

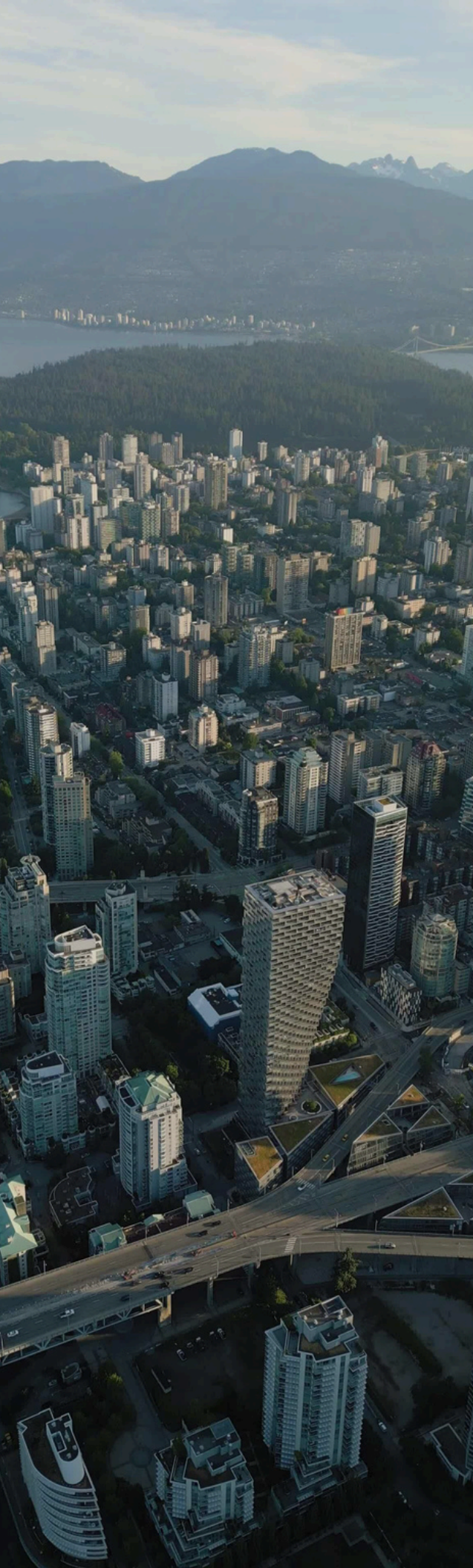


# THE COLLECTIVE

## REAL ESTATE TEAM



# VANCOUVER EASTSIDE MARKET REPORT



# Table of Content

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# WHY UNDERSTANDING

## The Real Estate Market Matters

Understanding the real estate market is crucial for anyone involved in buying, selling, or investing in property. The market fluctuates based on a variety of factors such as interest rates, supply and demand, economic trends, and local conditions. Having a solid grasp of these dynamics allows you to make informed decisions, whether you're navigating a competitive buyer's market or preparing to sell your property at its peak value. By staying updated on market trends, like those in Eastside Vancouver, you can better predict price movements, identify investment opportunities, and minimize risks, ensuring your real estate decisions align with current market conditions and future forecasts.



## Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 300,000	1	0	NA
300,001 – 400,000	10	3	30%
400,001 – 500,000	57	16	28%
500,001 – 600,000	134	27	20%
600,001 – 700,000	107	23	21%
700,001 – 800,000	104	19	18%
800,001 – 900,000	76	10	13%
900,001 – 1,000,000	38	11	29%
1,000,001 – 1,250,000	77	21	27%
1,250,001 – 1,500,000	51	6	12%
1,500,001 – 1,750,000	16	4	25%
1,750,001 – 2,000,000	5	2	40%
2,000,001 – 2,250,000	2	0	NA
2,250,001 – 2,500,000	1	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	1	0	NA
3,000,001 – 3,500,000	1	0	NA
3,500,001 – 4,000,000	1	0	NA
4,000,001 – 4,500,000	0	0	NA
4,500,001 – 5,000,000	1	0	NA
5,000,001 & Greater	0	0	NA
<b>TOTAL*</b>	<b>683</b>	<b>142</b>	<b>21%</b>

