

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	1	NA*
600,001 – 700,000	0	0	NA
700,001 – 800,000	0	1	NA*
800,001 – 900,000	0	0	NA
900,001 – 1,000,000	0	2	NA*
1,000,001 – 1,250,000	26	9	35%
1,250,001 – 1,500,000	102	9	9%
1,500,001 – 1,750,000	93	11	12%
1,750,001 – 2,000,000	84	4	5%
2,000,001 – 2,250,000	34	3	9%
2,250,001 – 2,500,000	65	1	2%
2,500,001 – 2,750,000	20	3	15%
2,750,001 – 3,000,000	41	0	NA
3,000,001 – 3,500,000	17	0	NA
3,500,001 – 4,000,000	13	1	8%
4,000,001 & Greater	5	0	NA
TOTAL*	500	45	9%

2 Bedrooms & Less	15	3	20%
3 to 4 Bedrooms	157	18	11%
5 to 6 Bedrooms	218	19	9%
7 Bedrooms & More	110	5	5%
TOTAL*	500	45	9%

SnapStats®	September	October	Variance
Inventory	495	500	1%
Solds	40	45	13%
Sale Price	\$1,747,500	\$1,565,000	-10%
Sale Price SQFT	\$634	\$608	-4%
Sale to List Price Ratio	94%	98%	4%
Days on Market	31	41	32%

*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

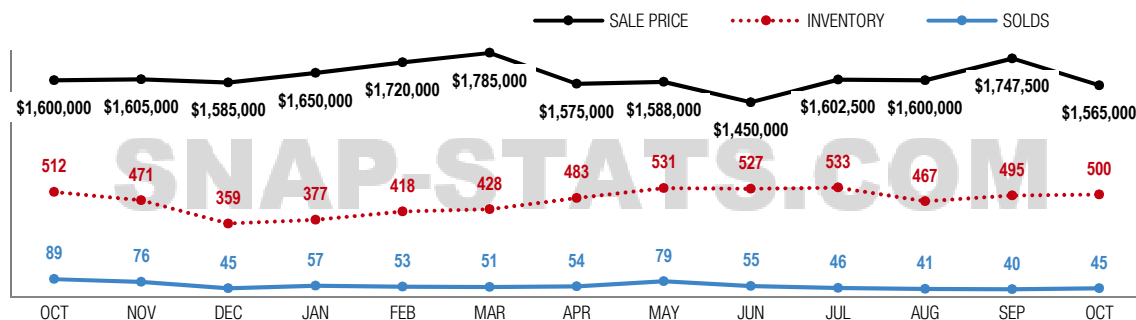
SnapStats®	Inventory	Sales	Sales Ratio
Big Bend	2	1	50%
Brentwood Park	14	0	NA
Buckingham Heights	11	1	9%
Burnaby Hospital	17	1	6%
Burnaby Lake	15	3	20%
Cariboo	1	0	NA
Capitol Hill	33	5	15%
Central	13	0	NA
Central Park	8	0	NA
Deer Lake	11	1	9%
Deer Lake Place	6	2	33%
East Burnaby	36	3	8%
Edmonds	16	1	6%
Forest Glen	12	3	25%
Forest Hills	0	1	NA*
Garden Village	11	1	9%
Government Road	20	3	15%
Greentree Village	7	1	14%
Highgate	22	2	9%
Metrotown	18	2	11%
Montecito	9	1	11%
Oakdale	2	0	NA
Oaklands	0	0	NA
Parkcrest	20	0	NA
Simon Fraser Hills	0	0	NA
Simon Fraser University SFU	9	0	NA
South Slope	42	3	7%
Sperling-Duthie	31	4	13%
Sullivan Heights	3	0	NA
Suncrest	8	0	NA
The Crest	20	0	NA
Upper Deer Lake	23	1	4%
Vancouver Heights	22	2	9%
Westridge	18	0	NA
Willingdon Heights	20	3	15%
TOTAL*	500	45	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 2% 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 \$2.25 mil to \$2.5 mil, Upper Deer Lake and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Burnaby Lake, Forest Glen 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	28	8	29%
400,001 – 500,000	89	26	29%
500,001 – 600,000	164	27	16%
600,001 – 700,000	144	30	21%
700,001 – 800,000	109	17	16%
800,001 – 900,000	89	13	15%
900,001 – 1,000,000	60	3	5%
1,000,001 – 1,250,000	34	6	18%
1,250,001 – 1,500,000	15	0	NA
1,500,001 – 1,750,000	8	1	13%
1,750,001 – 2,000,000	5	0	NA
2,000,001 – 2,250,000	2	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*	747	131	18%

0 to 1 Bedroom	159	34	21%
2 Bedrooms	448	75	17%
3 Bedrooms	115	18	16%
4 Bedrooms & Greater	25	4	16%
TOTAL*	747	131	18%

SnapStats®	September	October	Variance
Inventory	668	747	12%
Solds	130	131	1%
Sale Price	\$622,500	\$615,000	-1%
Sale Price SQFT	\$695	\$678	-2%
Sale to List Price Ratio	98%	98%	0%
Days on Market	23	20	-13%

