

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	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	23	5	22%
1,250,001 – 1,500,000	85	10	12%
1,500,001 – 1,750,000	102	5	5%
1,750,001 – 2,000,000	87	10	11%
2,000,001 – 2,250,000	31	3	10%
2,250,001 – 2,500,000	63	2	3%
2,500,001 – 2,750,000	24	2	8%
2,750,001 – 3,000,000	44	1	2%
3,000,001 – 3,500,000	20	1	5%
3,500,001 – 4,000,000	11	1	9%
4,000,001 & Greater	4	0	NA
TOTAL*	495	40	8%

2 Bedrooms & Less	16	2	13%
3 to 4 Bedrooms	150	14	9%
5 to 6 Bedrooms	220	19	9%
7 Bedrooms & More	109	5	5%
TOTAL*	495	40	8%

SnapStats®	August	September	Variance
Inventory	467	495	6%
Solds	41	40	-2%
Sale Price	\$1,600,000	\$1,747,500	9%
Sale Price SQFT	\$597	\$634	6%
Sale to List Price Ratio	97%	94%	-3%
Days on Market	33	31	-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 DETACHED HOUSES

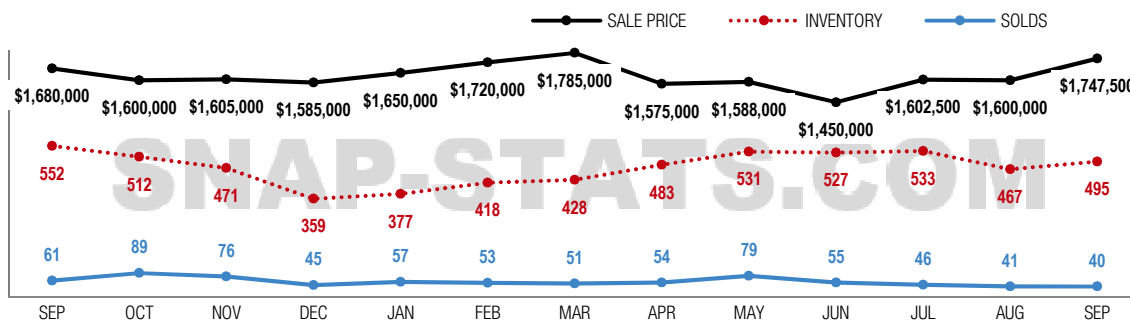
SnapStats®	Inventory	Sales	Sales Ratio
Big Bend	5	0	NA
Brentwood Park	9	1	11%
Buckingham Heights	11	0	NA
Burnaby Hospital	17	1	6%
Burnaby Lake	19	2	11%
Cariboo	0	0	NA
Capitol Hill	33	6	18%
Central	12	1	8%
Central Park	5	0	NA
Deer Lake	11	1	9%
Deer Lake Place	8	0	NA
East Burnaby	35	2	6%
Edmonds	16	1	6%
Forest Glen	18	2	11%
Forest Hills	1	0	NA
Garden Village	7	0	NA
Government Road	16	1	6%
Greentree Village	6	0	NA
Highgate	18	2	11%
Metrotown	21	0	NA
Montecito	10	1	10%
Oakdale	1	1	100%
Oaklands	0	0	NA
Parkcrest	20	2	10%
Simon Fraser Hills	0	0	NA
Simon Fraser University SFU	10	0	NA
South Slope	35	5	14%
Sperling-Duthie	36	2	6%
Sullivan Heights	2	1	50%
Suncrest	10	0	NA
The Crest	16	0	NA
Upper Deer Lake	25	2	8%
Vancouver Heights	22	2	9%
Westridge	19	0	NA
Willingdon Heights	21	4	19%
TOTAL*	495	40	8%

Market Summary

- Market Type Indicator **BURNABY DETACHED**: Buyers Market at 8% Sales Ratio average (8 in 100 homes selling rate)
- Homes are selling on average 6% below list price
- Most Active Price Band** \$1 mil to \$1.25 mil with average 22% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$2.75 mil to \$3 mil, Burnaby Hospital, East Burnaby, Edmonds, Gov't Road and Sperling-Duthie
- Sellers Best Bet** Selling homes in Capitol Hill, Willingdon Heights 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	18	7	39%
400,001 – 500,000	77	25	32%
500,001 – 600,000	138	27	20%
600,001 – 700,000	134	30	22%
700,001 – 800,000	101	16	16%
800,001 – 900,000	74	16	22%
900,001 – 1,000,000	53	3	6%
1,000,001 – 1,250,000	42	5	12%
1,250,001 – 1,500,000	16	1	6%
1,500,001 – 1,750,000	8	0	NA
1,750,001 – 2,000,000	6	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*	668	130	19%

0 to 1 Bedroom	135	30	22%
2 Bedrooms	397	76	19%
3 Bedrooms	109	19	17%
4 Bedrooms & Greater	27	5	19%
TOTAL*	668	130	19%

SnapStats®	August	September	Variance
Inventory	595	668	12%
Solds	146	130	-11%
Sale Price	\$621,250	\$622,500	0%
Sale Price SQFT	\$690	\$695	1%
Sale to List Price Ratio	99%	98%	-1%
Days on Market	19	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 CONDOS & TOWNHOMES

