

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

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SnapStats Publishing

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August 2018

Produced & Published by SnapStats® Publishing Co.
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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	1	0	NA
700,001 – 800,000	0	0	NA
800,001 – 900,000	0	0	NA
900,001 – 1,000,000	0	0	NA
1,000,001 – 1,250,000	21	9	43%
1,250,001 – 1,500,000	68	7	10%
1,500,001 – 1,750,000	76	11	14%
1,750,001 – 2,000,000	104	5	5%
2,000,001 – 2,250,000	31	4	13%
2,250,001 – 2,500,000	67	2	3%
2,500,001 – 2,750,000	20	2	10%
2,750,001 – 3,000,000	44	1	2%
3,000,001 – 3,500,000	19	0	NA
3,500,001 – 4,000,000	11	0	NA
4,000,001 & Greater	5	0	NA
TOTAL*	467	41	9%

2 Bedrooms & Less	15	2	13%
3 to 4 Bedrooms	134	13	10%
5 to 6 Bedrooms	207	21	10%
7 Bedrooms & More	111	5	5%
TOTAL*	467	41	9%

SnapStats®	July	August	Variance
Inventory	533	467	-12%
Solds	46	41	-11%
Sale Price	\$1,602,500	\$1,600,000	0%
Sale Price SQFT	\$630	\$597	-5%
Sale to List Price Ratio	99%	97%	-2%
Days on Market	39	33	-15%

*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

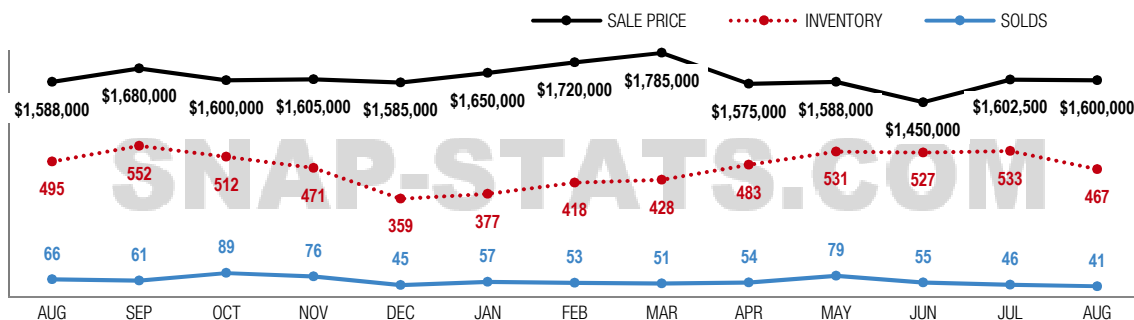
SnapStats®	Inventory	Sales	Sales Ratio
Big Bend	4	0	NA
Brentwood Park	7	1	14%
Buckingham Heights	10	0	NA
Burnaby Hospital	14	0	NA
Burnaby Lake	20	2	10%
Cariboo	0	0	NA
Capitol Hill	30	5	17%
Central	9	0	NA
Central Park	6	1	17%
Deer Lake	12	1	8%
Deer Lake Place	7	0	NA
East Burnaby	33	5	15%
Edmonds	16	1	6%
Forest Glen	17	0	NA
Forest Hills	1	0	NA
Garden Village	7	2	29%
Government Road	18	4	22%
Greentree Village	2	0	NA
Highgate	18	0	NA
Metrotown	19	0	NA
Montecito	14	1	7%
Oakdale	2	0	NA
Oaklands	0	0	NA
Parkcrest	15	4	27%
Simon Fraser Hills	0	0	NA
Simon Fraser University SFU	8	2	25%
South Slope	39	5	13%
Sperling-Duthie	27	2	7%
Sullivan Heights	3	0	NA
Suncrest	10	0	NA
The Crest	11	1	9%
Upper Deer Lake	30	1	3%
Vancouver Heights	19	2	11%
Westridge	15	1	7%
Willingdon Heights	24	0	NA
TOTAL*	467	41	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 3% below list price
- Most Active Price Band** \$1 mil to \$1.25 mil with average 43% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$2.75 mil to \$3 mil, Upper Deer Lake and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Government Road, Parkcrest, SFU and up to 2 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	0	0	NA
300,001 – 400,000	13	8	62%
400,001 – 500,000	66	32	48%
500,001 – 600,000	119	30	25%
600,001 – 700,000	124	28	23%
700,001 – 800,000	94	18	19%
800,001 – 900,000	65	16	25%
900,001 – 1,000,000	62	6	10%
1,000,001 – 1,250,000	31	6	19%
1,250,001 – 1,500,000	11	1	9%
1,500,001 – 1,750,000	7	1	14%
1,750,001 – 2,000,000	3	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*	595	146	25%

0 to 1 Bedroom	115	48	42%
2 Bedrooms	373	73	20%
3 Bedrooms	87	19	22%
4 Bedrooms & Greater	20	6	30%
TOTAL*	595	146	25%

SnapStats®	July	August	Variance
Inventory	600	595	-1%
Solds	134	146	9%
Sale Price	\$632,500	\$621,250	-2%
Sale Price SQFT	\$698	\$690	-1%
Sale to List Price Ratio	99%	99%	0%
Days on Market	18	19	6%

