Compliments of:
Carmen McCracken

604.809.9626
carmen@callcarmen.ca
CallCarmen.ca

RE/MAX Westcoast
110 - 6086 Russ Baker Way
Richmond, BC V7B 1B4



SnapStats®

October 2026

Produced & Published by SnapStats Publishing Co.
info@snap-stats.com | snap-stats.com

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%

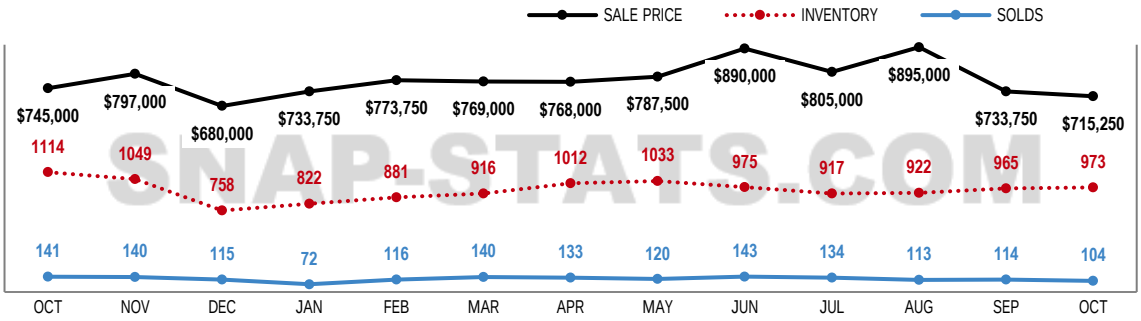
**Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.*

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



Compliments of...

Carmen McCracken
RE/MAX Westcoast
604.809.9626

CallCarmen.ca
carmen@callcarmen.ca

©2010-2026 SnapStats® Publishing Co. All rights reserved. No part of this publication may be reproduced, copied, posted on the internet or forwarded in any printed or electronic format without written permission. This report data was captured on November 1, 2026 from Greater Vancouver REALTORS® MLS database. Refer to our YTD reports for sustained periods of the Sales Ratio %. The accuracy and completeness of the information is not guaranteed. In providing this information SnapStats® or Carmen McCracken do not assume any responsibility or liability. More info at snap-stats.com.

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%

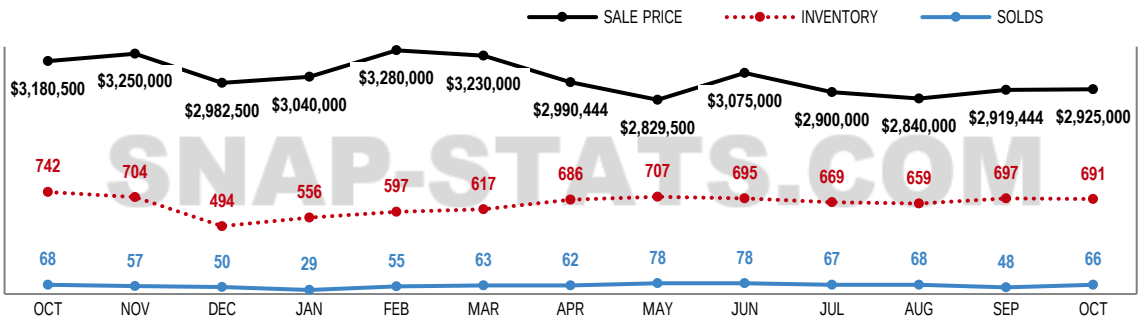
**Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.*

Market Summary

- Market Type Indicator **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



Compliments of...

Carmen McCracken
RE/MAX Westcoast
604.809.9626

CallCarmen.ca
carmen@callcarmen.ca

©2010-2026 SnapStats® Publishing Co. All rights reserved. No part of this publication may be reproduced, copied, posted on the internet or forwarded in any printed or electronic format without written permission. This report data was captured on November 1, 2026 from Greater Vancouver REALTORS® MLS database. Refer to our YTD reports for sustained periods of the Sales Ratio %. The accuracy and completeness of the information is not guaranteed. In providing this information SnapStats® or Carmen McCracken do not assume any responsibility or liability. More info at snap-stats.com.