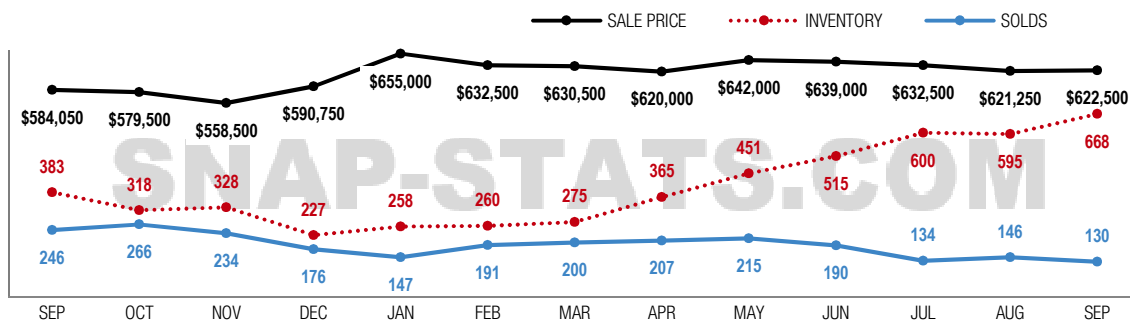
SnapStats®	Inventory	Sales	Sales Ratio
Big Bend	1	1	100%
Brentwood Park	92	20	22%
Buckingham Heights	0	0	NA
Burnaby Hospital	0	0	NA
Burnaby Lake	6	1	17%
Cariboo	16	7	44%
Capitol Hill	9	3	33%
Central	18	0	NA
Central Park	22	4	18%
Deer Lake	0	0	NA
Deer Lake Place	0	0	NA
East Burnaby	6	0	NA
Edmonds	36	5	14%
Forest Glen	39	9	23%
Forest Hills	8	1	13%
Garden Village	0	0	NA
Government Road	27	6	22%
Greentree Village	4	1	25%
Highgate	68	9	13%
Metrotown	163	28	17%
Montecito	6	1	17%
Oakdale	0	0	NA
Oaklands	6	1	17%
Parkcrest	0	0	NA
Simon Fraser Hills	8	1	13%
Simon Fraser University SFU	33	10	30%
South Slope	37	11	30%
Sperling-Duthie	1	0	NA
Sullivan Heights	29	5	17%
Suncrest	0	0	NA
The Crest	11	1	9%
Upper Deer Lake	0	1	NA*
Vancouver Heights	11	3	27%
Westridge	5	0	NA
Willingdon Heights	6	1	17%
TOTAL*	668	130	19%

Market Summary

- Market Type Indicator **BURNABY ATTACHED**: Balanced Market at 19% Sales Ratio average (1.9 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band** \$300,000 to \$400,000 with average 39% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$900,000 to \$1 mil and \$1.25 to \$1.5 mil, The Crest and 3 bedroom properties
- Sellers Best Bet** Selling homes in Caribou, 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	2	1	50%
900,001 – 1,000,000	13	3	23%
1,000,001 – 1,250,000	28	6	21%
1,250,001 – 1,500,000	31	1	3%
1,500,001 – 1,750,000	20	2	10%
1,750,001 – 2,000,000	9	0	NA
2,000,001 – 2,250,000	5	0	NA
2,250,001 – 2,500,000	2	1	50%
2,500,001 – 2,750,000	1	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	2	0	NA
TOTAL*	116	14	12%

2 Bedrooms & Less	9	0	NA
3 to 4 Bedrooms	60	11	18%
5 to 6 Bedrooms	41	2	5%
7 Bedrooms & More	6	1	17%
TOTAL*	116	14	12%

SnapStats®	August	September	Variance
Inventory	108	116	7%
Solds	14	14	0%
Sale Price	\$1,321,428	\$1,062,500	-20%
Sale Price SQFT	\$515	\$397	-23%
Sale to List Price Ratio	95%	95%	0%
Days on Market	25	27	8%

*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

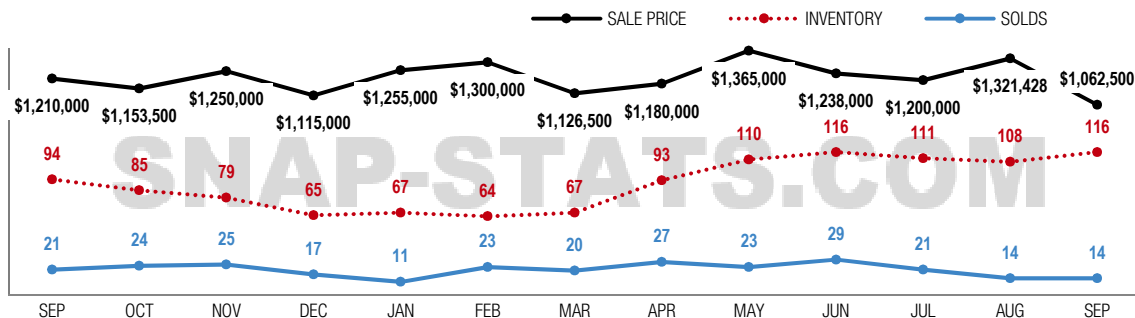
SnapStats®	Inventory	Sales	Sales Ratio
Brunette	0	0	NA
Connaught Heights	12	0	NA
Downtown	0	0	NA
Fraserview	1	0	NA
GlenBrooke North	9	2	22%
Moody Park	4	0	NA
North Arm	0	0	NA
Quay	0	0	NA
Queensborough	38	1	3%
Queens Park	6	2	33%
Sapperton	9	4	44%
The Heights	18	3	17%
Uptown	3	0	NA
West End	16	2	13%
TOTAL*	116	14	12%

