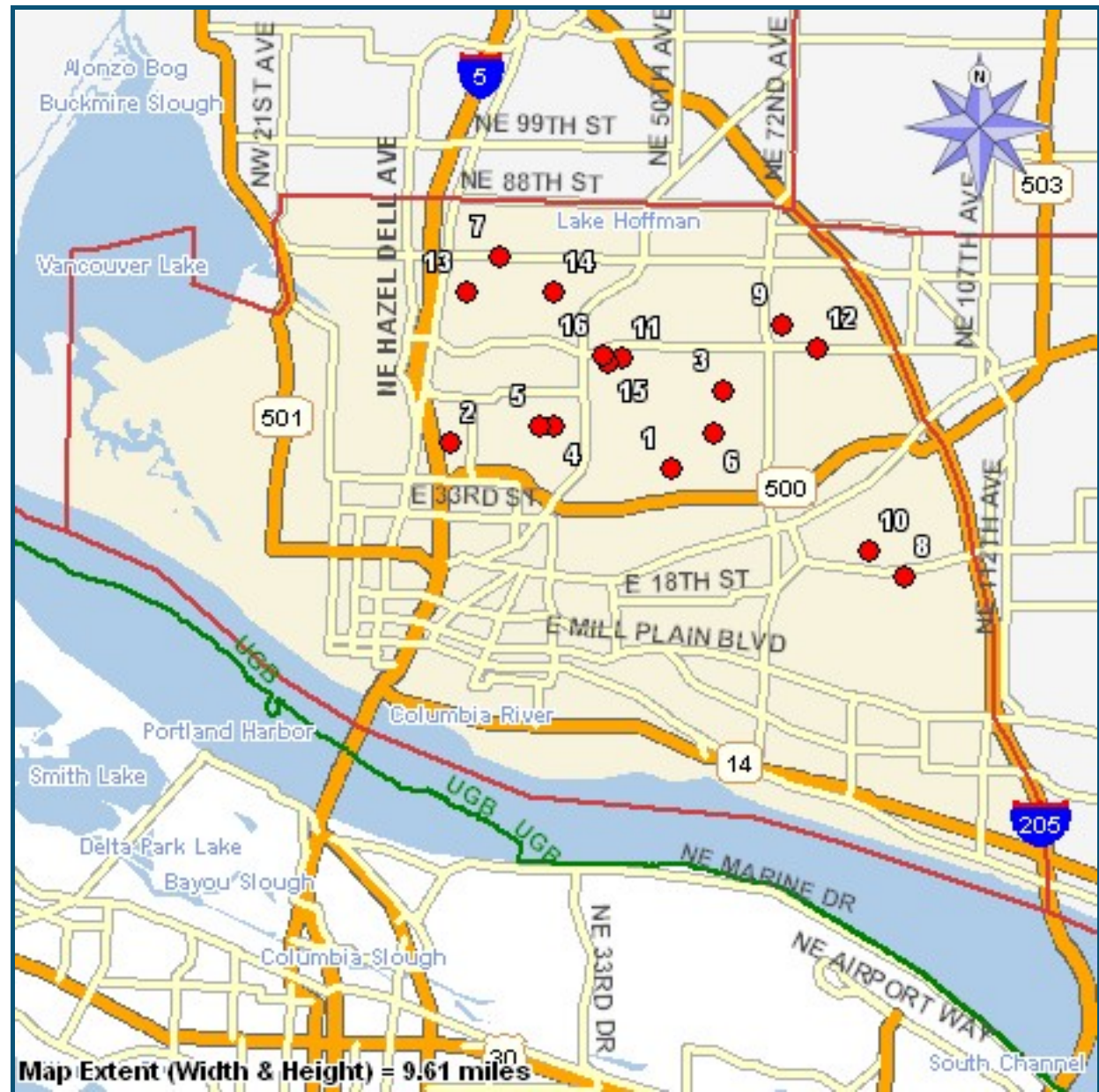


## Currently Selling Detached Developments for West Vancouver Market Area

Selection Criteria	
Base Price	\$200,000 - \$400,000
County	Clark
Market Area	West Vancouver
Status	Not Surveyed, Not Yet Selling, Under Const. Not Selling, Taking Reservations, Selling Lots, Selling Homes, Selling Lots & Homes, Temporary Off Market, Sales Pending
Ownership	Fee Simple, Condominium, Leased Land, Unknown