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%

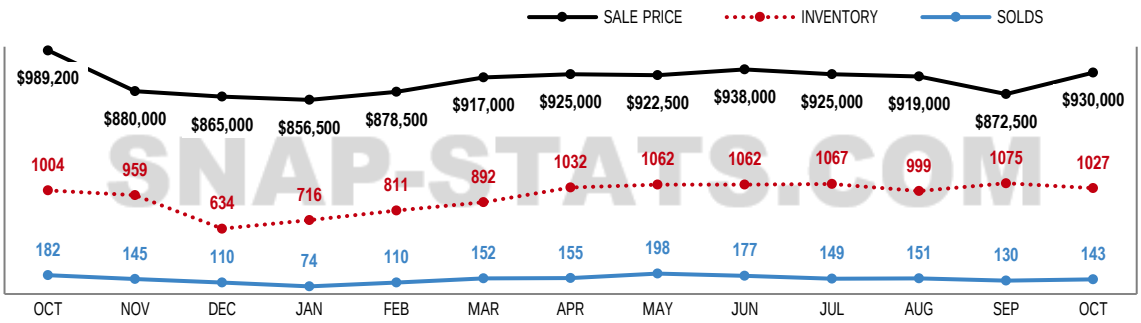
**Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.*

Market Summary

- Market Type Indicator **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



SNAP-STATS.COM

Compliments of...

Carmen McCracken
RE/MAX Westcoast
604.809.9626

CallCarmen.ca
carmen@callcarmen.ca

©2010-2026 SnapStats® Publishing Co. All rights reserved. No part of this publication may be reproduced, copied, posted on the internet or forwarded in any printed or electronic format without written permission. This report data was captured on November 1, 2026 from Greater Vancouver REALTORS® MLS database. Refer to our YTD reports for sustained periods of the Sales Ratio %. The accuracy and completeness of the information is not guaranteed. In providing this information SnapStats® or Carmen McCracken do not assume any responsibility or liability. More info at snap-stats.com.

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%

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%

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%

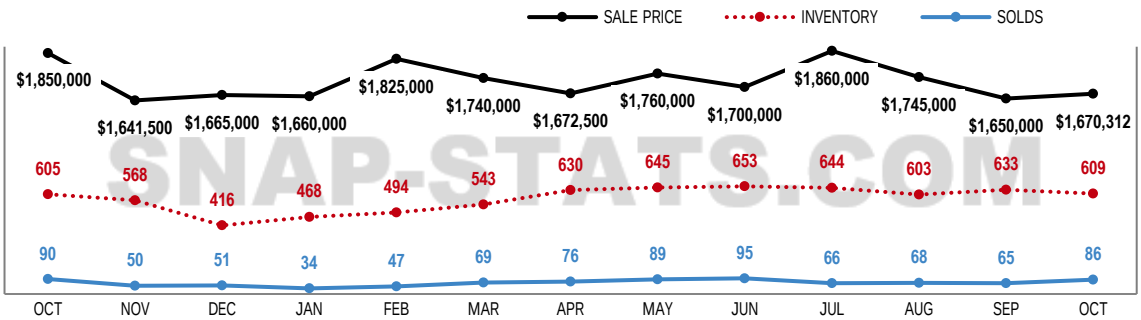
**Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.*

Market Summary

- Market Type Indicator **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



SNAP-STATS.COM

Compliments of...

Carmen McCracken
RE/MAX Westcoast
604.809.9626

CallCarmen.ca
carmen@callcarmen.ca

©2010-2026 SnapStats® Publishing Co. All rights reserved. No part of this publication may be reproduced, copied, posted on the internet or forwarded in any printed or electronic format without written permission. This report data was captured on November 1, 2026 from Greater Vancouver REALTORS® MLS database. Refer to our YTD reports for sustained periods of the Sales Ratio %. The accuracy and completeness of the information is not guaranteed. In providing this information SnapStats® or Carmen McCracken do not assume any responsibility or liability. More info at snap-stats.com.