Market Summary

- Market Type Indicator **NEW WESTMINSTER 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** \$900,000 to \$1 mil with average 23% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.25 mil to \$1.5 mil, Queensborough and 5 to 6 bedroom properties
- Sellers Best Bet** Selling homes in Sapperton and 3 to 4 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	1	33%
300,001 – 400,000	26	10	38%
400,001 – 500,000	66	20	30%
500,001 – 600,000	72	18	25%
600,001 – 700,000	64	12	19%
700,001 – 800,000	36	5	14%
800,001 – 900,000	17	1	6%
900,001 – 1,000,000	7	0	NA
1,000,001 – 1,250,000	4	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*	298	67	22%

0 to 1 Bedroom	75	23	31%
2 Bedrooms	189	38	20%
3 Bedrooms	33	5	15%
4 Bedrooms & Greater	1	1	100%
TOTAL*	298	67	22%

SnapStats®	August	September	Variance
Inventory	231	298	29%
Solds	70	67	-4%
Sale Price	\$530,000	\$510,800	-4%
Sale Price SQFT	\$595	\$545	-8%
Sale to List Price Ratio	98%	99%	1%
Days on Market	16	21	31%

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Community CONDOS & TOWNHOMES

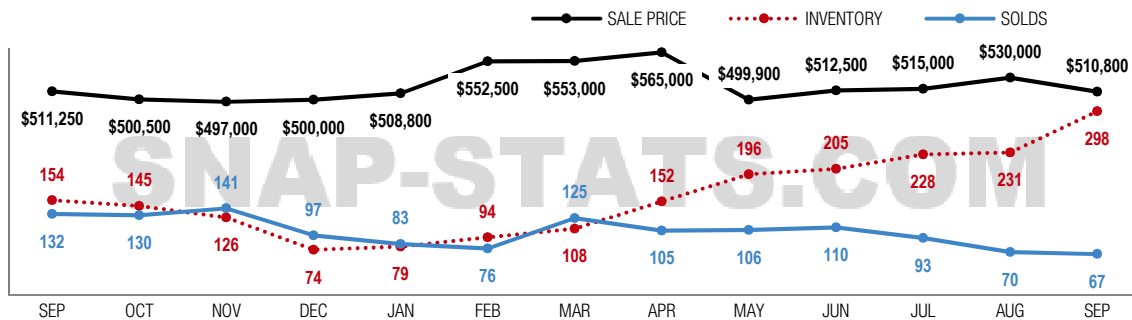
SnapStats®	Inventory	Sales	Sales Ratio
Brunette	0	0	NA
Connaught Heights	0	0	NA
Downtown	69	6	9%
Fraserview	40	16	40%
GlenBrooke North	10	3	30%
Moody Park	0	0	NA
North Arm	0	0	NA
Quay	53	11	21%
Queensborough	27	3	11%
Queens Park	1	1	100%
Sapperton	16	3	19%
The Heights	1	1	100%
Uptown	79	23	29%
West End	2	0	NA
TOTAL*	298	67	22%

Market Summary

- Market Type Indicator **NEW WESTMINSTER 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 38% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$800,000 to \$900,000, Downtown, Queensborough and 3 bedroom properties
- Sellers Best Bet** Selling homes in Fraserview 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	1	50%
800,001 – 900,000	14	1	7%
900,001 – 1,000,000	20	4	20%
1,000,001 – 1,250,000	72	15	21%
1,250,001 – 1,500,000	126	8	6%
1,500,001 – 1,750,000	80	7	9%
1,750,001 – 2,000,000	51	3	6%
2,000,001 – 2,250,000	27	2	7%
2,250,001 – 2,500,000	28	0	NA
2,500,001 – 2,750,000	27	1	4%
2,750,001 – 3,000,000	18	0	NA
3,000,001 – 3,500,000	7	0	NA
3,500,001 – 4,000,000	6	0	NA
4,000,001 & Greater	4	0	NA
TOTAL*	482	42	9%

2 Bedrooms & Less	23	2	9%
3 to 4 Bedrooms	183	19	10%
5 to 6 Bedrooms	189	16	8%
7 Bedrooms & More	87	5	6%
TOTAL*	482	42	9%

SnapStats®	August	September	Variance
Inventory	467	482	3%
Solds	57	42	-26%
Sale Price	\$1,325,000	\$1,262,500	-5%
Sale Price SQFT	\$457	\$466	2%
Sale to List Price Ratio	95%	96%	1%
Days on Market	33	29	-12%

*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

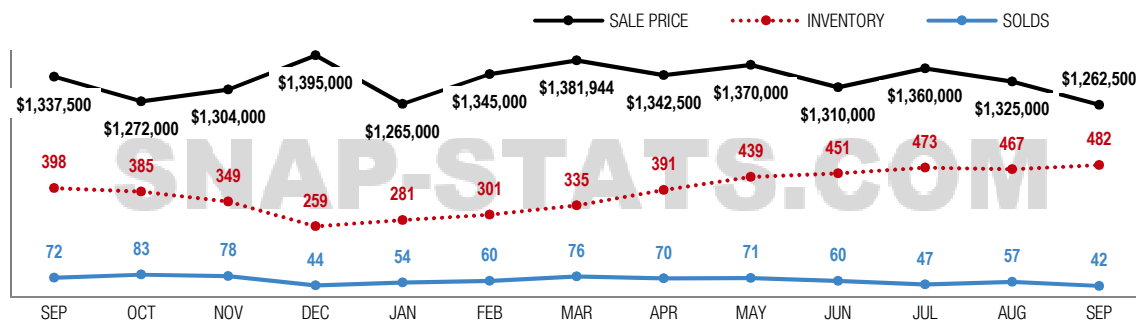
SnapStats®	Inventory	Sales	Sales Ratio
Burke Mountain	78	8	10%
Canyon Springs	4	0	NA
Cape Horn	18	2	11%
Central Coquitlam	100	5	5%
Chineside	5	2	40%
Coquitlam East	31	0	NA
Coquitlam West	53	5	9%
Eagle Ridge	5	2	40%
Harbour Chines	13	0	NA
Harbour Place	9	0	NA
Hockaday	7	3	43%
Maillardville	38	1	3%
Meadow Brook	4	1	25%
New Horizons	7	0	NA
North Coquitlam	1	0	NA
Park Ridge Estates	2	0	NA
Ranch Park	21	7	33%
River Springs	6	1	17%
Scott Creek	8	0	NA
Summitt View	5	0	NA
Upper Eagle Ridge	6	0	NA
Westwood Plateau	61	5	8%
Westwood Summit	0	0	NA
TOTAL*	482	42	9%

