

Everything you need to know about your Real Estate Market Today!

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SnapStats Publishing

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GREATER VANCOUVER EDITION

Burnaby
New Westminster
Coquitlam
Port Coquitlam
Port Moody
Pitt Meadows
Maple Ridge



Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	0	0	NA
300,001 – 400,000	0	0	NA
400,001 – 500,000	0	0	NA
500,001 – 600,000	0	0	NA
600,001 – 700,000	0	0	NA
700,001 – 800,000	0	0	NA
800,001 – 900,000	0	0	NA
900,001 – 1,000,000	2	0	NA
1,000,001 – 1,250,000	17	5	29%
1,250,001 – 1,500,000	84	15	18%
1,500,001 – 1,750,000	91	7	8%
1,750,001 – 2,000,000	106	7	7%
2,000,001 – 2,250,000	38	8	21%
2,250,001 – 2,500,000	83	2	2%
2,500,001 – 2,750,000	24	0	NA
2,750,001 – 3,000,000	43	2	5%
3,000,001 – 3,500,000	26	0	NA
3,500,001 – 4,000,000	14	0	NA
4,000,001 & Greater	5	0	NA
TOTAL*	533	46	9%

2 Bedrooms & Less	16	1	6%
3 to 4 Bedrooms	164	23	14%
5 to 6 Bedrooms	231	15	6%
7 Bedrooms & More	122	7	6%
TOTAL*	533	46	9%

SnapStats®	June	July	Variance
Inventory	527	533	1%
Solds	55	46	-16%
Sale Price	\$1,450,000	\$1,602,500	11%
Sale Price SQFT	\$557	\$630	13%
Sale to List Price Ratio	97%	99%	2%
Days on Market	32	39	22%

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

Community DETACHED HOUSES

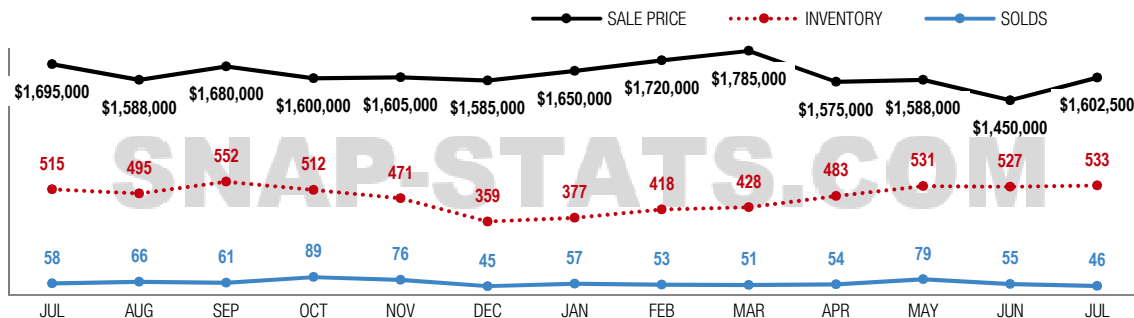
SnapStats®	Inventory	Sales	Sales Ratio
Big Bend	3	0	NA
Brentwood Park	7	3	43%
Buckingham Heights	14	0	NA
Burnaby Hospital	15	1	7%
Burnaby Lake	26	2	8%
Cariboo	0	0	NA
Capitol Hill	35	3	9%
Central	9	2	22%
Central Park	8	2	25%
Deer Lake	15	0	NA
Deer Lake Place	8	2	25%
East Burnaby	40	4	10%
Edmonds	19	1	5%
Forest Glen	20	1	5%
Forest Hills	0	0	NA
Garden Village	7	3	43%
Government Road	24	2	8%
Greentree Village	4	1	25%
Highgate	19	1	5%
Metrotown	18	4	22%
Montecito	14	0	NA
Oakdale	2	1	50%
Oaklands	0	0	NA
Parkcrest	21	2	10%
Simon Fraser Hills	0	0	NA
Simon Fraser University SFU	11	0	NA
South Slope	46	2	4%
Sperling-Duthie	30	2	7%
Sullivan Heights	2	2	100%
Suncrest	11	1	9%
The Crest	14	1	7%
Upper Deer Lake	32	1	3%
Vancouver Heights	22	1	5%
Westridge	13	0	NA
Willingdon Heights	24	1	4%
TOTAL*	533	46	9%

Market Summary

- Market Type Indicator **BURNABY DETACHED**: Buyers Market at 9% Sales Ratio average (9 in 100 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band** \$1 mil to \$1.25 mil with average 29% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$2.25 mil to \$2.5 mil, Upper Deer Lake and all but 3 to 4 bedroom homes
- Sellers Best Bet** Selling homes in Central Park, Deer Lake Place and 3 to 4 bedroom homes

**With minimum inventory of 10 in most instances

13 Month Market Trend



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Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	0	0	NA
300,001 – 400,000	8	5	63%
400,001 – 500,000	69	23	33%
500,001 – 600,000	123	31	25%
600,001 – 700,000	113	27	24%
700,001 – 800,000	90	27	30%
800,001 – 900,000	69	12	17%
900,001 – 1,000,000	66	5	8%
1,000,001 – 1,250,000	35	4	11%
1,250,001 – 1,500,000	14	0	NA
1,500,001 – 1,750,000	9	0	NA
1,750,001 – 2,000,000	3	0	NA
2,000,001 – 2,250,000	0	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	0	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	600	134	22%

0 to 1 Bedroom	120	31	26%
2 Bedrooms	365	89	24%
3 Bedrooms	93	14	15%
4 Bedrooms & Greater	22	0	NA
TOTAL*	600	134	22%

SnapStats®	June	July	Variance
Inventory	515	600	17%
Solds	190	134	-29%
Sale Price	\$639,000	\$632,500	-1%
Sale Price SQFT	\$708	\$698	-1%
Sale to List Price Ratio	98%	99%	1%
Days on Market	15	18	20%