0 to 1 Bedroom	299	56	19%
2 Bedrooms	269	56	21%
3 Bedrooms	103	28	27%
4 Bedrooms & Greater	12	2	17%
<b>TOTAL*</b>	<b>683</b>	<b>142</b>	<b>21%</b>

SnapStats®	September	October	Variance
Inventory	725	683	-6%
Solds	116	142	22%
Sale Price	\$650,000	\$710,000	9%
Sale Price SQFT	\$903	\$880	-3%
Sale to List Price Ratio	96%	99%	3%
Days on Market	32	15	-53%

\*Sales Ratio suggests market type and speed (ie Balanced 12-20% ) Refer to YTD reports for sustained periods. If >100% MI St® data reported previous month's sales exceeded current inventory count.

## Community CONDOS & TOWNHOMES

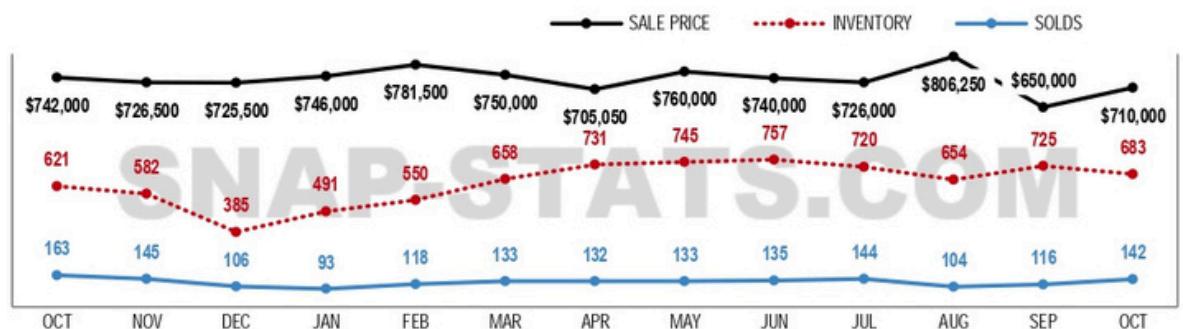
SnapStats®	Inventory	Sales	Sales Ratio
Champlain Heights	19	4	21%
Collingwood	104	21	20%
Downtown	48	3	6%
Fraser	26	3	12%
Fraserview	0	0	NA
Grandview Woodland	57	22	39%
Hastings	22	12	55%
Hastings Sunrise	8	2	25%
Killarney	17	0	NA
Knight	15	2	13%
Main	16	9	56%
Mount Pleasant	143	25	17%
Renfrew Heights	4	0	NA
Renfrew	17	3	18%
South Marine	106	20	19%
South Vancouver	17	0	NA
Strathcona	37	12	32%
Victoria	27	4	15%
<b>TOTAL*</b>	<b>683</b>	<b>142</b>	<b>21%</b>

## Market Summary

- Market Type Indicator **EASTSIDE ATTACHED**: Sellers Market at 21% Sales Ratio average (2.1 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band\*\* \$300,000 to \$400,000 with average 30% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.25 mil to \$1.5 mil, Downtown, Fraser, Knight and minimum 4 bedroom properties
- Sellers Best Bet\*\* Selling homes in Grandview Woodland, Hastings, Main, Strathcona and 3 bedroom properties

