

Price Band & Bedroom DETACHED HOUSES

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	2	0	NA
900,001 – 1,000,000	7	0	NA
1,000,001 – 1,250,000	38	6	16%
1,250,001 – 1,500,000	38	2	5%
1,500,001 – 1,750,000	18	0	NA
1,750,001 – 2,000,000	8	0	NA
2,000,001 – 2,250,000	3	0	NA
2,250,001 – 2,500,000	5	1	20%
2,500,001 – 2,750,000	4	0	NA
2,750,001 – 3,000,000	1	1	100%
3,000,001 – 3,500,000	4	0	NA
3,500,001 – 4,000,000	5	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	139	10	7%

2 Bedrooms & Less	7	0	NA
3 to 4 Bedrooms	99	10	10%
5 to 6 Bedrooms	33	0	NA
7 Bedrooms & More	0	0	NA
TOTAL	139	10	7%

SnapStats® Median Data	August	September	Variance
Inventory	125	139	11%
Solds	14	10	-29%
Sale Price	\$1,135,500	\$1,202,500	6%
Sale Price SQFT	\$481	\$472	-2%
Sale to List Price Ratio	95%	93%	-2%
Days on Market	18	26	44%

Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio*
Beach Grove	19	0	NA
Boundary Beach	8	1	13%
Cliff Drive	27	1	4%
English Bluff	17	1	6%
Pebble Hill	30	5	17%
Tsawwassen Central	27	2	7%
Tsawwassen East	11	0	NA
TOTAL	139	10	7%

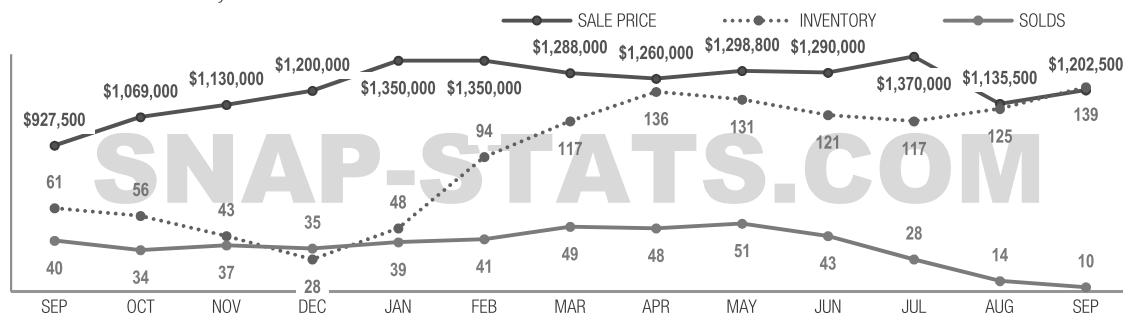
*Sales Ratio is the 'Sales-to-Active Listing' ratio (inventory) and current market speed (higher is faster.) If >100% MLS® data on October 3 reported previous month's sales exceeded current inventory count.

Market Summary

- Official Market Type **TSAWWASSEN DETACHED:** Buyers market at 7% Sales Ratio average (7 in 100 homes selling rate)
- Homes are selling on average 7% 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 \$1.25 mil to \$1.5 mil, Cliff Drive, English Bluff and Tsawwassen Central
- Sellers Best Bet** Selling homes in Boundary Beach and Pebble Hill

** With a minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

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