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%

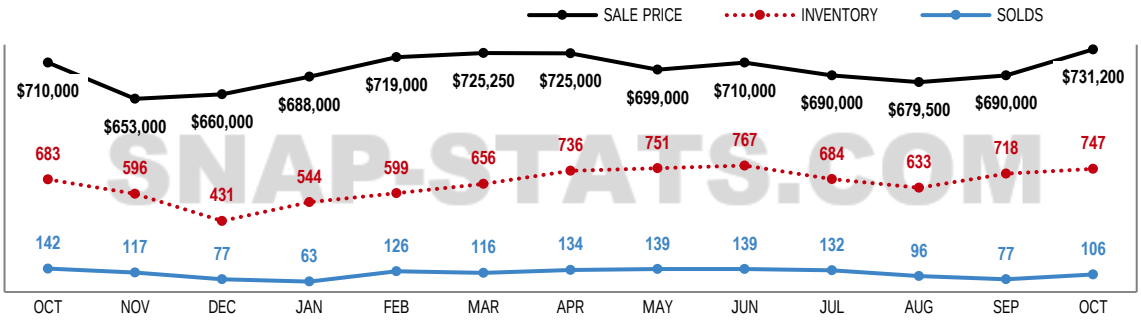
**Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.*

Market Summary

- Market Type Indicator **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



SNAP-STATS.COM

Compliments of...

Carmen McCracken
RE/MAX Westcoast
604.809.9626

CallCarmen.ca
carmen@callcarmen.ca

©2010-2026 SnapStats® Publishing Co. All rights reserved. No part of this publication may be reproduced, copied, posted on the internet or forwarded in any printed or electronic format without written permission. This report data was captured on November 1, 2026 from Greater Vancouver REALTORS® MLS database. Refer to our YTD reports for sustained periods of the Sales Ratio %. The accuracy and completeness of the information is not guaranteed. In providing this information SnapStats® or Carmen McCracken do not assume any responsibility or liability. More info at snap-stats.com.

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%

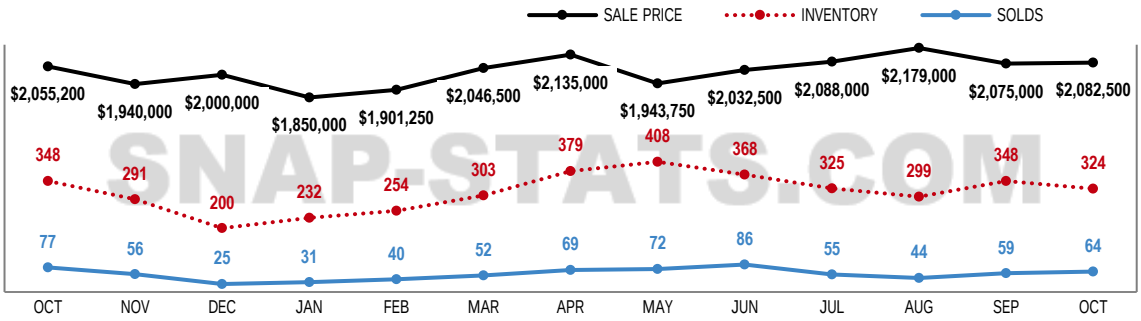
**Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.*

Market Summary

- Market Type Indicator **NORTH VANCOUVER 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...

Carmen McCracken
RE/MAX Westcoast
604.809.9626

CallCarmen.ca
carmen@callcarmen.ca

©2010-2026 SnapStats® Publishing Co. All rights reserved. No part of this publication may be reproduced, copied, posted on the internet or forwarded in any printed or electronic format without written permission. This report data was captured on November 1, 2026 from Greater Vancouver REALTORS® MLS database. Refer to our YTD reports for sustained periods of the Sales Ratio %. The accuracy and completeness of the information is not guaranteed. In providing this information SnapStats® or Carmen McCracken do not assume any responsibility or liability. More info at snap-stats.com.