*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

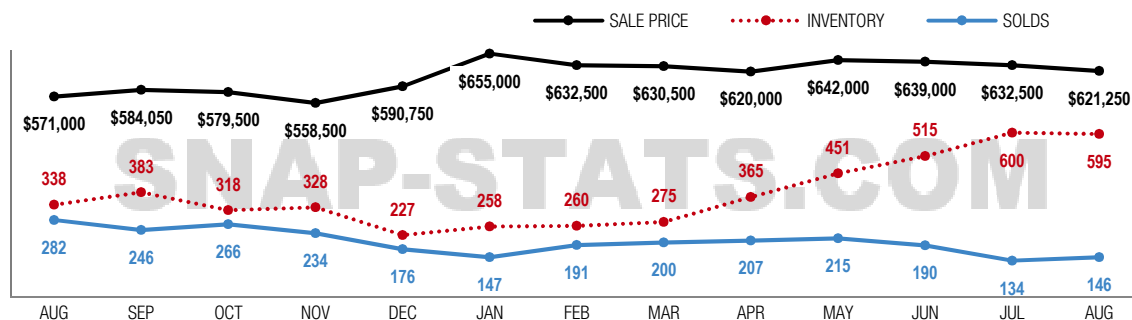
SnapStats®	Inventory	Sales	Sales Ratio
Big Bend	1	0	NA
Brentwood Park	79	20	25%
Buckingham Heights	0	1	NA*
Burnaby Hospital	0	1	NA*
Burnaby Lake	4	3	75%
Cariboo	15	4	27%
Capitol Hill	7	0	NA
Central	15	2	13%
Central Park	24	5	21%
Deer Lake	0	0	NA
Deer Lake Place	0	0	NA
East Burnaby	5	1	20%
Edmonds	37	8	22%
Forest Glen	41	4	10%
Forest Hills	3	1	33%
Garden Village	0	0	NA
Government Road	23	6	26%
Greentree Village	2	2	100%
Highgate	60	15	25%
Metrotown	145	34	23%
Montecito	7	0	NA
Oakdale	0	0	NA
Oaklands	3	1	33%
Parkcrest	0	0	NA
Simon Fraser Hills	3	6	200%*
Simon Fraser University SFU	32	10	31%
South Slope	35	12	34%
Sperling-Duthie	1	1	100%
Sullivan Heights	25	3	12%
Suncrest	0	0	NA
The Crest	9	2	22%
Upper Deer Lake	1	0	NA
Vancouver Heights	12	1	8%
Westridge	3	1	33%
Willingdon Heights	3	2	67%
TOTAL*	595	146	25%

Market Summary

- Market Type Indicator **BURNABY ATTACHED**: Sellers Market at 25% Sales Ratio average (2.5 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 62% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.25 mil to \$1.5 mil, Forest Glen, Vancouver Heights and 2 bedrooms
- Sellers Best Bet** Selling homes in SFU, South Slope 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	3	0	NA
900,001 – 1,000,000	14	2	14%
1,000,001 – 1,250,000	25	4	16%
1,250,001 – 1,500,000	28	7	25%
1,500,001 – 1,750,000	18	0	NA
1,750,001 – 2,000,000	7	1	14%
2,000,001 – 2,250,000	4	0	NA
2,250,001 – 2,500,000	2	0	NA
2,500,001 – 2,750,000	1	0	NA
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*	108	14	13%

2 Bedrooms & Less	10	0	NA
3 to 4 Bedrooms	58	5	9%
5 to 6 Bedrooms	35	9	26%
7 Bedrooms & More	5	0	NA
TOTAL*	108	14	13%

SnapStats®	July	August	Variance
Inventory	111	108	-3%
Solds	21	14	-33%
Sale Price	\$1,200,000	\$1,321,428	10%
Sale Price SQFT	\$446	\$515	15%
Sale to List Price Ratio	93%	95%	2%
Days on Market	30	25	-17%

*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

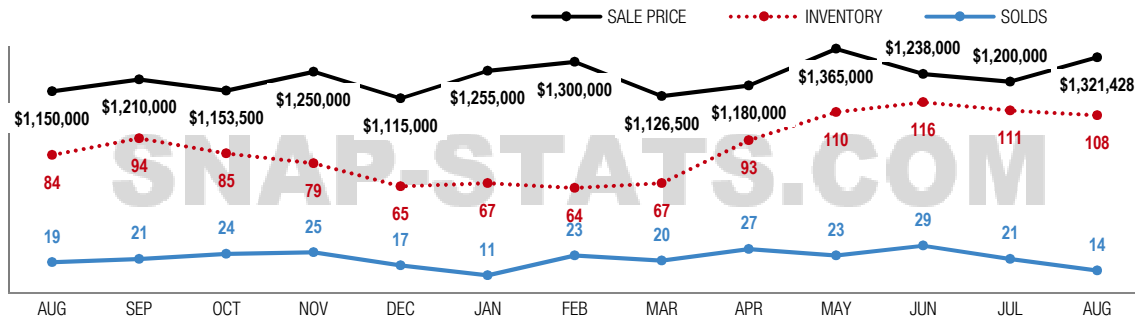
SnapStats®	Inventory	Sales	Sales Ratio
Brunette	0	0	NA
Connaught Heights	10	0	NA
Downtown	0	0	NA
Fraserview	0	0	NA
GlenBrooke North	11	2	18%
Moody Park	3	0	NA
North Arm	0	0	NA
Quay	0	0	NA
Queensborough	32	4	13%
Queens Park	9	0	NA
Sapperton	8	1	13%
The Heights	14	5	36%
Uptown	3	0	NA
West End	18	2	11%
TOTAL*	108	14	13%

Market Summary

- Market Type Indicator **NEW WESTMINSTER DETACHED**: Balanced Market at 13% Sales Ratio average (1.3 in 10 homes selling rate)
- Homes are selling on average 5% below list price
- Most Active Price Band** \$1.25 mil to \$1.5 mil with average 25% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$900,000 to \$1 mil, West End and 3 to 4 bedroom properties
- Sellers Best Bet** Selling homes in The Heights and 5 to 6 bedroom properties

