



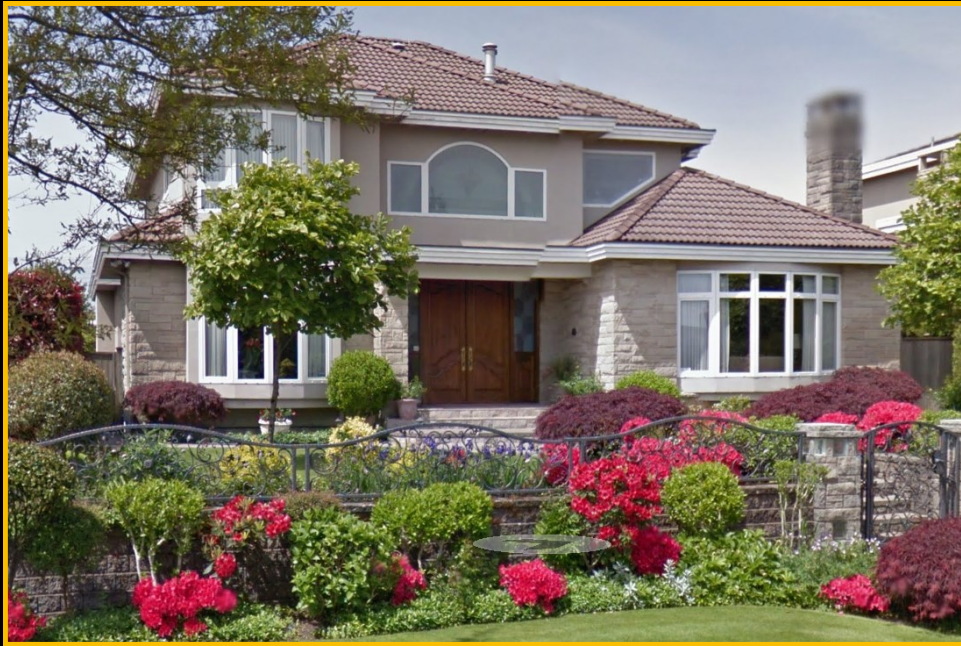
UNPARALLELED SERVICE

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COMING SOON!!



5369 MANSON STREET, Vancouver V5Z 3H2

"A consummate professional ... every step of the way. Rosalinda has represented us on our last three home sales and purchases. She always delivered on time and on schedule. Rosalinda walks the talk. You won't be disappointed."

L. & A. Barr, West Vancouver

"Once again, Rosalinda put her amazing energy and expertise to work for me. She researched the market, organized necessary 'renos', and helped to stage my townhouse. She very inventively marketed to the most appropriate prospects. The result - SOLD to the first buyers to see it, and at an excellent price! Many thanks for your outstanding help Rosalinda. I cannot imagine a better service."

J. Ledsome, Surrey, BC



For a Market Evaluation Call 604-250-4996

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EXPERIENCE THE DIFFERENCE





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SnapStats® VANCOUVER WESTSIDE

FEBRUARY 2016

Price Band & Bedroom STATS HOUSES (DETACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
\$0 - 300,000	0	0	NA
300,001 - 400,000	0	0	NA
400,001 - 500,000	0	0	NA
500,001 - 600,000	0	0	NA
600,001 - 700,000	0	0	NA
700,001 - 800,000	0	0	NA
800,001 - 900,000	0	0	NA
900,001 - 1,000,000	0	0	NA
1,000,001 - 1,250,000	1	1	100%
1,250,001 - 1,500,000	0	0	NA
1,500,001 - 1,750,000	1	1	100%
1,750,001 - 2,000,000	11	4	36%
2,000,001 - 2,250,000	13	14	108%
2,250,001 - 2,500,000	33	19	58%
2,500,001 - 2,750,000	19	12	63%
2,750,001 - 3,000,000	34	33	97%
3,000,001 - 3,500,000	69	37	54%
3,500,001 - 4,000,000	88	38	43%
4,000,001 - 4,500,000	41	29	71%
4,500,001 - 5,000,000	46	7	15%
5,000,001 & Greater	191	29	15%
TOTAL	547	224	41%

2 Bedrooms & Less	23	7	30%
3 to 4 Bedrooms	190	105	55%
5 to 6 Bedrooms	259	98	38%
7 Bedrooms & More	75	14	19%
TOTAL	547	224	41%

SnapStats® Median Data	January	February	Variance
Inventory	456	547	20%
Solds	133	224	68%
Sale Price	\$3,500,000	\$3,431,444	-2%
Sale Price SQFT	\$1,002	\$1,184	18%
Sale to List Price Ratio	103%	106%	3%
Days on Market	15	9	-40%

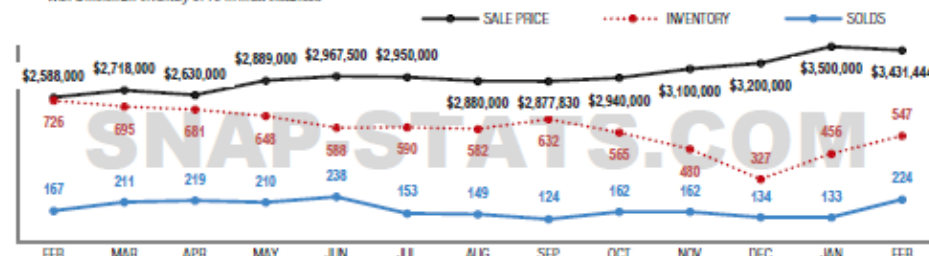
*Sales Ratio: Speed of homes selling (Sales to Inventory Ratio). Higher is faster.

Market Summary

- Official Market Type **WESTSIDE DETACHED**: Sellers market at 41% Sales Ratio average (4.1 in 10 homes selling ratio)
- Homes are selling on average 6% above list price
- Most Active Price Band* +/- \$2.5 mil: \$2 to \$2.25 mil (>100% Sales Ratio) / \$2.75 to \$3 mil (97% Sales Ratio)
- Buyers Best Bet* +/- \$2.5 mil: \$1.75 to \$2 mil / \$4.5 mil plus, Marpole, Shaughnessy, South Cambia/Granville and Southlands
- Sellers Best Bet*: Selling homes in Dunbar, Mackenzie Heights, SW Marine and 3 to 4 bedroom properties

*With a minimum inventory of 10 in most instances

13 Month Market Trend



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