*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

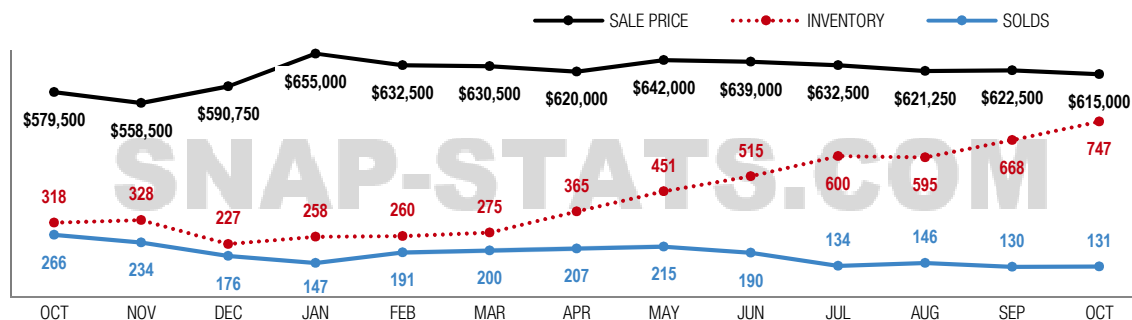
SnapStats®	Inventory	Sales	Sales Ratio
Big Bend	2	0	NA
Brentwood Park	109	23	21%
Buckingham Heights	0	0	NA
Burnaby Hospital	3	0	NA
Burnaby Lake	5	2	40%
Cariboo	17	2	12%
Capitol Hill	9	3	33%
Central	19	1	5%
Central Park	26	2	8%
Deer Lake	0	0	NA
Deer Lake Place	0	0	NA
East Burnaby	9	1	11%
Edmonds	42	8	19%
Forest Glen	35	13	37%
Forest Hills	10	1	10%
Garden Village	0	0	NA
Government Road	26	5	19%
Greentree Village	5	1	20%
Highgate	81	18	22%
Metrotown	197	20	10%
Montecito	7	0	NA
Oakdale	0	0	NA
Oaklands	6	1	17%
Parkcrest	0	0	NA
Simon Fraser Hills	8	3	38%
Simon Fraser University SFU	32	9	28%
South Slope	33	7	21%
Sperling-Duthie	1	0	NA
Sullivan Heights	34	4	12%
Suncrest	0	0	NA
The Crest	11	1	9%
Upper Deer Lake	1	0	NA
Vancouver Heights	9	3	33%
Westridge	5	2	40%
Willingdon Heights	5	1	20%
TOTAL*	747	131	18%

Market Summary

- Market Type Indicator **BURNABY ATTACHED**: Balanced Market at 18% Sales Ratio average (1.8 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band** \$300,000 to \$500,000 with average 29% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$900,000 to \$1 mil, Central and minimum 2 bedroom properties
- Sellers Best Bet** Selling homes in Capitol Hill, Forest Glen, Vancouver 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	2	1	50%
900,001 – 1,000,000	15	0	NA
1,000,001 – 1,250,000	36	6	17%
1,250,001 – 1,500,000	35	3	9%
1,500,001 – 1,750,000	17	3	18%
1,750,001 – 2,000,000	11	1	9%
2,000,001 – 2,250,000	5	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	0	0	NA
3,500,001 – 4,000,000	1	0	NA
4,000,001 & Greater	2	0	NA
TOTAL*	129	14	11%

2 Bedrooms & Less	9	0	NA
3 to 4 Bedrooms	66	5	8%
5 to 6 Bedrooms	41	9	22%
7 Bedrooms & More	13	0	NA
TOTAL*	129	14	11%

SnapStats®	September	October	Variance
Inventory	116	129	11%
Solds	14	14	0%
Sale Price	\$1,062,500	\$1,284,000	21%
Sale Price SQFT	\$397	\$451	14%
Sale to List Price Ratio	95%	98%	3%
Days on Market	27	17	-37%

*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

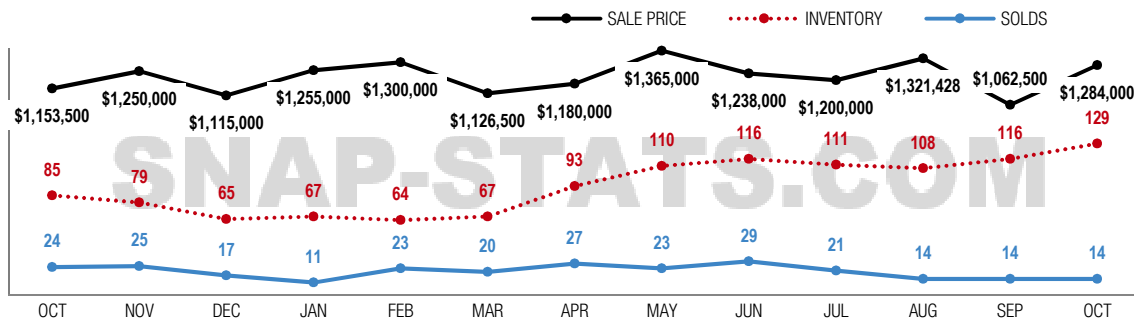
SnapStats®	Inventory	Sales	Sales Ratio
Brunette	0	0	NA
Connaught Heights	13	2	15%
Downtown	0	0	NA
Fraserview	1	0	NA
GlenBrooke North	9	4	44%
Moody Park	7	1	14%
North Arm	0	0	NA
Quay	0	0	NA
Queensborough	36	3	8%
Queens Park	12	1	8%
Sapperton	11	0	NA
The Heights	19	2	11%
Uptown	4	0	NA
West End	17	1	6%
TOTAL*	129	14	11%