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

Community CONDOS & TOWNHOMES

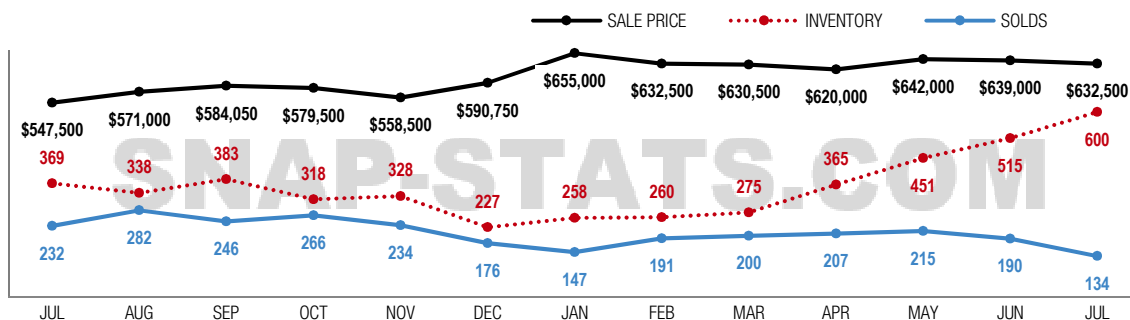
SnapStats®	Inventory	Sales	Sales Ratio
Big Bend	1	0	NA
Brentwood Park	77	24	31%
Buckingham Heights	1	0	NA
Burnaby Hospital	1	0	NA
Burnaby Lake	9	0	NA
Cariboo	10	3	30%
Capitol Hill	5	1	20%
Central	17	6	35%
Central Park	21	6	29%
Deer Lake	0	0	NA
Deer Lake Place	0	0	NA
East Burnaby	5	2	40%
Edmonds	37	12	32%
Forest Glen	43	3	7%
Forest Hills	5	3	60%
Garden Village	0	0	NA
Government Road	23	3	13%
Greentree Village	3	1	33%
Highgate	58	8	14%
Metrotown	148	25	17%
Montecito	8	3	38%
Oakdale	0	0	NA
Oaklands	5	0	NA
Parkcrest	0	1	NA*
Simon Fraser Hills	8	1	13%
Simon Fraser University SFU	28	11	39%
South Slope	41	9	22%
Sperling-Duthie	1	1	100%
Sullivan Heights	20	8	40%
Suncrest	0	0	NA
The Crest	6	0	NA
Upper Deer Lake	2	0	NA
Vancouver Heights	9	1	11%
Westridge	3	1	33%
Willingdon Heights	5	1	20%
TOTAL*	600	134	22%

Market Summary

- Market Type Indicator **BURNABY ATTACHED**: Sellers Market at 22% Sales Ratio average (2.2 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 63% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$900,000 to \$1 mil, Forest Glen and 3 bedroom properties
- Sellers Best Bet** Selling homes in Sullivan Heights and up to 1 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



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Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	0	0	NA
300,001 – 400,000	0	0	NA
400,001 – 500,000	0	0	NA
500,001 – 600,000	0	0	NA
600,001 – 700,000	0	0	NA
700,001 – 800,000	0	0	NA
800,001 – 900,000	4	2	50%
900,001 – 1,000,000	9	3	33%
1,000,001 – 1,250,000	26	9	35%
1,250,001 – 1,500,000	29	3	10%
1,500,001 – 1,750,000	16	2	13%
1,750,001 – 2,000,000	10	0	NA
2,000,001 – 2,250,000	7	1	14%
2,250,001 – 2,500,000	3	0	NA
2,500,001 – 2,750,000	1	1	100%
2,750,001 – 3,000,000	2	0	NA
3,000,001 – 3,500,000	1	0	NA
3,500,001 – 4,000,000	1	0	NA
4,000,001 & Greater	2	0	NA
TOTAL*	111	21	19%

2 Bedrooms & Less	11	0	NA
3 to 4 Bedrooms	55	11	20%
5 to 6 Bedrooms	39	9	23%
7 Bedrooms & More	6	1	17%
TOTAL*	111	21	19%

SnapStats®	June	July	Variance
Inventory	116	111	-4%
Solds	29	21	-28%
Sale Price	\$1,238,000	\$1,200,000	-3%
Sale Price SQFT	\$501	\$446	-11%
Sale to List Price Ratio	99%	93%	-6%
Days on Market	19	30	58%

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

Community DETACHED HOUSES

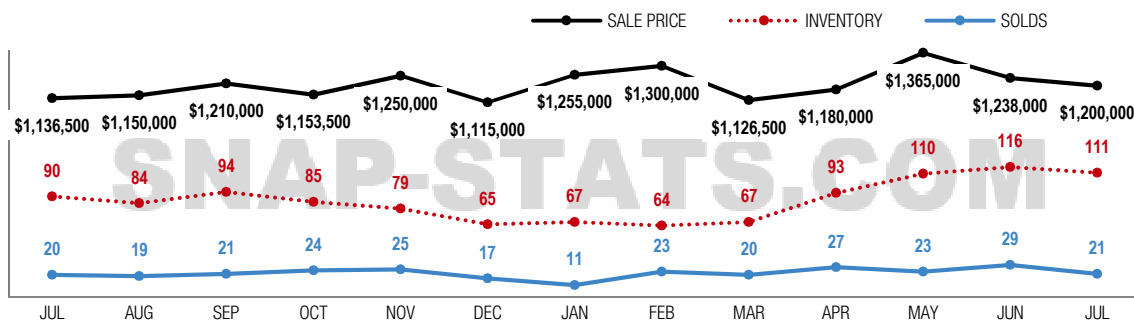
SnapStats®	Inventory	Sales	Sales Ratio
Brunette	0	0	NA
Connaught Heights	8	0	NA
Downtown	0	0	NA
Fraserview	0	0	NA
GlenBrooke North	12	0	NA
Moody Park	4	1	25%
North Arm	0	0	NA
Quay	0	0	NA
Queensborough	31	3	10%
Queens Park	9	4	44%
Sapperton	9	2	22%
The Heights	16	7	44%
Uptown	3	1	33%
West End	19	3	16%
TOTAL*	111	21	19%

Market Summary

- Market Type Indicator **NEW WESTMINSTER DETACHED**: Balanced Market at 19% Sales Ratio average (1.9 in 10 homes selling rate)
- Homes are selling on average 7% below list price
- Most Active Price Band** \$1 mil to \$1.25 mil with average 35% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.25 mil to \$1.5 mil, Queensborough and 3 to 4 bedroom properties
- Sellers Best Bet** Selling homes in Queens Park, The Heights and 5 to 6 bedroom properties

