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Prela Property Group

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SnapStats®

September 2026

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METRO VANCOUVER

EDITION

Downtown
Westside
Eastside
North Vancouver
West Vancouver
Richmond
Tsawwassen
Ladner

SnapStats® VANCOUVER DOWNTOWN SEPTEMBER 2026

Price Band & Bedroom *CONDOS & TOWNHOMES*

SnapStats®	Inventory	Sales	Sales Ratio
$0 - 300,000	20	5	25%
300,001 - 400,000	21	2	10%
400,001 - 500,000	56	10	18%
500,001 - 600,000	104	19	18%
600,001 - 700,000	116	13	11%
700,001 - 800,000	85	15	18%
800,001 - 900,000	91	12	13%
900,001 - 1,000,000	64	4	6%
1,000,001 - 1,250,000	115	9	8%
1,250,001 - 1,500,000	81	12	15%
1,500,001 - 1,750,000	46	3	7%
1,750,001 - 2,000,000	44	3	7%
2,000,001 - 2,250,000	15	2	13%
2,250,001 - 2,500,000	22	0	NA
2,500,001 - 2,750,000	10	1	10%
2,750,001 - 3,000,000	15	0	NA
3,000,001 - 3,500,000	13	1	8%
3,500,001 - 4,000,000	8	0	NA
4,000,001 - 4,500,000	5	0	NA
4,500,001 - 5,000,000	6	2	33%
5,000,001 & Greater	28	1	4%
TOTAL*	965	114	12%
0 to 1 Bedroom	409	52	13%
2 Bedrooms	442	55	12%
3 Bedrooms	103	6	6%
4 Bedrooms & Greater	11	1	9%
TOTAL*	965	114	12%

Community *CONDOS & TOWNHOMES*

SnapStats®	Inventory	Sales	Sales Ratio
Coal Harbour	106	8	8%
Downtown	377	38	10%
Westend	242	37	15%
Yaletown	240	31	13%
TOTAL*	965	114	12%

SnapStats®	August	September	Variance
Inventory	922	965	5%
Solds	113	114	1%
Sale Price	$895,000	$733,750	-18%
Sale Price SQFT	$1,016	$923	-9%
Sale to List Price Ratio	100%	96%	-4%
Days on Market	25	31	24%

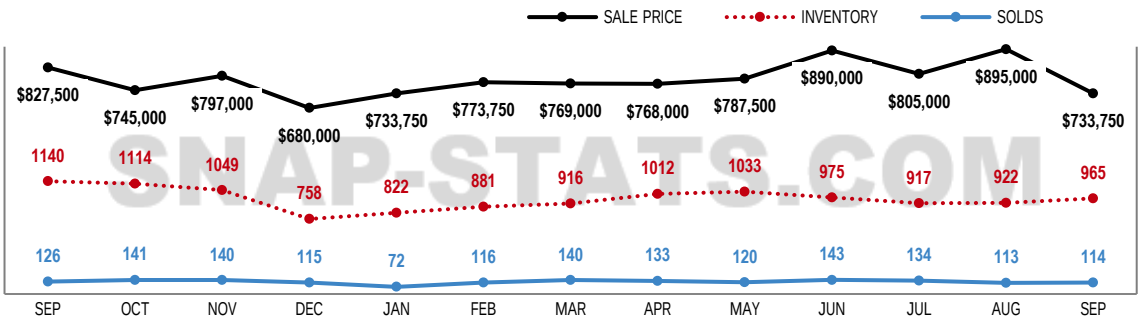
**Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.*

Market Summary

- Market Type Indicator **DOWNTOWN ATTACHED**: Balanced Market at 12% Sales Ratio average (1.2 in 10 homes selling rate)
- Homes are selling on average 4% below list price
- Most Active Price Band** $0 to $300,000 with average 25% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes minimum $5 mil, Coal Harbour and 3 bedroom properties
- Sellers Best Bet** Selling homes in the Westend 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 SEPTEMBER 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	4	0	NA
1,500,001 - 1,750,000	8	1	13%
1,750,001 - 2,000,000	25	4	16%
2,000,001 - 2,250,000	20	5	25%
2,250,001 - 2,500,000	44	1	2%
2,500,001 - 2,750,000	42	8	19%
2,750,001 - 3,000,000	59	10	17%
3,000,001 - 3,500,000	77	4	5%
3,500,001 - 4,000,000	97	4	4%
4,000,001 - 4,500,000	55	6	11%
4,500,001 - 5,000,000	59	2	3%
5,000,001 - 5,500,000	33	1	3%
5,500,001 - 6,000,000	36	0	NA
6,000,001 - 6,500,000	13	2	15%
6,500,001 - 7,000,000	23	0	NA
7,000,001 - 7,500,000	12	0	NA
7,500,001 & Greater	89	0	NA
TOTAL*	697	48	7%

2 Bedrooms & Less	14	0	NA
3 to 4 Bedrooms	201	17	8%
5 to 6 Bedrooms	360	26	7%
7 Bedrooms & More	122	5	4%
TOTAL*	697	48	7%

SnapStats®	August	September	Variance
Inventory	659	697	6%
Solds	68	48	-29%
Sale Price	$2,840,000	$2,919,444	3%
Sale Price SQFT	$870	$978	12%
Sale to List Price Ratio	95%	97%	2%
Days on Market	35	20	-43%

Community *DETACHED HOUSES*

SnapStats®	Inventory	Sales	Sales Ratio
Arbutus	30	1	3%
Cambie	57	6	11%
Dunbar	83	11	13%
Fairview	3	0	NA
Falsecreek	0	0	NA
Kerrisdale	36	3	8%
Kitsilano	44	9	20%
Mackenzie Heights	20	2	10%
Marpole	30	0	NA
Mount Pleasant	5	0	NA
Oakridge	23	1	4%
Point Grey	96	8	8%
Quilchena	27	3	11%
SW Marine	22	0	NA
Shaughnessy	83	1	1%
South Cambie	15	0	NA
South Granville	81	2	2%
Southlands	16	0	NA
University	26	1	4%
TOTAL*	697	48	7%

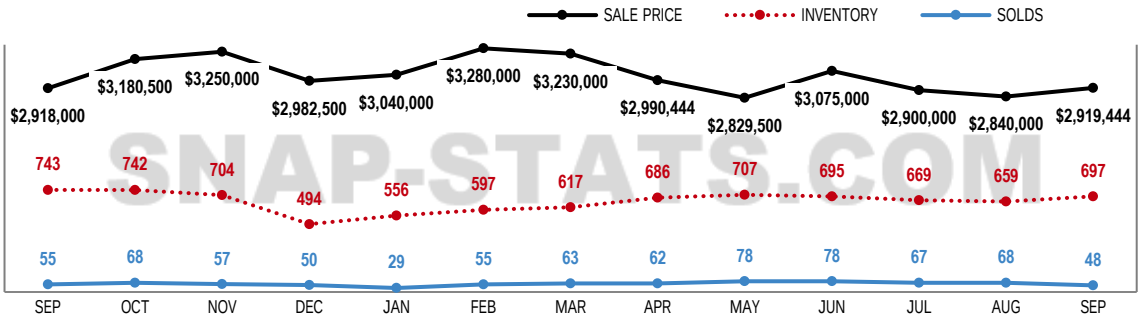
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Market Summary

