%
1,500,001 - 1,750,000	12	1	8%
1,750,001 - 2,000,000	15	1	7%
2,000,001 - 2,250,000	6	0	NA
2,250,001 - 2,500,000	8	0	NA
2,500,001 - 2,750,000	13	1	8%
2,750,001 - 3,000,000	3	0	NA
3,000,001 - 3,500,000	1	0	NA
3,500,001 - 4,000,000	5	0	NA
4,000,001 - 4,500,000	2	0	NA
4,500,001 - 5,000,000	0	0	NA
5,000,001 & Greater	5	0	NA
TOTAL*	145	9	6%
0 to 1 Bedroom	26	0	NA
2 Bedrooms	80	7	9%
3 Bedrooms	36	2	6%
4 Bedrooms & Greater	3	0	NA
TOTAL*	145	9	6%

SnapStats®	September	October	Variance
Inventory	140	145	4%
Solds	18	9	-50%
Sale Price	$1,610,000	$1,278,000	-21%
Sale Price SQFT	$1,135	$1,007	-11%
Sale to List Price Ratio	101%	95%	-6%
Days on Market	51	38	-25%

Community *CONDOS & TOWNHOMES*

SnapStats®	Inventory	Sales	Sales Ratio
Altamont	0	0	NA
Ambleside	37	4	11%
Bayridge	0	0	NA
British Properties	1	0	NA
Canterbury	0	0	NA
Caulfield	0	0	NA
Cedardale	1	0	NA
Chartwell	0	0	NA
Chelsea Park	1	0	NA
Cypress	0	0	NA
Cypress Park Estates	15	0	NA
Deer Ridge	3	0	NA
Dundarave	21	1	5%
Eagle Harbour	0	0	NA
Eagleridge	0	0	NA
Furry Creek	4	0	NA
Gleneagles	0	0	NA
Glenmore	1	0	NA
Horseshoe Bay	16	1	6%
Howe Sound	3	1	33%
Lions Bay	0	0	NA
Olde Caulfield	2	0	NA
Panorama Village	9	1	11%
Park Royal	23	0	NA
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	2	0	NA
West Bay	0	0	NA
Westhill	0	0	NA
Westmount	0	0	NA
Whitby Estates	6	1	17%
Whytecliff	0	0	NA
TOTAL*	145	9	6%

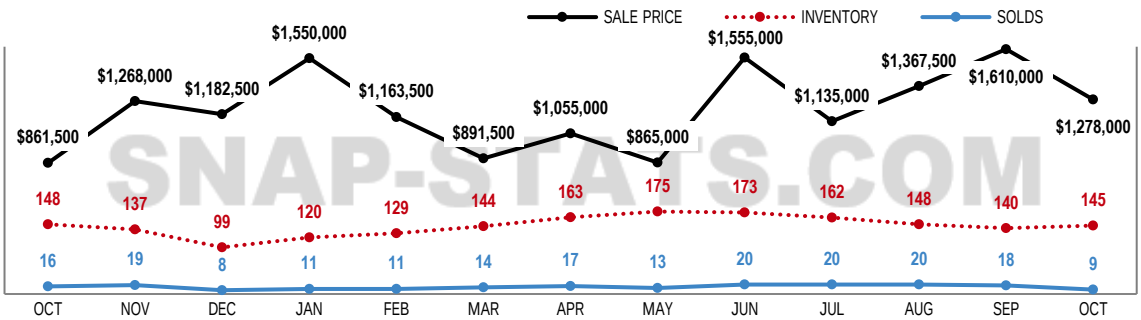
**Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.*

Market Summary

- Market Type Indicator **WEST VANCOUVER ATTACHED**: Buyers Market at 6% Sales Ratio average (6 in 100 homes selling rate)
- Homes are selling on average 5% below list price
- Most Active Price Band** $1 mil to $1.25 mil with average 15% Sales Ratio (Balanced market)
- Buyers Best Bet** Homes between $1.75 mil to $2 mil, Dundarave, Horseshoe Bay and 3 bedroom properties
- Sellers Best Bet** Selling homes in Panorama Village and 2 bedroom properties