\*\*With minimum inventory of 10 in most instances

## 13 Month Market Trend



## Compliments of...

Erin Price Emery  
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## Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 - 800,000	1	0	NA
800,001 - 900,000	0	0	NA
900,001 - 1,000,000	1	0	NA
1,000,001 - 1,250,000	7	4	57%
1,250,001 - 1,500,000	45	14	31%
1,500,001 - 1,750,000	100	18	18%
1,750,001 - 2,000,000	120	20	17%
2,000,001 - 2,250,000	57	11	19%
2,250,001 - 2,500,000	54	11	20%
2,500,001 - 2,750,000	41	4	10%
2,750,001 - 3,000,000	48	2	4%
3,000,001 - 3,500,000	56	4	7%
3,500,001 - 4,000,000	45	2	4%
4,000,001 - 4,500,000	12	0	NA
4,500,001 - 5,000,000	6	0	NA
5,000,001 - 5,500,000	2	0	NA
5,500,001 - 6,000,000	1	0	NA
6,000,001 - 6,500,000	0	0	NA
6,500,001 - 7,000,000	0	0	NA
7,000,001 - 7,500,000	1	0	NA
7,500,001 & Greater	8	0	NA
<b>TOTAL*</b>	<b>605</b>	<b>90</b>	<b>15%</b>

2 Bedrooms & Less	41	9	22%
3 to 4 Bedrooms	187	32	17%
5 to 6 Bedrooms	264	43	16%
7 Bedrooms & More	113	6	5%
<b>TOTAL*</b>	<b>605</b>	<b>90</b>	<b>15%</b>

SnapStats®	September	October	Variance
Inventory	638	605	-5%
Solds	56	90	61%
Sale Price	\$1,870,000	\$1,850,000	-1%
Sale Price SQFT	\$796	\$809	2%
Sale to List Price Ratio	99%	96%	-3%
Days on Market	41	16	-61%

\*Sales Ratio suggests market type and speed (ie Balanced 12-20% ) Refer to YTD reports for sustained periods. If >100% MI St® data reported previous month's sales exceeded current inventory count.

## Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Champlain Heights	2	0	NA
Collingwood	100	7	7%
Downtown	0	0	NA
Fraser	37	12	32%
Fraserview	33	4	12%
Grandview Woodland	47	2	4%
Hastings	14	0	NA
Hastings Sunrise	15	6	40%
Killarney	50	7	14%
Knight	50	5	10%
Main	24	7	29%
Mount Pleasant	13	3	23%
Renfrew Heights	60	11	18%
Renfrew	69	12	17%
South Marine	4	1	25%
South Vancouver	62	5	8%
Strathcona	4	1	25%
Victoria	21	7	33%
<b>TOTAL*</b>	<b>605</b>	<b>90</b>	<b>15%</b>

## Market Summary

- Market Type Indicator **EASTSIDE DETACHED**: Balanced Market at 15% Sales Ratio average (1.5 in 10 homes selling rate)
- Homes are selling on average 4% below list price
- Most Active Price Band\*\* \$1.25 mil to \$1.5 mil with average 31% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$2.75 mil to \$3 mil / \$3.5 mil to \$4 mil, Collingwood, Grandview Woodland and Knight
- Sellers Best Bet\*\* Selling homes in Fraser, Hastings Sunrise, Victoria and up to 2 bedroom properties