- Market Type Indicator **WESTSIDE DETACHED**: Buyers Market at 7% Sales Ratio average (7 in 100 homes selling rate)
- Homes are selling on average 3% below list price
- Most Active Price Band** $2 mil to $2.25 mil with average 25% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between $2.25 mil to $2.5 mil, Arbutus, Oakridge, Shaughnessy, South Granville and University
- Sellers Best Bet** Selling homes in Kitsilano and 3 to 6 bedroom properties

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

13 Month Market Trend



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SnapStats® VANCOUVER WESTSIDE SEPTEMBER 2026

Price Band & Bedroom *CONDOS & TOWNHOMES*

SnapStats®	Inventory	Sales	Sales Ratio
$0 - 300,000	0	0	NA
300,001 - 400,000	11	1	9%
400,001 - 500,000	35	5	14%
500,001 - 600,000	80	15	19%
600,001 - 700,000	113	13	12%
700,001 - 800,000	116	17	15%
800,001 - 900,000	90	19	21%
900,001 - 1,000,000	89	9	10%
1,000,001 - 1,250,000	141	27	19%
1,250,001 - 1,500,000	148	11	7%
1,500,001 - 1,750,000	96	5	5%
1,750,001 - 2,000,000	72	7	10%
2,000,001 - 2,250,000	23	1	4%
2,250,001 - 2,500,000	25	0	NA
2,500,001 - 2,750,000	11	0	NA
2,750,001 - 3,000,000	8	0	NA
3,000,001 - 3,500,000	8	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*	1075	130	12%
0 to 1 Bedroom	334	42	13%
2 Bedrooms	445	71	16%
3 Bedrooms	255	16	6%
4 Bedrooms & Greater	41	1	2%
TOTAL*	1075	130	12%

SnapStats®	August	September	Variance
Inventory	999	1075	8%
Solds	151	130	-14%
Sale Price	$919,000	$872,500	-5%
Sale Price SQFT	$929	$934	1%
Sale to List Price Ratio	98%	97%	-1%
Days on Market	22	20	-9%

Community *CONDOS & TOWNHOMES*

SnapStats®	Inventory	Sales	Sales Ratio
Arbutus	1	0	NA
Cambie	140	10	7%
Dunbar	25	0	NA
Fairview	109	24	22%
Falsecreek	88	18	20%
Kerrisdale	43	2	5%
Kitsilano	124	25	20%
Mackenzie Heights	1	0	NA
Marpole	114	10	9%
Mount Pleasant	5	3	60%
Oakridge	57	6	11%
Point Grey	19	4	21%
Quilchena	28	6	21%
SW Marine	18	2	11%
Shaughnessy	16	1	6%
South Cambie	71	4	6%
South Granville	55	1	2%
Southlands	4	0	NA
University	157	14	9%
TOTAL*	1075	130	12%

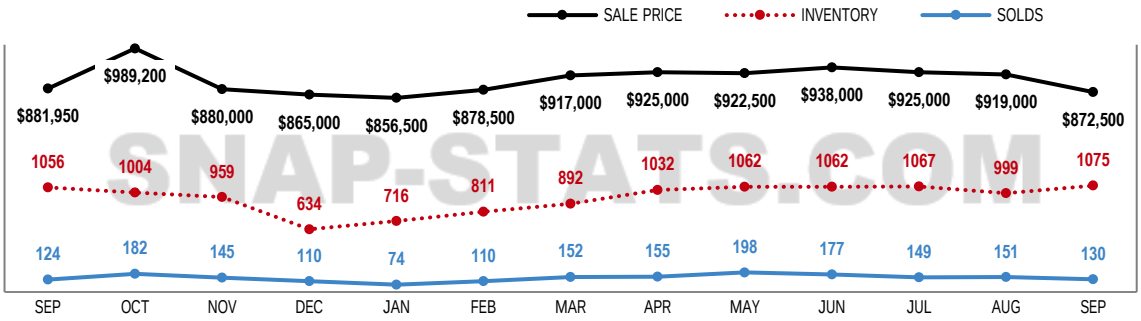
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Market Summary

- Market Type Indicator **WESTSIDE ATTACHED**: Balanced Market at 12% Sales Ratio average (1.2 in 10 homes selling rate)
- Homes are selling on average 3% below list price
- Most Active Price Band** $800,000 to $900,000 with average 21% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between $2 mil to $2.25 mil, Kerrisdale, Shaughnessy, South Cambie and South Granville
- Sellers Best Bet** Selling homes in Fairview, False Creek, Kitsilano, Point Grey, Quilchena and 2 bedroom properties

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

13 Month Market Trend



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SnapStats® VANCOUVER EASTSIDE SEPTEMBER 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	4	0	NA
1,000,001 - 1,250,000	19	5	26%
1,250,001 - 1,500,000	110	15	14%
1,500,001 - 1,750,000	107	18	17%
1,750,001 - 2,000,000	140	10	7%
2,000,001 - 2,250,000	42	7	17%
2,250,001 - 2,500,000	62	3	5%
2,500,001 - 2,750,000	30	2	7%
2,750,001 - 3,000,000	45	0	NA
3,000,001 - 3,500,000	36	4	11%
3,500,001 - 4,000,000	30	1	3%
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*	633	65	10%

2 Bedrooms & Less	30	0	NA
3 to 4 Bedrooms	198	28	14%
5 to 6 Bedrooms	274	25	9%
7 Bedrooms & More	131	12	9%
TOTAL*	633	65	10%

SnapStats®	August	September	Variance
Inventory	603	633	5%
Solds	68	65	-4%
Sale Price	$1,745,000	$1,650,000	-5%
Sale Price SQFT	$737	$719	-2%
Sale to List Price Ratio	98%	96%	-2%
Days on Market	22	18	-18%

Community *DETACHED HOUSES*

SnapStats®	Inventory	Sales	Sales Ratio
Champlain Heights	0	0	NA
Collingwood	75	1	1%
Downtown	0	0	NA
Fraser	48	6	13%
Fraserview	28	6	21%
Grandview Woodland	46	3	7%
Hastings	9	2	22%
Hastings Sunrise	17	4	24%
Killarney	43	10	23%
Knight	54	9	17%
Main	32	5	16%
Mount Pleasant	14	0	NA
Renfrew Heights	79	1	1%
Renfrew	77	8	10%
South Marine	5	0	NA
South Vancouver	72	8	11%
Strathcona	6	0	NA
Victoria	28	2	7%
TOTAL*	633	65	10%

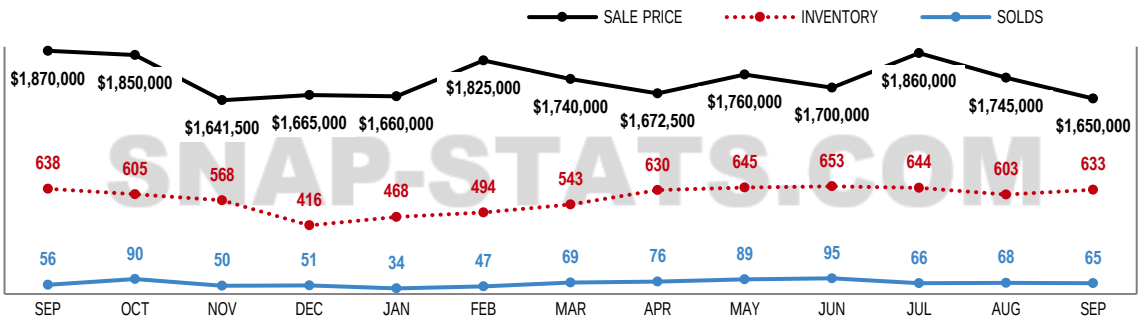
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Market Summary