***With minimum inventory of 10 in most instances*

13 Month Market Trend



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SnapStats® RICHMOND OCTOBER 2026

Price Band & Bedroom *DETACHED HOUSES*

SnapStats®	Inventory	Sales	Sales Ratio
$0 - 800,000	6	0	NA
800,001 - 900,000	0	0	NA
900,001 - 1,000,000	1	1	100%
1,000,001 - 1,250,000	13	5	38%
1,250,001 - 1,500,000	53	16	30%
1,500,001 - 1,750,000	105	14	13%
1,750,001 - 2,000,000	76	3	4%
2,000,001 - 2,250,000	33	5	15%
2,250,001 - 2,500,000	57	3	5%
2,500,001 - 2,750,000	55	5	9%
2,750,001 - 3,000,000	55	2	4%
3,000,001 - 3,500,000	37	1	3%
3,500,001 - 4,000,000	35	2	6%
4,000,001 - 4,500,000	7	0	NA
4,500,001 - 5,000,000	12	0	NA
5,000,001 - 5,500,000	4	0	NA
5,500,001 - 6,000,000	4	0	NA
6,000,001 - 6,500,000	1	0	NA
6,500,001 - 7,000,000	0	0	NA
7,000,001 - 7,500,000	0	0	NA
7,500,001 & Greater	3	0	NA
TOTAL*	557	57	10%
2 Bedrooms & Less	10	0	NA
3 to 4 Bedrooms	171	23	13%
5 to 6 Bedrooms	328	30	9%
7 Bedrooms & More	48	4	8%
TOTAL*	557	57	10%

SnapStats®	September	October	Variance
Inventory	576	557	-3%
Solds	65	57	-12%
Sale Price	$1,765,000	$1,570,000	-11%
Sale Price SQFT	$667	$610	-9%
Sale to List Price Ratio	98%	94%	-4%
Days on Market	44	24	-45%

Community *DETACHED HOUSES*

SnapStats®	Inventory	Sales	Sales Ratio
Boyd Park	11	2	18%
Bridgeport	10	1	10%
Brighouse	9	0	NA
Brighouse South	3	0	NA
Broadmoor	47	7	15%
East Cambie	17	3	18%
East Richmond	6	0	NA
Garden City	18	1	6%
Gilmore	5	0	NA
Granville	38	4	11%
Hamilton	15	1	7%
Ironwood	29	3	10%
Lackner	21	4	19%
McLennan	14	0	NA
McLennan North	8	1	13%
McNair	22	1	5%
Quilchena	26	5	19%
Riverdale	32	4	13%
Saunders	29	1	3%
Sea Island	6	0	NA
Seafair	41	1	2%
South Arm	17	0	NA
Steveston North	32	6	19%
Steveston South	15	2	13%
Steveston Village	9	1	11%
Terra Nova	13	1	8%
West Cambie	20	4	20%
Westwind	6	1	17%
Woodwards	38	3	8%
TOTAL*	557	57	10%

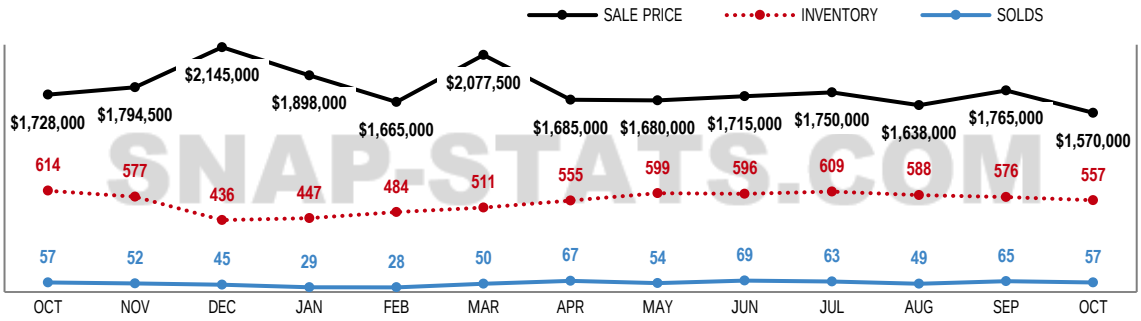
**Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.*