**With minimum inventory of 10 in most instances

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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	2	3	150%*
300,001 – 400,000	19	7	37%
400,001 – 500,000	47	21	45%
500,001 – 600,000	55	17	31%
600,001 – 700,000	48	15	31%
700,001 – 800,000	31	6	19%
800,001 – 900,000	10	1	10%
900,001 – 1,000,000	10	0	NA
1,000,001 – 1,250,000	6	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	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*	231	70	30%

0 to 1 Bedroom	54	23	43%
2 Bedrooms	149	42	28%
3 Bedrooms	25	5	20%
4 Bedrooms & Greater	3	0	NA
TOTAL*	231	70	30%

SnapStats®	July	August	Variance
Inventory	228	231	1%
Solds	93	70	-25%
Sale Price	\$515,000	\$530,000	3%
Sale Price SQFT	\$572	\$595	4%
Sale to List Price Ratio	99%	98%	-1%
Days on Market	13	16	23%

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Community CONDOS & TOWNHOMES

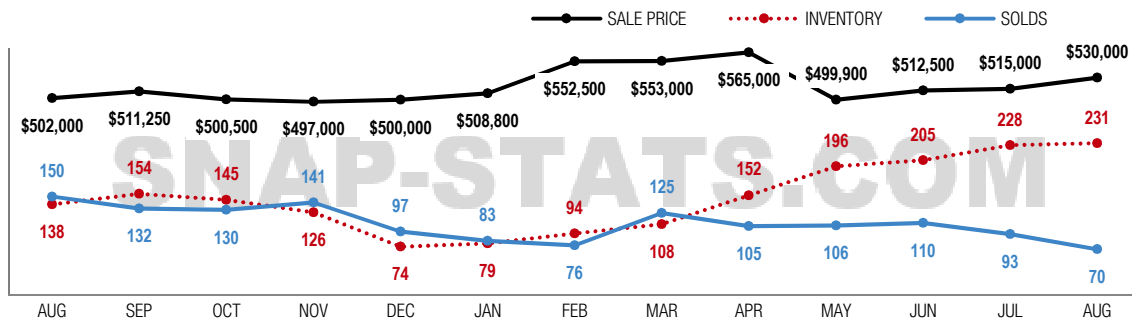
SnapStats®	Inventory	Sales	Sales Ratio
Brunette	0	0	NA
Connaught Heights	0	0	NA
Downtown	44	16	36%
Fraserview	40	9	23%
GlenBrooke North	7	1	14%
Moody Park	0	1	NA*
North Arm	0	0	NA
Quay	39	5	13%
Queensborough	24	10	42%
Queens Park	1	0	NA
Sapperton	10	4	40%
The Heights	2	1	50%
Uptown	62	23	37%
West End	2	0	NA
TOTAL*	231	70	30%

Market Summary

- Market Type Indicator **NEW WESTMINSTER ATTACHED**: Sellers Market at 30% Sales Ratio average (3 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band** \$400,000 to \$500,000 with average 45% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$800,000 to \$900,000, Quay and 3 bedroom properties
- Sellers Best Bet** Selling homes in Queensborough, Sapperton 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	1	0	NA
700,001 – 800,000	1	0	NA
800,001 – 900,000	8	3	38%
900,001 – 1,000,000	23	4	17%
1,000,001 – 1,250,000	61	17	28%
1,250,001 – 1,500,000	133	16	12%
1,500,001 – 1,750,000	88	8	9%
1,750,001 – 2,000,000	50	3	6%
2,000,001 – 2,250,000	27	3	11%
2,250,001 – 2,500,000	22	2	9%
2,500,001 – 2,750,000	24	1	4%
2,750,001 – 3,000,000	12	0	NA
3,000,001 – 3,500,000	9	0	NA
3,500,001 – 4,000,000	4	0	NA
4,000,001 & Greater	4	0	NA
TOTAL*	467	57	12%

2 Bedrooms & Less	23	1	4%
3 to 4 Bedrooms	180	24	13%
5 to 6 Bedrooms	193	28	15%
7 Bedrooms & More	71	4	6%
TOTAL*	467	57	12%

SnapStats®	July	August	Variance
Inventory	473	467	-1%
Solds	47	57	21%
Sale Price	\$1,360,000	\$1,325,000	-3%
Sale Price SQFT	\$491	\$457	-7%
Sale to List Price Ratio	99%	95%	-4%
Days on Market	22	33	50%

*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

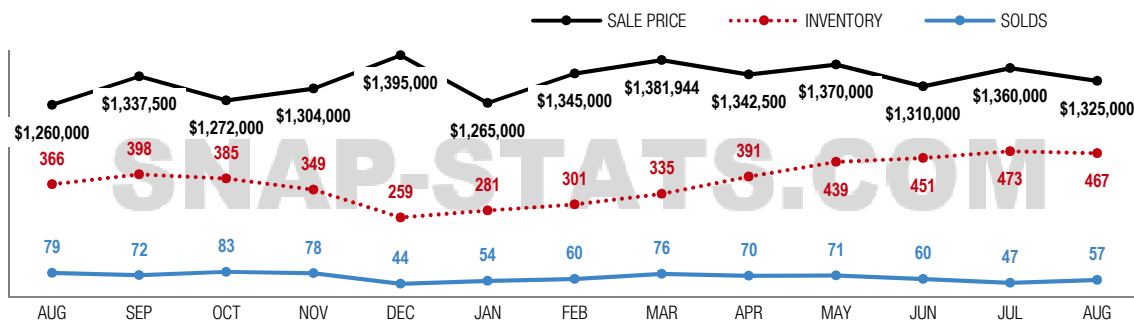
SnapStats®	Inventory	Sales	Sales Ratio
Burke Mountain	75	14	19%
Canyon Springs	3	0	NA
Cape Horn	16	2	13%
Central Coquitlam	94	13	14%
Chineside	8	0	NA
Coquitlam East	29	0	NA
Coquitlam West	60	7	12%
Eagle Ridge	5	1	20%
Harbour Chines	8	0	NA
Harbour Place	8	1	13%
Hockaday	10	1	10%
Maillardville	33	1	3%
Meadow Brook	4	1	25%
New Horizons	3	7	233%*
North Coquitlam	1	0	NA
Park Ridge Estates	2	0	NA
Ranch Park	26	5	19%
River Springs	6	0	NA
Scott Creek	7	0	NA
Summitt View	4	0	NA
Upper Eagle Ridge	7	0	NA
Westwood Plateau	58	4	7%
Westwood Summit	0	0	NA
TOTAL*	467	57	12%