Market Summary

- Market Type Indicator **NEW WESTMINSTER DETACHED**: Buyers Market at 11% Sales Ratio average (1.1 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band** \$1.5 mil to \$1.75 mil with average 18% Sales Ratio (Balanced market)
- Buyers Best Bet** Homes between \$1.25 mil to \$1.5 mil and \$1.75 mil to \$2 mil, Queensborough, Queens Park and West End
- Sellers Best Bet** Selling homes in Glenbrooke North 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	3	NA*
300,001 – 400,000	29	17	59%
400,001 – 500,000	70	22	31%
500,001 – 600,000	83	13	16%
600,001 – 700,000	67	14	21%
700,001 – 800,000	46	3	7%
800,001 – 900,000	19	1	5%
900,001 – 1,000,000	15	0	NA
1,000,001 – 1,250,000	3	1	33%
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	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	0	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	338	74	22%

0 to 1 Bedroom	77	26	34%
2 Bedrooms	213	43	20%
3 Bedrooms	45	4	9%
4 Bedrooms & Greater	3	1	33%
TOTAL*	338	74	22%

SnapStats®	September	October	Variance
Inventory	298	338	13%
Solds	67	74	10%
Sale Price	\$510,800	\$472,000	-8%
Sale Price SQFT	\$545	\$576	6%
Sale to List Price Ratio	99%	99%	0%
Days on Market	21	18	-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 CONDOS & TOWNHOMES

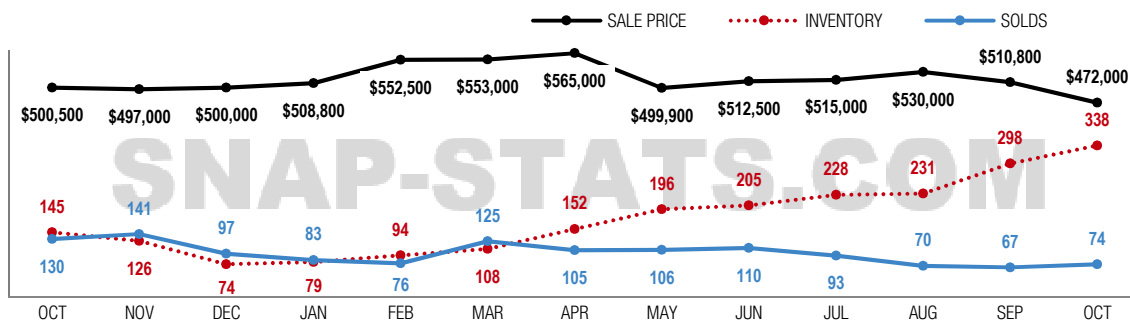
SnapStats®	Inventory	Sales	Sales Ratio
Brunette	0	0	NA
Connaught Heights	0	0	NA
Downtown	89	8	9%
Fraserview	44	12	27%
GlenBrooke North	11	3	27%
Moody Park	0	0	NA
North Arm	0	0	NA
Quay	49	10	20%
Queensborough	47	2	4%
Queens Park	0	1	NA*
Sapperton	13	5	38%
The Heights	1	0	NA
Uptown	82	33	40%
West End	2	0	NA
TOTAL*	338	74	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 59% 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 Sapperton, Uptown and up to 1 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	2	0	NA
800,001 – 900,000	17	3	18%
900,001 – 1,000,000	18	7	39%
1,000,001 – 1,250,000	67	14	21%
1,250,001 – 1,500,000	116	9	8%
1,500,001 – 1,750,000	74	5	7%
1,750,001 – 2,000,000	52	0	NA
2,000,001 – 2,250,000	21	0	NA
2,250,001 – 2,500,000	32	0	NA
2,500,001 – 2,750,000	27	2	7%
2,750,001 – 3,000,000	17	0	NA
3,000,001 – 3,500,000	7	0	NA
3,500,001 – 4,000,000	6	0	NA
4,000,001 & Greater	5	0	NA
TOTAL*	461	40	9%

2 Bedrooms & Less	22	1	5%
3 to 4 Bedrooms	166	23	14%
5 to 6 Bedrooms	190	11	6%
7 Bedrooms & More	83	5	6%
TOTAL*	461	40	9%

SnapStats®	September	October	Variance
Inventory	482	461	-4%
Solds	42	40	-5%
Sale Price	\$1,262,500	\$1,175,000	-7%
Sale Price SQFT	\$466	\$438	-6%
Sale to List Price Ratio	96%	94%	-2%
Days on Market	29	25	-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