Market Summary

- Market Type Indicator **RICHMOND DETACHED**: Buyers Market at 10% Sales Ratio average (1 in 10 homes selling rate)
- Homes are selling on average 6% below list price
- Most Active Price Band** $1 mil to $1.25 mil with average 38% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between $3 mil to $3.5 mil, Garden City, Hamilton, McNair, Saunders, Seafair and minimum 5 bedrooms
- Sellers Best Bet** Selling homes in Boyd Park, East Cambie, Lackner, Quilchena, Steveston North, West Cambie and 3 to 4 bedrooms

***With minimum inventory of 10 in most instances*

13 Month Market Trend



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SnapStats® RICHMOND OCTOBER 2026

Price Band & Bedroom *CONDOS & TOWNHOMES*

SnapStats®	Inventory	Sales	Sales Ratio
$0 - 300,000	30	6	20%
300,001 - 400,000	49	10	20%
400,001 - 500,000	133	18	14%
500,001 - 600,000	124	37	30%
600,001 - 700,000	158	25	16%
700,001 - 800,000	139	22	16%
800,001 - 900,000	138	14	10%
900,001 - 1,000,000	114	18	16%
1,000,001 - 1,250,000	160	27	17%
1,250,001 - 1,500,000	94	9	10%
1,500,001 - 1,750,000	23	1	4%
1,750,001 - 2,000,000	6	0	NA
2,000,001 - 2,250,000	3	0	NA
2,250,001 - 2,500,000	3	0	NA
2,500,001 - 2,750,000	4	1	25%
2,750,001 - 3,000,000	2	0	NA
3,000,001 - 3,500,000	1	0	NA
3,500,001 - 4,000,000	0	0	NA
4,000,001 - 4,500,000	3	1	33%
4,500,001 - 5,000,000	2	0	NA
5,000,001 & Greater	1	0	NA
TOTAL*	1187	189	16%
0 to 1 Bedroom	231	34	15%
2 Bedrooms	525	78	15%
3 Bedrooms	336	60	18%
4 Bedrooms & Greater	95	17	18%
TOTAL*	1187	189	16%

SnapStats®	September	October	Variance
Inventory	1264	1187	-6%
Solds	156	189	21%
Sale Price	$651,900	$697,000	7%
Sale Price SQFT	$681	$677	-1%
Sale to List Price Ratio	95%	96%	1%
Days on Market	33	32	-3%

Community *CONDOS & TOWNHOMES*

SnapStats®	Inventory	Sales	Sales Ratio
Boyd Park	23	1	4%
Bridgeport	24	2	8%
Brighouse	479	59	12%
Brighouse South	110	18	16%
Broadmoor	14	3	21%
East Cambie	11	6	55%
East Richmond	6	1	17%
Garden City	4	1	25%
Gilmore	0	0	NA
Granville	26	1	4%
Hamilton	49	10	20%
Ironwood	19	3	16%
Lackner	4	1	25%
McLennan	0	0	NA
McLennan North	83	21	25%
McNair	5	0	NA
Quilchena	10	3	30%
Riverdale	22	3	14%
Saunders	14	3	21%
Sea Island	0	0	NA
Seafair	4	0	NA
South Arm	19	3	16%
Steveston North	13	2	15%
Steveston South	43	12	28%
Steveston Village	3	1	33%
Terra Nova	14	2	14%
West Cambie	165	30	18%
Westwind	3	0	NA
Woodwards	20	3	15%
TOTAL*	1187	189	16%