- Market Type Indicator **EASTSIDE DETACHED**: Buyers Market at 10% Sales Ratio average (1 in 10 homes selling rate)
- Homes are selling on average 4% below list price
- Most Active Price Band** $1 mil to $1.25 mil with average 26% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between $3.5 mil to $4 mil, Collingwood, Grandview, Renfrew Heights, Victoria and minimum 5 bedrooms
- Sellers Best Bet** Selling homes in Fraserview, Hastings, Hastings Sunrise, Killarney 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 SEPTEMBER 2026

Price Band & Bedroom *CONDOS & TOWNHOMES*

SnapStats®	Inventory	Sales	Sales Ratio
$0 - 300,000	2	0	NA
300,001 - 400,000	20	1	5%
400,001 - 500,000	91	11	12%
500,001 - 600,000	116	14	12%
600,001 - 700,000	106	14	13%
700,001 - 800,000	118	8	7%
800,001 - 900,000	65	6	9%
900,001 - 1,000,000	60	7	12%
1,000,001 - 1,250,000	56	9	16%
1,250,001 - 1,500,000	60	5	8%
1,500,001 - 1,750,000	20	0	NA
1,750,001 - 2,000,000	2	1	50%
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	1	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	0	0	NA
5,000,001 & Greater	0	0	NA
TOTAL*	718	77	11%

0 to 1 Bedroom	282	34	12%
2 Bedrooms	287	28	10%
3 Bedrooms	127	13	10%
4 Bedrooms & Greater	22	2	9%
TOTAL*	718	77	11%

SnapStats®	August	September	Variance
Inventory	633	718	13%
Solds	96	77	-20%
Sale Price	$679,500	$690,000	2%
Sale Price SQFT	$830	$877	6%
Sale to List Price Ratio	99%	99%	0%
Days on Market	18	22	22%

Community *CONDOS & TOWNHOMES*

SnapStats®	Inventory	Sales	Sales Ratio
Champlain Heights	18	1	6%
Collingwood	114	8	7%
Downtown	42	4	10%
Fraser	32	1	3%
Fraserview	1	0	NA
Grandview Woodland	59	6	10%
Hastings	34	12	35%
Hastings Sunrise	8	1	13%
Killarney	18	0	NA
Knight	14	1	7%
Main	21	3	14%
Mount Pleasant	138	26	19%
Renfrew Heights	13	0	NA
Renfrew	20	3	15%
South Marine	121	6	5%
South Vancouver	9	0	NA
Strathcona	31	3	10%
Victoria	25	2	8%
TOTAL*	718	77	11%

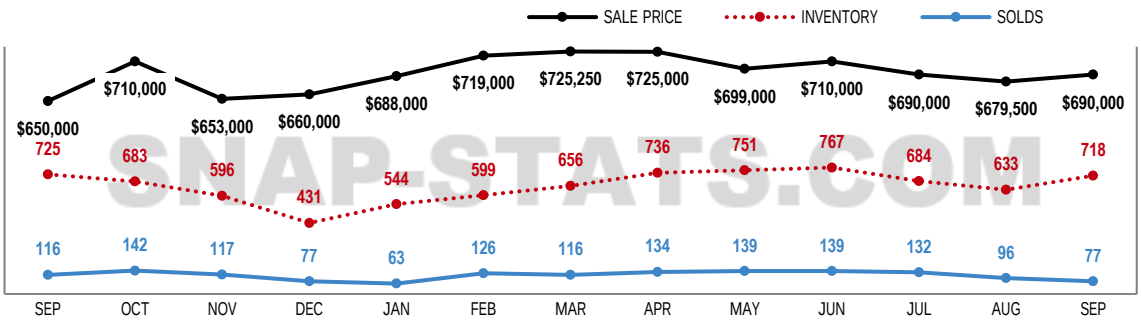
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Market Summary

- Market Type Indicator **EASTSIDE ATTACHED**: Buyers Market at 11% Sales Ratio average (1.1 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 16% Sales Ratio (Balanced market)
- Buyers Best Bet** Homes between $300,000 to $400,000, Champlain Heights, Collingwood, Fraser, Knight, S. Marine and Victoria
- Sellers Best Bet** Selling homes in Hastings and up to 1 bedroom properties

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

13 Month Market Trend



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SnapStats® NORTH VANCOUVER SEPTEMBER 2026

Price Band & Bedroom *DETACHED HOUSES*

SnapStats®	Inventory	Sales	Sales Ratio
$0 - 800,000	4	0	NA
800,001 - 900,000	3	0	NA
900,001 - 1,000,000	2	1	50%
1,000,001 - 1,250,000	3	0	NA
1,250,001 - 1,500,000	18	6	33%
1,500,001 - 1,750,000	38	9	24%
1,750,001 - 2,000,000	61	10	16%
2,000,001 - 2,250,000	36	13	36%
2,250,001 - 2,500,000	46	6	13%
2,500,001 - 2,750,000	43	6	14%
2,750,001 - 3,000,000	20	3	15%
3,000,001 - 3,500,000	24	2	8%
3,500,001 - 4,000,000	25	3	12%
4,000,001 - 4,500,000	8	0	NA
4,500,001 - 5,000,000	6	0	NA
5,000,001 - 5,500,000	2	0	NA
5,500,001 - 6,000,000	2	0	NA
6,000,001 - 6,500,000	1	0	NA
6,500,001 - 7,000,000	2	0	NA
7,000,001 - 7,500,000	0	0	NA
7,500,001 & Greater	4	0	NA
TOTAL*	348	59	17%
2 Bedrooms & Less	19	1	5%
3 to 4 Bedrooms	155	35	23%
5 to 6 Bedrooms	144	19	13%
7 Bedrooms & More	30	4	13%
TOTAL*	348	59	17%

SnapStats®	August	September	Variance
Inventory	299	348	16%
Solds	44	59	34%
Sale Price	$2,179,000	$2,075,000	-5%
Sale Price SQFT	$772	$804	4%
Sale to List Price Ratio	99%	94%	-5%
Days on Market	34	25	-26%

Community *DETACHED HOUSES*

SnapStats®	Inventory	Sales	Sales Ratio
Blueridge	14	4	29%
Boulevard	8	2	25%
Braemar	3	2	67%
Calverhall	8	0	NA
Canyon Heights	40	7	18%
Capilano	3	0	NA
Central Lonsdale	30	4	13%
Deep Cove	17	1	6%
Delbrook	3	1	33%
Dollarton	11	2	18%
Edgemont	11	2	18%
Forest Hills	11	1	9%
Grouse Woods	3	1	33%
Harbourside	0	0	NA
Indian Arm	4	0	NA
Indian River	1	0	NA
Lower Lonsdale	11	2	18%
Lynn Valley	40	9	23%
Lynnmour	7	0	NA
Mosquito Creek	5	1	20%
Norgate	5	3	60%
Northlands	1	0	NA
Pemberton Heights	9	1	11%
Pemberton	2	1	50%
Princess Park	4	3	75%
Queensbury	6	1	17%
Roche Point	4	1	25%
Seymour	5	0	NA
Tempe	0	0	NA
Upper Delbrook	13	2	15%
Upper Lonsdale	44	5	11%
Westlynn	18	1	6%
Westlynn Terrace	2	0	NA
Windsor Park	2	1	50%
Woodlands-Sunshine Cascade	3	1	33%
TOTAL*	348	59	17%