\*\*With minimum inventory of 10 in most instances

## 13 Month Market Trend



## Compliments of...

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# Vancouver - East

## October 2025

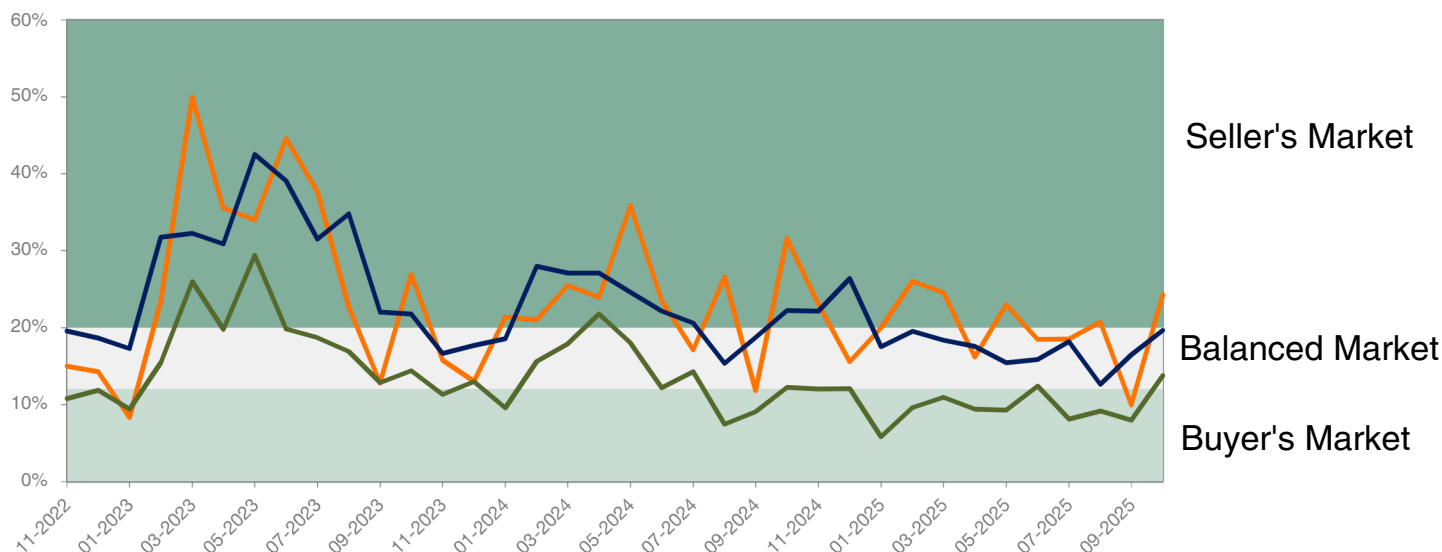
Detached Properties	October			September		
Activity Snapshot	2025	2024	One-Year Change	2025	2024	One-Year Change
Total Active Listings	661	654	+ 1.1%	718	662	+ 8.5%
Sales	91	80	+ 13.8%	57	60	- 5.0%
Days on Market Average	37	39	- 5.1%	46	29	+ 58.6%
MLS® HPI Benchmark Price	\$1,749,100	\$1,891,900	- 7.5%	\$1,756,800	\$1,848,700	- 5.0%

Condos	October			September		
Activity Snapshot	2025	2024	One-Year Change	2025	2024	One-Year Change
Total Active Listings	555	571	- 2.8%	612	582	+ 5.2%
Sales	109	127	- 14.2%	101	109	- 7.3%
Days on Market Average	25	26	- 3.8%	40	23	+ 73.9%
MLS® HPI Benchmark Price	\$651,500	\$685,500	- 5.0%	\$673,300	\$708,500	- 5.0%

Townhomes	October			September		
Activity Snapshot	2025	2024	One-Year Change	2025	2024	One-Year Change
Total Active Listings	136	114	+ 19.3%	151	127	+ 18.9%
Sales	33	36	- 8.3%	15	15	0.0%
Days on Market Average	33	20	+ 65.0%	42	17	+ 147.1%
MLS® HPI Benchmark Price	\$1,053,900	\$1,156,400	- 8.9%	\$1,048,600	\$1,096,100	- 4.3%

## Sales-to-Active Ratio

— Townhome [24.3%]  
— Condo [19.6%]  
— Detached [13.8%]