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%

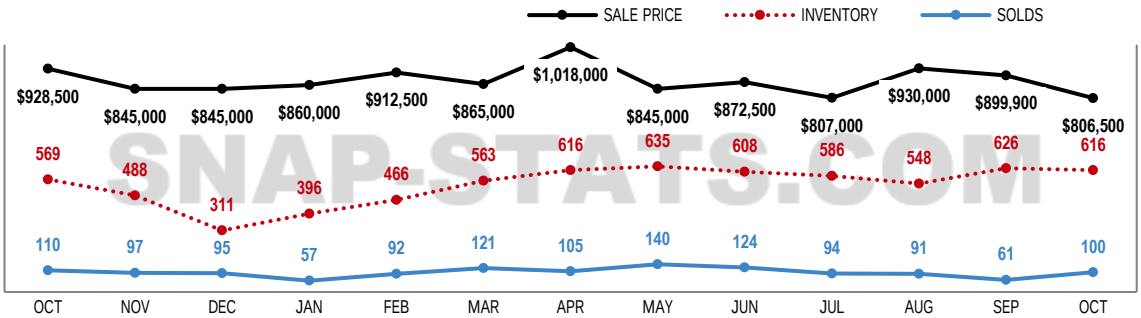
**Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.*

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



SNAP-STATS.COM

Compliments of...

Carmen McCracken
RE/MAX Westcoast
604.809.9626

CallCarmen.ca
carmen@callcarmen.ca

©2010-2026 SnapStats® Publishing Co. All rights reserved. No part of this publication may be reproduced, copied, posted on the internet or forwarded in any printed or electronic format without written permission. This report data was captured on November 1, 2026 from Greater Vancouver REALTORS® MLS database. Refer to our YTD reports for sustained periods of the Sales Ratio %. The accuracy and completeness of the information is not guaranteed. In providing this information SnapStats® or Carmen McCracken do not assume any responsibility or liability. More info at snap-stats.com.

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%

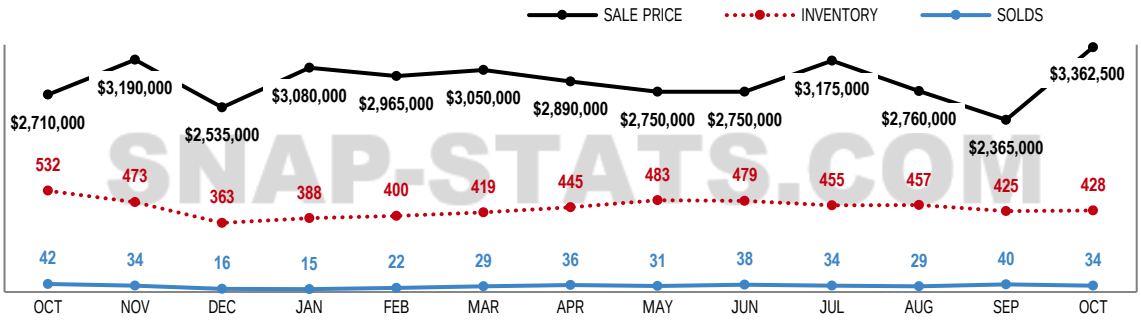
**Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.*

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



Compliments of...

Carmen McCracken
RE/MAX Westcoast
604.809.9626

CallCarmen.ca
carmen@callcarmen.ca

©2010-2026 SnapStats® Publishing Co. All rights reserved. No part of this publication may be reproduced, copied, posted on the internet or forwarded in any printed or electronic format without written permission. This report data was captured on November 1, 2026 from Greater Vancouver REALTORS® MLS database. Refer to our YTD reports for sustained periods of the Sales Ratio %. The accuracy and completeness of the information is not guaranteed. In providing this information SnapStats® or Carmen McCracken do not assume any responsibility or liability. More info at snap-stats.com.

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%

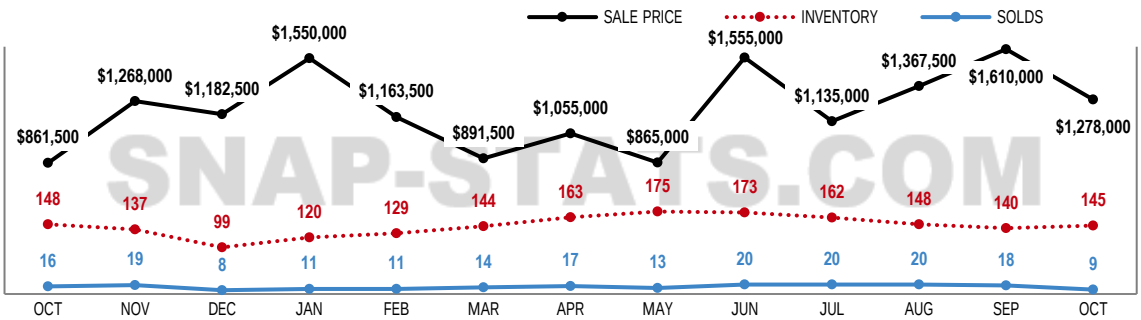
**Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.*

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



SNAP-STATS.COM

Compliments of...