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Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	3	3	100%
300,001 – 400,000	16	15	94%
400,001 – 500,000	43	25	58%
500,001 – 600,000	58	20	34%
600,001 – 700,000	46	15	33%
700,001 – 800,000	35	7	20%
800,001 – 900,000	7	3	43%
900,001 – 1,000,000	9	4	44%
1,000,001 – 1,250,000	5	0	NA
1,250,001 – 1,500,000	3	0	NA
1,500,001 – 1,750,000	0	0	NA
1,750,001 – 2,000,000	2	0	NA
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	0	0	NA
2,500,001 – 2,750,000	0	1	NA*
2,750,001 – 3,000,000	1	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	228	93	41%

0 to 1 Bedroom	55	37	67%
2 Bedrooms	145	44	30%
3 Bedrooms	25	11	44%
4 Bedrooms & Greater	3	1	33%
TOTAL*	228	93	41%

SnapStats®	June	July	Variance
Inventory	205	228	11%
Solds	110	93	-15%
Sale Price	\$512,500	\$515,000	0%
Sale Price SQFT	\$563	\$572	2%
Sale to List Price Ratio	102%	99%	-3%
Days on Market	10	13	30%

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Community CONDOS & TOWNHOMES

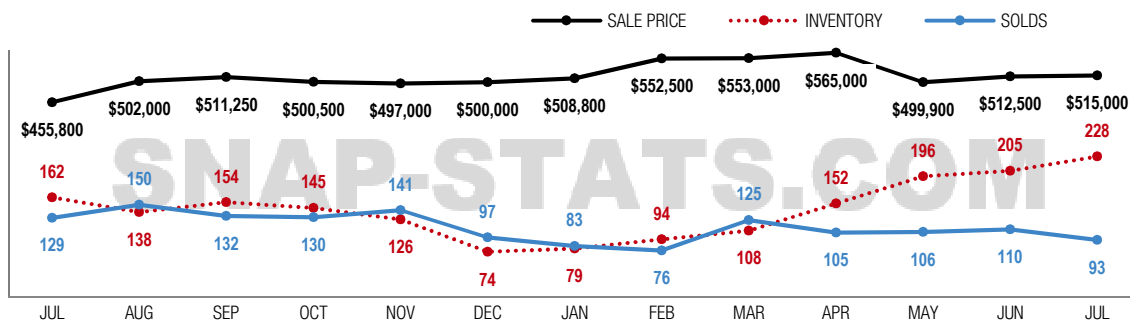
SnapStats®	Inventory	Sales	Sales Ratio
Brunette	0	0	NA
Connaught Heights	0	0	NA
Downtown	55	16	29%
Fraserview	33	14	42%
GlenBrooke North	6	3	50%
Moody Park	0	0	NA
North Arm	0	0	NA
Quay	30	16	53%
Queensborough	31	7	23%
Queens Park	1	0	NA
Sapperton	11	6	55%
The Heights	1	1	100%
Uptown	58	29	50%
West End	2	1	50%
TOTAL*	228	93	41%

Market Summary

- Market Type Indicator **NEW WESTMINSTER ATTACHED**: Sellers Market at 41% Sales Ratio average (4.1 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 94% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$700,000 to \$800,000, Queensborough and 2 bedroom properties
- Sellers Best Bet** Selling homes in the Quay and up to 1 bedroom properties

**With minimum inventory of 10 in most instances

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Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	0	0	NA
300,001 – 400,000	0	0	NA
400,001 – 500,000	0	0	NA
500,001 – 600,000	0	0	NA
600,001 – 700,000	0	0	NA
700,001 – 800,000	2	2	100%
800,001 – 900,000	6	1	17%
900,001 – 1,000,000	18	2	11%
1,000,001 – 1,250,000	71	7	10%
1,250,001 – 1,500,000	129	20	16%
1,500,001 – 1,750,000	91	8	9%
1,750,001 – 2,000,000	56	0	NA
2,000,001 – 2,250,000	19	5	26%
2,250,001 – 2,500,000	22	2	9%
2,500,001 – 2,750,000	23	0	NA
2,750,001 – 3,000,000	14	0	NA
3,000,001 – 3,500,000	11	0	NA
3,500,001 – 4,000,000	8	0	NA
4,000,001 & Greater	3	0	NA
TOTAL*	473	47	10%

2 Bedrooms & Less	22	1	5%
3 to 4 Bedrooms	187	20	11%
5 to 6 Bedrooms	199	16	8%
7 Bedrooms & More	65	10	15%
TOTAL*	473	47	10%

SnapStats®	June	July	Variance
Inventory	451	473	5%
Solds	60	47	-22%
Sale Price	\$1,310,000	\$1,360,000	4%
Sale Price SQFT	\$455	\$491	8%
Sale to List Price Ratio	97%	99%	2%
Days on Market	20	22	10%

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

Community DETACHED HOUSES

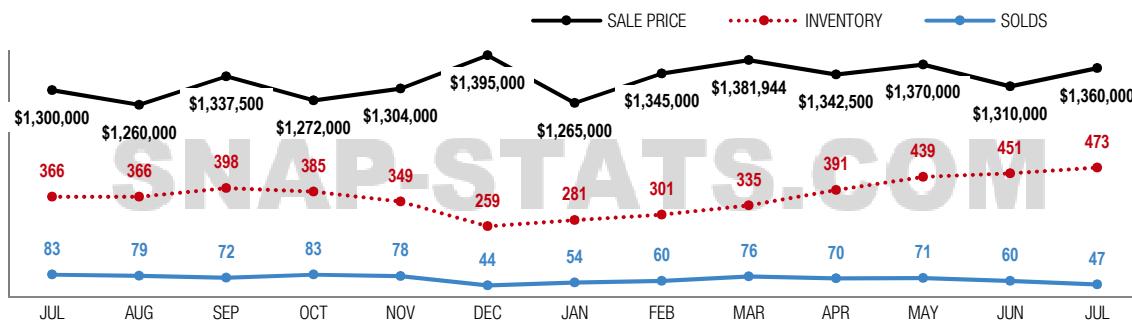
SnapStats®	Inventory	Sales	Sales Ratio
Burke Mountain	74	4	5%
Canyon Springs	3	1	33%
Cape Horn	21	3	14%
Central Coquitlam	98	11	11%
Chineside	6	2	33%
Coquitlam East	33	2	6%
Coquitlam West	63	6	10%
Eagle Ridge	5	1	20%
Harbour Chines	10	1	10%
Harbour Place	5	0	NA
Hockaday	10	0	NA
Maillardville	27	2	7%
Meadow Brook	6	0	NA
New Horizons	10	1	10%
North Coquitlam	2	0	NA
Park Ridge Estates	2	0	NA
Ranch Park	22	2	9%
River Springs	5	3	60%
Scott Creek	5	0	NA
Summitt View	3	0	NA
Upper Eagle Ridge	8	2	25%
Westwood Plateau	55	5	9%
Westwood Summit	0	1	NA*
TOTAL*	473	47	10%