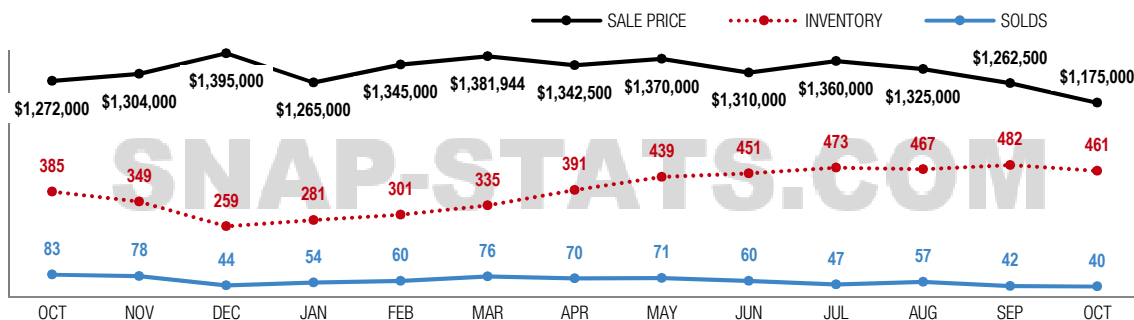
SnapStats®	Inventory	Sales	Sales Ratio
Burke Mountain	71	6	8%
Canyon Springs	2	0	NA
Cape Horn	16	1	6%
Central Coquitlam	97	8	8%
Chineside	5	1	20%
Coquitlam East	29	2	7%
Coquitlam West	53	4	8%
Eagle Ridge	4	1	25%
Harbour Chines	10	3	30%
Harbour Place	10	1	10%
Hockaday	9	0	NA
Maillardville	40	1	3%
Meadow Brook	5	0	NA
New Horizons	6	2	33%
North Coquitlam	1	0	NA
Park Ridge Estates	2	0	NA
Ranch Park	19	3	16%
River Springs	7	0	NA
Scott Creek	9	1	11%
Summitt View	4	1	25%
Upper Eagle Ridge	7	0	NA
Westwood Plateau	55	5	9%
Westwood Summit	0	0	NA
TOTAL*	461	40	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 6% below list price
- Most Active Price Band** \$900,000 to \$1 mil with average 39% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.5 mil to \$1.75 mil and \$2.5 mil to \$2.75 mil, Maillardville and up to 2 bedroom properties
- Sellers Best Bet** Selling homes in Harbour Chines 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	4	3	75%
300,001 – 400,000	12	8	67%
400,001 – 500,000	72	12	17%
500,001 – 600,000	115	26	23%
600,001 – 700,000	105	15	14%
700,001 – 800,000	61	10	16%
800,001 – 900,000	30	9	30%
900,001 – 1,000,000	20	4	20%
1,000,001 – 1,250,000	19	0	NA
1,250,001 – 1,500,000	2	0	NA
1,500,001 – 1,750,000	1	1	100%
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*	442	88	20%

0 to 1 Bedroom	77	29	38%
2 Bedrooms	262	39	15%
3 Bedrooms	73	16	22%
4 Bedrooms & Greater	30	4	13%
TOTAL*	442	88	20%

SnapStats®	September	October	Variance
Inventory	449	442	-2%
Solds	80	88	10%
Sale Price	\$592,500	\$585,000	-1%
Sale Price SQFT	\$612	\$640	5%
Sale to List Price Ratio	99%	98%	-1%
Days on Market	20	24	20%

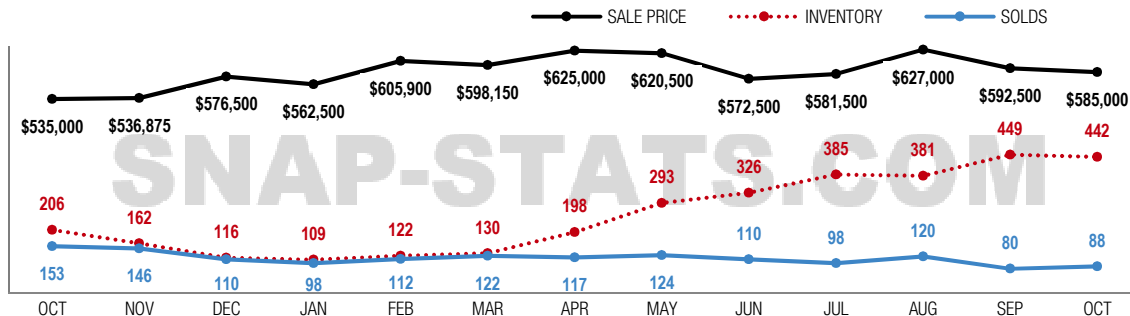
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **COQUITLAM 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** \$300,000 to \$400,000 with average 67% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$600,000 to \$700,000, Canyon Springs, New Horizons and minimum 4 bedroom properties
- Sellers Best Bet** Selling homes in Central / West Coquitlam and up to 1 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	1	NA*
700,001 – 800,000	4	1	25%
800,001 – 900,000	26	5	19%
900,001 – 1,000,000	34	2	6%
1,000,001 – 1,250,000	55	7	13%
1,250,001 – 1,500,000	19	1	5%
1,500,001 – 1,750,000	4	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	0	0	NA
TOTAL*	147	17	12%

2 Bedrooms & Less	5	0	NA
3 to 4 Bedrooms	89	11	12%
5 to 6 Bedrooms	46	6	13%
7 Bedrooms & More	7	0	NA
TOTAL*	147	17	12%

SnapStats®	September	October	Variance
Inventory	144	147	2%
Solds	23	17	-26%
Sale Price	\$1,025,000	\$950,000	-7%
Sale Price SQFT	\$462	\$404	-13%
Sale to List Price Ratio	93%	95%	2%
Days on Market	29	26	-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