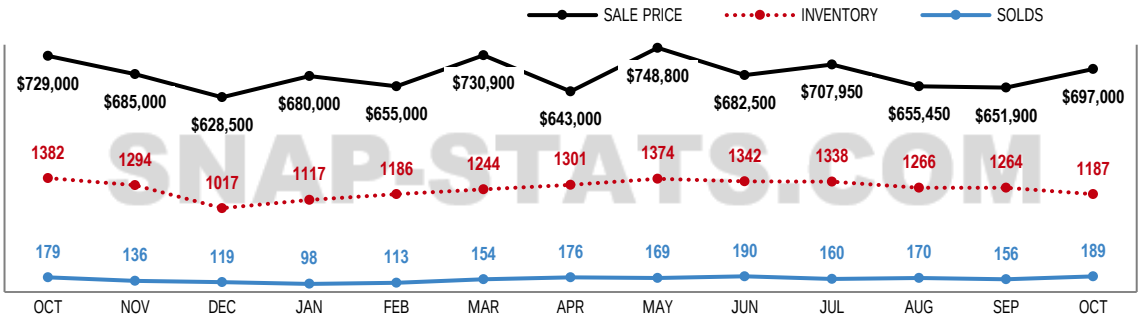
**Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.*

Market Summary

- Market Type Indicator **RICHMOND ATTACHED**: Balanced Market at 16% Sales Ratio average (1.6 in 10 homes selling rate)
- Homes are selling on average 4% below list price
- Most Active Price Band** $500,000 to $600,000 with average 30% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between $1.5 mil to $1.75 mil, Boyd Park, Bridgeport, Granville and up to 2 bedroom properties
- Sellers Best Bet** Selling homes in East Cambie, McLennan North, Quilchena, Steveston South and minimum 3 bedroom properties

***With minimum inventory of 10 in most instances*

13 Month Market Trend



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SnapStats® TSAWWASSEN OCTOBER 2026

Price Band & Bedroom *DETACHED HOUSES*

SnapStats®	Inventory	Sales	Sales Ratio
$0 - 800,000	0	0	NA
800,001 - 900,000	0	0	NA
900,001 - 1,000,000	0	2	NA*
1,000,001 - 1,250,000	11	4	36%
1,250,001 - 1,500,000	42	5	12%
1,500,001 - 1,750,000	22	4	18%
1,750,001 - 2,000,000	17	2	12%
2,000,001 - 2,250,000	7	0	NA
2,250,001 - 2,500,000	12	2	17%
2,500,001 - 2,750,000	7	1	14%
2,750,001 - 3,000,000	9	0	NA
3,000,001 - 3,500,000	3	0	NA
3,500,001 - 4,000,000	1	0	NA
4,000,001 - 4,500,000	1	0	NA
4,500,001 - 5,000,000	0	0	NA
5,000,001 - 5,500,000	0	0	NA
5,500,001 - 6,000,000	1	0	NA
6,000,001 - 6,500,000	0	0	NA
6,500,001 - 7,000,000	0	0	NA
7,000,001 - 7,500,000	0	0	NA
7,500,001 & Greater	0	0	NA
TOTAL*	133	20	15%
2 Bedrooms & Less	12	0	NA
3 to 4 Bedrooms	75	14	19%
5 to 6 Bedrooms	42	6	14%
7 Bedrooms & More	4	0	NA
TOTAL*	133	20	15%

SnapStats®	September	October	Variance
Inventory	149	133	-11%
Solds	15	20	33%
Sale Price	$1,515,000	$1,457,500	-4%
Sale Price SQFT	$620	$588	-5%
Sale to List Price Ratio	94%	97%	3%
Days on Market	16	10	-38%

Community *DETACHED HOUSES*

SnapStats®	Inventory	Sales	Sales Ratio
Beach Grove	23	6	26%
Boundary Beach	12	0	NA
Cliff Drive	26	3	12%
English Bluff	12	0	NA
Pebble Hill	14	2	14%
Tsawwassen Central	20	7	35%
Tsawwassen East	13	1	8%
Tsawwassen North	13	1	8%
TOTAL*	133	20	15%