Market Summary

- Market Type Indicator **COQUITLAM DETACHED**: Buyers Market at 10% Sales Ratio average (1 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band** \$2 mil to \$2.25 mil with average 26% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.5 - \$1.75 mil and \$2.25 - \$2.5 mil, Burke Mountain and up to 2 bedroom properties
- Sellers Best Bet** Selling homes in Upper Eagle Ridge and minimum 7 bedroom properties

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13 Month Market Trend



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Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	0	1	NA*
300,001 – 400,000	24	7	29%
400,001 – 500,000	45	22	49%
500,001 – 600,000	93	24	26%
600,001 – 700,000	82	17	21%
700,001 – 800,000	51	12	24%
800,001 – 900,000	36	9	25%
900,001 – 1,000,000	23	5	22%
1,000,001 – 1,250,000	19	0	NA
1,250,001 – 1,500,000	8	1	13%
1,500,001 – 1,750,000	3	0	NA
1,750,001 – 2,000,000	0	0	NA
2,000,001 – 2,250,000	1	0	NA
2,250,001 – 2,500,000	0	0	NA
2,500,001 – 2,750,000	0	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	0	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	385	98	25%

0 to 1 Bedroom	88	29	33%
2 Bedrooms	198	43	22%
3 Bedrooms	70	14	20%
4 Bedrooms & Greater	29	12	41%
TOTAL*	385	98	25%

SnapStats®	June	July	Variance
Inventory	326	385	18%
Solds	110	98	-11%
Sale Price	\$572,500	\$581,500	2%
Sale Price SQFT	\$654	\$605	-7%
Sale to List Price Ratio	101%	97%	-4%
Days on Market	11	13	18%

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

Community CONDOS & TOWNHOMES

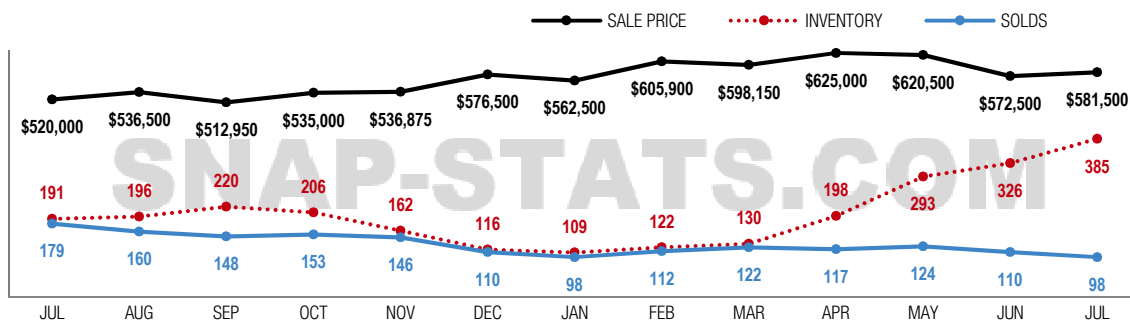
SnapStats®	Inventory	Sales	Sales Ratio
Burke Mountain	34	12	35%
Canyon Springs	11	3	27%
Cape Horn	0	0	NA
Central Coquitlam	13	5	38%
Chineside	0	0	NA
Coquitlam East	8	3	38%
Coquitlam West	89	13	15%
Eagle Ridge	13	5	38%
Harbour Chines	0	0	NA
Harbour Place	0	0	NA
Hockaday	0	0	NA
Maillardville	18	6	33%
Meadow Brook	0	0	NA
New Horizons	34	6	18%
North Coquitlam	115	34	30%
Park Ridge Estates	0	0	NA
Ranch Park	2	0	NA
River Springs	0	0	NA
Scott Creek	1	0	NA
Summitt View	0	0	NA
Upper Eagle Ridge	0	4	NA*
Westwood Plateau	47	7	15%
Westwood Summit	0	0	NA
TOTAL*	385	98	25%

Market Summary

- Market Type Indicator **COQUITLAM ATTACHED**: Sellers Market at 25% Sales Ratio average (2.5 in 10 homes selling rate)
- Homes are selling on average 3% below list price
- Most Active Price Band** \$400,000 to \$500,000 with average 49% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.25 mil to \$1.5 mil, Coquitlam West, Westwood Plateau and 3 bedroom properties
- Sellers Best Bet** Selling homes in Central / East Coquitlam, Eagle Ridge and minimum 4 bedroom properties

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Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	0	0	NA
300,001 – 400,000	0	0	NA
400,001 – 500,000	0	0	NA
500,001 – 600,000	0	0	NA
600,001 – 700,000	0	0	NA
700,001 – 800,000	4	1	25%
800,001 – 900,000	19	5	26%
900,001 – 1,000,000	33	7	21%
1,000,001 – 1,250,000	50	9	18%
1,250,001 – 1,500,000	26	0	NA
1,500,001 – 1,750,000	4	0	NA
1,750,001 – 2,000,000	4	0	NA
2,000,001 – 2,250,000	1	0	NA
2,250,001 – 2,500,000	2	0	NA
2,500,001 – 2,750,000	0	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	0	0	NA
4,000,001 & Greater	2	0	NA
TOTAL*	145	22	15%

2 Bedrooms & Less	7	0	NA
3 to 4 Bedrooms	92	16	17%
5 to 6 Bedrooms	41	6	15%
7 Bedrooms & More	5	0	NA
TOTAL*	145	22	15%

SnapStats®	June	July	Variance
Inventory	139	145	4%
Solds	48	22	-54%
Sale Price	\$1,001,250	\$987,499	-1%
Sale Price SQFT	\$460	\$416	-10%
Sale to List Price Ratio	99%	100%	1%
Days on Market	14	16	14%