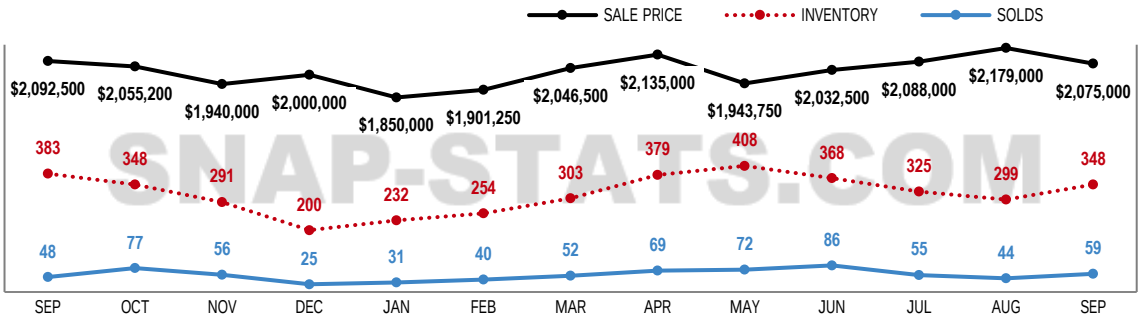
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Market Summary

- Market Type Indicator **NORTH VANCOUVER DETACHED**: Balanced Market at 17% Sales Ratio average (1.7 in 10 homes selling rate)
- Homes are selling on average 6% below list price
- Most Active Price Band** $2 mil to $2.25 mil with average 36% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between $3 mil to $3.5 mil, Deep Cove, Forest Hills, Westlynn and up to 2 bedroom properties
- Sellers Best Bet** Selling homes in Blueridge, Boulevard, Lynn Valley 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 SEPTEMBER 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	32	4	13%
500,001 - 600,000	70	8	11%
600,001 - 700,000	74	6	8%
700,001 - 800,000	69	4	6%
800,001 - 900,000	69	7	10%
900,001 - 1,000,000	54	6	11%
1,000,001 - 1,250,000	99	9	9%
1,250,001 - 1,500,000	81	9	11%
1,500,001 - 1,750,000	36	6	17%
1,750,001 - 2,000,000	22	0	NA
2,000,001 - 2,250,000	1	0	NA
2,250,001 - 2,500,000	2	0	NA
2,500,001 - 2,750,000	1	0	NA
2,750,001 - 3,000,000	3	0	NA
3,000,001 - 3,500,000	2	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	1	0	NA
TOTAL*	626	61	10%
0 to 1 Bedroom	179	12	7%
2 Bedrooms	309	31	10%
3 Bedrooms	107	9	8%
4 Bedrooms & Greater	31	9	29%
TOTAL*	626	61	10%

SnapStats®	August	September	Variance
Inventory	548	626	14%
Solds	91	61	-33%
Sale Price	$930,000	$899,900	-3%
Sale Price SQFT	$868	$871	0%
Sale to List Price Ratio	96%	100%	4%
Days on Market	27	22	-19%

Community *CONDOS & TOWNHOMES*

SnapStats®	Inventory	Sales	Sales Ratio
Blueridge	2	0	NA
Boulevard	0	0	NA
Braemar	0	0	NA
Calverhall	0	0	NA
Canyon Heights	2	0	NA
Capilano	3	0	NA
Central Lonsdale	118	10	8%
Deep Cove	2	0	NA
Delbrook	4	0	NA
Dollarton	0	0	NA
Edgemont	10	0	NA
Forest Hills	0	0	NA
Grouse Woods	3	1	33%
Harbourside	22	2	9%
Indian Arm	0	0	NA
Indian River	8	1	13%
Lower Lonsdale	164	14	9%
Lynn Valley	55	8	15%
Lynnmour	48	5	10%
Mosquito Creek	18	0	NA
Norgate	10	1	10%
Northlands	14	4	29%
Pemberton Heights	0	0	NA
Pemberton	60	4	7%
Princess Park	2	0	NA
Queensbury	7	0	NA
Roche Point	47	8	17%
Seymour	5	0	NA
Tempe	0	0	NA
Upper Delbrook	0	0	NA
Upper Lonsdale	15	1	7%
Westlynn	6	2	33%
Westlynn Terrace	0	0	NA
Windsor Park	1	0	NA
Woodlands-Sunshine Cascade	0	0	NA
TOTAL*	626	61	10%

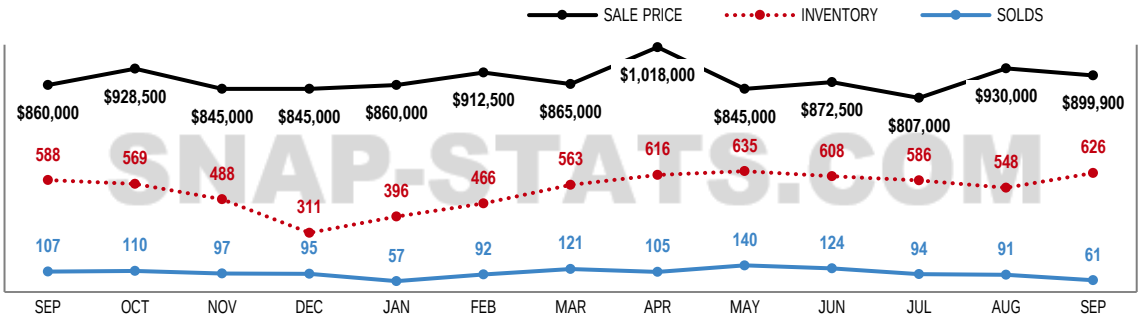
**Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.*

Market Summary

- Market Type Indicator **NORTH VANCOUVER ATTACHED**: Buyers Market at 10% Sales Ratio average (1 in 10 homes selling rate)
- Homes are selling on average 100% of list price
- Most Active Price Band** $300,000 to $400,000 with average 20% Sales Ratio (Balanced market)
- Buyers Best Bet** Homes between $700,000 to $800,000, Central / Lower Lonsdale, Harbourside, Pemberton and Upper Lonsdale
- Sellers Best Bet** Selling homes in Northlands and minimum 4 bedroom properties

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

13 Month Market Trend



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SnapStats® WEST VANCOUVER SEPTEMBER 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	1	2	200%*
1,250,001 - 1,500,000	3	0	NA
1,500,001 - 1,750,000	10	2	20%
1,750,001 - 2,000,000	27	3	11%
2,000,001 - 2,250,000	19	10	53%
2,250,001 - 2,500,000	36	7	19%
2,500,001 - 2,750,000	26	2	8%
2,750,001 - 3,000,000	46	2	4%
3,000,001 - 3,500,000	33	4	12%
3,500,001 - 4,000,000	48	2	4%
4,000,001 - 4,500,000	19	0	NA
4,500,001 - 5,000,000	31	2	6%
5,000,001 - 5,500,000	16	1	6%
5,500,001 - 6,000,000	22	0	NA
6,000,001 - 6,500,000	7	0	NA
6,500,001 - 7,000,000	10	0	NA
7,000,001 - 7,500,000	6	1	17%
7,500,001 & Greater	64	2	3%
TOTAL*	425	40	9%
2 Bedrooms & Less	12	2	17%
3 to 4 Bedrooms	188	19	10%
5 to 6 Bedrooms	185	16	9%
7 Bedrooms & More	40	3	8%
TOTAL*	425	40	9%