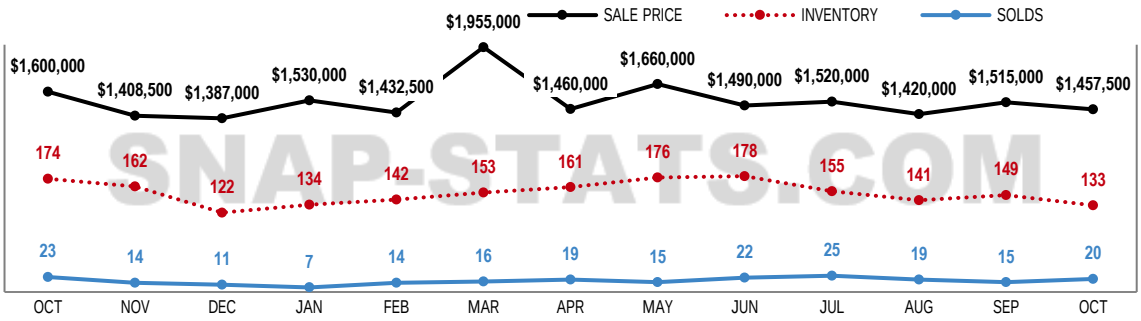
Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **TSAWWASSEN DETACHED**: Balanced Market at 15% Sales Ratio average (1.5 in 10 homes selling rate)
- Homes are selling on average 3% below list price
- Most Active Price Band** $1 mil to $1.25 mil with average 36% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between $1.25 mil to $1.5 mil / $1.75 mil to $2 mil, Cliff Drive, Pebble Hill and Tsawwassen East / North
- Sellers Best Bet** Selling homes in Beach Grove, Tsawwassen Central and 3 to 4 bedroom properties

***With minimum inventory of 10 in most instances*

13 Month Market Trend



Compliments of...

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SnapStats® TSAWWASSEN OCTOBER 2026

Price Band & Bedroom *CONDOS & TOWNHOMES*

SnapStats®	Inventory	Sales	Sales Ratio
$0 - 300,000	0	0	NA
300,001 - 400,000	12	0	NA
400,001 - 500,000	11	1	9%
500,001 - 600,000	22	1	5%
600,001 - 700,000	34	4	12%
700,001 - 800,000	12	4	33%
800,001 - 900,000	10	2	20%
900,001 - 1,000,000	7	2	29%
1,000,001 - 1,250,000	9	1	11%
1,250,001 - 1,500,000	2	0	NA
1,500,001 - 1,750,000	1	0	NA
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	1	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*	122	16	13%
0 to 1 Bedroom	26	1	4%
2 Bedrooms	57	10	18%
3 Bedrooms	31	4	13%
4 Bedrooms & Greater	8	1	13%
TOTAL*	122	16	13%

SnapStats®	September	October	Variance
Inventory	136	122	-10%
Solds	16	16	0%
Sale Price	$660,000	$770,000	17%
Sale Price SQFT	$507	$559	10%
Sale to List Price Ratio	96%	99%	3%
Days on Market	60	16	-73%

Community *CONDOS & TOWNHOMES*

SnapStats®	Inventory	Sales	Sales Ratio
Beach Grove	6	5	83%
Boundary Beach	10	2	20%
Cliff Drive	20	0	NA
English Bluff	0	0	NA
Pebble Hill	0	0	NA
Tsawwassen Central	17	1	6%
Tsawwassen East	4	0	NA
Tsawwassen North	65	8	12%
TOTAL*	122	16	13%