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

Community DETACHED HOUSES

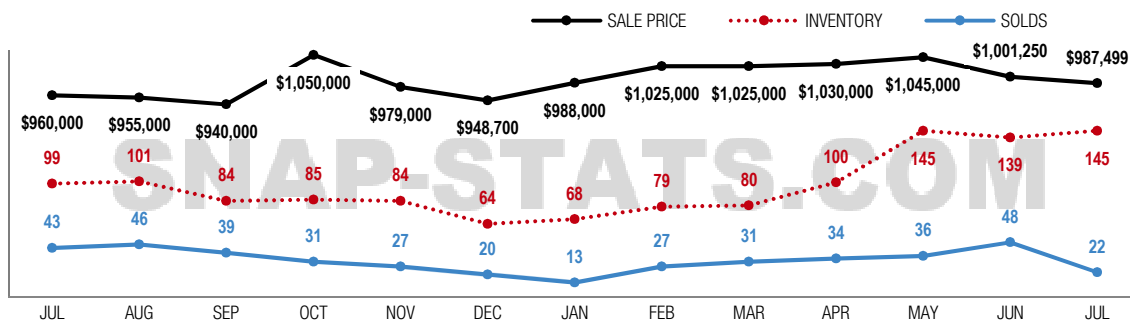
SnapStats®	Inventory	Sales	Sales Ratio
Birchland Manor	1	0	NA
Central Port Coquitlam	10	4	40%
Citadel	17	1	6%
Glenwood	35	3	9%
Lincoln Park	16	2	13%
Lower Mary Hill	13	3	23%
Mary Hill	15	5	33%
Oxford Heights	19	3	16%
Riverwood	12	0	NA
Woodland Acres	7	1	14%
TOTAL*	145	22	15%

Market Summary

- Market Type Indicator **PORT COQUITLAM DETACHED**: Balanced Market at 15% Sales Ratio average (1.5 in 10 homes selling rate)
- Homes are selling on average 100% of list price
- Most Active Price Band** \$800,000 to \$900,000 with average 26% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1 mil to \$1.25 mil, Citadel and 5 to 6 bedroom properties
- Sellers Best Bet** Selling homes in Central Port Coquitlam and 3 to 4 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



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Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	6	1	17%
300,001 – 400,000	15	12	80%
400,001 – 500,000	42	17	40%
500,001 – 600,000	27	11	41%
600,001 – 700,000	29	12	41%
700,001 – 800,000	24	4	17%
800,001 – 900,000	8	2	25%
900,001 – 1,000,000	8	2	25%
1,000,001 – 1,250,000	1	0	NA
1,250,001 – 1,500,000	0	0	NA
1,500,001 – 1,750,000	0	0	NA
1,750,001 – 2,000,000	0	0	NA
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	0	0	NA
2,500,001 – 2,750,000	0	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	0	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	160	61	38%

0 to 1 Bedroom	28	15	54%
2 Bedrooms	72	33	46%
3 Bedrooms	45	10	22%
4 Bedrooms & Greater	15	3	20%
TOTAL*	160	61	38%

SnapStats®	June	July	Variance
Inventory	126	160	27%
Solds	61	61	0%
Sale Price	\$545,000	\$505,000	-7%
Sale Price SQFT	\$517	\$504	-3%
Sale to List Price Ratio	101%	99%	-2%
Days on Market	8	10	25%

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

Community CONDOS & TOWNHOMES

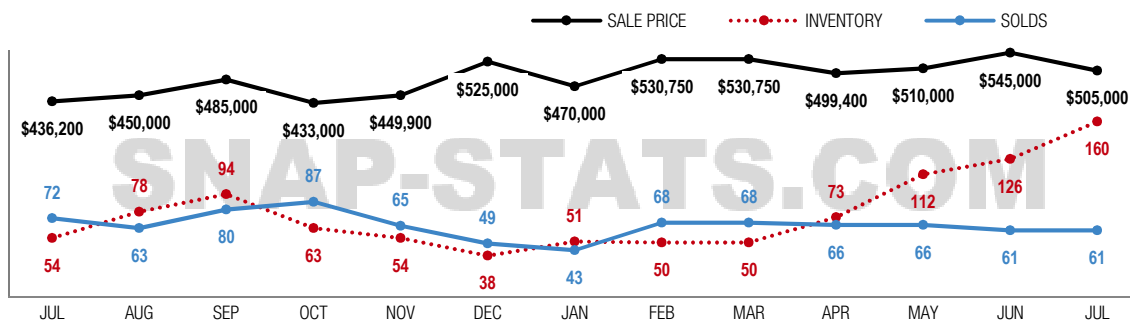
SnapStats®	Inventory	Sales	Sales Ratio
Birchland Manor	1	0	NA
Central Port Coquitlam	77	29	38%
Citadel	18	4	22%
Glenwood	28	13	46%
Lincoln Park	3	1	33%
Lower Mary Hill	1	0	NA
Mary Hill	1	2	200%*
Oxford Heights	2	0	NA
Riverwood	29	11	38%
Woodland Acres	0	1	NA*
TOTAL*	160	61	38%

Market Summary

- Market Type Indicator **PORT COQUITLAM ATTACHED**: Sellers Market at 38% Sales Ratio average (3.8 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 80% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$700,000 to \$800,000, Citadel and minimum 4 bedroom properties
- Sellers Best Bet** Selling homes in Glenwood and up to 1 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



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Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	0	0	NA
300,001 – 400,000	0	0	NA
400,001 – 500,000	0	0	NA
500,001 – 600,000	0	0	NA
600,001 – 700,000	0	0	NA
700,001 – 800,000	0	0	NA
800,001 – 900,000	0	1	NA*
900,001 – 1,000,000	2	1	50%
1,000,001 – 1,250,000	8	4	50%
1,250,001 – 1,500,000	19	3	16%
1,500,001 – 1,750,000	13	1	8%
1,750,001 – 2,000,000	5	0	NA
2,000,001 – 2,250,000	2	1	50%
2,250,001 – 2,500,000	9	0	NA
2,500,001 – 2,750,000	5	0	NA
2,750,001 – 3,000,000	10	0	NA
3,000,001 – 3,500,000	2	0	NA
3,500,001 – 4,000,000	3	0	NA
4,000,001 & Greater	11	0	NA
TOTAL*	89	11	12%