Carmen McCracken
RE/MAX Westcoast
604.809.9626

CallCarmen.ca
carmen@callcarmen.ca

©2010-2026 SnapStats® Publishing Co. All rights reserved. No part of this publication may be reproduced, copied, posted on the internet or forwarded in any printed or electronic format without written permission. This report data was captured on November 1, 2026 from Greater Vancouver REALTORS® MLS database. Refer to our YTD reports for sustained periods of the Sales Ratio %. The accuracy and completeness of the information is not guaranteed. In providing this information SnapStats® or Carmen McCracken do not assume any responsibility or liability. More info at snap-stats.com.

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%

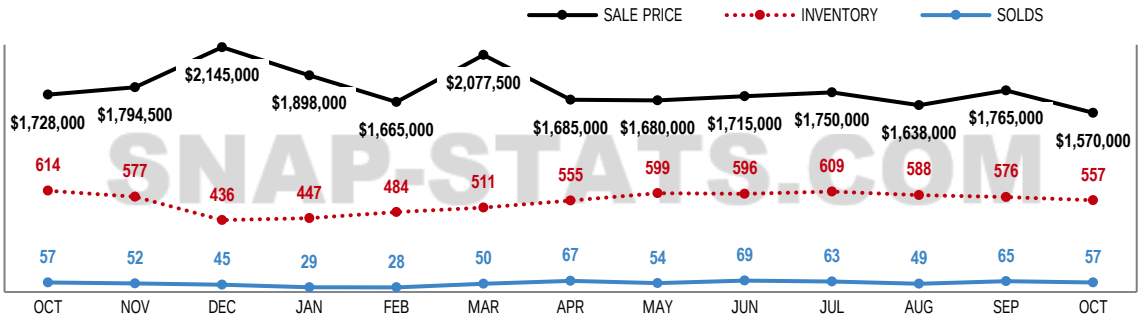
**Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.*

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



SNAP-STATS.COM

Compliments of...

Carmen McCracken
RE/MAX Westcoast
604.809.9626

CallCarmen.ca
carmen@callcarmen.ca

©2010-2026 SnapStats® Publishing Co. All rights reserved. No part of this publication may be reproduced, copied, posted on the internet or forwarded in any printed or electronic format without written permission. This report data was captured on November 1, 2026 from Greater Vancouver REALTORS® MLS database. Refer to our YTD reports for sustained periods of the Sales Ratio %. The accuracy and completeness of the information is not guaranteed. In providing this information SnapStats® or Carmen McCracken do not assume any responsibility or liability. More info at snap-stats.com.

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%

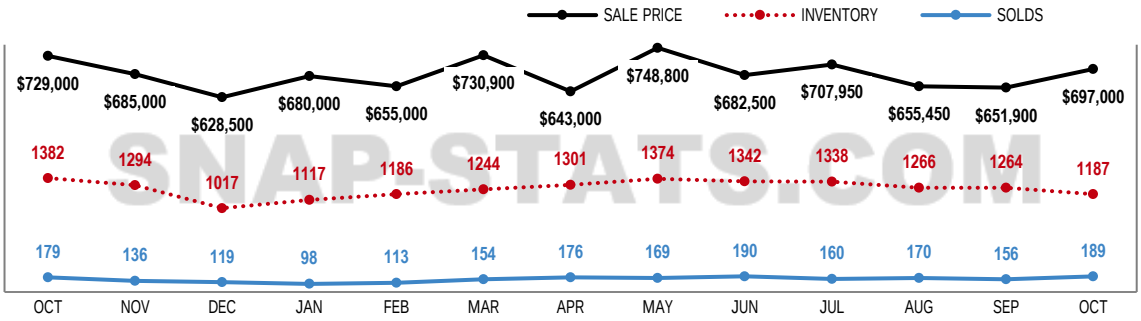
**Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.*

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



SNAP-STATS.COM

Compliments of...

