



# Adlaw Appraisals Ltd.

## Weekly Statistics

Sales to Listings Ratios

November 4 to December 4, 2022

Adlaw Appraisals WEEKLY sales to listing ratio update for 50 different market areas, for both single family and multi family (townhomes and apartments) in the GVA, Fraser Valley and Okanagan regions.

What is a sales to listing ratio? The ratio between the number of homes sold in the last 30 days versus the number of total listings in the market.

Why is it important? It is a point in time indicator of demand and supply of housing in a specific area and provides excellent information for buyer's, seller's, realtors and valuation experts who cannot afford to wait 3-4 weeks until monthly stats are available.

Generally speaking, a downward market (buyer's market) is when the ratio dips below 12 per cent for a sustained period, while home prices often experience upward pressure (seller's market) when it surpasses 20 per cent over several months.

If you have questions about real estate appraisals, please contact us today!

Sincerely,

Adam Lawrenson, owner, Adlaw Appraisals Ltd.

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Fraser Valley Area	Property Type	Sales (last 30 days)	Total Active Listings	4-Dec-2022
Chilliwack	Single Family	12	218	5.50%
Abbotsford	Single Family	27	323	8.36%
Cloverdale	Single Family	13	109	11.93%
Langley	Single Family	47	403	11.66%
Mission	Single Family	18	245	7.35%
N. Delta	Single Family	4	101	3.96%
North Surrey	Single Family	14	254	5.51%
South Surrey / White Rock	Single Family	24	406	5.91%
Surrey	Single Family	23	382	6.02%
<b>TOTAL</b>		<b>182</b>	<b>2,441</b>	<b>7.46%</b>
GVA Area	Property Type	Sales (last 30 days)	Total Active Listings	4-Dec-2022
Burnaby East	Single Family	3	35	8.57%
Burnaby North	Single Family	8	92	8.70%
Burnaby South	Single Family	16	88	18.18%
Coquitlam	Single Family	17	219	7.76%
Ladner	Single Family	6	58	10.34%
Maple Ridge	Single Family	27	314	8.60%
Pitt Meadows	Single Family	6	31	19.35%
New Westminster	Single Family	12	76	15.79%
North Vancouver	Single Family	28	156	17.95%
Port Coquitlam	Single Family	10	66	15.15%
Port Moody	Single Family	2	45	4.44%
Richmond	Single Family	27	393	6.87%
Squamish	Single Family	5	91	5.49%
Sunshine Coast	Single Family	8	229	3.49%
Tsawwassen	Single Family	17	85	20.00%
Vancouver East	Single Family	35	398	8.79%
Vancouver West	Single Family	28	555	5.05%
West Vancouver	Single Family	11	368	2.99%
<b>TOTAL</b>		<b>266</b>	<b>3,299</b>	<b>8.06%</b>
Okanagan Area	Property Type	Sales (last 30 days)	Total Active Listings	4-Dec-2022
Rutland (North and South)	Single Family	12	146	8.22%
Upper Mission	Single Family	10	34	29.41%
Lower Mission	Single Family	10	63	15.87%
Kelowna North	Single Family	6	43	13.95%
Kelowna South	Single Family	6	64	9.38%
Glenmore	Single Family	10	46	21.74%
Dilworth Mountain	Single Family	2	7	28.57%
University District	Single Family	0	8	0.00%
Lake Country (NW, SW, East/Oyama)	Single Family	4	104	3.85%
Lake View Heights	Single Family	9	70	12.86%
McKinley Landing	Single Family	2	20	10.00%
Springfield /Spall	Single Family	3	18	16.67%
West Kelowna Estates	Single Family	5	33	15.15%
Westside Road	Single Family	0	11	0.00%
<b>TOTAL</b>		<b>79</b>	<b>667</b>	<b>11.84%</b>
North Okanagan Area	Property Type	Sales (last 30 days)	Total Active Listings	4-Dec-2022
Alexis Park	Single Family	1	3	33.33%
Bella Vista	Single Family	3	21	14.29%
Municipality of Coldstream	Single Family	4	31	12.90%
Middleton Mountain Coldstream	Single Family	2	6	33.33%
East Hill	Single Family	6	29	20.69%
Foothills	Single Family	2	20	10.00%
Harwood	Single Family	2	2	100.00%
Mission Hill	Single Family	4	13	30.77%
Middleton Mountain Vernon	Single Family	5	4	125.00%
North BX	Single Family	6	20	30.00%
Okanagan Landing	Single Family	1	15	6.67%
City of Vernon	Single Family	4	16	25.00%
<b>TOTAL</b>		<b>40</b>	<b>180</b>	<b>22.22%</b>