2 Bedrooms & Less	2	0	NA
3 to 4 Bedrooms	47	4	9%
5 to 6 Bedrooms	38	7	18%
7 Bedrooms & More	2	0	NA
TOTAL*	89	11	12%

SnapStats®	June	July	Variance
Inventory	90	89	-1%
Solds	10	11	10%
Sale Price	\$1,599,400	\$1,250,000	-22%
Sale Price SQFT	\$511	\$494	-3%
Sale to List Price Ratio	98%	96%	-2%
Days on Market	7	23	229%

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

Community DETACHED HOUSES

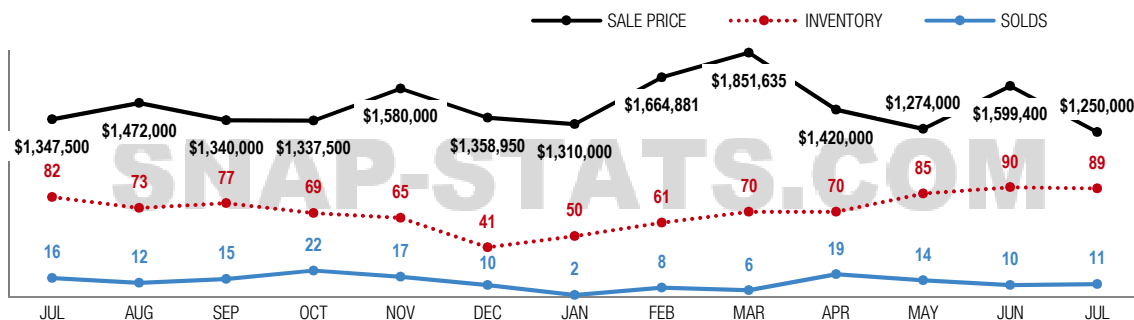
SnapStats®	Inventory	Sales	Sales Ratio
Anmore	23	1	4%
Barber Street	4	0	NA
Belcarra	8	0	NA
College Park	10	2	20%
Glenayre	6	2	33%
Heritage Mountain	3	1	33%
Heritage Woods	10	2	20%
loco	0	0	NA
Mountain Meadows	0	0	NA
North Shore	8	2	25%
Port Moody Centre	17	1	6%
Westwood Summit	0	0	NA
TOTAL*	89	11	12%

Market Summary

- Market Type Indicator **PORT MOODY DETACHED**: Balanced Market at 12% Sales Ratio average (1.2 in 10 homes selling rate)
- Homes are selling on average 4% below list price
- Most Active Price Band** \$1 mil to \$1.25 mil with average 50% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.5 mil to \$1.75 mil, Anmore, Port Moody Centre and 3 to 4 bedroom properties
- Sellers Best Bet** Selling homes in North Shore and 5 to 6 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



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SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	1	1	100%
300,001 – 400,000	2	1	50%
400,001 – 500,000	8	4	50%
500,001 – 600,000	21	8	38%
600,001 – 700,000	22	12	55%
700,001 – 800,000	13	7	54%
800,001 – 900,000	15	3	20%
900,001 – 1,000,000	10	1	10%
1,000,001 – 1,250,000	5	2	40%
1,250,001 – 1,500,000	1	0	NA
1,500,001 – 1,750,000	1	0	NA
1,750,001 – 2,000,000	0	0	NA
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	0	0	NA
2,500,001 – 2,750,000	0	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	0	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	99	39	39%

0 to 1 Bedroom	7	4	57%
2 Bedrooms	67	23	34%
3 Bedrooms	21	10	48%
4 Bedrooms & Greater	4	2	50%
TOTAL*	99	39	39%

SnapStats®	June	July	Variance
Inventory	96	99	3%
Solds	37	39	5%
Sale Price	\$635,000	\$619,000	-3%
Sale Price SQFT	\$653	\$596	-9%
Sale to List Price Ratio	100%	97%	-3%
Days on Market	9	9	0%

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

Community CONDOS & TOWNHOMES

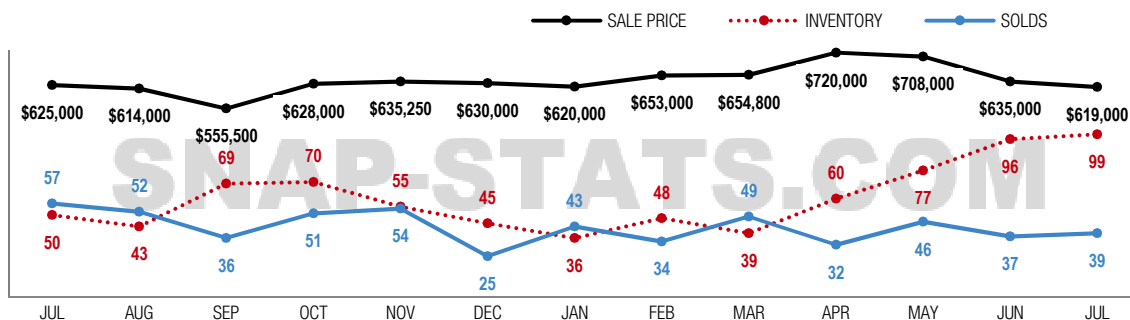
SnapStats®	Inventory	Sales	Sales Ratio
Anmore	0	0	NA
Barber Street	0	0	NA
Belcarra	0	0	NA
College Park	11	5	45%
Glenayre	0	0	NA
Heritage Mountain	2	1	50%
Heritage Woods	6	5	83%
loco	0	0	NA
Mountain Meadows	0	0	NA
North Shore	16	10	63%
Port Moody Centre	64	18	28%
Westwood Summit	0	0	NA
TOTAL*	99	39	39%

Market Summary

- Market Type Indicator **PORT MOODY ATTACHED**: Sellers Market at 39% Sales Ratio average (3.9 in 10 homes selling rate)
- Homes are selling on average 3% below list price
- Most Active Price Band** \$600,000 to \$800,000 with average 55% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$900,000 to \$1 mil, Port Moody Centre and 2 bedroom properties
- Sellers Best Bet** Selling homes in Heritage Woods and 3 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