Market Summary

- Market Type Indicator **COQUITLAM DETACHED**: Balanced Market at 12% Sales Ratio average (1.2 in 10 homes selling rate)
- Homes are selling on average 5% below list price
- Most Active Price Band** \$800,000 to \$900,000 with average 38% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$2.5 mil to \$2.75 mil, Maillardville, Westwood Plateau and up to 2 bedroom properties
- Sellers Best Bet** Selling homes in Burke Mountain, Ranch Park 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	2	0	NA
300,001 – 400,000	15	12	80%
400,001 – 500,000	37	27	73%
500,001 – 600,000	113	16	14%
600,001 – 700,000	85	28	33%
700,001 – 800,000	51	14	27%
800,001 – 900,000	23	17	74%
900,001 – 1,000,000	31	2	6%
1,000,001 – 1,250,000	12	4	33%
1,250,001 – 1,500,000	8	0	NA
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*	381	120	31%

0 to 1 Bedroom	75	32	43%
2 Bedrooms	212	56	26%
3 Bedrooms	68	16	24%
4 Bedrooms & Greater	26	16	62%
TOTAL*	381	120	31%

SnapStats®	July	August	Variance
Inventory	385	381	-1%
Solds	98	120	22%
Sale Price	\$581,500	\$627,000	8%
Sale Price SQFT	\$605	\$659	9%
Sale to List Price Ratio	97%	100%	3%
Days on Market	13	19	46%

*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

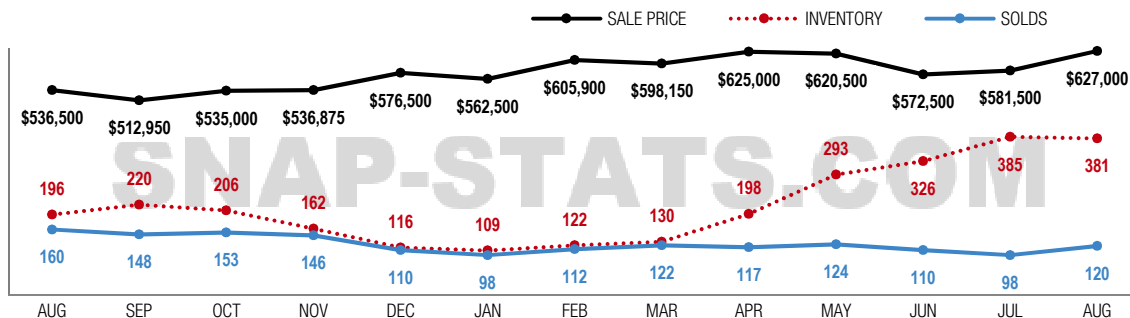
SnapStats®	Inventory	Sales	Sales Ratio
Burke Mountain	35	17	49%
Canyon Springs	17	2	12%
Cape Horn	0	0	NA
Central Coquitlam	13	3	23%
Chineside	0	0	NA
Coquitlam East	6	4	67%
Coquitlam West	86	17	20%
Eagle Ridge	7	5	71%
Harbour Chines	0	0	NA
Harbour Place	0	0	NA
Hockaday	0	0	NA
Maillardville	26	5	19%
Meadow Brook	0	0	NA
New Horizons	28	15	54%
North Coquitlam	114	32	28%
Park Ridge Estates	0	0	NA
Ranch Park	1	0	NA
River Springs	0	0	NA
Scott Creek	1	0	NA
Summitt View	0	0	NA
Upper Eagle Ridge	1	0	NA
Westwood Plateau	46	20	43%
Westwood Summit	0	0	NA
TOTAL*	381	120	31%

Market Summary

- Market Type Indicator **COQUITLAM ATTACHED**: Sellers Market at 31% Sales Ratio average (3.1 in 10 homes selling rate)
- Homes are selling on average 100% of list price
- Most Active Price Band** \$300,000 to \$400,000 with average 80% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$900,000 to \$1 mil, Canyon Springs and 3 bedroom properties
- Sellers Best Bet** Selling homes in Burke Mountain, New Horizons, Westwood Plateau 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	2	50%
800,001 – 900,000	20	5	25%
900,001 – 1,000,000	28	5	18%
1,000,001 – 1,250,000	58	5	9%
1,250,001 – 1,500,000	20	1	5%
1,500,001 – 1,750,000	6	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	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*	143	18	13%

2 Bedrooms & Less	5	1	20%
3 to 4 Bedrooms	90	11	12%
5 to 6 Bedrooms	41	6	15%
7 Bedrooms & More	7	0	NA
TOTAL*	143	18	13%

SnapStats®	July	August	Variance
Inventory	145	143	-1%
Solds	22	18	-18%
Sale Price	\$987,499	\$929,400	-6%
Sale Price SQFT	\$416	\$443	6%
Sale to List Price Ratio	100%	99%	-1%
Days on Market	16	34	113%