Market Area Summary for <b>West Vancouver</b> (using the criteria above)	
Developments	16
Avg Mo Sales - Total (last 12 months)	11.58 (9.12)
Avg Mo Sales / Devlp (last 12 months)	.72 (.57)
Median Avail Price	\$314,972
Median Avail \$/SqFt	\$184
Lots/Homes Left To Sell	200
Spec Inv	83
Months of Spec Inv (last 12 mos. sales)	7.2 (9.1)
Developer Held Lots	63



- |                                 |                      |
|---------------------------------|----------------------|
| 1 50th Avenue Infill Short Plat | 10 Oaks (The)        |
| 2 Apple Grove Estates           | 11 Sebastian Heights |
| 3 Axford Lane 2                 | 12 Sunrise Grove     |
| 4 Cedar Hollow                  | 13 Sunrise Ridge     |
| 5 Hawthorne Acres               | 14 Sunrise Ridge 2   |
| 6 Hazelnut Grove Estates        | 15 Vista Highland    |
| 7 Hidden Glen                   | 16 Westview          |
| 8 Hidden Village                |                      |
| 9 Kole's Landing Ph 2           |                      |

## Currently Selling Detached Developments for West Vancouver Market Area

Map IDX	Development Name and Address	Last Updated	Status	Typ Lot Size	Price Range	SqFt Range	\$/SqFt Range	Avail Price Range	Lots Recrd	Lots/ Homes Sold	Start Of Sales	Avg Mnth Sales (12 mos.)	Devlpr Held	Vacant Lots	Spec Inv	Est. Sellout (12 mos.)
1	<a href="#">50th Avenue Infill Short Plat</a> 4117 NE 50th St	1/2/2018	Temporary Off Market	4,500	\$264,000 \$267,000	1,328 1,328	\$201 \$201		7	2	12/9/2014	0.05 (0.00)	0	2	0	Mar 2021
2	<a href="#">Apple Grove Estates</a> NE 45th St & NE 12th Ave (N of intersection)	1/2/2018	Selling Homes	4,500	\$244,900 \$399,900	1,100 2,246	\$142 \$258	\$399,900 \$399,900	21	13	1/1/2015	0.35 (0.25)	5	7	1	Dec 2019 (Sep 2020)
3	<a href="#">Axford Lane 2</a> 5501 NE 59th St	1/2/2018	Selling Lots & Homes	2,720	\$184,900 \$339,950	1,508 2,470	\$122 \$184	\$319,950 \$339,950	36	3	3/10/2008	0.03 (0.00)	27	27	3	Mar 2117
4	<a href="#">Cedar Hollow</a> 2920 NE 49th St	1/2/2018	Selling Homes	4,620	\$309,900 \$349,900	1,538 2,050	\$160 \$215	\$349,900 \$349,900	13	11	10/3/2016	0.69 (0.83)	0	0	2	Apr 2018 (Mar 2018)
5	<a href="#">Hawthorne Acres</a> 2618 NW 49th St	1/2/2018	Selling Homes	5,686	\$250,000 \$399,000	1,658 2,425	\$119 \$179	\$399,000 \$399,000	45	42	10/2/2012	0.66 (0.00)	0	0	1	Mar 2018
6	<a href="#">Hazelnut Grove Estates</a> 6004 NE 47th St	1/2/2018	Selling Homes	2,378	\$159,900 \$314,542	1,295 2,163	\$95 \$219	\$299,900 \$299,900	124	78	1/7/2007	0.59 (0.42)	0	2	1	Jun 2018 (Aug 2018)
	<a href="#">Hidden Glen</a>	1/2/2018	Selling Homes	2,800	\$252,900	1,808	\$129	\$330,000	153	114	11/17/2014	2.90	22	22	16	Feb 2019