ADLAW APPRAISALS LTD				
Fraser Valley Area	Property Type	Sales (last 30 days)	Total Active Listings	4-Dec-2022
Chilliwack	Townhouse / Apt	16	165	9.70%
Abbotsford	Townhouse / Apt	40	396	10.10%
Cloverdale	Townhouse / Apt	21	108	19.44%
Langley	Townhouse / Apt	77	432	17.82%
Mission	Townhouse / Apt	2	53	3.77%
N. Delta	Townhouse / Apt	6	51	11.76%
North Surrey	Townhouse / Apt	49	433	11.32%
South Surrey / White Rock	Townhouse / Apt	49	286	17.13%
Surrey	Townhouse / Apt	34	398	8.54%
<b>TOTAL</b>		<b>278</b>	<b>2,157</b>	<b>12.89%</b>
GVA Area	Property Type	Sales (last 30 days)	Total Active Listings	4-Dec-2022
Burnaby East	Townhouse / Apt	5	52	9.62%
Burnaby North	Townhouse / Apt	40	304	13.16%
Burnaby South	Townhouse / Apt	66	301	21.93%
Coquitlam	Townhouse / Apt	56	315	17.78%
Ladner	Townhouse / Apt	6	17	35.29%
Maple Ridge	Townhouse / Apt	24	164	14.63%
Pitt Meadows	Townhouse / Apt	6	39	15.38%
New Westminster	Townhouse / Apt	32	192	16.67%
North Vancouver	Townhouse / Apt	53	324	16.36%
Port Coquitlam	Townhouse / Apt	15	103	14.56%
Port Moody	Townhouse / Apt	16	115	13.91%
Richmond	Townhouse / Apt	77	640	12.03%
Squamish	Townhouse / Apt	14	66	21.21%
Sunshine Coast	Townhouse / Apt	3	59	5.08%
Tsawwassen	Townhouse / Apt	3	45	6.67%
Vancouver East	Townhouse / Apt	71	587	12.10%
Vancouver West	Townhouse / Apt	180	1617	11.13%
West Vancouver	Townhouse / Apt	6	133	4.51%
<b>TOTAL</b>		<b>673</b>	<b>5,073</b>	<b>13.27%</b>
Okanagan Area	Property Type	Sales (last 30 days)	Total Active Listings	4-Dec-2022
Rutland (North and South)	Townhouse / Apt	12	70	17.14%
Upper Mission	Townhouse / Apt	0	3	0.00%
Lower Mission	Townhouse / Apt	11	77	14.29%
Kelowna North	Townhouse / Apt	19	132	14.39%
Kelowna South	Townhouse / Apt	6	58	10.34%
Glenmore	Townhouse / Apt	4	35	11.43%
Dilworth Mountain	Townhouse / Apt	2	7	28.57%
University District	Townhouse / Apt	1	37	2.70%
Lake Country (NW, SW, East/Oyama)	Townhouse / Apt	2	41	4.88%
Lake View Heights	Townhouse / Apt	2	8	25.00%
McKinley Landing	Townhouse / Apt	0	4	0.00%
Springfield /Spall	Townhouse / Apt	12	38	31.58%
West Kelowna Estates	Townhouse / Apt	1	4	25.00%
Westside Road	Townhouse / Apt	0	2	0.00%
<b>TOTAL</b>		<b>72</b>	<b>516</b>	<b>13.95%</b>
North Okanagan Area	Property Type	Sales (last 30 days)	Total Active Listings	4-Dec-2022
Alexis Park	Townhouse / Apt	5	8	62.50%
Bella Vista	Townhouse / Apt	3	3	100.00%
Municipality of Coldstream	Townhouse / Apt	0	3	0.00%
Middleton Mountain Coldstream	Townhouse / Apt	0	0	0.00%
East Hill	Townhouse / Apt	1	6	16.67%
Foothills	Townhouse / Apt	1	0	0.00%
Harwood	Townhouse / Apt	0	11	0.00%
Mission Hill	Townhouse / Apt	1	2	50.00%
Middleton Mountain Vernon	Townhouse / Apt	0	5	0.00%
North BX	Townhouse / Apt	0	0	0.00%
Okanagan Landing	Townhouse / Apt	3	17	17.65%
City of Vernon	Townhouse / Apt	7	32	21.88%
<b>TOTAL</b>		<b>21</b>	<b>87</b>	<b>24.14%</b>