SnapStats®	August	September	Variance
Inventory	457	425	-7%
Solds	29	40	38%
Sale Price	$2,760,000	$2,365,000	-14%
Sale Price SQFT	$725	$703	-3%
Sale to List Price Ratio	95%	91%	-4%
Days on Market	39	54	38%

Community *DETACHED HOUSES*

SnapStats®	Inventory	Sales	Sales Ratio
Altamont	15	2	13%
Ambleside	41	9	22%
Bayridge	14	2	14%
British Properties	52	3	6%
Canterbury	7	1	14%
Caulfield	21	3	14%
Cedardale	10	1	10%
Chartwell	34	0	NA
Chelsea Park	5	0	NA
Cypress	5	1	20%
Cypress Park Estates	24	0	NA
Deer Ridge	0	0	NA
Dundarave	29	4	14%
Eagle Harbour	16	0	NA
Eagleridge	1	0	NA
Furry Creek	8	0	NA
Gleneagles	7	1	14%
Glenmore	16	0	NA
Horseshoe Bay	10	1	10%
Howe Sound	2	1	50%
Lions Bay	22	3	14%
Olde Caulfield	2	0	NA
Panorama Village	2	0	NA
Park Royal	0	1	NA*
Porteau Cove	0	0	NA
Queens	14	3	21%
Rockridge	4	0	NA
Sandy Cove	4	0	NA
Sentinel Hill	16	2	13%
Upper Caulfield	4	0	NA
West Bay	13	1	8%
Westhill	4	1	25%
Westmount	8	0	NA
Whitby Estates	9	0	NA
Whytecliff	6	0	NA
TOTAL*	425	40	9%

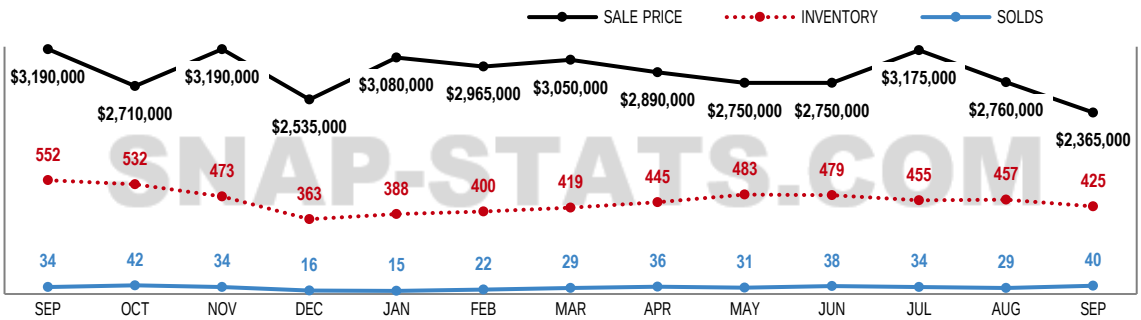
**Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.*

Market Summary

- Market Type Indicator **WEST VANCOUVER DETACHED**: Buyers Market at 9% Sales Ratio average (9 in 100 homes selling rate)
- Homes are selling on average 9% below list price
- Most Active Price Band** $2 mil to $2.25 mil with average 53% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes minimum $7.5 mil, British Properties, Cedardale, Horseshoe Bay, West Bay and minimum 3 bedrooms
- Sellers Best Bet** Selling homes in Ambleside, Queens and up to 2 bedroom properties

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

13 Month Market Trend



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SnapStats® WEST VANCOUVER SEPTEMBER 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	1	0	NA
500,001 - 600,000	4	1	25%
600,001 - 700,000	4	0	NA
700,001 - 800,000	2	1	50%
800,001 - 900,000	9	1	11%
900,001 - 1,000,000	10	1	10%
1,000,001 - 1,250,000	13	2	15%
1,250,001 - 1,500,000	24	1	4%
1,500,001 - 1,750,000	16	4	25%
1,750,001 - 2,000,000	13	1	8%
2,000,001 - 2,250,000	5	1	20%
2,250,001 - 2,500,000	10	0	NA
2,500,001 - 2,750,000	10	1	10%
2,750,001 - 3,000,000	4	1	25%
3,000,001 - 3,500,000	3	1	33%
3,500,001 - 4,000,000	3	0	NA
4,000,001 - 4,500,000	2	1	50%
4,500,001 - 5,000,000	0	0	NA
5,000,001 & Greater	5	1	20%
TOTAL*	140	18	13%
0 to 1 Bedroom	21	3	14%
2 Bedrooms	82	9	11%
3 Bedrooms	35	5	14%
4 Bedrooms & Greater	2	1	50%
TOTAL*	140	18	13%

SnapStats®	August	September	Variance
Inventory	148	140	-5%
Solds	20	18	-10%
Sale Price	$1,367,500	$1,610,000	18%
Sale Price SQFT	$1,165	$1,135	-3%
Sale to List Price Ratio	97%	101%	4%
Days on Market	35	51	46%

Community *CONDOS & TOWNHOMES*

SnapStats®	Inventory	Sales	Sales Ratio
Altamont	0	0	NA
Ambleside	33	6	18%
Bayridge	0	0	NA
British Properties	0	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	16	1	6%
Deer Ridge	2	0	NA
Dundarave	18	4	22%
Eagle Harbour	0	0	NA
Eagleridge	0	0	NA
Furry Creek	3	1	33%
Gleneagles	0	0	NA
Glenmore	1	0	NA
Horseshoe Bay	17	0	NA
Howe Sound	4	1	25%
Lions Bay	0	0	NA
Olde Caulfield	2	0	NA
Panorama Village	11	1	9%
Park Royal	23	3	13%
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	1	50%
West Bay	0	0	NA
Westhill	0	0	NA
Westmount	0	0	NA
Whitby Estates	6	0	NA
Whytecliff	0	0	NA
TOTAL*	140	18	13%

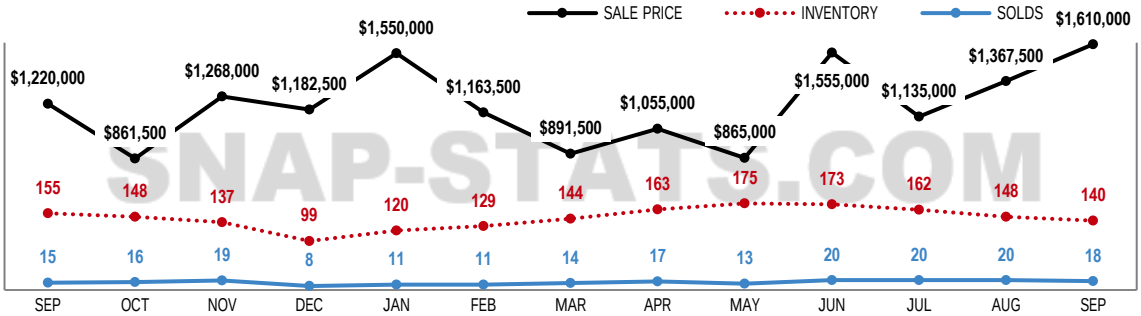
**Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.*

Market Summary

- Market Type Indicator **WEST VANCOUVER ATTACHED**: Balanced Market at 14% Sales Ratio average (1.4 in 10 homes selling rate)
- Homes are selling on average 1% above list price
- Most Active Price Band** $1.5 mil to $1.75 mil with average 25% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between $1.25 mil to $1.5 mil, Cypress Park Estates, Panorama Village and 2 bedroom properties
- Sellers Best Bet** Selling homes in Dundarave, up to 1 bedroom and 3 bedroom properties