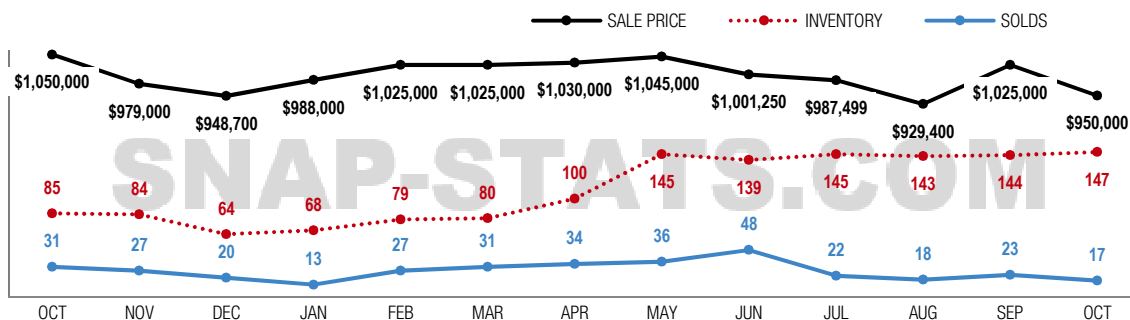
SnapStats®	Inventory	Sales	Sales Ratio
Birchland Manor	6	1	17%
Central Port Coquitlam	7	1	14%
Citadel	18	1	6%
Glenwood	27	3	11%
Lincoln Park	16	3	19%
Lower Mary Hill	11	0	NA
Mary Hill	18	0	NA
Oxford Heights	21	3	14%
Riverwood	10	5	50%
Woodland Acres	13	0	NA
TOTAL*	147	17	12%

Market Summary

- Market Type Indicator **PORT 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 19% Sales Ratio (Balanced market)
- Buyers Best Bet** Homes between \$1.25 mil to \$1.5 mil and Citadel
- Sellers Best Bet** Selling homes in Riverwood

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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	7	1	14%
300,001 – 400,000	29	15	52%
400,001 – 500,000	42	14	33%
500,001 – 600,000	33	9	27%
600,001 – 700,000	32	11	34%
700,001 – 800,000	18	3	17%
800,001 – 900,000	9	2	22%
900,001 – 1,000,000	3	1	33%
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*	173	56	32%

0 to 1 Bedroom	38	17	45%
2 Bedrooms	80	27	34%
3 Bedrooms	43	10	23%
4 Bedrooms & Greater	12	2	17%
TOTAL*	173	56	32%

SnapStats®	September	October	Variance
Inventory	159	173	9%
Solds	49	56	14%
Sale Price	\$470,000	\$492,500	5%
Sale Price SQFT	\$483	\$493	2%
Sale to List Price Ratio	97%	99%	2%
Days on Market	23	17	-26%

*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

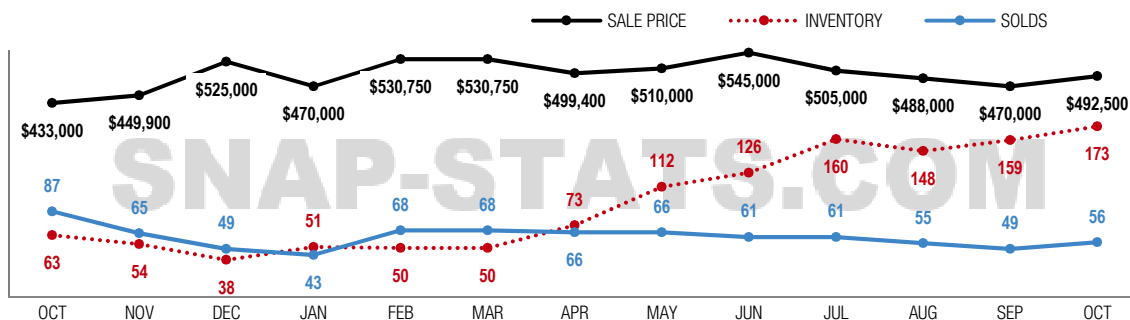
SnapStats®	Inventory	Sales	Sales Ratio
Birchland Manor	1	0	NA
Central Port Coquitlam	76	33	43%
Citadel	15	3	20%
Glenwood	41	8	20%
Lincoln Park	4	0	NA
Lower Mary Hill	0	0	NA
Mary Hill	6	1	17%
Oxford Heights	1	1	100%
Riverwood	29	10	34%
Woodland Acres	0	0	NA
TOTAL*	173	56	32%

Market Summary

- Market Type Indicator **PORT COQUITLAM ATTACHED**: Sellers Market at 32% Sales Ratio average (3.2 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 52% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$700,000 to \$800,000, Citadel, Glenwood, Mary Hill and minimum 4 bedroom properties
- Sellers Best Bet** Selling homes in Central Port Coquitlam, Riverwood 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	1	0	NA
900,001 – 1,000,000	1	0	NA
1,000,001 – 1,250,000	13	8	62%
1,250,001 – 1,500,000	18	1	6%
1,500,001 – 1,750,000	13	1	8%
1,750,001 – 2,000,000	9	1	11%
2,000,001 – 2,250,000	1	0	NA
2,250,001 – 2,500,000	10	0	NA
2,500,001 – 2,750,000	6	0	NA
2,750,001 – 3,000,000	8	0	NA
3,000,001 – 3,500,000	6	0	NA
3,500,001 – 4,000,000	4	0	NA
4,000,001 & Greater	12	0	NA
TOTAL*	102	11	11%

2 Bedrooms & Less	4	0	NA
3 to 4 Bedrooms	54	7	13%
5 to 6 Bedrooms	39	4	10%
7 Bedrooms & More	5	0	NA
TOTAL*	102	11	11%

SnapStats®	September	October	Variance
Inventory	98	102	4%
Solds	9	11	22%
Sale Price	\$1,320,000	\$1,095,000	-17%
Sale Price SQFT	\$410	\$512	25%
Sale to List Price Ratio	95%	94%	-1%
Days on Market	30	9	-70%