7	2000 NE 78th St				\$3,299,000	2,475	\$1,580	\$330,000				(2.25)				(Jun 2019)
8	<b>Hidden Village</b> 9403 NE Burton Rd	1/2/2018	Selling Homes	4,000	\$169,900 \$321,400	1,248 2,065	\$131 \$208		14	13	8/1/2006	0.09 (0.00)	0	0	1	Dec 2018
9	<b>Kole's Landing Ph 2</b> 6618 NE 172nd Ave	1/2/2018	Selling Homes	4,000	\$275,000 \$365,000	1,089 1,865	\$164 \$280	\$298,000 \$359,950	58	42	7/12/2016	2.21 (2.50)	0	7	8	Aug 2018 (Jul 2018)
10	<b>Oaks (The)</b> 2817 NE 86th Ave	1/2/2018	Temporary Off Market	3,000	\$162,900 \$258,950	1,520 3,027	\$82 \$148		110	73	10/10/2007	0.59 (0.00)	0	1	0	Mar 2018
11	<b>Sebastian Heights</b> 4115 NE 60th St	1/2/2018	Selling Homes	5,169	\$399,000 \$399,000	2,392 2,392	\$167 \$167	\$399,000 \$399,000	7	0	10/24/2017	0.00 (0.00)	0	5	2	
12	<b>Sunrise Grove</b> 7703 NE 63rd St	1/2/2018	Temporary Off Market	2,700	\$160,000 \$323,000	1,090 2,948	\$99 \$145		47	21	5/15/2008	0.18 (0.00)	0	13	4	Dec 2025
13	<b>Sunrise Ridge</b> 1405 NE 72nd St	1/2/2018	Temporary Off Market	2,788	\$162,400 \$279,900	1,382 1,794	\$103 \$143		29	27	3/1/2012	0.38 (0.00)	0	1	0	Apr 2018
14	<b>Sunrise Ridge 2</b> 1313 NE 72nd St	1/2/2018	Selling Homes	0	\$269,995 \$314,995	1,303 1,818	\$154 \$232	\$269,995 \$309,995	56	10	8/1/2017	1.67 (1.67)	9	23	23	May 2020 (May 2020)
15	<b>Vista Highland</b> 3811 NE 60th St	1/2/2018	Selling Homes	5,000	\$339,900 \$349,900	1,876 2,050	\$171 \$181	\$339,900 \$349,900	8	0	10/12/2017	0.00 (0.00)	0	2	6	
16	<b>Westview</b> 3716 NE 60th St	1/2/2018	Selling Homes	3,594	\$269,995 \$366,600	1,498 2,776	\$148 \$187	\$274,995 \$284,995	26	6	9/13/2017	1.20 (1.20)	0	5	15	Jun 2019 (Jun 2019)
1	<b>50th Avenue Infill Short Plat</b> 4117 NE 50th St	1/2/2018	Temporary Off Market	4,500	\$264,000 \$267,000	1,328 1,328	\$201 \$201		7	2	12/9/2014	0.05 (0.00)	0	2	0	Mar 2021
2	<b>Apple Grove Estates</b> NE 45th St & NE 12th Ave (N of intersection)	1/2/2018	Selling Homes	4,500	\$244,900 \$399,900	1,100 2,246	\$142 \$258	\$399,900 \$399,900	21	13	1/1/2015	0.35 (0.25)	5	7	1	Dec 2019 (Sep 2020)
3	<b>Axford Lane 2</b> 5501 NE 59th St	1/2/2018	Selling Lots & Homes	2,720	\$184,900 \$339,950	1,508 2,470	\$122 \$184	\$319,950 \$339,950	36	3	3/10/2008	0.03 (0.00)	27	27	3	Mar 2117
4	<b>Cedar Hollow</b> 2920 NE 49th St	1/2/2018	Selling Homes	4,620	\$309,900 \$349,900	1,538 2,050	\$160 \$215	\$349,900 \$349,900	13	11	10/3/2016	0.69 (0.83)	0	0	2	Apr 2018 (Mar 2018)