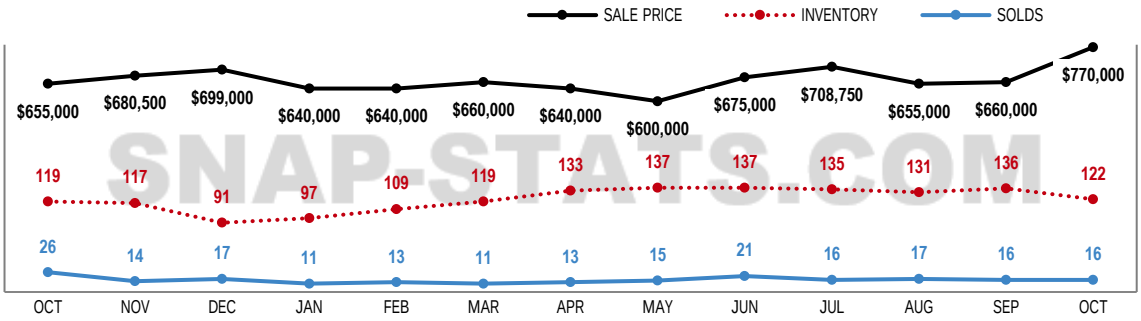
Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **TSAWWASSEN ATTACHED**: Balanced 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** $700,000 to $800,000 with average 33% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between $500,000 to $600,000, Tsawwassen Central and up to 1 bedroom properties
- Sellers Best Bet** Selling homes in Boundary Beach and 2 bedroom properties

***With minimum inventory of 10 in most instances*

13 Month Market Trend



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SnapStats® LADNER OCTOBER 2026

Price Band & Bedroom *DETACHED HOUSES*

SnapStats®	Inventory	Sales	Sales Ratio
$0 - 800,000	11	0	NA
800,001 - 900,000	2	1	50%
900,001 - 1,000,000	3	0	NA
1,000,001 - 1,250,000	14	4	29%
1,250,001 - 1,500,000	21	4	19%
1,500,001 - 1,750,000	10	0	NA
1,750,001 - 2,000,000	7	0	NA
2,000,001 - 2,250,000	5	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	0	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	1	0	NA
4,500,001 - 5,000,000	0	0	NA
5,000,001 - 5,500,000	0	0	NA
5,500,001 - 6,000,000	0	0	NA
6,000,001 - 6,500,000	0	0	NA
6,500,001 - 7,000,000	0	0	NA
7,000,001 - 7,500,000	0	0	NA
7,500,001 & Greater	1	0	NA
TOTAL*	77	9	12%

2 Bedrooms & Less	14	0	NA
3 to 4 Bedrooms	46	5	11%
5 to 6 Bedrooms	16	4	25%
7 Bedrooms & More	1	0	NA
TOTAL*	77	9	12%

SnapStats®	September	October	Variance
Inventory	89	77	-13%
Solds	6	9	50%
Sale Price	$1,265,000	$1,250,000	-1%
Sale Price SQFT	$531	$516	-3%
Sale to List Price Ratio	97%	93%	-4%
Days on Market	43	37	-14%

Community *DETACHED HOUSES*

SnapStats®	Inventory	Sales	Sales Ratio
Annacis Island	0	0	NA
Delta Manor	8	1	13%
East Delta	1	0	NA
Hawthorne	16	4	25%
Holly	16	1	6%
Ladner Elementary	10	0	NA
Ladner Rural	10	0	NA
Neilsen Grove	6	2	33%
Port Guichon	7	1	14%
Tilbury	0	0	NA
Westham Island	3	0	NA
TOTAL*	77	9	12%

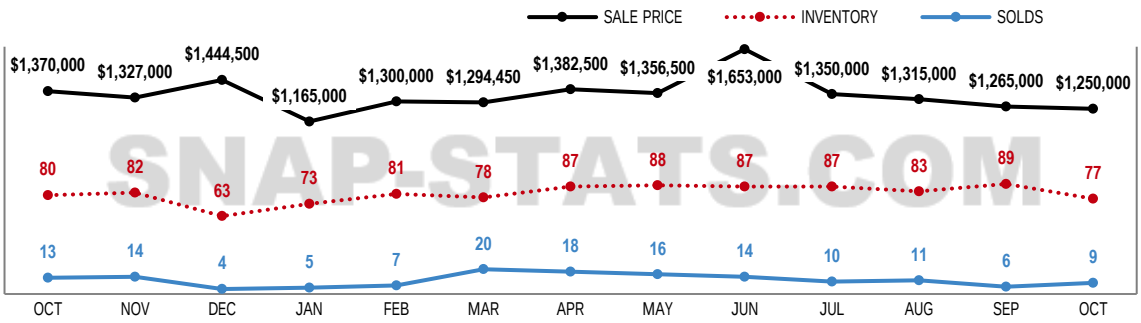
Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **LADNER DETACHED**: Balanced Market at 12% Sales Ratio average (1.2 in 10 homes selling rate)
- Homes are selling on average 7% below list price
- Most Active Price Band** $1 mil to $1.25 mil with average 29% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between $1.25 mil to $1.5 mil, Holly and 3 to 4 bedroom properties
- Sellers Best Bet** Selling homes in Hawthorne and 5 to 6 bedroom properties