*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

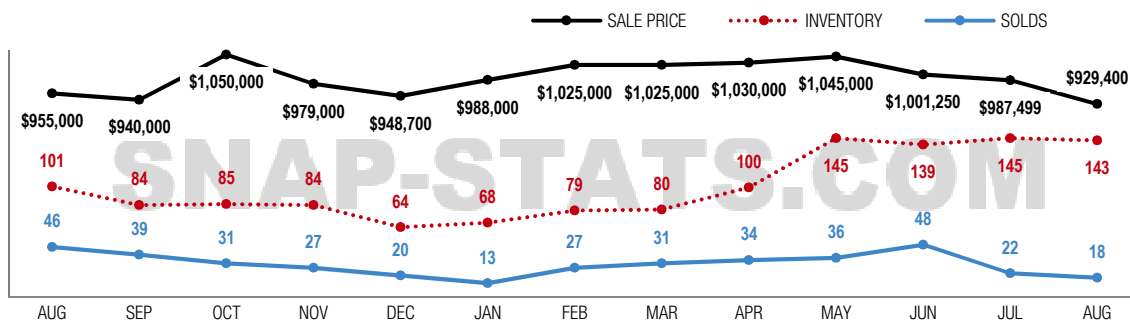
SnapStats®	Inventory	Sales	Sales Ratio
Birchland Manor	4	0	NA
Central Port Coquitlam	7	1	14%
Citadel	18	0	NA
Glenwood	27	5	19%
Lincoln Park	18	3	17%
Lower Mary Hill	9	4	44%
Mary Hill	15	1	7%
Oxford Heights	23	2	9%
Riverwood	14	1	7%
Woodland Acres	8	1	13%
TOTAL*	143	18	13%

Market Summary

- Market Type Indicator **PORT COQUITLAM DETACHED**: Balanced Market at 13% Sales Ratio average (1.3 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 25% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.25 mil to \$1.5 mil, Mary Hill, Oxford Heights, Riverwood and 3 to 4 bedroom properties
- Sellers Best Bet** Selling homes in Lower Mary Hill and 5 to 6 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	4	67%
300,001 – 400,000	21	7	33%
400,001 – 500,000	33	19	58%
500,001 – 600,000	29	11	38%
600,001 – 700,000	27	10	37%
700,001 – 800,000	16	2	13%
800,001 – 900,000	9	2	22%
900,001 – 1,000,000	6	0	NA
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*	148	55	37%

0 to 1 Bedroom	28	13	46%
2 Bedrooms	68	31	46%
3 Bedrooms	37	10	27%
4 Bedrooms & Greater	15	1	7%
TOTAL*	148	55	37%

SnapStats®	July	August	Variance
Inventory	160	148	-8%
Solds	61	55	-10%
Sale Price	\$505,000	\$488,000	-3%
Sale Price SQFT	\$504	\$497	-1%
Sale to List Price Ratio	99%	98%	-1%
Days on Market	10	10	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

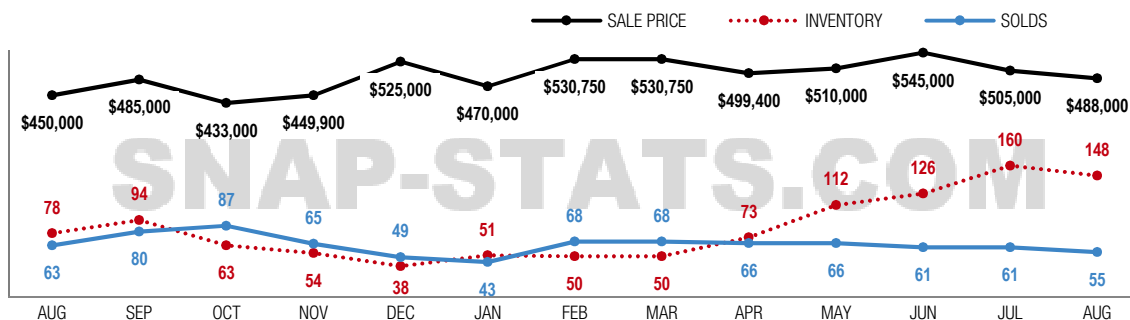
SnapStats®	Inventory	Sales	Sales Ratio
Birchland Manor	1	0	NA
Central Port Coquitlam	70	31	44%
Citadel	17	4	24%
Glenwood	27	9	33%
Lincoln Park	2	1	50%
Lower Mary Hill	1	0	NA
Mary Hill	2	1	50%
Oxford Heights	2	1	50%
Riverwood	26	8	31%
Woodland Acres	0	0	NA
TOTAL*	148	55	37%

Market Summary

- Market Type Indicator **PORT COQUITLAM ATTACHED**: Sellers Market at 37% Sales Ratio average (3.7 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band** \$400,000 to \$500,000 with average 58% 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 Central Port Coquitlam and up to 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	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	4	0	NA
1,000,001 – 1,250,000	11	2	18%
1,250,001 – 1,500,000	12	1	8%
1,500,001 – 1,750,000	7	0	NA
1,750,001 – 2,000,000	5	0	NA
2,000,001 – 2,250,000	2	0	NA
2,250,001 – 2,500,000	9	0	NA
2,500,001 – 2,750,000	5	1	20%
2,750,001 – 3,000,000	8	0	NA
3,000,001 – 3,500,000	4	0	NA
3,500,001 – 4,000,000	3	0	NA
4,000,001 & Greater	11	0	NA
TOTAL*	81	4	5%