5	<b>Hawthorne Acres</b> 2618 NW 49th St	1/2/2018	Selling Homes	5,686	\$250,000 \$399,000	1,658 2,425	\$119 \$179	\$399,000 \$399,000	45	42	10/2/2012	0.66 (0.00)	0	0	1	Mar 2018
6	<b>Hazelnut Grove Estates</b> 6004 NE 47th St	1/2/2018	Selling Homes	2,378	\$159,900 \$314,542	1,295 2,163	\$95 \$219	\$299,900 \$299,900	124	78	1/7/2007	0.59 (0.42)	0	2	1	Jun 2018 (Aug 2018)
7	<b>Hidden Glen</b> 2000 NE 78th St	1/2/2018	Selling Homes	2,800	\$252,900 \$3,299,000	1,808 2,475	\$129 \$1,580	\$330,000 \$330,000	153	114	11/17/2014	2.90 (2.25)	22	22	16	Feb 2019 (Jun 2019)
8	<b>Hidden Village</b> 9403 NE Burton Rd	1/2/2018	Selling Homes	4,000	\$169,900 \$321,400	1,248 2,065	\$131 \$208		14	13	8/1/2006	0.09 (0.00)	0	0	1	Dec 2018
9	<b>Kole's Landing Ph 2</b> 6618 NE 172nd Ave	1/2/2018	Selling Homes	4,000	\$275,000 \$365,000	1,089 1,865	\$164 \$280	\$298,000 \$359,950	58	42	7/12/2016	2.21 (2.50)	0	7	8	Aug 2018 (Jul 2018)
10	<b>Oaks (The)</b> 2817 NE 86th Ave	1/2/2018	Temporary Off Market	3,000	\$162,900 \$258,950	1,520 3,027	\$82 \$148		110	73	10/10/2007	0.59 (0.00)	0	1	0	Mar 2018
11	<b>Sebastian Heights</b> 4115 NE 60th St	1/2/2018	Selling Homes	5,169	\$399,000 \$399,000	2,392 2,392	\$167 \$167	\$399,000 \$399,000	7	0	10/24/2017	0.00 (0.00)	0	5	2	
12	<b>Sunrise Grove</b> 7703 NE 63rd St	1/2/2018	Temporary Off Market	2,700	\$160,000 \$323,000	1,090 2,948	\$99 \$145		47	21	5/15/2008	0.18 (0.00)	0	13	4	Dec 2025
13	<b>Sunrise Ridge</b> 1405 NE 72nd St	1/2/2018	Temporary Off Market	2,788	\$162,400 \$279,900	1,382 1,794	\$103 \$143		29	27	3/1/2012	0.38 (0.00)	0	1	0	Apr 2018
14	<b>Sunrise Ridge 2</b> 1313 NE 72nd St	1/2/2018	Selling Homes	0	\$269,995 \$314,995	1,303 1,818	\$154 \$232	\$269,995 \$309,995	56	10	8/1/2017	1.67 (1.67)	9	23	23	May 2020 (May 2020)
15	<b>Vista Highland</b> 3811 NE 60th St	1/2/2018	Selling Homes	5,000	\$339,900 \$349,900	1,876 2,050	\$171 \$181	\$339,900 \$349,900	8	0	10/12/2017	0.00 (0.00)	0	2	6	
16	<b>Westview</b> 3716 NE 60th St	1/2/2018	Selling Homes	3,594	\$269,995 \$366,600	1,498 2,776	\$148 \$187	\$274,995 \$284,995	26	6	9/13/2017	1.20 (1.20)	0	5	15	Jun 2019 (Jun 2019)
<b>Totals</b>									<b>754</b>	<b>455</b>		<b>11.58 (9.12)</b>	<b>63</b>	<b>117</b>	<b>83</b>	<b>Jun 2019 (Nov 2019)</b>