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

13 Month Market Trend



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SnapStats® RICHMOND SEPTEMBER 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	3	1	33%
1,000,001 - 1,250,000	12	7	58%
1,250,001 - 1,500,000	59	13	22%
1,500,001 - 1,750,000	106	11	10%
1,750,001 - 2,000,000	72	13	18%
2,000,001 - 2,250,000	27	7	26%
2,250,001 - 2,500,000	62	5	8%
2,500,001 - 2,750,000	52	5	10%
2,750,001 - 3,000,000	63	1	2%
3,000,001 - 3,500,000	43	1	2%
3,500,001 - 4,000,000	36	1	3%
4,000,001 - 4,500,000	9	0	NA
4,500,001 - 5,000,000	12	0	NA
5,000,001 - 5,500,000	3	0	NA
5,500,001 - 6,000,000	4	0	NA
6,000,001 - 6,500,000	2	0	NA
6,500,001 - 7,000,000	1	0	NA
7,000,001 - 7,500,000	1	0	NA
7,500,001 & Greater	3	0	NA
TOTAL*	576	65	11%
2 Bedrooms & Less	10	0	NA
3 to 4 Bedrooms	170	24	14%
5 to 6 Bedrooms	343	36	10%
7 Bedrooms & More	53	5	9%
TOTAL*	576	65	11%

SnapStats®	August	September	Variance
Inventory	588	576	-2%
Solds	49	65	33%
Sale Price	$1,638,000	$1,765,000	8%
Sale Price SQFT	$685	$667	-3%
Sale to List Price Ratio	96%	98%	2%
Days on Market	27	44	63%

Community *DETACHED HOUSES*

SnapStats®	Inventory	Sales	Sales Ratio
Boyd Park	12	2	17%
Bridgeport	11	1	9%
Brighouse	9	0	NA
Brighouse South	4	0	NA
Broadmoor	48	2	4%
East Cambie	20	2	10%
East Richmond	6	0	NA
Garden City	18	2	11%
Gilmore	7	0	NA
Granville	38	7	18%
Hamilton	16	5	31%
Ironwood	28	3	11%
Lackner	25	3	12%
McLennan	13	1	8%
McLennan North	10	1	10%
McNair	21	1	5%
Quilchena	28	3	11%
Riverdale	36	3	8%
Saunders	30	4	13%
Sea Island	5	1	20%
Seafair	40	3	8%
South Arm	15	2	13%
Steveston North	31	4	13%
Steveston South	17	3	18%
Steveston Village	7	1	14%
Terra Nova	16	1	6%
West Cambie	21	6	29%
Westwind	6	2	33%
Woodwards	38	2	5%
TOTAL*	576	65	11%

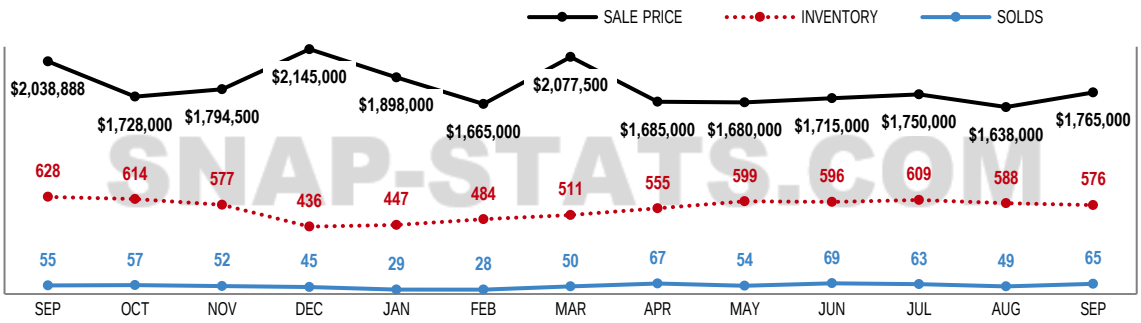
**Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.*

Market Summary

- Market Type Indicator **RICHMOND DETACHED**: Buyers Market at 11% Sales Ratio average (1.1 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 58% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between $2.75 mil to $4 mil, Broadmoor, and McLennan, McNair, Riverdale, Seafair, Terra Nova, Woodwards
- Sellers Best Bet** Selling homes in Hamilton, West Cambie and 3 to 4 bedroom properties

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

13 Month Market Trend



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SnapStats® RICHMOND SEPTEMBER 2026

Price Band & Bedroom *CONDOS & TOWNHOMES*

SnapStats®	Inventory	Sales	Sales Ratio
$0 - 300,000	29	4	14%
300,001 - 400,000	44	6	14%
400,001 - 500,000	126	24	19%
500,001 - 600,000	156	30	19%
600,001 - 700,000	172	25	15%
700,001 - 800,000	145	22	15%
800,001 - 900,000	147	10	7%
900,001 - 1,000,000	119	13	11%
1,000,001 - 1,250,000	173	7	4%
1,250,001 - 1,500,000	102	12	12%
1,500,001 - 1,750,000	24	3	13%
1,750,001 - 2,000,000	6	0	NA
2,000,001 - 2,250,000	4	0	NA
2,250,001 - 2,500,000	3	0	NA
2,500,001 - 2,750,000	3	0	NA
2,750,001 - 3,000,000	4	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	0	NA
4,500,001 - 5,000,000	2	0	NA
5,000,001 & Greater	1	0	NA
TOTAL*	1264	156	12%
0 to 1 Bedroom	248	35	14%
2 Bedrooms	553	73	13%
3 Bedrooms	364	42	12%
4 Bedrooms & Greater	99	6	6%
TOTAL*	1264	156	12%

SnapStats®	August	September	Variance
Inventory	1266	1264	0%
Solds	170	156	-8%
Sale Price	$655,450	$651,900	-1%
Sale Price SQFT	$675	$681	1%
Sale to List Price Ratio	97%	95%	-2%
Days on Market	34	33	-3%

Community *CONDOS & TOWNHOMES*

SnapStats®	Inventory	Sales	Sales Ratio
Boyd Park	23	3	13%
Bridgeport	22	1	5%
Brighouse	509	51	10%
Brighouse South	113	20	18%
Broadmoor	16	2	13%
East Cambie	12	4	33%
East Richmond	5	0	NA
Garden City	4	0	NA
Gilmore	0	1	NA*
Granville	23	6	26%
Hamilton	54	7	13%
Ironwood	24	0	NA
Lackner	5	0	NA
McLennan	0	0	NA
McLennan North	88	15	17%
McNair	4	0	NA
Quilchena	11	2	18%
Riverdale	24	2	8%
Saunders	11	4	36%
Sea Island	0	0	NA
Seafair	3	1	33%
South Arm	21	1	5%
Steveston North	22	2	9%
Steveston South	44	6	14%
Steveston Village	4	2	50%
Terra Nova	14	0	NA
West Cambie	188	24	13%
Westwind	2	0	NA
Woodwards	18	2	11%
TOTAL*	1264	156	12%