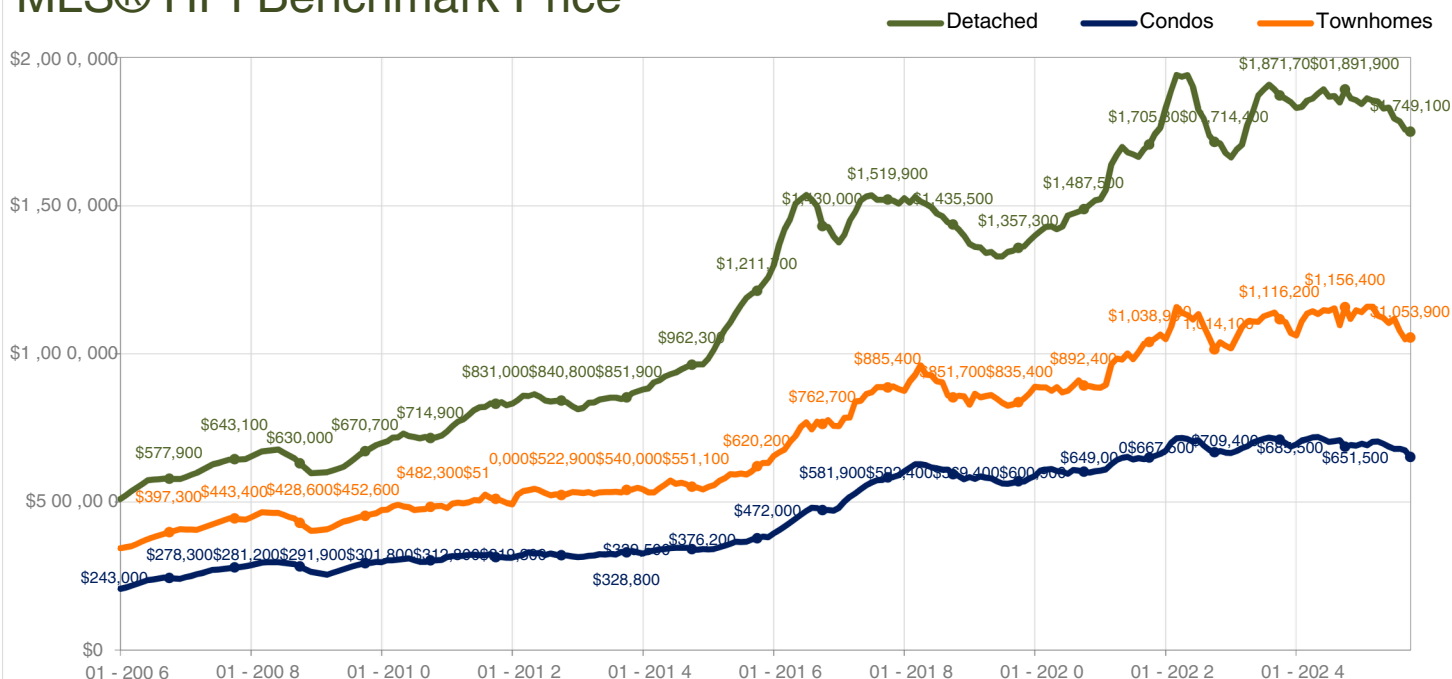




# Vancouver - East

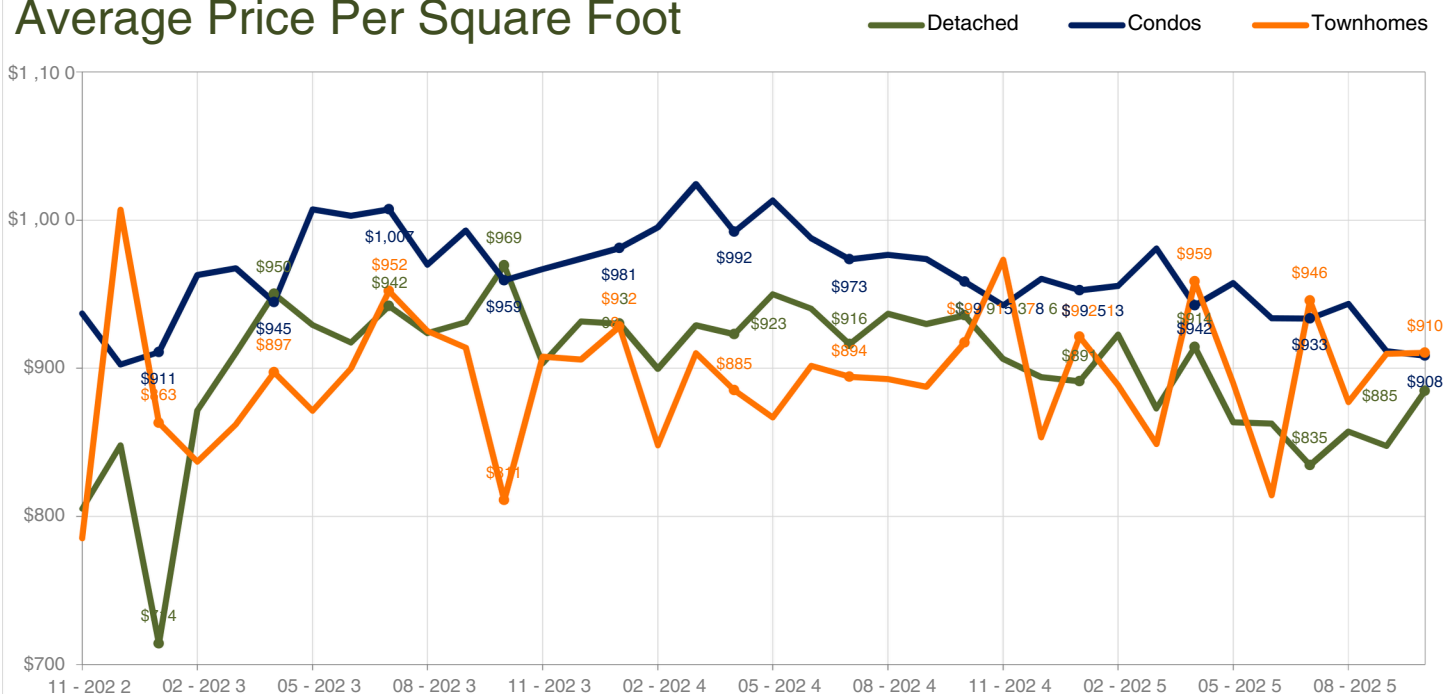
October 2025

## MLS® HPI Benchmark Price



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

## Average Price Per Square Foot



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

## MEET ERIN PRICE EMERY



### My Highlights

- Top 1% agent at Oakwyn Realty
- Top 10% agent of the Real Estate Board of Greater Vancouver
- Over 15 years of Real Estate experience
- Ranked top 100 BC Real Estate Agents On Social Media
- Medallion Club member
- Member of Real Estate Board of Greater Vancouver REALTORS®
- Member of British Columbia Real Estate Association
- Member of The Canadian Real Estate Association
- Blockwatch Captain
- Long-term Strata Council member
- Community Volunteer

Erin Price Emery, Founder of The Collective Real Estate Team, is more than just a real estate agent—she's a visionary leader with over a decade of experience. Known for her business acumen, negotiation expertise, and personalized approach, Erin is dedicated to putting her clients' needs first. With a foundation built on transparency, honesty, and a relentless work ethic, she ensures every real estate journey is seamless and successful.

### Buying with Erin

As a dedicated real estate professional, I am deeply passionate about helping clients navigate the complex process of buying a home. Whether you are a first-time homebuyer or a seasoned investor, I provide the utmost care and precise guidance tailored to your unique needs. Known for my trustworthiness, accountability, and attention to detail, I manage all aspects of the home-buying process efficiently, making it as seamless and stress-free as possible. Clients appreciate my helpful nature and commitment to their satisfaction, knowing they can count on me to support their interests and help them achieve their real estate goals.





