A Research Tool Provided by the Real Estate Board of Greater Vancouver

# Tsawwassen

## May 2016

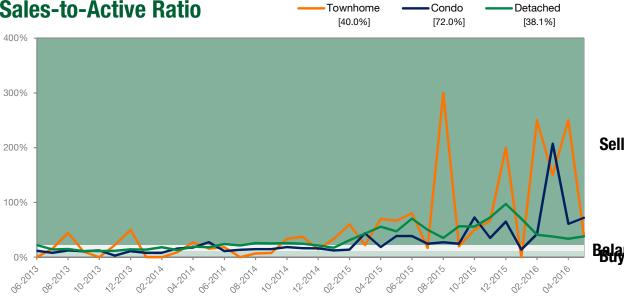
| <b>REAL ESTATE BOARD</b> |
|--------------------------|
| OF GREATER VANCOUVER     |

| Detached Properties      | Мау         |           |                    |             | April     |                    |
|--------------------------|-------------|-----------|--------------------|-------------|-----------|--------------------|
| Activity Snapshot        | 2016        | 2015      | One-Year<br>Change | 2016        | 2015      | One-Year<br>Change |
| Total Active Listings    | 134         | 85        | + 57.6%            | 143         | 88        | + 62.5%            |
| Sales                    | 51          | 40        | + 27.5%            | 48          | 49        | - 2.0%             |
| Days on Market Average   | 25          | 22        | + 13.6%            | 24          | 39        | - 38.5%            |
| MLS® HPI Benchmark Price | \$1,257,100 | \$848,500 | + 48.2%            | \$1,166,600 | \$827,100 | + 41.0%            |

| Condos                   | Мау       |           |                    |           | April     |                    |
|--------------------------|-----------|-----------|--------------------|-----------|-----------|--------------------|
| Activity Snapshot        | 2016      | 2015      | One-Year<br>Change | 2016      | 2015      | One-Year<br>Change |
| Total Active Listings    | 25        | 44        | - 43.2%            | 23        | 49        | - 53.1%            |
| Sales                    | 18        | 17        | + 5.9%             | 14        | 9         | + 55.6%            |
| Days on Market Average   | 7         | 56        | - 87.5%            | 14        | 98        | - 85.7%            |
| MLS® HPI Benchmark Price | \$390,700 | \$339,900 | + 14.9%            | \$369,300 | \$332,800 | + 11.0%            |

| Townhomes                | Мау       |           |                    |           | April     |                    |
|--------------------------|-----------|-----------|--------------------|-----------|-----------|--------------------|
| Activity Snapshot        | 2016      | 2015      | One-Year<br>Change | 2016      | 2015      | One-Year<br>Change |
| Total Active Listings    | 5         | 6         | - 16.7%            | 2         | 10        | - 80.0%            |
| Sales                    | 2         | 4         | - 50.0%            | 5         | 7         | - 28.6%            |
| Days on Market Average   | 9         | 51        | - 82.4%            | 9         | 33        | - 72.7%            |
| MLS® HPI Benchmark Price | \$609,700 | \$480,500 | + 26.9%            | \$579,800 | \$472,400 | + 22.7%            |





**Seller's Market** 

Balanced Market

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# Tsawwassen



## **Detached Properties Report – May 2016**

| Price Range                 | Sales | Active<br>Listings | Avg Days<br>on Market |
|-----------------------------|-------|--------------------|-----------------------|
| \$99,999 and Below          | 0     | 0                  | 0                     |
| \$100,000 to \$199,999      | 0     | 0                  | 0                     |
| \$200,000 to \$399,999      | 0     | 0                  | 0                     |
| \$400,000 to \$899,999      | 1     | 2                  | 20                    |
| \$900,000 to \$1,499,999    | 38    | 78                 | 26                    |
| \$1,500,000 to \$1,999,999  | 10    | 32                 | 16                    |
| \$2,000,000 to \$2,999,999  | 2     | 13                 | 62                    |
| \$3,000,000 and \$3,999,999 | 0     | 6                  | 0                     |
| \$4,000,000 to \$4,999,999  | 0     | 1                  | 0                     |
| \$5,000,000 and Above       | 0     | 2                  | 0                     |
| TOTAL                       | 51    | 134                | 25                    |

| Neighbourhood      | Sales | Active<br>Listings | Benchmark<br>Price | One-Year<br>Change |
|--------------------|-------|--------------------|--------------------|--------------------|
| Beach Grove        | 4     | 15                 | \$1,073,600        | + 49.7%            |
| Boundary Beach     | 2     | 11                 | \$1,290,400        | + 46.0%            |
| Cliff Drive        | 10    | 32                 | \$1,161,900        | + 46.0%            |
| English Bluff      | 1     | 9                  | \$1,626,900        | + 48.9%            |
| Pebble Hill        | 13    | 24                 | \$1,320,700        | + 48.7%            |
| Tsawwassen Central | 18    | 26                 | \$1,198,100        | + 49.4%            |
| Tsawwassen East    | 3     | 17                 | \$1,349,200        | + 47.3%            |
| TOTAL*             | 51    | 134                | \$1,257,100        | + 48.2%            |

\* This represents the total of the Tsawwassen area, not the sum of the areas above.



Current as of June 02, 2016. All data from the Real Estate Board of Greater Vancouver. Powered by ShowingTime 10K. Percent changes are calculated using rounded figures.