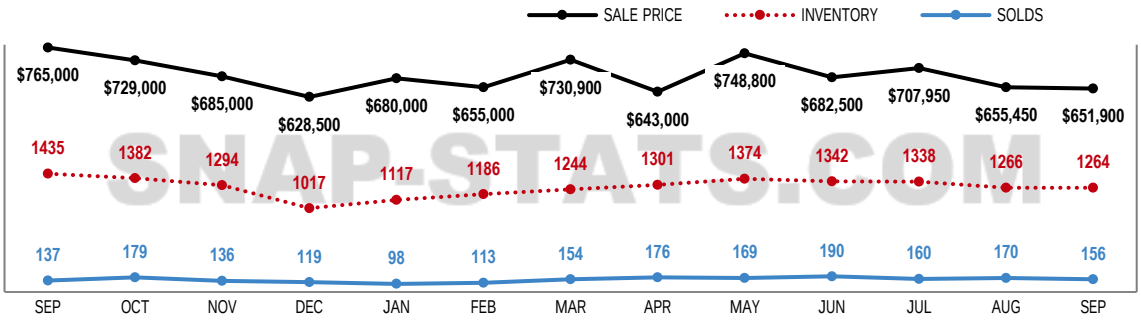
**Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.*

Market Summary

- Market Type Indicator **RICHMOND ATTACHED**: Balanced Market at 12% Sales Ratio average (1.2 in 10 homes selling rate)
- Homes are selling on average 5% below list price
- Most Active Price Band** $400,000 to $600,000 with average 19% Sales Ratio (Balanced market)
- Buyers Best Bet** Homes between $1 mil to $1.25 mil, Bridgeport, Riverdale, South Arm, Steveston North and minimum 4 bedrooms
- Sellers Best Bet** Selling homes in East Cambie, Granville, Saunders and up to 3 bedroom properties

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

13 Month Market Trend



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SnapStats® TSAWWASSEN SEPTEMBER 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	12	3	25%
1,250,001 - 1,500,000	39	4	10%
1,500,001 - 1,750,000	27	4	15%
1,750,001 - 2,000,000	22	3	14%
2,000,001 - 2,250,000	10	1	10%
2,250,001 - 2,500,000	14	0	NA
2,500,001 - 2,750,000	8	0	NA
2,750,001 - 3,000,000	11	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	0	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*	149	15	10%
2 Bedrooms & Less	10	0	NA
3 to 4 Bedrooms	89	12	13%
5 to 6 Bedrooms	46	3	7%
7 Bedrooms & More	4	0	NA
TOTAL*	149	15	10%

SnapStats®	August	September	Variance
Inventory	141	149	6%
Solds	19	15	-21%
Sale Price	$1,420,000	$1,515,000	7%
Sale Price SQFT	$610	$620	2%
Sale to List Price Ratio	95%	94%	-1%
Days on Market	37	16	-57%

Community *DETACHED HOUSES*

SnapStats®	Inventory	Sales	Sales Ratio
Beach Grove	25	0	NA
Boundary Beach	12	2	17%
Cliff Drive	26	3	12%
English Bluff	13	1	8%
Pebble Hill	14	5	36%
Tsawwassen Central	31	1	3%
Tsawwassen East	14	2	14%
Tsawwassen North	14	1	7%
TOTAL*	149	15	10%

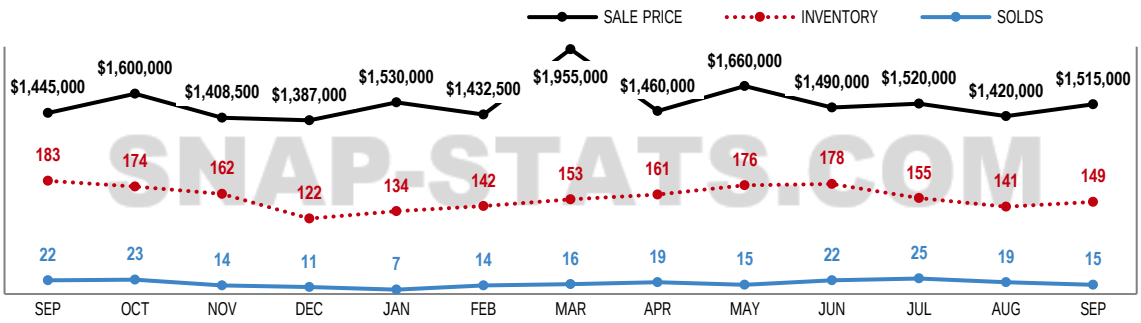
Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **TSAWWASSEN 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 25% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between $1.25 mil to $1.5 mil / $2 mil to $2.25 mil, English Bluff, Tsawwassen Central and North
- Sellers Best Bet** Selling homes in Pebble Hill 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 SEPTEMBER 2026

Price Band & Bedroom *CONDOS & TOWNHOMES*

SnapStats®	Inventory	Sales	Sales Ratio
$0 - 300,000	0	0	NA
300,001 - 400,000	8	1	13%
400,001 - 500,000	15	0	NA
500,001 - 600,000	25	3	12%
600,001 - 700,000	38	8	21%
700,001 - 800,000	17	1	6%
800,001 - 900,000	12	1	8%
900,001 - 1,000,000	5	0	NA
1,000,001 - 1,250,000	11	2	18%
1,250,001 - 1,500,000	3	0	NA
1,500,001 - 1,750,000	1	0	NA
1,750,001 - 2,000,000	0	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 - 4,500,000	0	0	NA
4,500,001 - 5,000,000	0	0	NA
5,000,001 & Greater	0	0	NA
TOTAL*	136	16	12%
0 to 1 Bedroom	27	1	4%
2 Bedrooms	71	8	11%
3 Bedrooms	31	5	16%
4 Bedrooms & Greater	7	2	29%
TOTAL*	136	16	12%

SnapStats®	August	September	Variance
Inventory	131	136	4%
Solds	17	16	-6%
Sale Price	$655,000	$660,000	1%
Sale Price SQFT	$517	$507	-2%
Sale to List Price Ratio	94%	96%	2%
Days on Market	41	60	46%

Community *CONDOS & TOWNHOMES*

SnapStats®	Inventory	Sales	Sales Ratio
Beach Grove	9	1	11%
Boundary Beach	14	2	14%
Cliff Drive	19	1	5%
English Bluff	0	0	NA
Pebble Hill	0	0	NA
Tsawwassen Central	15	1	7%
Tsawwassen East	3	1	33%
Tsawwassen North	76	10	13%
TOTAL*	136	16	12%

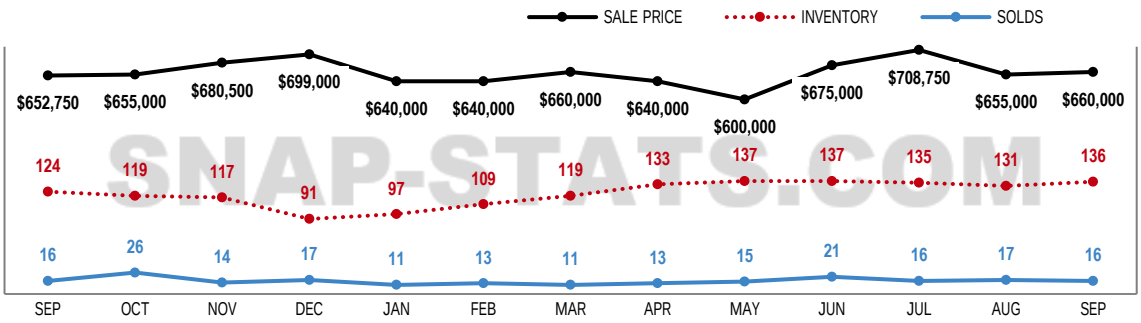
**Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.*