Numbers in parenthesis are displaying or using absorption for the past 12 months.  
Estimated Sellout is calculated using the formula: (Lots or Homes Avail / Avg Mnth Sales) = # of months until sellout  
This information is accurate to the extent that records are provided by builders and their representatives.  
© 2016 Metrostudy  
This report may not be reproduced, given away, traded, sold, or distributed without the express written consent of Metrostudy.  
Email: [tbritsch@metrostudy.com](mailto:tbritsch@metrostudy.com) Phone: (425) 742-8040

## Selection Criteria

Base Price	<= \$360,000
Home Sq Ft	<= 2,000
Typ Lot SqFt	<= 7,499
County	Clark
Market Area	West Vancouver
Status	Not Surveyed, Not Yet Selling, Under Const. Not Selling, Taking Reservations, SellingLots, Selling Homes, Selling Lots & Homes, Sold Out, Temporary Off Market, Sales Pending
Ownership	Fee Simple, Condominium, Leased Land, Unknown

## Quarterly Sales Summary

### for West Vancouver Market Area

Development Name and Address	Last Updated	Status	Q2 '16	Q3 '16	Q4 '16	Q1 '17	Q2 '17	Q3 '17	Q4 '17	Q1 '18
<a href="#">50th Avenue Infill Short Plat</a> 4117 NE 50th St	1/2/2018	Temporary Off Market								
<a href="#">Apple Grove Estates</a> NE 45th St & NE 12th Ave (N of intersection)	1/2/2018	Selling Homes	2		2	1	2			
<a href="#">Applewood Estates</a> 5711 NE 45th St	1/2/2018	Not Yet Selling								
<a href="#">Axford Lane 2</a> 5501 NE 59th St	1/2/2018	Selling Lots & Homes								
<a href="#">Blossom Hill 2</a> 2300 NE 49th St	6/1/2017	Sold Out	2	6	4	1				
<a href="#">Bluebird Ridge Ph 2</a> E X St & E 6th St	1/2/2018	Not Yet Selling								
<a href="#">Brockway</a> 8503 NE 25th Ave	9/5/2017	Sold Out		1	2		3	1		
<a href="#">Cedar Crest</a> 3700 NW 82nd St	12/1/2017	Sold Out	1							
<a href="#">Cedar Hollow</a> 2920 NE 49th St	1/2/2018	Selling Homes				7	3	1		
<a href="#">Christmas Village</a> 1119 NE 104th Ave	1/2/2018	Not Yet Selling								
<a href="#">Corrina's Crest</a> 5215 NE 58th St	7/5/2017	Sold Out		4	1	12				
<a href="#">Hawthorne Acres</a> 2618 NW 49th St	1/2/2018	Selling Homes	2							
<a href="#">Hazelnut Grove Estates</a> 6004 NE 47th St	1/2/2018	Selling Homes	1	1	1	3	2			
<a href="#">Hidden Glen</a> 2000 NE 78th St	1/2/2018	Selling Homes	2	10	7	7	9	9	6	
<a href="#">Hidden Glen North</a> 6815 NE 70th St	12/1/2017	Sold Out	1	4	3	1	1			
<a href="#">Hidden Village</a> 9403 NE Burton Rd	1/2/2018	Selling Homes			1	1				
<a href="#">Kole's Landing Ph 2</a> 6618 NE 172nd Ave	1/2/2018	Selling Homes		3	5	12	7	2	12	
<a href="#">Leverich Short Plat</a> 12th Ave at NE 45th St	9/9/2016	Sold Out	1	1						
<a href="#">Lynch Infill</a> 4712 Franklin St	1/2/2018	Temporary Off Market								
<a href="#">NE 65th St</a> 2010 NE Minnehaha St	1/2/2018	Temporary Off Market								
<a href="#">Oaks (The)</a> 2817 NE 86th Ave	1/2/2018	Temporary Off Market								
<a href="#">Sunrise Grove</a> 7703 NE 63rd St	1/2/2018	Temporary Off Market								
<a href="#">Sunrise Ridge</a> 1405 NE 72nd St	1/2/2018	Temporary Off Market								

<b>Sunrise Ridge 2</b> 1313 NE 72nd St	1/2/2018	Selling Homes						1	9	
<b>Tall Tree Meadow</b> NE 42nd St & NE 29th Ave	2/1/2017	Sold Out			2					
<b>Vista Highland</b> 3811 NE 60th St	1/2/2018	Selling Homes								
<b>Walnut Meadow Estates</b> 2621 NE 53rd St	1/2/2017	Sold Out	2	1						
<b>Westview</b> 3716 NE 60th St	1/2/2018	Selling Homes							6	
28			14	31	28	45	27	14	33	0
<b>Development Name and Address</b>	<b>Updated</b>	<b>Status</b>	<b>Q2 '16</b>	<b>Q3 '16</b>	<b>Q4 '16</b>	<b>Q1 '17</b>	<b>Q2 '17</b>	<b>Q3 '17</b>	<b>Q4 '17</b>	<b>Q1 '18</b>

This information is accurate to the extent that records are provided by builders and their representatives.

© 2016 Metrostudy

This report may not be reproduced, given away, traded, sold, or distributed without the express written consent of Metrostudy.

Email: [tbritsch@metrostudy.com](mailto:tbritsch@metrostudy.com) Phone: (425) 742-8040