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# Tsawwassen

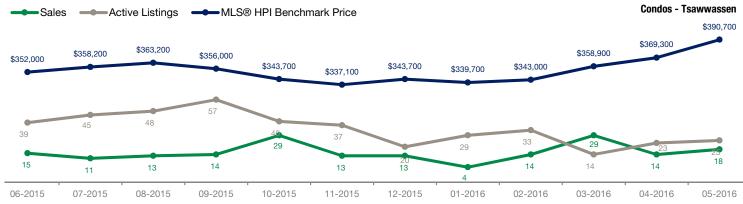


## Condo Report – May 2016

| Price Range                 | Sales | Active<br>Listings | Avg Days<br>on Market |
|-----------------------------|-------|--------------------|-----------------------|
| \$99,999 and Below          | 0     | 0                  | 0                     |
| \$100,000 to \$199,999      | 0     | 0                  | 0                     |
| \$200,000 to \$399,999      | 2     | 8                  | 10                    |
| \$400,000 to \$899,999      | 12    | 14                 | 7                     |
| \$900,000 to \$1,499,999    | 4     | 1                  | 7                     |
| \$1,500,000 to \$1,999,999  | 0     | 1                  | 0                     |
| \$2,000,000 to \$2,999,999  | 0     | 0                  | 0                     |
| \$3,000,000 and \$3,999,999 | 0     | 1                  | 0                     |
| \$4,000,000 to \$4,999,999  | 0     | 0                  | 0                     |
| \$5,000,000 and Above       | 0     | 0                  | 0                     |
| TOTAL                       | 18    | 25                 | 7                     |

| Neighbourhood      | Sales | Active<br>Listings | Benchmark<br>Price | One-Year<br>Change |
|--------------------|-------|--------------------|--------------------|--------------------|
| Beach Grove        | 6     | 8                  | \$408,200          | + 15.8%            |
| Boundary Beach     | 0     | 0                  | \$0                |                    |
| Cliff Drive        | 8     | 14                 | \$358,300          | + 15.8%            |
| English Bluff      | 0     | 1                  | \$0                |                    |
| Pebble Hill        | 0     | 0                  | \$0                |                    |
| Tsawwassen Central | 2     | 1                  | \$425,500          | + 14.9%            |
| Tsawwassen East    | 2     | 1                  | \$485,700          | + 14.2%            |
| TOTAL*             | 18    | 25                 | \$390,700          | + 14.9%            |





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# **Tsawwassen**



## **Townhomes Report – May 2016**

| Price Range                 | Sales | Active<br>Listings | Days on<br>Market |
|-----------------------------|-------|--------------------|-------------------|
| \$99,999 and Below          | 0     | 0                  | 0                 |
| \$100,000 to \$199,999      | 0     | 0                  | 0                 |
| \$200,000 to \$399,999      | 0     | 0                  | 0                 |
| \$400,000 to \$899,999      | 2     | 5                  | 9                 |
| \$900,000 to \$1,499,999    | 0     | 0                  | 0                 |
| \$1,500,000 to \$1,999,999  | 0     | 0                  | 0                 |
| \$2,000,000 to \$2,999,999  | 0     | 0                  | 0                 |
| \$3,000,000 and \$3,999,999 | 0     | 0                  | 0                 |
| \$4,000,000 to \$4,999,999  | 0     | 0                  | 0                 |
| \$5,000,000 and Above       | 0     | 0                  | 0                 |
| TOTAL                       | 2     | 5                  | 9                 |

| Neighbourhood      | Sales | Active<br>Listings | Benchmark<br>Price | One-Year<br>Change |
|--------------------|-------|--------------------|--------------------|--------------------|
| Beach Grove        | 0     | 1                  | \$577,900          | + 28.1%            |
| Boundary Beach     | 0     | 0                  | \$0                |                    |
| Cliff Drive        | 0     | 2                  | \$0                |                    |
| English Bluff      | 0     | 0                  | \$0                |                    |
| Pebble Hill        | 0     | 0                  | \$0                |                    |
| Tsawwassen Central | 1     | 1                  | \$0                |                    |
| Tsawwassen East    | 1     | 1                  | \$684,900          | + 25.9%            |
| TOTAL*             | 2     | 5                  | \$609,700          | + 26.9%            |

\* This represents the total of the Tsawwassen area, not the sum of the areas above.

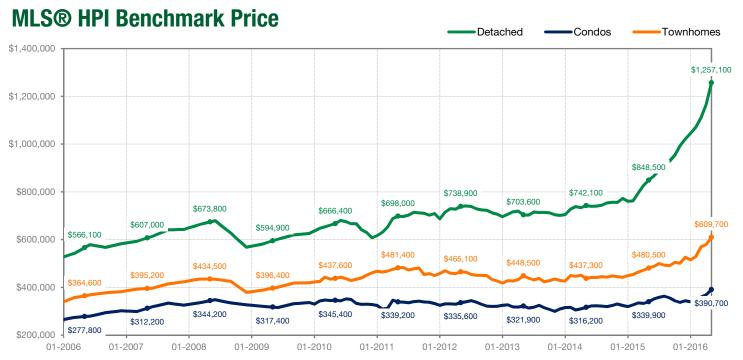


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# Tsawwassen

## May 2016



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Note: \$0 means that there is no sales activity, not \$0 as an MLS® HPI Benchmark Price.

#### **Average Price Per Square Foot** Detached -Condos Townhomes \$700 \$600 \$568 \$521 \$499 \$500 \$457 , \$500 \$485 \$483 \_ \$387 \$451 \$400 \$365 \$354 \$315 \$355 \$347 \$350 \$384 \$389 333 \$317 \$305 \$363 \$347 \$300 \$3 17 86 \$286 \$292 \$275 \$257 \$200 \$100 \$0 06-2013 <mark>\$0</mark>03-2014 09-2014 12-2015 09-2013 12-2013 06-2014 12-2014 03-2015 06-2015 09-2015 03-2016

Note: \$0 means that there is no sales activity, not \$0 as an Average Price Per Square Foot.