***With minimum inventory of 10 in most instances*

13 Month Market Trend



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SnapStats® LADNER OCTOBER 2026

Price Band & Bedroom *CONDOS & TOWNHOMES*

SnapStats®	Inventory	Sales	Sales Ratio
$0 - 300,000	0	0	NA
300,001 - 400,000	2	0	NA
400,001 - 500,000	9	2	22%
500,001 - 600,000	7	1	14%
600,001 - 700,000	10	0	NA
700,001 - 800,000	5	2	40%
800,001 - 900,000	13	1	8%
900,001 - 1,000,000	1	0	NA
1,000,001 - 1,250,000	7	2	29%
1,250,001 - 1,500,000	5	1	20%
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*	59	9	15%
0 to 1 Bedroom	8	1	13%
2 Bedrooms	23	3	13%
3 Bedrooms	22	3	14%
4 Bedrooms & Greater	6	2	33%
TOTAL*	59	9	15%

Community *CONDOS & TOWNHOMES*

SnapStats®	Inventory	Sales	Sales Ratio
Annacis Island	0	0	NA
Delta Manor	10	2	20%
East Delta	0	0	NA
Hawthorne	17	1	6%
Holly	6	0	NA
Ladner Elementary	17	2	12%
Ladner Rural	0	0	NA
Neilsen Grove	9	4	44%
Port Guichon	0	0	NA
Tilbury	0	0	NA
Westham Island	0	0	NA
TOTAL*	59	9	15%

SnapStats®	September	October	Variance
Inventory	65	59	-9%
Solds	10	9	-10%
Sale Price	$829,500	$767,500	-7%
Sale Price SQFT	$579	$537	-7%
Sale to List Price Ratio	98%	96%	-2%
Days on Market	57	13	-77%

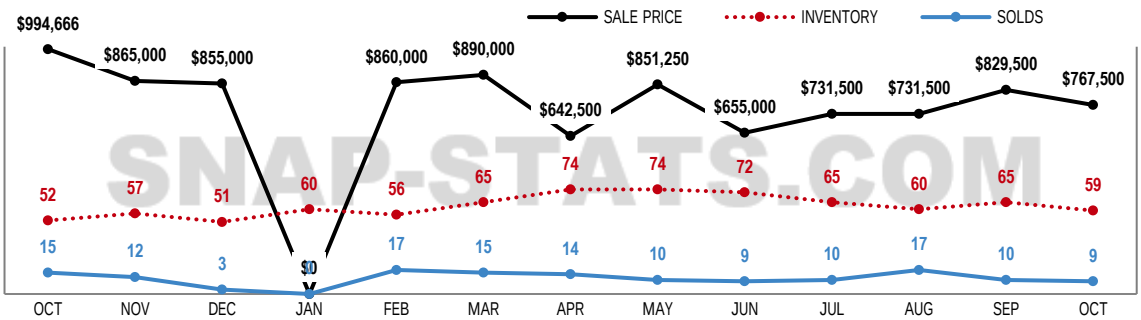
**Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.*

Market Summary

- Market Type Indicator **LADNER ATTACHED**: Balanced Market at 15% Sales Ratio average (1.5 in 10 homes selling rate)
- Homes are selling on average 4% below list price
- Most Active Price Band** $400,000 to $500,000 with average 22% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between $800,000 to $900,000 and Hawthorne
- Sellers Best Bet** Selling homes in Neilsen Grove and up to 3 bedroom properties

***With minimum inventory of 10 in most instances*

13 Month Market Trend



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