Market Summary

- Market Type Indicator **COQUITLAM DETACHED**: Buyers Market at 9% Sales Ratio average (9 in 100 homes selling rate)
- Homes are selling on average 4% below list price
- Most Active Price Band** \$900,000 to \$1.25 mil with average 21% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$2.5 mil to \$2.75 mil, Central Coquitlam, Maillardville and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Ranch Park and 3 to 4 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	0	NA
300,001 – 400,000	15	5	33%
400,001 – 500,000	47	19	40%
500,001 – 600,000	127	18	14%
600,001 – 700,000	109	13	12%
700,001 – 800,000	63	9	14%
800,001 – 900,000	32	4	13%
900,001 – 1,000,000	28	10	36%
1,000,001 – 1,250,000	17	1	6%
1,250,001 – 1,500,000	5	1	20%
1,500,001 – 1,750,000	2	0	NA
1,750,001 – 2,000,000	1	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*	449	80	18%

0 to 1 Bedroom	81	17	21%
2 Bedrooms	262	40	15%
3 Bedrooms	78	13	17%
4 Bedrooms & Greater	28	10	36%
TOTAL*	449	80	18%

SnapStats®	August	September	Variance
Inventory	381	449	18%
Solds	120	80	-33%
Sale Price	\$627,000	\$592,500	-6%
Sale Price SQFT	\$659	\$612	-7%
Sale to List Price Ratio	100%	99%	-1%
Days on Market	19	20	5%

*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

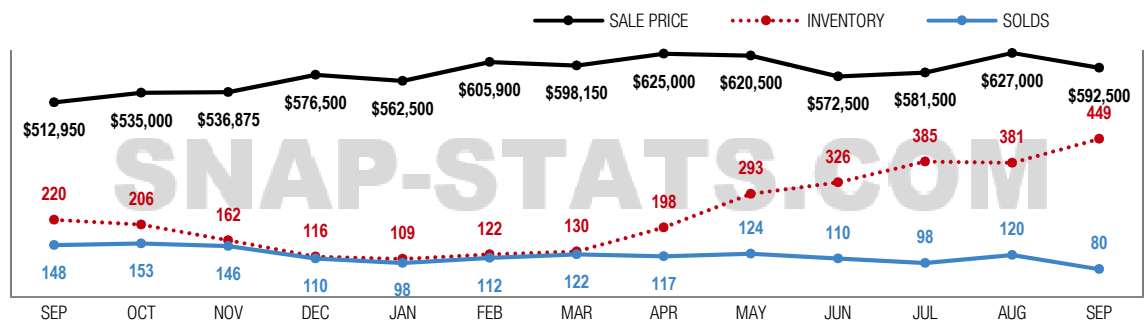
SnapStats®	Inventory	Sales	Sales Ratio
Burke Mountain	32	12	38%
Canyon Springs	22	2	9%
Cape Horn	0	0	NA
Central Coquitlam	18	1	6%
Chineside	0	0	NA
Coquitlam East	6	0	NA
Coquitlam West	98	16	16%
Eagle Ridge	9	6	67%
Harbour Chines	0	0	NA
Harbour Place	0	0	NA
Hockaday	0	0	NA
Maillardville	26	7	27%
Meadow Brook	0	0	NA
New Horizons	45	9	20%
North Coquitlam	133	20	15%
Park Ridge Estates	0	0	NA
Ranch Park	0	0	NA
River Springs	0	0	NA
Scott Creek	3	0	NA
Summitt View	0	0	NA
Upper Eagle Ridge	2	0	NA
Westwood Plateau	55	7	13%
Westwood Summit	0	0	NA
TOTAL*	449	80	18%

Market Summary

- Market Type Indicator **COQUITLAM ATTACHED**: 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** \$400,000 to \$500,000 with average 40% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1 mil to \$1.25 mil, Canyon Springs, Central Coquitlam and 2 bedroom properties
- Sellers Best Bet** Selling homes in Burke Mountain, 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	1	1	100%
700,001 – 800,000	5	0	NA
800,001 – 900,000	16	5	31%
900,001 – 1,000,000	38	4	11%
1,000,001 – 1,250,000	54	12	22%
1,250,001 – 1,500,000	17	1	6%
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*	144	23	16%

2 Bedrooms & Less	6	0	NA
3 to 4 Bedrooms	86	17	20%
5 to 6 Bedrooms	44	6	14%
7 Bedrooms & More	8	0	NA
TOTAL*	144	23	16%

SnapStats®	August	September	Variance
Inventory	143	144	1%
Solds	18	23	28%
Sale Price	\$929,400	\$1,025,000	10%
Sale Price SQFT	\$443	\$462	4%
Sale to List Price Ratio	99%	93%	-6%
Days on Market	34	29	-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