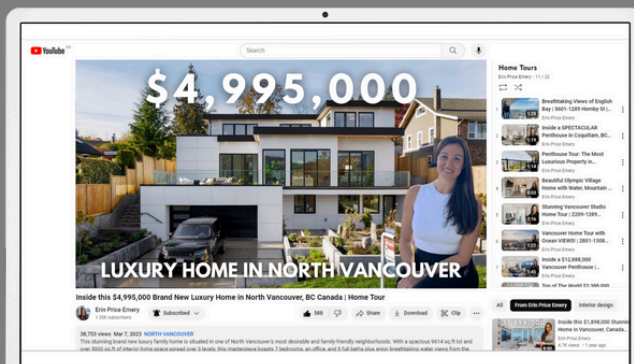


# Selling with Erin

Erin's track record speaks for itself. Having sold over \$50 million in real estate through strategic social media marketing in just under two years alone, she is recognized as a true game-changer in the industry. Her innovative approach to digital marketing and her dedication to showcasing properties through high-quality video content have set her apart as the go-to realtor for those looking to buy or sell luxury homes in Vancouver. Whether it's a multi-million-dollar penthouse or a family home in one of Vancouver's top neighborhoods, Erin knows how to get results.

## Presales & New Development

Erin Price Emery is highly experienced in presales across the Lower Mainland, bringing unparalleled expertise and connections to the table. Having built strong relationships with some of the region's top developers, Erin ensures her clients receive exclusive access, priority opportunities, and special treatment in highly sought-after developments. As a trusted real estate agent to her investor clients, Erin goes above and beyond, offering her personal attention and years of experience to ensure their goals are met. With her in-depth knowledge of the presale process from start to finish, Erin expertly guides her clients every step of the way, making what can be a complex journey feel seamless and stress-free.



# 5 WORST MISTAKES TO AVOID BEFORE APPLYING FOR A MORTGAGE

**Worst Mistakes to Avoid Before Applying for a Mortgage** Buying a home is one of the biggest financial decisions you'll ever make — and getting approved for a mortgage is a critical part of that journey. But even if you have great income and savings, a few missteps before applying can cost you your approval.

## 1. Racking Up New Debt

New car? Designer furniture on credit? Big mistake. New debt increases your debt-to-income ratio — and that's a red flag for your approval.

## 2. Switching Jobs or Becoming Self-Employed

Unless it's your dream job, hold off. Lenders want income stability. Changing jobs or becoming self-employed mid-process can delay or deny your approval.



Tracy  
Le



Julie  
Tran

## 3. Closing Old Credit Cards

Even if you don't use them, keep those cards open. Closing accounts can hurt your credit utilization and reduce your credit score.

## 4. Making Large Bank Deposits Without a Paper Trail

Gifted down payment from mom? Amazing — but document it. Unexplained large deposits = major lender red flags.

## 5. Skipping the Pre-Approval

House hunting without a pre-approval is like shopping without knowing your budget. You'll waste time, miss out on opportunities — or worse, fall in love with a home you can't afford.

Your mortgage approval isn't just about your income or savings — it's about consistency, preparation, and smart financial moves. Avoid these common mistakes, and you'll be one step closer to getting that "Approved" stamp on your dream home.



## JULIE TRAN

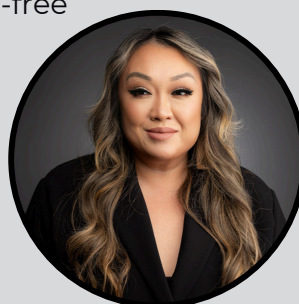
Leveraging her mortgage-planning expertise, Julie has helped hundreds of clients realize their goals of home-ownership, funding over \$700 million in real estate financing. Having spent more than a decade working as a mortgage specialist at one of Canada's leading banks, Julie has accumulated extensive experience in the financial industry. Julie specializes in multi-family residential mortgages, addressing the growing demand within the real estate sector for more multi-family housing solutions. With a deep understanding of the missing middle housing crisis, she is committed to making a significant impact by facilitating the development of affordable housing options. This combination of experience, passion and vision led her to create The West Mortgage Group to best serve her clients and the industry with class and integrity.