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Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	0	0	NA
300,001 – 400,000	0	0	NA
400,001 – 500,000	0	0	NA
500,001 – 600,000	0	0	NA
600,001 – 700,000	0	0	NA
700,001 – 800,000	3	1	33%
800,001 – 900,000	12	2	17%
900,001 – 1,000,000	4	2	50%
1,000,001 – 1,250,000	7	0	NA
1,250,001 – 1,500,000	4	1	25%
1,500,001 – 1,750,000	0	0	NA
1,750,001 – 2,000,000	0	0	NA
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	0	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	2	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	1	0	NA
4,000,001 & Greater	1	0	NA
TOTAL*	34	6	18%

2 Bedrooms & Less	1	0	NA
3 to 4 Bedrooms	23	4	17%
5 to 6 Bedrooms	9	2	22%
7 Bedrooms & More	1	0	NA
TOTAL*	34	6	18%

SnapStats®	June	July	Variance
Inventory	25	34	36%
Solds	10	6	-40%
Sale Price	\$1,009,400	\$899,000	-11%
Sale Price SQFT	\$432	\$393	-9%
Sale to List Price Ratio	101%	99%	-2%
Days on Market	11	29	164%

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

Community DETACHED HOUSES

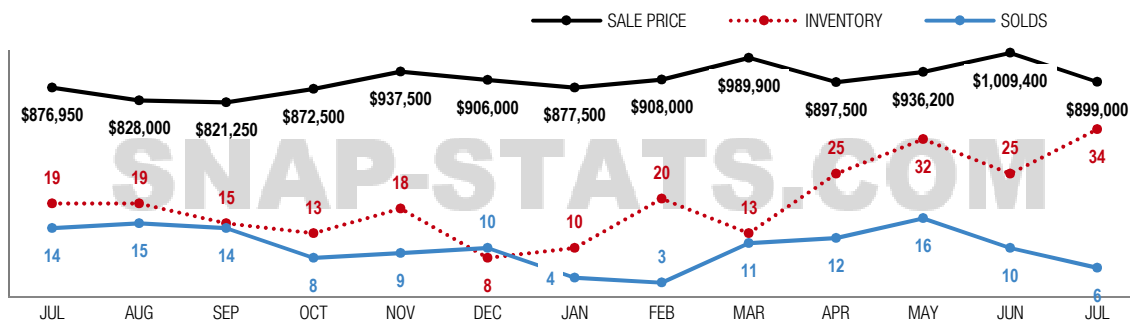
SnapStats®	Inventory	Sales	Sales Ratio
Central Meadows	15	1	7%
Mid Meadows	6	2	33%
North Meadows	3	0	NA
South Meadows	8	3	38%
West Meadows	2	0	NA
TOTAL*	34	6	18%

Market Summary

- Market Type Indicator **PITT MEADOWS DETACHED**: Balanced Market at 18% Sales Ratio average (1.8 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band** \$800,000 to \$900,000 with average 17% Sales Ratio (Balanced market)
- Buyers Best Bet** Homes in Central Meadows and 3 to 4 bedroom properties
- Sellers Best Bet** Selling homes in South Meadows and 5 to 6 bedroom properties

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SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	0	0	NA
300,001 – 400,000	4	2	50%
400,001 – 500,000	15	10	67%
500,001 – 600,000	9	5	56%
600,001 – 700,000	10	0	NA
700,001 – 800,000	4	0	NA
800,001 – 900,000	1	0	NA
900,001 – 1,000,000	1	0	NA
1,000,001 – 1,250,000	0	0	NA
1,250,001 – 1,500,000	0	0	NA
1,500,001 – 1,750,000	0	0	NA
1,750,001 – 2,000,000	0	0	NA
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	0	0	NA
2,500,001 – 2,750,000	0	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	0	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	44	17	39%

0 to 1 Bedroom	5	2	40%
2 Bedrooms	22	14	64%
3 Bedrooms	12	0	NA
4 Bedrooms & Greater	5	1	20%
TOTAL*	44	17	39%

SnapStats®	June	July	Variance
Inventory	41	44	7%
Solds	13	17	31%
Sale Price	\$469,000	\$452,500	-4%
Sale Price SQFT	\$407	\$423	4%
Sale to List Price Ratio	109%	96%	-12%
Days on Market	8	11	38%

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

Community CONDOS & TOWNHOMES

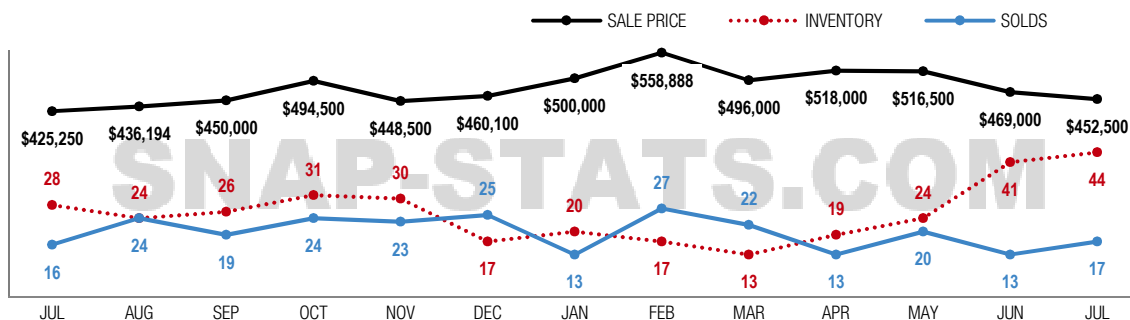
SnapStats®	Inventory	Sales	Sales Ratio
Central Meadows	13	6	46%
Mid Meadows	22	7	32%
North Meadows	6	1	17%
South Meadows	3	3	100%
West Meadows	0	0	NA
TOTAL*	44	17	39%

Market Summary

- Market Type Indicator **PITT MEADOWS ATTACHED**: Sellers Market at 39% Sales Ratio average (3.9 in 10 homes selling rate)
- Homes are selling on average 4% below list price
- Most Active Price Band** \$400,000 to \$500,000 with average 67% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$500,000 to \$600,000 and Mid Meadows
- Sellers Best Bet** Selling homes in Central Meadows and 2 bedroom properties