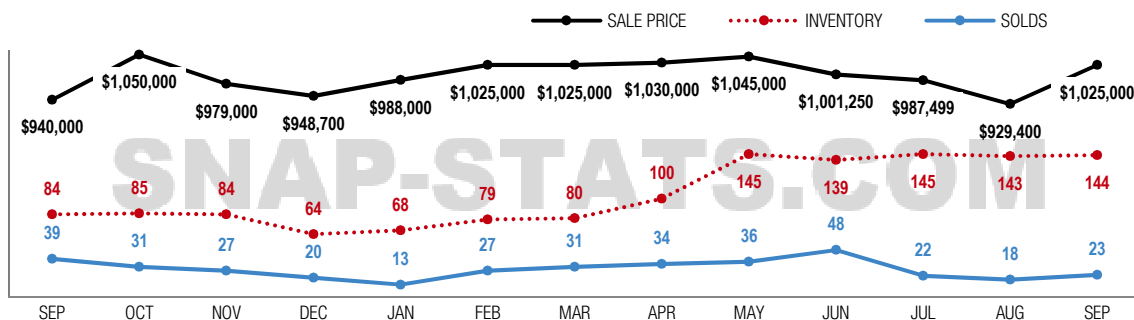
SnapStats®	Inventory	Sales	Sales Ratio
Birchland Manor	5	1	20%
Central Port Coquitlam	10	0	NA
Citadel	16	7	44%
Glenwood	25	4	16%
Lincoln Park	18	4	22%
Lower Mary Hill	7	2	29%
Mary Hill	18	0	NA
Oxford Heights	22	2	9%
Riverwood	11	3	27%
Woodland Acres	12	0	NA
TOTAL*	144	23	16%

Market Summary

- Market Type Indicator **PORT COQUITLAM DETACHED**: Balanced Market at 16% Sales Ratio average (1.6 in 10 homes selling rate)
- Homes are selling on average 7% below list price
- Most Active Price Band** \$800,000 to \$900,000 with average 31% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.25 mil to \$1.5 mil, Oxford Heights and 5 to 6 bedroom properties
- Sellers Best Bet** Selling homes in Citadel 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	5	2	40%
300,001 – 400,000	27	11	41%
400,001 – 500,000	34	16	47%
500,001 – 600,000	28	8	29%
600,001 – 700,000	31	7	23%
700,001 – 800,000	17	4	24%
800,001 – 900,000	10	1	10%
900,001 – 1,000,000	7	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*	159	49	31%

0 to 1 Bedroom	37	8	22%
2 Bedrooms	69	30	43%
3 Bedrooms	42	9	21%
4 Bedrooms & Greater	11	2	18%
TOTAL*	159	49	31%

SnapStats®	August	September	Variance
Inventory	148	159	7%
Solds	55	49	-11%
Sale Price	\$488,000	\$470,000	-4%
Sale Price SQFT	\$497	\$483	-3%
Sale to List Price Ratio	98%	97%	-1%
Days on Market	10	23	130%

*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

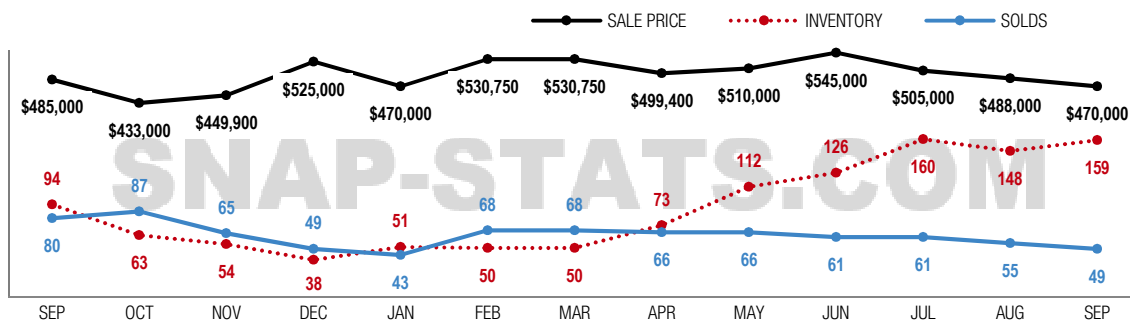
SnapStats®	Inventory	Sales	Sales Ratio
Birchland Manor	1	0	NA
Central Port Coquitlam	73	30	41%
Citadel	16	6	38%
Glenwood	34	6	18%
Lincoln Park	3	0	NA
Lower Mary Hill	0	0	NA
Mary Hill	3	0	NA
Oxford Heights	2	1	50%
Riverwood	27	6	22%
Woodland Acres	0	0	NA
TOTAL*	159	49	31%

Market Summary

- Market Type Indicator **PORT COQUITLAM ATTACHED**: Sellers Market at 31% Sales Ratio average (3.1 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 47% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$800,000 to \$900,000, Glenwood and minimum 4 bedroom properties
- Sellers Best Bet** Selling homes in Central Port Coquitlam, Citadel 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	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	1	1	100%
900,001 – 1,000,000	1	1	100%
1,000,001 – 1,250,000	17	1	6%
1,250,001 – 1,500,000	16	3	19%
1,500,001 – 1,750,000	9	1	11%
1,750,001 – 2,000,000	8	1	13%
2,000,001 – 2,250,000	2	0	NA
2,250,001 – 2,500,000	11	0	NA
2,500,001 – 2,750,000	7	0	NA
2,750,001 – 3,000,000	7	1	14%
3,000,001 – 3,500,000	5	0	NA
3,500,001 – 4,000,000	4	0	NA
4,000,001 & Greater	10	0	NA
TOTAL*	98	9	9%