Carmen McCracken
RE/MAX Westcoast
604.809.9626

CallCarmen.ca
carmen@callcarmen.ca

©2010-2026 SnapStats® Publishing Co. All rights reserved. No part of this publication may be reproduced, copied, posted on the internet or forwarded in any printed or electronic format without written permission. This report data was captured on November 1, 2026 from Greater Vancouver REALTORS® MLS database. Refer to our YTD reports for sustained periods of the Sales Ratio %. The accuracy and completeness of the information is not guaranteed. In providing this information SnapStats® or Carmen McCracken do not assume any responsibility or liability. More info at snap-stats.com.

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%

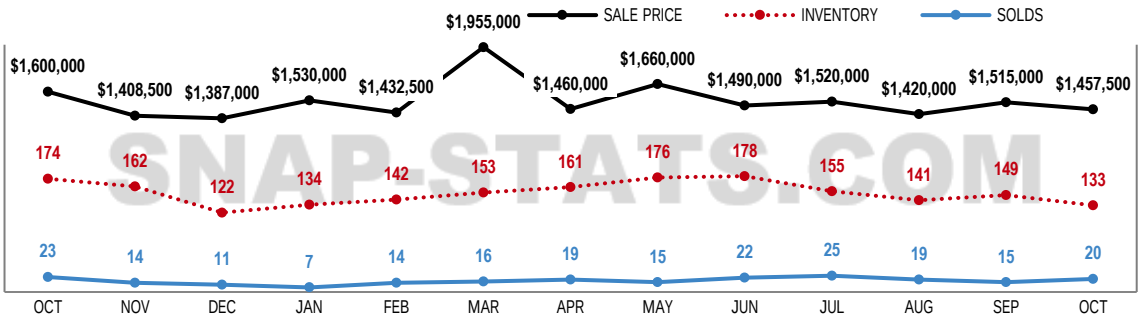
Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

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...

Carmen McCracken
RE/MAX Westcoast
604.809.9626

CallCarmen.ca
carmen@callcarmen.ca

©2010-2026 SnapStats® Publishing Co. All rights reserved. No part of this publication may be reproduced, copied, posted on the internet or forwarded in any printed or electronic format without written permission. This report data was captured on November 1, 2026 from Greater Vancouver REALTORS® MLS database. Refer to our YTD reports for sustained periods of the Sales Ratio %. The accuracy and completeness of the information is not guaranteed. In providing this information SnapStats® or Carmen McCracken do not assume any responsibility or liability. More info at snap-stats.com.

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%

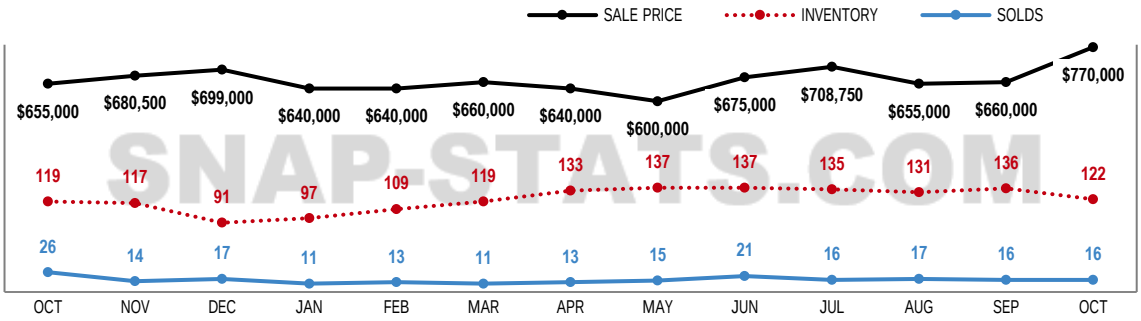
Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

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



SNAP-STATS.COM

Compliments of...