*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

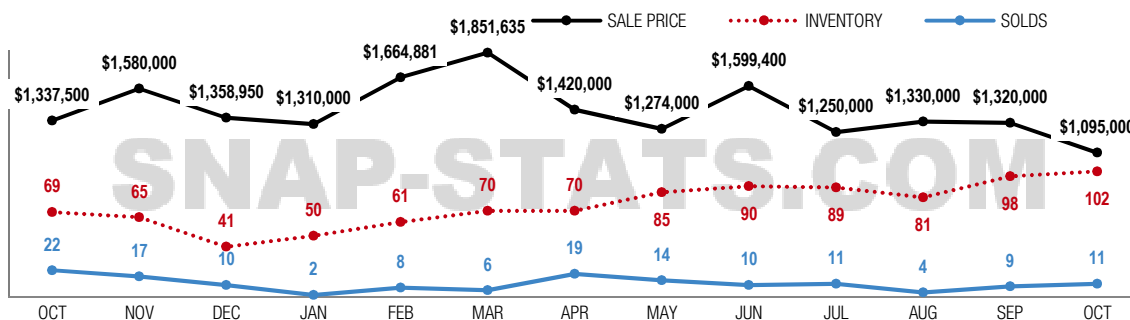
SnapStats®	Inventory	Sales	Sales Ratio
Anmore	23	1	4%
Barber Street	6	1	17%
Belcarra	8	0	NA
College Park	9	2	22%
Glenayre	4	1	25%
Heritage Mountain	7	2	29%
Heritage Woods	14	0	NA
loco	0	0	NA
Mountain Meadows	3	0	NA
North Shore	10	2	20%
Port Moody Centre	18	2	11%
Westwood Summit	0	0	NA
TOTAL*	102	11	11%

Market Summary

- Market Type Indicator **PORT MOODY DETACHED**: Buyers Market at 11% Sales Ratio average (1.1 in 10 homes selling rate)
- Homes are selling on average 6% below list price
- Most Active Price Band** \$1 mil to \$1.25 mil with average 62% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.25 mil to \$1.5 mil, Anmore, Port Moody Centre and 5 to 6 bedroom properties
- Sellers Best Bet** Selling homes in College Park, North Shore 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	1	NA*
200,001 – 300,000	1	0	NA
300,001 – 400,000	2	0	NA
400,001 – 500,000	6	2	33%
500,001 – 600,000	27	7	26%
600,001 – 700,000	29	9	31%
700,001 – 800,000	14	4	29%
800,001 – 900,000	11	1	9%
900,001 – 1,000,000	11	2	18%
1,000,001 – 1,250,000	8	0	NA
1,250,001 – 1,500,000	2	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*	112	26	23%

0 to 1 Bedroom	10	3	30%
2 Bedrooms	73	12	16%
3 Bedrooms	23	10	43%
4 Bedrooms & Greater	6	1	17%
TOTAL*	112	26	23%

SnapStats®	September	October	Variance
Inventory	111	112	1%
Solds	24	26	8%
Sale Price	\$602,000	\$623,500	4%
Sale Price SQFT	\$684	\$619	-10%
Sale to List Price Ratio	97%	98%	1%
Days on Market	26	17	-35%

*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

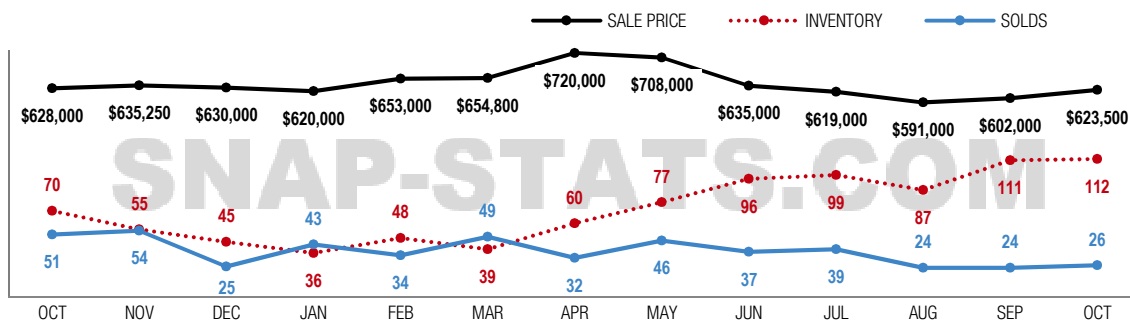
SnapStats®	Inventory	Sales	Sales Ratio
Anmore	0	0	NA
Barber Street	0	0	NA
Belcarra	0	0	NA
College Park	7	5	71%
Glenayre	0	0	NA
Heritage Mountain	5	0	NA
Heritage Woods	6	3	50%
loco	0	0	NA
Mountain Meadows	0	0	NA
North Shore	19	5	26%
Port Moody Centre	75	13	17%
Westwood Summit	0	0	NA
TOTAL*	112	26	23%

Market Summary

- Market Type Indicator **PORT MOODY ATTACHED**: Sellers Market at 23% Sales Ratio average (2.3 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 31% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$800,000 to \$900,000, Port Moody Centre and 2 bedroom properties
- Sellers Best Bet** Selling homes in North Shore 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	1	0	NA
700,001 – 800,000	7	3	43%
800,001 – 900,000	5	3	60%
900,001 – 1,000,000	4	1	25%
1,000,001 – 1,250,000	3	2	67%
1,250,001 – 1,500,000	2	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	1	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	1	0	NA
4,000,001 & Greater	1	0	NA
TOTAL*	27	9	33%