Market Summary

- Market Type Indicator **TSAWWASSEN ATTACHED**: Balanced Market at 12% Sales Ratio average (1.2 in 10 homes selling rate)
- Homes are selling on average 4% below list price
- Most Active Price Band** $600,000 to $700,000 with average 21% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between $700,000 to $900,000, Cliff Drive, Tsawwassen Central and up to 1 bedroom properties
- Sellers Best Bet** Selling homes in Boundary Beach, Tsawwassen North and 3 bedroom properties

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

13 Month Market Trend



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SnapStats® LADNER SEPTEMBER 2026

Price Band & Bedroom *DETACHED HOUSES*

SnapStats®	Inventory	Sales	Sales Ratio
$0 - 800,000	11	0	NA
800,001 - 900,000	2	0	NA
900,001 - 1,000,000	3	0	NA
1,000,001 - 1,250,000	15	2	13%
1,250,001 - 1,500,000	27	3	11%
1,500,001 - 1,750,000	13	1	8%
1,750,001 - 2,000,000	9	0	NA
2,000,001 - 2,250,000	4	0	NA
2,250,001 - 2,500,000	2	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*	89	6	7%
2 Bedrooms & Less	14	0	NA
3 to 4 Bedrooms	57	5	9%
5 to 6 Bedrooms	18	1	6%
7 Bedrooms & More	0	0	NA
TOTAL*	89	6	7%

Community *DETACHED HOUSES*

SnapStats®	Inventory	Sales	Sales Ratio
Annacis Island	0	0	NA
Delta Manor	10	0	NA
East Delta	2	0	NA
Hawthorne	22	2	9%
Holly	15	0	NA
Ladner Elementary	10	3	30%
Ladner Rural	10	0	NA
Neilsen Grove	9	0	NA
Port Guichon	8	1	13%
Tilbury	0	0	NA
Westham Island	3	0	NA
TOTAL*	89	6	7%

SnapStats®	August	September	Variance
Inventory	83	89	7%
Solds	11	6	-45%
Sale Price	$1,315,000	$1,265,000	-4%
Sale Price SQFT	$609	$531	-13%
Sale to List Price Ratio	99%	97%	-2%
Days on Market	23	43	87%

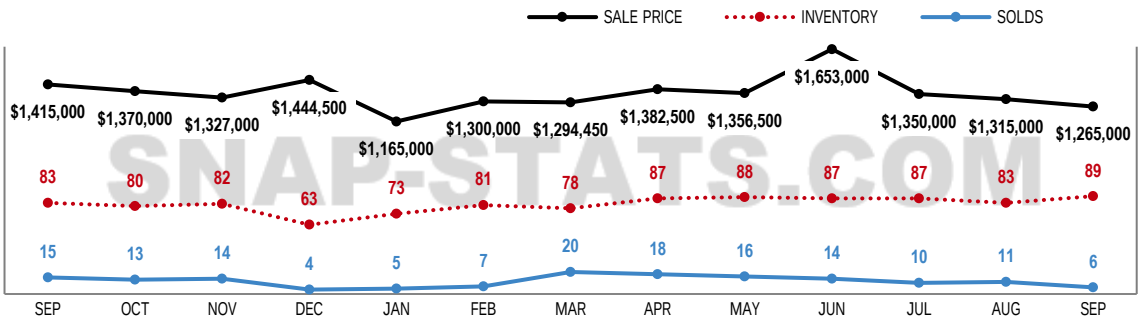
**Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.*

Market Summary

- Market Type Indicator **LADNER DETACHED**: Buyers Market at 7% Sales Ratio average (7 in 100 homes selling rate)
- Homes are selling on average 3% below list price
- Most Active Price Band** $1 mil to $1.25 mil with average 13% Sales Ratio (Balanced market)
- Buyers Best Bet** Homes between $1.5 mil to $1.75 mil, Hawthorne, Port Guichon and 5 to 6 bedroom properties
- Sellers Best Bet** Selling homes in Ladner Elementary and 3 to 4 bedroom properties

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

13 Month Market Trend



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SnapStats® LADNER SEPTEMBER 2026

Price Band & Bedroom *CONDOS & TOWNHOMES*

SnapStats®	Inventory	Sales	Sales Ratio
$0 - 300,000	0	0	NA
300,001 - 400,000	0	0	NA
400,001 - 500,000	11	2	18%
500,001 - 600,000	5	0	NA
600,001 - 700,000	8	2	25%
700,001 - 800,000	8	1	13%
800,001 - 900,000	13	1	8%
900,001 - 1,000,000	5	3	60%
1,000,001 - 1,250,000	9	1	11%
1,250,001 - 1,500,000	5	0	NA
1,500,001 - 1,750,000	0	0	NA
1,750,001 - 2,000,000	0	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 - 4,500,000	0	0	NA
4,500,001 - 5,000,000	0	0	NA
5,000,001 & Greater	0	0	NA
TOTAL*	65	10	15%

0 to 1 Bedroom	8	1	13%
2 Bedrooms	25	3	12%
3 Bedrooms	22	4	18%
4 Bedrooms & Greater	10	2	20%
TOTAL*	65	10	15%

SnapStats®	August	September	Variance
Inventory	60	65	8%
Solds	17	10	-41%
Sale Price	$731,500	$829,500	13%
Sale Price SQFT	$548	$579	6%
Sale to List Price Ratio	98%	98%	0%
Days on Market	11	57	418%

Community *CONDOS & TOWNHOMES*

SnapStats®	Inventory	Sales	Sales Ratio
Annacis Island	0	0	NA
Delta Manor	12	3	25%
East Delta	0	0	NA
Hawthorne	15	1	7%
Holly	5	0	NA
Ladner Elementary	17	1	6%
Ladner Rural	0	0	NA
Neilsen Grove	16	5	31%
Port Guichon	0	0	NA
Tilbury	0	0	NA
Westham Island	0	0	NA
TOTAL*	65	10	15%

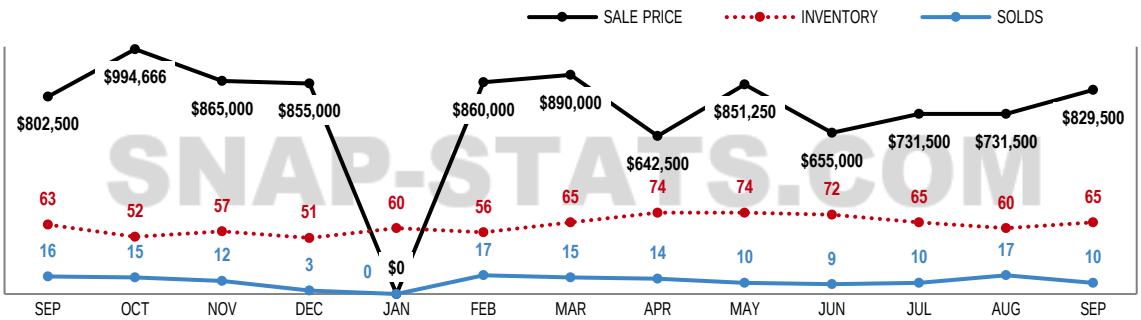
Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **LADNER ATTACHED**: Balanced Market at 15% Sales Ratio average (1.5 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band** $600,000 to $700,000 with average 25% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between $800,000 to $900,000, Hawthorne, Ladner Elementary and up to 2 bedroom properties
- Sellers Best Bet** Selling homes in Delta Manor, Neilsen Grove and minimum 3 bedroom properties

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

13 Month Market Trend



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