2 Bedrooms & Less	4	0	NA
3 to 4 Bedrooms	47	3	6%
5 to 6 Bedrooms	28	1	4%
7 Bedrooms & More	2	0	NA
TOTAL*	81	4	5%

SnapStats®	July	August	Variance
Inventory	89	81	-9%
Solds	11	4	-64%
Sale Price	\$1,250,000	\$1,330,000	6%
Sale Price SQFT	\$494	\$534	8%
Sale to List Price Ratio	96%	97%	1%
Days on Market	23	51	122%

*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

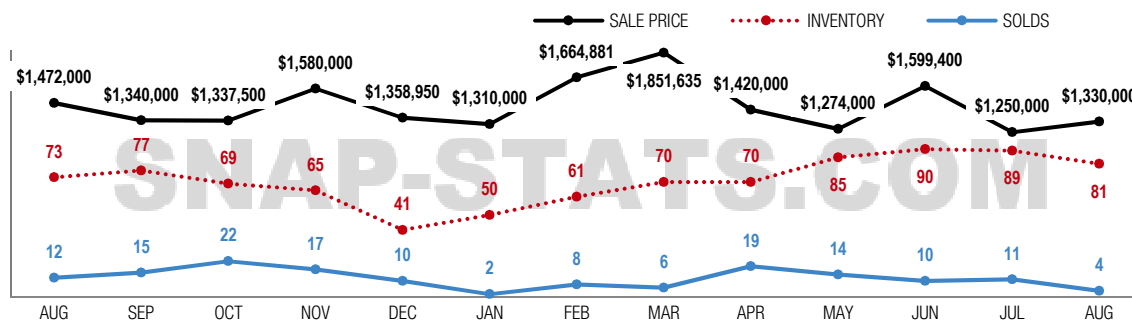
SnapStats®	Inventory	Sales	Sales Ratio
Anmore	22	0	NA
Barber Street	3	0	NA
Belcarra	7	0	NA
College Park	8	1	13%
Glenayre	5	1	20%
Heritage Mountain	3	0	NA
Heritage Woods	7	0	NA
loco	0	0	NA
Mountain Meadows	0	0	NA
North Shore	9	2	22%
Port Moody Centre	17	0	NA
Westwood Summit	0	0	NA
TOTAL*	81	4	5%

Market Summary

- Market Type Indicator **PORT MOODY DETACHED**: Buyers Market at 5% Sales Ratio average (5 in 100 homes selling rate)
- Homes are selling on average 3% below list price
- Most Active Price Band** \$1 mil to \$1.25 mil with average 18% Sales Ratio (Balanced market)
- Buyers Best Bet** Homes between \$1.25 mil to \$1.5 mil, College Park and 5 to 6 bedroom properties
- Sellers Best Bet** Selling homes in North Shore and 3 to 4 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	1	0	NA
300,001 – 400,000	3	0	NA
400,001 – 500,000	4	6	150%*
500,001 – 600,000	17	7	41%
600,001 – 700,000	17	8	47%
700,001 – 800,000	12	1	8%
800,001 – 900,000	11	1	9%
900,001 – 1,000,000	8	0	NA
1,000,001 – 1,250,000	8	1	13%
1,250,001 – 1,500,000	3	0	NA
1,500,001 – 1,750,000	3	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*	87	24	28%

0 to 1 Bedroom	4	6	150%*
2 Bedrooms	61	14	23%
3 Bedrooms	17	4	24%
4 Bedrooms & Greater	5	0	NA
TOTAL*	87	24	28%

SnapStats®	July	August	Variance
Inventory	99	87	-12%
Solds	39	24	-38%
Sale Price	\$619,000	\$591,000	-5%
Sale Price SQFT	\$596	\$645	8%
Sale to List Price Ratio	97%	98%	1%
Days on Market	9	15	67%

*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

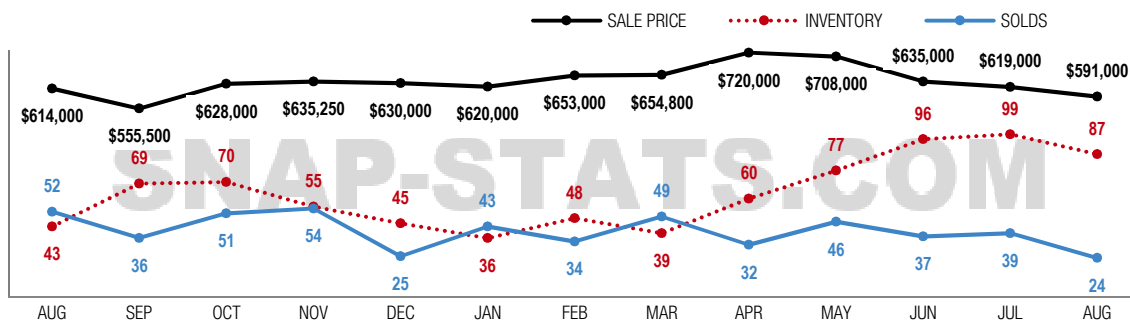
SnapStats®	Inventory	Sales	Sales Ratio
Anmore	0	0	NA
Barber Street	0	0	NA
Belcarra	0	0	NA
College Park	5	1	20%
Glenayre	0	0	NA
Heritage Mountain	2	2	100%
Heritage Woods	6	0	NA
loco	0	0	NA
Mountain Meadows	0	0	NA
North Shore	15	4	27%
Port Moody Centre	59	17	29%
Westwood Summit	0	0	NA
TOTAL*	87	24	28%

Market Summary

- Market Type Indicator **PORT MOODY ATTACHED**: Sellers Market at 28% Sales Ratio average (2.8 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band** \$600,000 to \$700,000 with average 47% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$700,000 to \$800,000
- Sellers Best Bet** Selling homes in North Shore, Port Moody Centre and 2 to 3 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	0	0	NA
400,001 – 500,000	0	0	NA
500,001 – 600,000	0	0	NA
600,001 – 700,000	1	0	NA
700,001 – 800,000	2	1	50%
800,001 – 900,000	11	4	36%
900,001 – 1,000,000	3	2	67%
1,000,001 – 1,250,000	4	4	100%
1,250,001 – 1,500,000	4	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	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*	29	11	38%