Mortgage Broker  
West Mortgage Group  
778-241-8191  
· [julie@westmortgagegroup.com](mailto:julie@westmortgagegroup.com)

## TIANNA TRAN

With over a decade of experience in client relations, Tianna has built a strong reputation for reliability, exceptional service, and a dedication to exceeding client expectations. Transitioning from a successful career as a makeup artist, she brings the same passion and attention to detail to her new role in real estate. Known for her trustworthiness and keen eye for detail, Tianna works diligently to help individuals and families find the perfect home, always keeping their unique needs and lifestyle in mind. Whether helping a first-time homebuyer, navigating the complexities of the market, or ensuring a smooth selling process, Tianna is committed to providing a high level of service and making the real estate experience as stress-free and enjoyable as possible. Her goal is to guide clients through every step with professionalism, compassion, and a focus on achieving the best possible outcome.



## TIANNA TRAN

Real Estate Agent  
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[thecollectivevancouver.com](http://thecollectivevancouver.com)



OAKWYN REALTY

## TIA HAUGHIAN

Tia is a dedicated real estate professional with deep roots in Vancouver, providing her with an insider's perspective on the local market and community. With a Bachelor's degree in Business Administration, she brings a strong foundation in marketing, business strategy, and the financial aspects of real estate, helping clients make informed, smart decisions. Passionate about real estate, Tia goes above and beyond to ensure every transaction is smooth, stress-free, and tailored to her clients' needs. Her fresh perspective, enthusiasm, and commitment to staying ahead of trends set her apart, offering a modern approach to real estate. When not working, Tia enjoys traveling, cheering on the Canucks, and exploring new foods. With her friendly personality and dedication, Tia is excited to help you on your real estate journey and make your next move a success.



### TIA HAUGHIAN

Real Estate Agent

604-318-6282

[connect@tiasellshomes.com](mailto:connect@tiasellshomes.com)



OAKWYN REALTY

## TRACY LE

With over 15 years of experience in the mortgage industry, Tracy is committed to helping individuals and families turn their homeownership dreams into reality. As a Senior Mortgage Advisor at Onward Lending Group, she specializes in crafting personalized mortgage solutions that cater to a wide range of clients, from first-time buyers navigating the complexities of purchasing their first home to seasoned homeowners looking to refinance, and investors seeking to expand their real estate portfolios. Tracy's approach is built on professionalism, transparency, and a deep sense of care. She takes the time to thoroughly understand her clients' unique financial situations and long-term goals, ensuring that every mortgage solution is tailored to their specific needs.



Senior Mortgage Broker  
DLC Onward Lending Group  
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# THE COLLECTIVE REAL ESTATE TEAM

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At The Collective Real Estate Team, we are more than just a group of real estate professionals – we are a passionate, driven, and dynamic team dedicated to helping clients achieve their real estate goals.

We bring together years of combined expertise in the local market, specializing in everything from Luxury Properties to Presales. Our team is built on a foundation of collaboration, innovation, and a shared commitment to excellence.

We understand that buying or selling a home is one of the most significant decisions in life, and we are here to make that journey seamless, successful, and even enjoyable. At The Collective Real Estate Team, we believe in making real estate personal. We pride ourselves on our ability to connect with clients on a deeper level, offering tailored advice and solutions that fit their unique circumstances. With a reputation for professionalism, passion, and success, we're here to guide you through every step of your real estate journey. When you work with us, you're not just hiring a team – you're gaining trusted partners committed to your success. Let's make your real estate dreams a reality, together.



# FOLLOW ME ON SOCIAL MEDIA

Real Estate Tips, News, Home Tours and Fun!

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WELL-ESTABLISHED SOCIAL MEDIA  
PRESENCE ON INSTAGRAM, TIKTOK,  
FACEBOOK & YOUTUBE

## Top 100 British Columbia Real Estate Agents On Social Media

FEBRUARY 6, 2023

Official Rank of British Columbia's Top Agents on Social Media

PropertySpark does not accept payments or incentives for being on our top lists. Our researchers go through thousands of agents by searching hashtags, review sites, social media profiles and real estate portals. Then we rank agents based on our proprietary algorithm that takes into consideration multiple variables as seen below:

Instagram Followers  
Instagram Average  
Per Post Engagement