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Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	0	0	NA
300,001 – 400,000	0	0	NA
400,001 – 500,000	2	0	NA
500,001 – 600,000	2	0	NA
600,001 – 700,000	15	6	40%
700,001 – 800,000	52	17	33%
800,001 – 900,000	47	18	38%
900,001 – 1,000,000	60	7	12%
1,000,001 – 1,250,000	57	12	21%
1,250,001 – 1,500,000	33	4	12%
1,500,001 – 1,750,000	10	0	NA
1,750,001 – 2,000,000	6	0	NA
2,000,001 – 2,250,000	4	0	NA
2,250,001 – 2,500,000	5	0	NA
2,500,001 – 2,750,000	0	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	0	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	293	64	22%

2 Bedrooms & Less	10	4	40%
3 to 4 Bedrooms	162	38	23%
5 to 6 Bedrooms	110	20	18%
7 Bedrooms & More	11	2	18%
TOTAL*	293	64	22%

SnapStats®	June	July	Variance
Inventory	300	293	-2%
Solds	56	64	14%
Sale Price	\$833,500	\$848,750	2%
Sale Price SQFT	\$352	\$324	-8%
Sale to List Price Ratio	97%	99%	2%
Days on Market	17	24	41%

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

Community DETACHED HOUSES

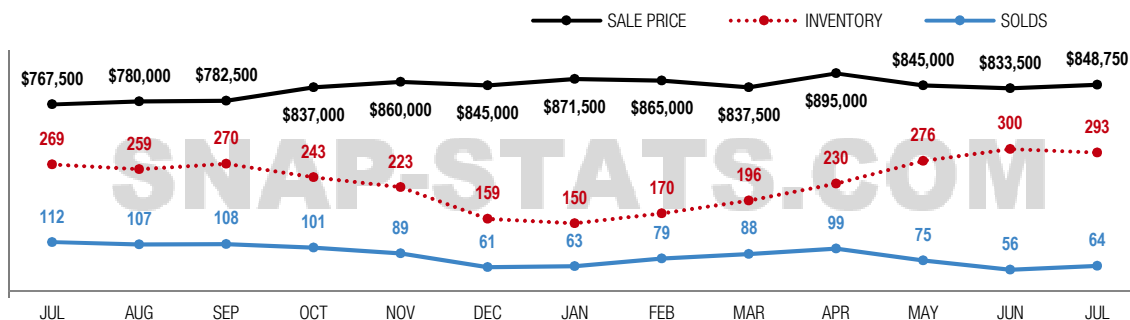
SnapStats®	Inventory	Sales	Sales Ratio
Albion	47	9	19%
Cottonwood	33	7	21%
East Central	43	10	23%
North	0	0	NA
Northeast	1	0	NA
Northwest	30	2	7%
Silver Valley	34	13	38%
Southwest	32	12	38%
Thornhill	19	0	NA
Websters Corners	13	3	23%
West Central	36	8	22%
Whonnock	5	0	NA
TOTAL*	293	64	22%

Market Summary

- Market Type Indicator **MAPLE RIDGE DETACHED**: Sellers Market at 22% Sales Ratio average (2.2 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band** \$600,000 to \$700,000 with average 40% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$900,000 - \$1 mil and \$1.25 - \$1.5 mil, Northwest and minimum 5 bedroom properties
- Sellers Best Bet** Selling homes in Silver Valley, Southwest and up to 2 bedroom properties

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SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	1	0	NA
200,001 – 300,000	9	5	56%
300,001 – 400,000	55	9	16%
400,001 – 500,000	54	19	35%
500,001 – 600,000	44	17	39%
600,001 – 700,000	31	8	26%
700,001 – 800,000	18	0	NA
800,001 – 900,000	5	1	20%
900,001 – 1,000,000	0	0	NA
1,000,001 – 1,250,000	0	0	NA
1,250,001 – 1,500,000	0	0	NA
1,500,001 – 1,750,000	0	0	NA
1,750,001 – 2,000,000	0	0	NA
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	0	0	NA
2,500,001 – 2,750,000	0	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	0	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	217	59	27%

0 to 1 Bedroom	40	4	10%
2 Bedrooms	83	24	29%
3 Bedrooms	77	26	34%
4 Bedrooms & Greater	17	5	29%
TOTAL*	217	59	27%

SnapStats®	June	July	Variance
Inventory	189	217	15%
Solds	66	59	-11%
Sale Price	\$461,750	\$490,000	6%
Sale Price SQFT	\$423	\$373	-12%
Sale to List Price Ratio	99%	98%	-1%
Days on Market	11	24	118%

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

Community CONDOS & TOWNHOMES

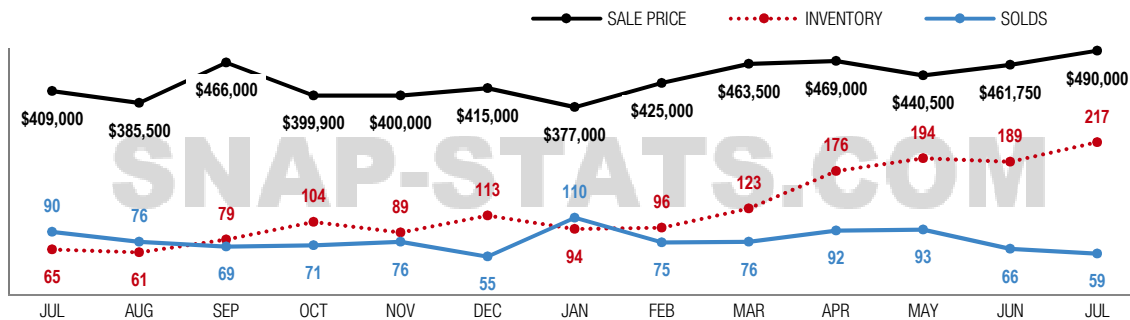
SnapStats®	Inventory	Sales	Sales Ratio
Albion	16	2	13%
Cottonwood	25	7	28%
East Central	97	34	35%
North	2	0	NA
Northeast	0	0	NA
Northwest	4	2	50%
Silver Valley	17	4	24%
Southwest	5	3	60%
Thornhill	5	0	NA
Websters Corners	0	0	NA
West Central	46	7	15%
Whonnock	0	0	NA
TOTAL*	217	59	27%

Market Summary

- Market Type Indicator **MAPLE RIDGE ATTACHED**: Sellers Market at 27% Sales Ratio average (2.7 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band** \$200,000 to \$300,000 with average 56% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$300,000 to \$400,000, Albion, West Central and up to 1 bedroom properties
- Sellers Best Bet** Selling homes in East Central and 3 bedroom properties

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