2 Bedrooms & Less	1	0	NA
3 to 4 Bedrooms	16	10	63%
5 to 6 Bedrooms	11	1	9%
7 Bedrooms & More	1	0	NA
TOTAL*	29	11	38%

SnapStats®	July	August	Variance
Inventory	34	29	-15%
Solds	6	11	83%
Sale Price	\$899,000	\$907,500	1%
Sale Price SQFT	\$393	\$395	1%
Sale to List Price Ratio	99%	101%	2%
Days on Market	29	23	-21%

*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

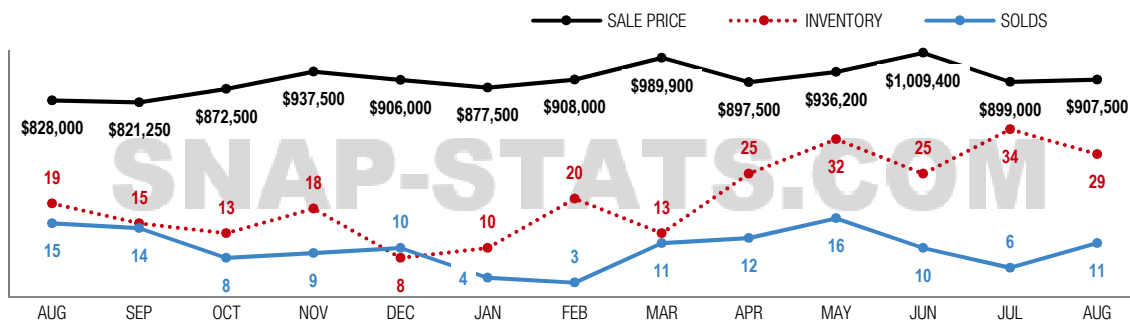
SnapStats®	Inventory	Sales	Sales Ratio
Central Meadows	13	6	46%
Mid Meadows	4	1	25%
North Meadows	3	0	NA
South Meadows	7	4	57%
West Meadows	2	0	NA
TOTAL*	29	11	38%

Market Summary

- Market Type Indicator **PITT MEADOWS DETACHED**: Sellers Market at 38% Sales Ratio average (3.8 in 10 homes selling rate)
- Homes are selling on average 1% above list price
- Most Active Price Band** \$800,000 to \$900,000 with average 36% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes with 5 to 6 bedrooms
- Sellers Best Bet** Selling homes in Central Meadows and 3 to 4 bedroom properties

**With minimum inventory of 10 in most instances

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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	6	1	17%
400,001 – 500,000	14	7	50%
500,001 – 600,000	15	0	NA
600,001 – 700,000	15	0	NA
700,001 – 800,000	2	2	100%
800,001 – 900,000	2	1	50%
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*	55	11	20%

0 to 1 Bedroom	8	0	NA
2 Bedrooms	26	8	31%
3 Bedrooms	16	2	13%
4 Bedrooms & Greater	5	1	20%
TOTAL*	55	11	20%

SnapStats®	July	August	Variance
Inventory	44	55	25%
Solds	17	11	-35%
Sale Price	\$452,500	\$425,000	-6%
Sale Price SQFT	\$423	\$369	-13%
Sale to List Price Ratio	96%	98%	2%
Days on Market	11	26	136%

*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

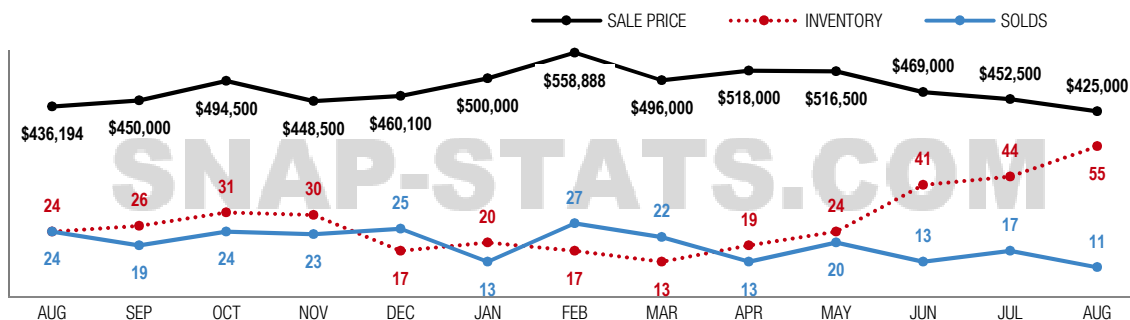
SnapStats®	Inventory	Sales	Sales Ratio
Central Meadows	19	4	21%
Mid Meadows	27	3	11%
North Meadows	4	3	75%
South Meadows	5	1	20%
West Meadows	0	0	NA
TOTAL*	55	11	20%

Market Summary

- Market Type Indicator **PITT MEADOWS ATTACHED**: Balanced Market at 20% Sales Ratio average (2 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band** \$400,000 to \$500,000 with average 50% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes in Mid Meadows and 3 bedroom properties
- 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	1	NA*
400,001 – 500,000	1	1	100%
500,001 – 600,000	2	2	100%
600,001 – 700,000	19	7	37%
700,001 – 800,000	54	8	15%
800,001 – 900,000	46	17	37%
900,001 – 1,000,000	56	17	30%
1,000,001 – 1,250,000	51	3	6%
1,250,001 – 1,500,000	33	2	6%
1,500,001 – 1,750,000	8	0	NA
1,750,001 – 2,000,000	5	0	NA
2,000,001 – 2,250,000	5	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	0	0	NA
TOTAL*	282	58	21%

