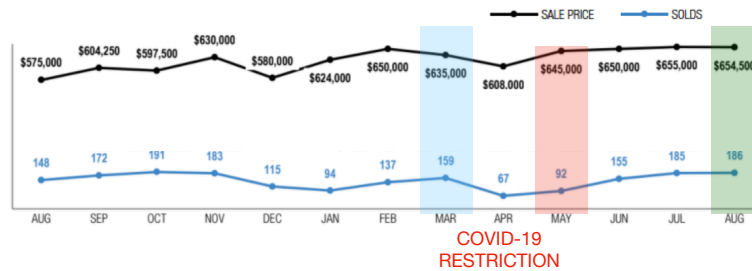


# EAST VANCOUVER MARKET STATS | AUG 2020

## 13 Month Market Trend



### HIGHLIGHTS

- Sales volume is higher than pre-COVID.
- Prices have gone up 7% since April 2020

## Price Range Activity

(Condos & T/H)

SnapStats@	Inventory	Sales	Sales Ratio
\$0 – 300,000	2	0	NA
300,001 – 400,000	23	6	26%
400,001 – 500,000	82	21	26%
500,001 – 600,000	134	42	31%
600,001 – 700,000	104	41	39%
700,001 – 800,000	81	27	33%
800,001 – 900,000	65	14	22%
900,001 – 1,000,000	49	9	18%
1,000,001 – 1,250,000	56	14	25%
1,250,001 – 1,500,000	41	7	17%
1,500,001 – 1,750,000	10	3	30%
1,750,001 – 2,000,000	5	0	NA
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	6	1	17%
2,500,001 – 2,750,000	2	0	NA
2,750,001 – 3,000,000	0	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	1	1	100%
4,000,001 – 4,500,000	1	0	NA
4,500,001 – 5,000,000	0	0	NA
5,000,001 & Greater	0	0	NA
TOTAL*	662	186	28%

### HIGHLIGHTS

- Highest sales activity are homes priced between \$400K to \$700K.

## Sales Activity

Date Range: Aug-2019 to Aug-2020  
Neighbourhood: Mount Pleasant East & West  
Building Age: 10 years and newer

Price Range: \$500,000 to \$650,000  
38 Sales | 1-Bedroom | Average Sale Price \$615,271 | **12.1 DAYS ON MARKET (DOM)**

Price Range: \$750,000 to \$1,000,000  
53 Sales | 2-Bedroom | Average Sale Price \$895,731 | **13.9 DAYS ON MARKET (DOM)**

## Median Rental Rates

Studio	1 Bedroom	2 Bedroom	3 Bedroom
\$1,795	\$2,038	\$2,980	\$3,900

### HIGHLIGHTS

- Rental rates in Mt. Pleasant are ~\$3.75 to \$3.90 per sq.ft.
- This is almost comparable to downtown rates.