2 Bedrooms & Less	4	1	25%
3 to 4 Bedrooms	57	4	7%
5 to 6 Bedrooms	33	4	12%
7 Bedrooms & More	4	0	NA
TOTAL*	98	9	9%

SnapStats®	August	September	Variance
Inventory	81	98	21%
Solds	4	9	125%
Sale Price	\$1,330,000	\$1,320,000	-1%
Sale Price SQFT	\$534	\$410	-23%
Sale to List Price Ratio	97%	95%	-2%
Days on Market	51	30	-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

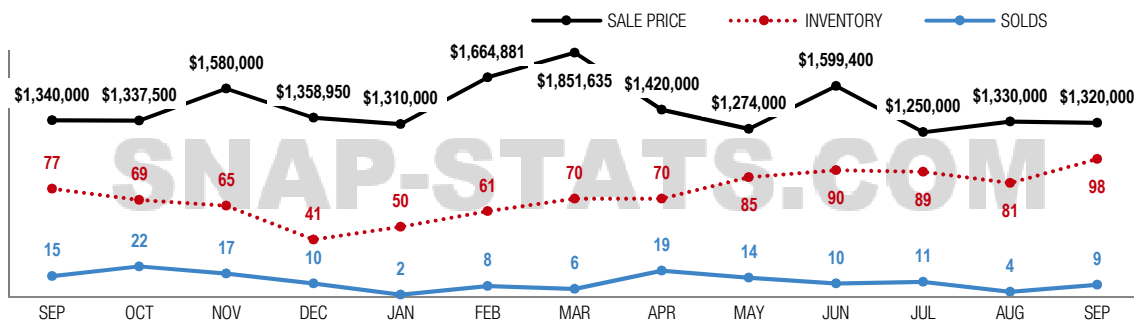
SnapStats®	Inventory	Sales	Sales Ratio
Anmore	20	2	10%
Barber Street	5	0	NA
Belcarra	8	0	NA
College Park	10	1	10%
Glenayre	5	1	20%
Heritage Mountain	5	0	NA
Heritage Woods	11	2	18%
loco	0	0	NA
Mountain Meadows	4	0	NA
North Shore	10	0	NA
Port Moody Centre	20	3	15%
Westwood Summit	0	0	NA
TOTAL*	98	9	9%

Market Summary

- Market Type Indicator **PORT MOODY DETACHED**: Buyers Market at 9% Sales Ratio average (9 in 100 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 19% Sales Ratio (Balanced market)
- Buyers Best Bet** Homes between \$1 mil to \$1.25 mil, Anmore, College Park and 3 to 4 bedroom properties
- Sellers Best Bet** Selling homes in Heritage Woods 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	1	0	NA
200,001 – 300,000	1	0	NA
300,001 – 400,000	2	1	50%
400,001 – 500,000	5	3	60%
500,001 – 600,000	26	8	31%
600,001 – 700,000	28	8	29%
700,001 – 800,000	16	1	6%
800,001 – 900,000	10	0	NA
900,001 – 1,000,000	10	1	10%
1,000,001 – 1,250,000	8	2	25%
1,250,001 – 1,500,000	2	0	NA
1,500,001 – 1,750,000	2	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*	111	24	22%

0 to 1 Bedroom	11	3	27%
2 Bedrooms	69	17	25%
3 Bedrooms	25	2	8%
4 Bedrooms & Greater	6	2	33%
TOTAL*	111	24	22%

SnapStats®	August	September	Variance
Inventory	87	111	28%
Solds	24	24	0%
Sale Price	\$591,000	\$602,000	2%
Sale Price SQFT	\$645	\$684	6%
Sale to List Price Ratio	98%	97%	-1%
Days on Market	15	26	73%

*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

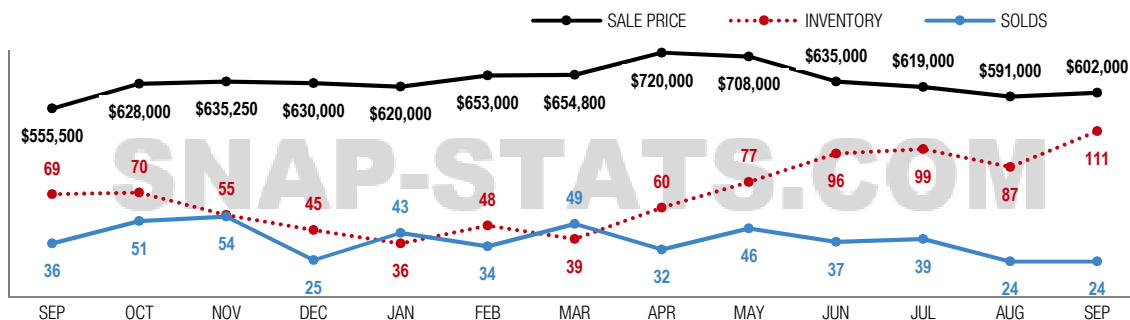
SnapStats®	Inventory	Sales	Sales Ratio
Anmore	0	0	NA
Barber Street	0	0	NA
Belcarra	0	0	NA
College Park	11	0	NA
Glenayre	0	0	NA
Heritage Mountain	3	0	NA
Heritage Woods	6	1	17%
loco	0	0	NA
Mountain Meadows	0	0	NA
North Shore	20	4	20%
Port Moody Centre	71	19	27%
Westwood Summit	0	0	NA
TOTAL*	111	24	22%