2 Bedrooms & Less	12	3	25%
3 to 4 Bedrooms	154	40	26%
5 to 6 Bedrooms	107	14	13%
7 Bedrooms & More	9	1	11%
TOTAL*	282	58	21%

SnapStats®	July	August	Variance
Inventory	293	282	-4%
Solds	64	58	-9%
Sale Price	\$848,750	\$856,250	1%
Sale Price SQFT	\$324	\$346	7%
Sale to List Price Ratio	99%	98%	-1%
Days on Market	24	28	17%

*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

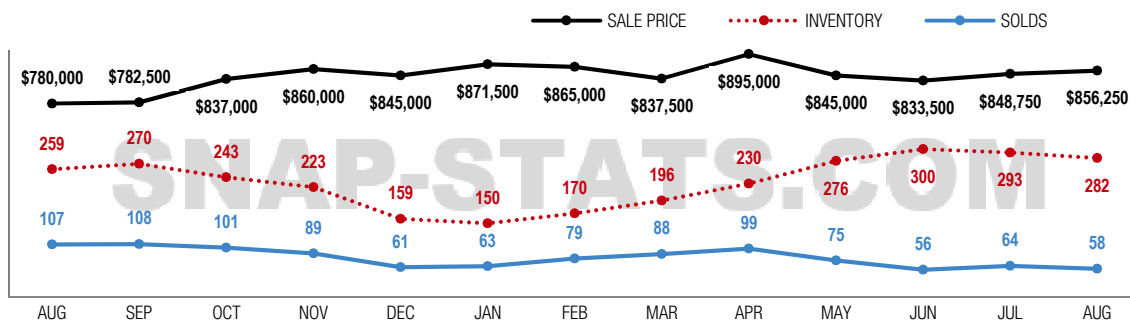
SnapStats®	Inventory	Sales	Sales Ratio
Albion	44	11	25%
Cottonwood	34	9	26%
East Central	40	9	23%
North	0	0	NA
Northeast	2	0	NA
Northwest	28	4	14%
Silver Valley	34	5	15%
Southwest	29	7	24%
Thornhill	16	2	13%
Websters Corners	11	2	18%
West Central	39	8	21%
Whonnock	5	1	20%
TOTAL*	282	58	21%

Market Summary

- Market Type Indicator **MAPLE RIDGE DETACHED**: Sellers Market at 21% Sales Ratio average (2.1 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band** \$600,000 to \$700,000 and \$800,000 to \$900,000 with average 37% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1 mil to \$1.5 mil, Thornhill and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Cottonwood and up to 4 bedroom properties

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SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	2	0	NA
200,001 – 300,000	16	2	13%
300,001 – 400,000	58	13	22%
400,001 – 500,000	52	17	33%
500,001 – 600,000	47	18	38%
600,001 – 700,000	27	7	26%
700,001 – 800,000	20	0	NA
800,001 – 900,000	7	0	NA
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*	229	57	25%

0 to 1 Bedroom	41	10	24%
2 Bedrooms	95	15	16%
3 Bedrooms	77	30	39%
4 Bedrooms & Greater	16	2	13%
TOTAL*	229	57	25%

SnapStats®	July	August	Variance
Inventory	217	229	6%
Solds	59	57	-3%
Sale Price	\$490,000	\$480,000	-2%
Sale Price SQFT	\$373	\$382	2%
Sale to List Price Ratio	98%	99%	1%
Days on Market	24	23	-4%

*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.

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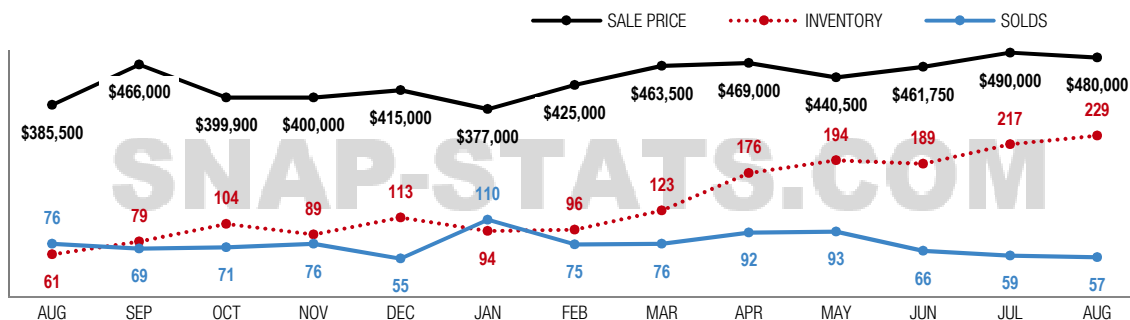
SnapStats®	Inventory	Sales	Sales Ratio
Albion	17	5	29%
Cottonwood	28	6	21%
East Central	99	26	26%
North	3	0	NA
Northeast	0	0	NA
Northwest	4	1	25%
Silver Valley	16	5	31%
Southwest	8	1	13%
Thornhill	2	1	50%
Websters Corners	0	0	NA
West Central	52	12	23%
Whonnock	0	0	NA
TOTAL*	229	57	25%

Market Summary

- Market Type Indicator **MAPLE RIDGE ATTACHED**: Sellers Market at 25% Sales Ratio average (2.5 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band** \$500,000 to \$600,000 with average 38% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$200,000 to \$300,000, Southwest and minimum 4 bedroom properties
- Sellers Best Bet** Selling homes in Silver Valley and 3 bedroom properties

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