2 Bedrooms & Less	0	1	NA*
3 to 4 Bedrooms	21	5	24%
5 to 6 Bedrooms	4	3	75%
7 Bedrooms & More	2	0	NA
TOTAL*	27	9	33%

SnapStats®	September	October	Variance
Inventory	30	27	-10%
Solds	4	9	125%
Sale Price	\$840,000	\$850,000	1%
Sale Price SQFT	\$365	\$333	-9%
Sale to List Price Ratio	96%	97%	1%
Days on Market	53	20	-62%

*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

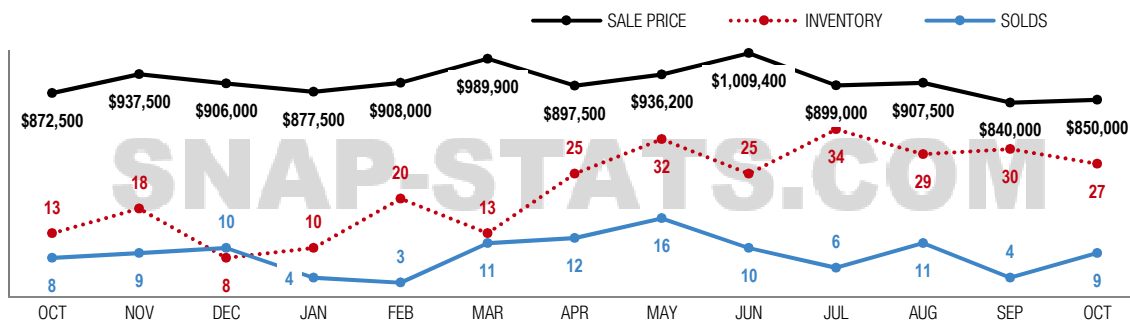
SnapStats®	Inventory	Sales	Sales Ratio
Central Meadows	9	3	33%
Mid Meadows	3	4	133%*
North Meadows	1	0	NA
South Meadows	11	2	18%
West Meadows	3	0	NA
TOTAL*	27	9	33%

Market Summary

- Market Type Indicator **PITT MEADOWS DETACHED**: Sellers Market at 33% Sales Ratio average (3.3 in 10 homes selling rate)
- Homes are selling on average 3% below list price
- Most Active Price Band** *Insufficient Data*
- 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	4	3	75%
400,001 – 500,000	19	9	47%
500,001 – 600,000	19	6	32%
600,001 – 700,000	12	1	8%
700,001 – 800,000	2	0	NA
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*	59	20	34%

0 to 1 Bedroom	7	2	29%
2 Bedrooms	29	13	45%
3 Bedrooms	19	4	21%
4 Bedrooms & Greater	4	1	25%
TOTAL*	59	20	34%

SnapStats®	September	October	Variance
Inventory	61	59	-3%
Solds	12	20	67%
Sale Price	\$504,500	\$464,950	-8%
Sale Price SQFT	\$441	\$420	-5%
Sale to List Price Ratio	99%	99%	0%
Days on Market	26	20	-23%

*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

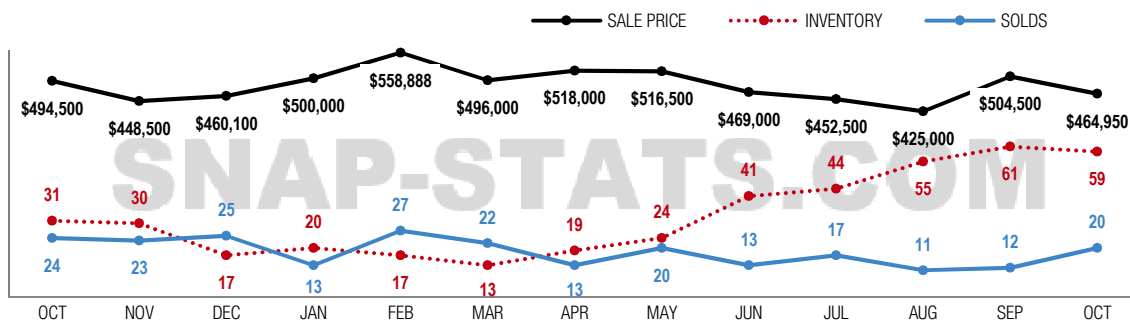
SnapStats®	Inventory	Sales	Sales Ratio
Central Meadows	20	8	40%
Mid Meadows	25	7	28%
North Meadows	7	2	29%
South Meadows	7	3	43%
West Meadows	0	0	NA
TOTAL*	59	20	34%

Market Summary

- Market Type Indicator **PITT MEADOWS ATTACHED**: Sellers Market at 34% Sales Ratio average (3.4 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 47% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$600,000 to \$700,000, 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	0	NA
400,001 – 500,000	0	0	NA
500,001 – 600,000	3	1	33%
600,001 – 700,000	26	11	42%
700,001 – 800,000	55	16	29%
800,001 – 900,000	54	14	26%
900,001 – 1,000,000	52	11	21%
1,000,001 – 1,250,000	62	6	10%
1,250,001 – 1,500,000	31	3	10%
1,500,001 – 1,750,000	9	0	NA
1,750,001 – 2,000,000	11	0	NA
2,000,001 – 2,250,000	2	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*	307	62	20%