Carmen McCracken
RE/MAX Westcoast
604.809.9626

CallCarmen.ca
carmen@callcarmen.ca

©2010-2026 SnapStats® Publishing Co. All rights reserved. No part of this publication may be reproduced, copied, posted on the internet or forwarded in any printed or electronic format without written permission. This report data was captured on November 1, 2026 from Greater Vancouver REALTORS® MLS database. Refer to our YTD reports for sustained periods of the Sales Ratio %. The accuracy and completeness of the information is not guaranteed. In providing this information SnapStats® or Carmen McCracken do not assume any responsibility or liability. More info at snap-stats.com.

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%

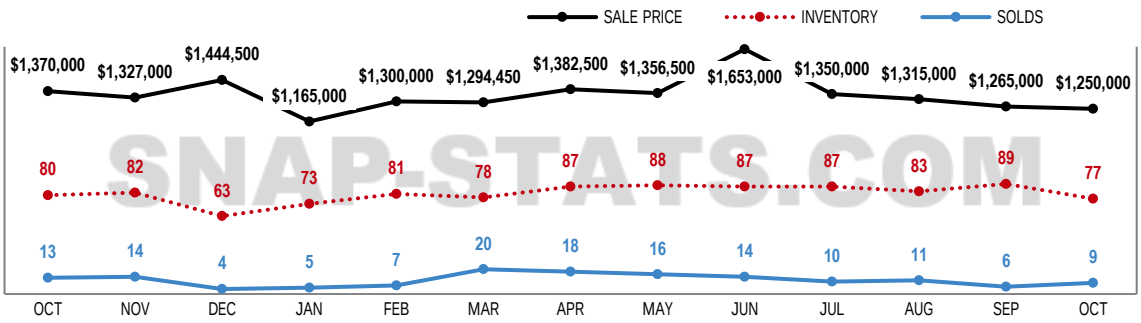
Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

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



SNAP-STATS.COM

Compliments of...

Carmen McCracken
RE/MAX Westcoast
604.809.9626

CallCarmen.ca
carmen@callcarmen.ca

©2010-2026 SnapStats® Publishing Co. All rights reserved. No part of this publication may be reproduced, copied, posted on the internet or forwarded in any printed or electronic format without written permission. This report data was captured on November 1, 2026 from Greater Vancouver REALTORS® MLS database. Refer to our YTD reports for sustained periods of the Sales Ratio %. The accuracy and completeness of the information is not guaranteed. In providing this information SnapStats® or Carmen McCracken do not assume any responsibility or liability. More info at snap-stats.com.

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%

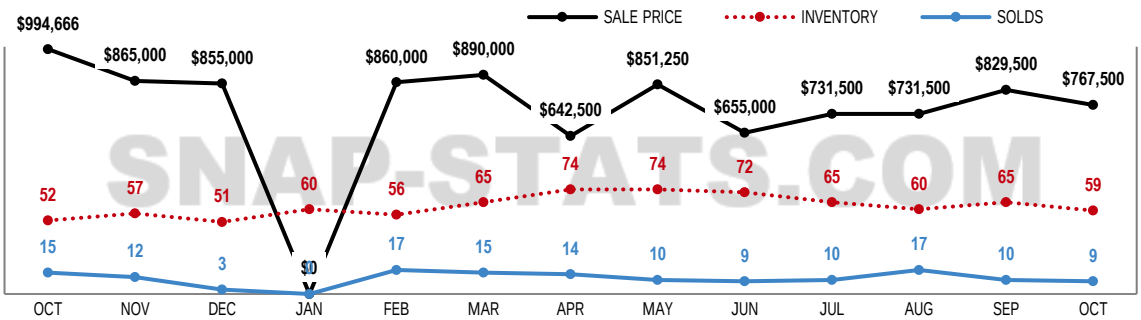
**Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.*

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



Compliments of...

Carmen McCracken
RE/MAX Westcoast
604.809.9626

CallCarmen.ca
carmen@callcarmen.ca

©2010-2026 SnapStats® Publishing Co. All rights reserved. No part of this publication may be reproduced, copied, posted on the internet or forwarded in any printed or electronic format without written permission. This report data was captured on November 1, 2026 from Greater Vancouver REALTORS® MLS database. Refer to our YTD reports for sustained periods of the Sales Ratio %. The accuracy and completeness of the information is not guaranteed. In providing this information SnapStats® or Carmen McCracken do not assume any responsibility or liability. More info at snap-stats.com.