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

## Tsawwassen

## August 2020



Detached Properties	August			July		
Activity Snapshot	2020	2019	One-Year Change	2020	2019	One-Year Change
Total Active Listings	193	189	+ 2.1%	187	198	- 5.6%
Sales	34	19	+ 78.9%	42	20	+ 110.0%
Days on Market Average	27	55	- 50.9%	39	49	- 20.4%
MLS® HPI Benchmark Price	\$1,138,900	\$1,063,500	+ 7.1%	\$1,114,200	\$1,063,100	+ 4.8%

Condos	August				July	
Activity Snapshot	2020	2019	One-Year Change	2020	2019	One-Year Change
Total Active Listings	84	79	+ 6.3%	88	63	+ 39.7%
Sales	15	8	+ 87.5%	15	20	- 25.0%
Days on Market Average	66	80	- 17.5%	57	57	0.0%
MLS® HPI Benchmark Price	\$553,100	\$548,400	+ 0.9%	\$542,400	\$536,100	+ 1.2%

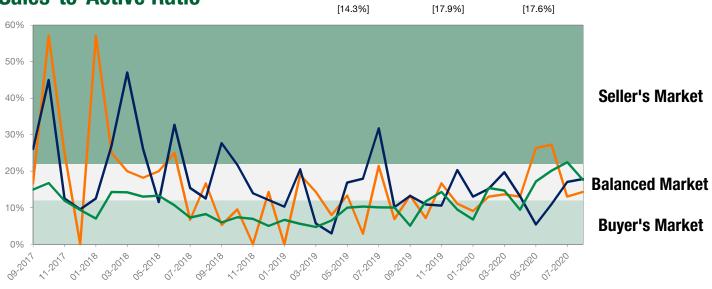
Townhomes	August			nhomes				July	
Activity Snapshot	2020	2019	One-Year Change	2020	2019	One-Year Change			
Total Active Listings	28	29	- 3.4%	23	28	- 17.9%			
Sales	4	2	+ 100.0%	3	6	- 50.0%			
Days on Market Average	47	94	- 50.0%	15	57	- 73.7%			
MLS® HPI Benchmark Price	\$628,000	\$601,200	+ 4.5%	\$629,800	\$608,300	+ 3.5%			

Townhome

Condo

Detached

#### Sales-to-Active Ratio



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## Tsawwassen



#### **Detached Properties Report – August 2020**

Price Range	Sales	Active Listings	Avg Days 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	6	14
\$900,000 to \$1,499,999	30	111	25
\$1,500,000 to \$1,999,999	3	38	46
\$2,000,000 to \$2,999,999	0	24	0
\$3,000,000 and \$3,999,999	0	7	0
\$4,000,000 to \$4,999,999	0	5	0
\$5,000,000 and Above	0	2	0
TOTAL	34	193	27

Neighbourhood	Sales	Active Listings	Benchmark Price	One-Year Change
Beach Grove	2	14	\$1,010,200	+ 7.3%
Boundary Beach	3	9	\$1,143,700	+ 8.3%
Cliff Drive	2	17	\$1,067,800	+ 7.4%
English Bluff	3	24	\$1,377,500	+ 4.4%
Pebble Hill	7	41	\$1,171,500	+ 8.0%
Tsawwassen Central	7	31	\$1,140,300	+ 7.3%
Tsawwassen East	3	14	\$1,185,600	+ 7.3%
TOTAL*	34	193	\$1,138,900	+ 7.1%

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



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# REAL ESTATE BOARD

## Tsawwassen

### Condo Report – August 2020

Price Range	Sales	Active Listings	Avg Days on Market
\$99,999 and Below	0	0	0
\$100,000 to \$199,999	0	0	0
\$200,000 to \$399,999	1	10	192
\$400,000 to \$899,999	11	68	60
\$900,000 to \$1,499,999	2	5	68
\$1,500,000 to \$1,999,999	1	1	8
\$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	15	84	66

Neighbourhood	Sales	Active Listings	Benchmark Price	One-Year Change
Beach Grove	4	15	\$621,800	+ 1.0%
Boundary Beach	0	0	\$0	
Cliff Drive	5	22	\$510,400	+ 1.0%
English Bluff	0	0	\$0	
Pebble Hill	0	0	\$0	
Tsawwassen Central	1	9	\$544,000	+ 0.8%
Tsawwassen East	0	3	\$595,300	- 0.3%
TOTAL*	15	84	\$553,100	+ 0.9%

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## Tsawwassen

#### **Townhomes Report – August 2020**

Price Range	Sales	Active Listings	Days 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	4	27	47
\$900,000 to \$1,499,999	0	1	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	4	28	47

Neighbourhood	Sales	Active Listings	Benchmark Price	One-Year Change
Beach Grove	1	1	\$622,000	+ 6.8%
Boundary Beach	0	0	\$0	
Cliff Drive	1	4	\$776,600	+ 1.8%
English Bluff	0	0	\$0	
Pebble Hill	0	0	\$0	
Tsawwassen Central	0	10	\$0	
Tsawwassen East	0	0	\$0	
TOTAL*	4	28	\$628,000	+ 4.5%





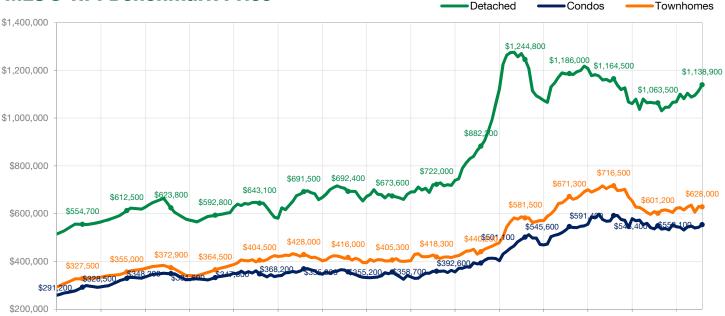
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## Tsawwassen

## August 2020

#### **MLS® HPI Benchmark Price**



01-2006 01-2007 01-2008 01-2009 01-2010 01-2011 01-2012 01-2013 01-2014 01-2015 01-2016 01-2017 01-2018 01-2019 01-2020 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 \$526 \$500 \$529 \$504 \$400 \$300 \$200 \$100 \$0 12-2018 09-2017 12-2017 03-2018 06-2018 09-2018 03-2019 09-2019 03-2020 06-2020 06-2019 12-2019

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