2 Bedrooms & Less	19	3	16%
3 to 4 Bedrooms	161	37	23%
5 to 6 Bedrooms	112	21	19%
7 Bedrooms & More	15	1	7%
TOTAL*	307	62	20%

SnapStats®	September	October	Variance
Inventory	302	307	2%
Solds	40	62	55%
Sale Price	\$780,000	\$825,250	6%
Sale Price SQFT	\$347	\$308	-11%
Sale to List Price Ratio	98%	98%	0%
Days on Market	27	33	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

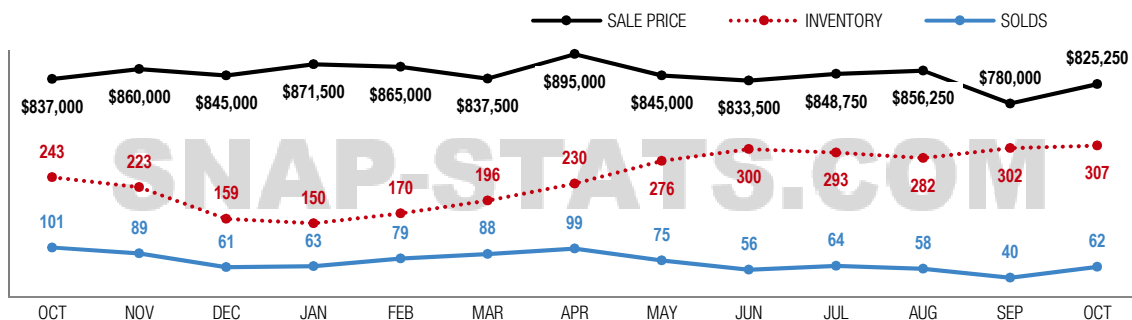
SnapStats®	Inventory	Sales	Sales Ratio
Albion	42	13	31%
Cottonwood	32	9	28%
East Central	48	10	21%
North	0	0	NA
Northeast	4	0	NA
Northwest	27	6	22%
Silver Valley	35	6	17%
Southwest	32	9	28%
Thornhill	25	1	4%
Websters Corners	14	1	7%
West Central	46	7	15%
Whonnock	2	0	NA
TOTAL*	307	62	20%

Market Summary

- Market Type Indicator **MAPLE RIDGE DETACHED**: 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** \$600,000 to \$700,000 with average 42% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1 mil to \$1.5 mil, Thornhill, Websters Corners and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Albion, Cottonwood, Southwest 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	1	0	NA
200,001 – 300,000	20	8	40%
300,001 – 400,000	58	15	26%
400,001 – 500,000	54	23	43%
500,001 – 600,000	58	18	31%
600,001 – 700,000	38	4	11%
700,001 – 800,000	22	0	NA
800,001 – 900,000	3	1	33%
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*	255	69	27%

0 to 1 Bedroom	42	11	26%
2 Bedrooms	100	25	25%
3 Bedrooms	97	29	30%
4 Bedrooms & Greater	16	4	25%
TOTAL*	255	69	27%

SnapStats®	September	October	Variance
Inventory	257	255	-1%
Solds	45	69	53%
Sale Price	\$445,000	\$455,000	2%
Sale Price SQFT	\$416	\$383	-8%
Sale to List Price Ratio	99%	97%	-2%
Days on Market	24	21	-13%

*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

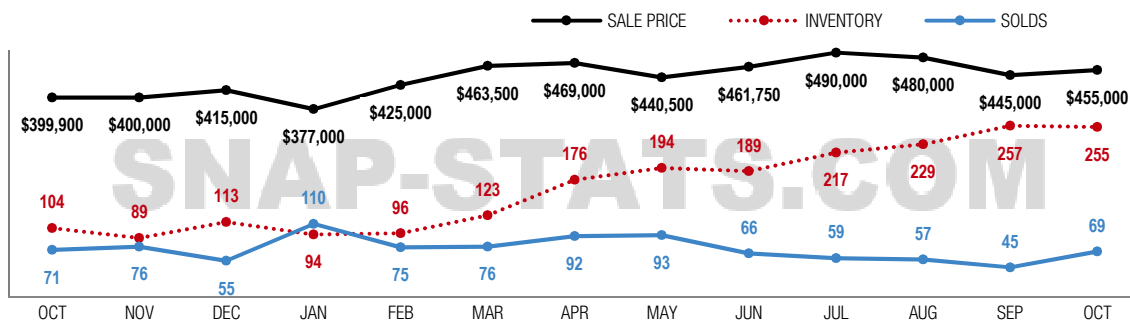
SnapStats®	Inventory	Sales	Sales Ratio
Albion	25	7	28%
Cottonwood	39	10	26%
East Central	97	28	29%
North	1	1	100%
Northeast	0	0	NA
Northwest	5	1	20%
Silver Valley	14	3	21%
Southwest	10	4	40%
Thornhill	4	1	25%
Websters Corners	1	0	NA
West Central	59	14	24%
Whonnock	0	0	NA
TOTAL*	255	69	27%

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 3% below list price
- Most Active Price Band** \$400,000 to \$500,000 with average 43% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$600,000 to \$700,000, Silver Valley, 2 and minimum 4 bedroom properties
- Sellers Best Bet** Selling homes in Southwest and 3 bedroom properties

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