Market Summary

- Market Type Indicator **PORT MOODY ATTACHED**: Sellers Market at 22% Sales Ratio average (2.2 in 10 homes selling rate)
- Homes are selling on average 3% below list price
- Most Active Price Band** \$500,000 to \$600,000 with average 31% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$700,000 to \$800,000, North Shore and 3 bedroom properties
- Sellers Best Bet** Selling homes in Port Moody Centre 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	8	0	NA
800,001 – 900,000	6	4	67%
900,001 – 1,000,000	5	0	NA
1,000,001 – 1,250,000	3	0	NA
1,250,001 – 1,500,000	3	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	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	0	0	NA
3,500,001 – 4,000,000	1	0	NA
4,000,001 & Greater	1	0	NA
TOTAL*	30	4	13%

2 Bedrooms & Less	1	0	NA
3 to 4 Bedrooms	19	4	21%
5 to 6 Bedrooms	9	0	NA
7 Bedrooms & More	1	0	NA
TOTAL*	30	4	13%

SnapStats®	August	September	Variance
Inventory	29	30	3%
Solds	11	4	-64%
Sale Price	\$907,500	\$840,000	-7%
Sale Price SQFT	\$395	\$365	-8%
Sale to List Price Ratio	101%	96%	-5%
Days on Market	23	53	130%

*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

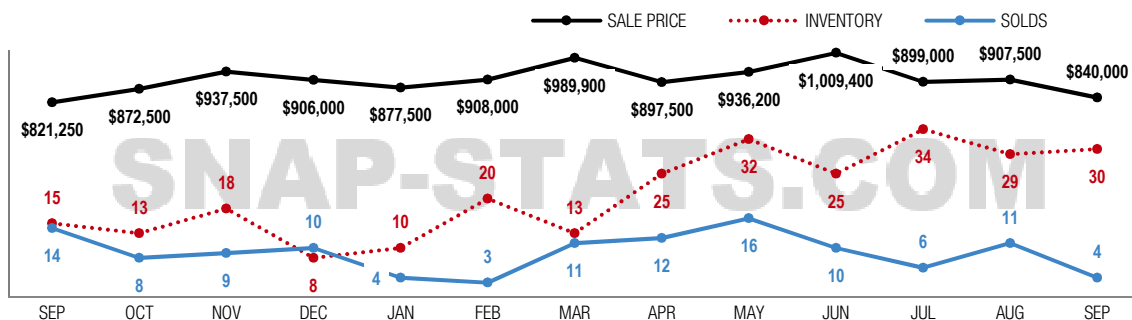
SnapStats®	Inventory	Sales	Sales Ratio
Central Meadows	12	2	17%
Mid Meadows	5	1	20%
North Meadows	2	0	NA
South Meadows	9	1	11%
West Meadows	2	0	NA
TOTAL*	30	4	13%

Market Summary

- Market Type Indicator **PITT MEADOWS DETACHED**: Balanced Market at 13% Sales Ratio average (1.3 in 10 homes selling rate)
- Homes are selling on average 4% below list price
- Most Active Price Band** Insufficient data but with 4 sales \$800,000 to \$900,000
- Buyers Best Bet** Homes in South Meadows
- Sellers Best Bet** Selling homes in Central Meadows 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	0	0	NA
300,001 – 400,000	7	2	29%
400,001 – 500,000	17	4	24%
500,001 – 600,000	22	3	14%
600,001 – 700,000	11	2	18%
700,001 – 800,000	2	0	NA
800,001 – 900,000	1	1	100%
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*	61	12	20%

0 to 1 Bedroom	9	2	22%
2 Bedrooms	30	7	23%
3 Bedrooms	18	2	11%
4 Bedrooms & Greater	4	1	25%
TOTAL*	61	12	20%

SnapStats®	August	September	Variance
Inventory	55	61	11%
Solds	11	12	9%
Sale Price	\$425,000	\$504,500	19%
Sale Price SQFT	\$369	\$441	20%
Sale to List Price Ratio	98%	99%	1%
Days on Market	26	26	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

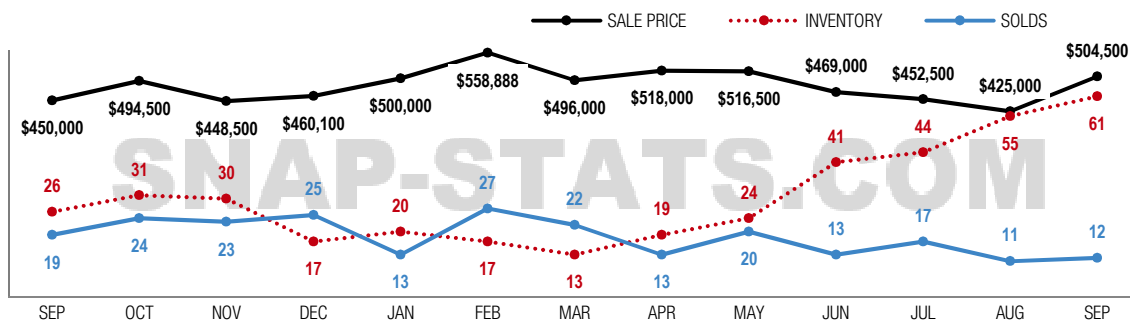
SnapStats®	Inventory	Sales	Sales Ratio
Central Meadows	27	5	19%
Mid Meadows	21	5	24%
North Meadows	6	1	17%
South Meadows	7	1	14%
West Meadows	0	0	NA
TOTAL*	61	12	20%

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 1% below list price
- Most Active Price Band** \$400,000 to \$500,000 with average 24% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$500,000 to \$600,000, Central Meadows and 3 bedroom properties
- Sellers Best Bet** Selling homes in Mid Meadows 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	1	NA*
500,001 – 600,000	1	1	100%
600,001 – 700,000	20	7	35%
700,001 – 800,000	55	13	24%
800,001 – 900,000	50	5	10%
900,001 – 1,000,000	61	9	15%
1,000,001 – 1,250,000	63	3	5%
1,250,001 – 1,500,000	30	1	3%
1,500,001 – 1,750,000	6	0	NA
1,750,001 – 2,000,000	9	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*	302	40	13%

2 Bedrooms & Less	16	2	13%
3 to 4 Bedrooms	164	20	12%
5 to 6 Bedrooms	108	18	17%
7 Bedrooms & More	14	0	NA
TOTAL*	302	40	13%

SnapStats®	August	September	Variance
Inventory	282	302	7%
Solds	58	40	-31%
Sale Price	\$856,250	\$780,000	-9%
Sale Price SQFT	\$346	\$347	0%
Sale to List Price Ratio	98%	98%	0%
Days on Market	28	27	-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.

Community DETACHED HOUSES

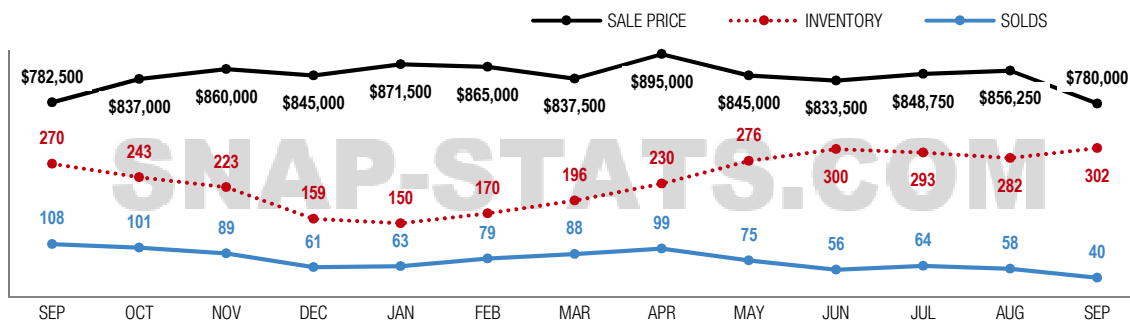
SnapStats®	Inventory	Sales	Sales Ratio
Albion	44	7	16%
Cottonwood	33	9	27%
East Central	47	8	17%
North	0	0	NA
Northeast	3	0	NA
Northwest	27	5	19%
Silver Valley	38	2	5%
Southwest	38	4	11%
Thornhill	17	1	6%
Websters Corners	12	1	8%
West Central	40	3	8%
Whonnock	3	0	NA
TOTAL*	302	40	13%

Market Summary

- Market Type Indicator **MAPLE RIDGE DETACHED**: Balanced Market at 13% Sales Ratio average (1.3 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 35% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.25 mil to \$1.5 mil, Silver Valley, Thornhill, Websters Corners, West Central and up to 4 bedrooms
- Sellers Best Bet** Selling homes in Cottonwood 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	1	1	100%
200,001 – 300,000	18	5	28%
300,001 – 400,000	59	13	22%
400,001 – 500,000	62	11	18%
500,001 – 600,000	44	12	27%
600,001 – 700,000	48	2	4%
700,001 – 800,000	20	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*	257	45	18%

0 to 1 Bedroom	44	11	25%
2 Bedrooms	106	16	15%
3 Bedrooms	92	15	16%
4 Bedrooms & Greater	15	3	20%
TOTAL*	257	45	18%

SnapStats®	August	September	Variance
Inventory	229	257	12%
Solds	57	45	-21%
Sale Price	\$480,000	\$445,000	-7%
Sale Price SQFT	\$382	\$416	9%
Sale to List Price Ratio	99%	99%	0%
Days on Market	23	24	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.

Community CONDOS & TOWNHOMES

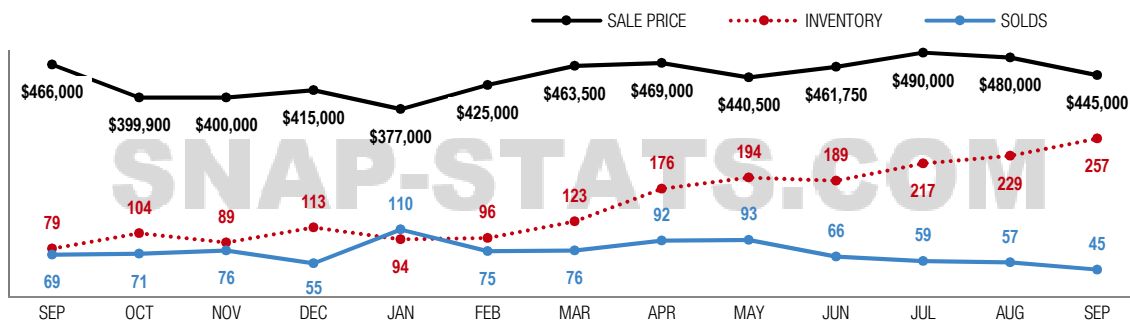
SnapStats®	Inventory	Sales	Sales Ratio
Albion	21	0	NA
Cottonwood	32	5	16%
East Central	108	23	21%
North	2	0	NA
Northeast	0	0	NA
Northwest	5	0	NA
Silver Valley	16	5	31%
Southwest	12	1	8%
Thornhill	3	0	NA
Websters Corners	0	0	NA
West Central	58	11	19%
Whonnock	0	0	NA
TOTAL*	257	45	18%

Market Summary

- Market Type Indicator **MAPLE RIDGE ATTACHED**: 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** \$200,000 to \$300,000 with average 28% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$600,000 to \$700,000, Southwest and 2 to 3 bedroom properties
- Sellers Best Bet** Selling homes in Silver Valley and up to 1 bedroom properties

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