

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

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SnapStats Publishing

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GREATER VANCOUVER EDITION

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



Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	0	0	NA
300,001 – 400,000	0	0	NA
400,001 – 500,000	0	0	NA
500,001 – 600,000	0	0	NA
600,001 – 700,000	0	0	NA
700,001 – 800,000	0	0	NA
800,001 – 900,000	0	1	NA*
900,001 – 1,000,000	9	2	22%
1,000,001 – 1,250,000	45	20	44%
1,250,001 – 1,500,000	105	18	17%
1,500,001 – 1,750,000	68	16	24%
1,750,001 – 2,000,000	79	10	13%
2,000,001 – 2,250,000	35	3	9%
2,250,001 – 2,500,000	34	3	9%
2,500,001 – 2,750,000	34	2	6%
2,750,001 – 3,000,000	32	2	6%
3,000,001 – 3,500,000	8	0	NA
3,500,001 – 4,000,000	10	0	NA
4,000,001 & Greater	7	0	NA
TOTAL*	466	77	17%

2 Bedrooms & Less	13	1	8%
3 to 4 Bedrooms	156	31	20%
5 to 6 Bedrooms	194	31	16%
7 Bedrooms & More	103	14	14%
TOTAL*	466	77	17%

SnapStats®	June	July	Variance
Inventory	488	466	-5%
Solds	60	77	28%
Sale Price	\$1,461,500	\$1,475,000	1%
Sale Price SQFT	\$545	\$540	-1%
Sale to List Price Ratio	93%	98%	5%
Days on Market	35	21	-40%

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

Community DETACHED HOUSES

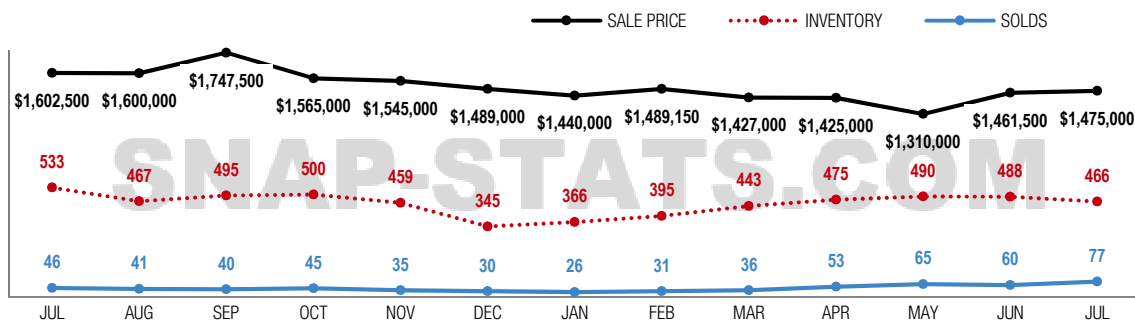
SnapStats®	Inventory	Sales	Sales Ratio
Big Bend	3	2	67%
Brentwood Park	10	3	30%
Buckingham Heights	14	0	NA
Burnaby Hospital	17	3	18%
Burnaby Lake	13	3	23%
Cariboo	0	0	NA
Capitol Hill	42	5	12%
Central	10	1	10%
Central Park	6	2	33%
Deer Lake	10	1	10%
Deer Lake Place	3	4	133%*
East Burnaby	36	2	6%
Edmonds	20	1	5%
Forest Glen	9	2	22%
Forest Hills	2	0	NA
Garden Village	8	0	NA
Government Road	22	2	9%
Greentree Village	4	1	25%
Highgate	17	0	NA
Metrotown	29	1	3%
Montecito	10	0	NA
Oakdale	0	0	NA
Oaklands	0	0	NA
Parkcrest	23	9	39%
Simon Fraser Hills	0	0	NA
Simon Fraser University SFU	13	1	8%
South Slope	43	10	23%
Sperling-Duthie	25	4	16%
Sullivan Heights	3	1	33%
Suncrest	11	1	9%
The Crest	2	3	150%*
Upper Deer Lake	12	2	17%
Vancouver Heights	20	5	25%
Westridge	11	2	18%
Willingdon Heights	18	6	33%
TOTAL*	466	77	17%

Market Summary

- Market Type Indicator **BURNABY DETACHED**: Balanced Market at 17% Sales Ratio average (1.7 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band** \$1 mil to \$1.25 mil with average 44% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$2.5 mil to \$3 mil, East Burnaby, Edmonds, Metrotown and up to 2 bedroom properties
- Sellers Best Bet** Selling homes in Parkcrest, Willingdon Heights 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	1	0	NA
300,001 – 400,000	38	7	18%
400,001 – 500,000	135	49	36%
500,001 – 600,000	181	53	29%
600,001 – 700,000	183	39	21%
700,001 – 800,000	147	30	20%
800,001 – 900,000	123	15	12%
900,001 – 1,000,000	60	8	13%
1,000,001 – 1,250,000	40	3	8%
1,250,001 – 1,500,000	24	2	8%
1,500,001 – 1,750,000	12	1	8%
1,750,001 – 2,000,000	4	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*	948	207	22%

0 to 1 Bedroom	180	55	31%
2 Bedrooms	579	118	20%
3 Bedrooms	166	30	18%
4 Bedrooms & Greater	23	4	17%
TOTAL*	948	207	22%

SnapStats®	June	July	Variance
Inventory	966	948	-2%
Solds	169	207	22%
Sale Price	\$570,000	\$590,000	4%
Sale Price SQFT	\$651	\$674	4%
Sale to List Price Ratio	97%	98%	1%
Days on Market	26	23	-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 CONDOS & TOWNHOMES

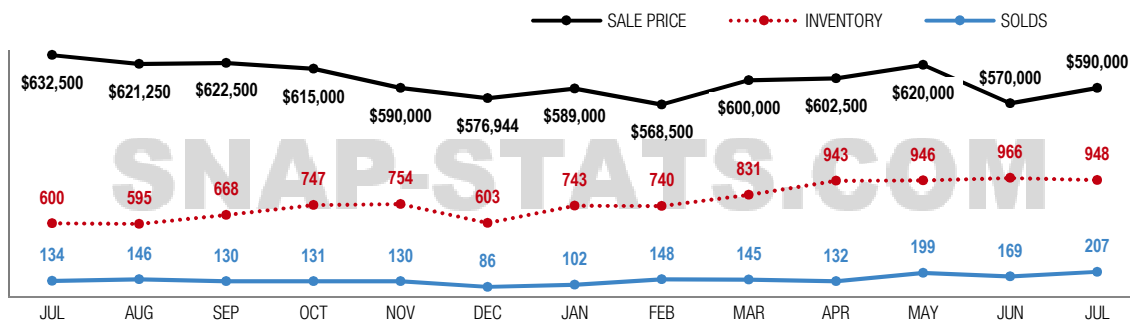
SnapStats®	Inventory	Sales	Sales Ratio
Big Bend	3	0	NA
Brentwood Park	135	36	27%
Buckingham Heights	0	0	NA
Burnaby Hospital	2	1	50%
Burnaby Lake	8	2	25%
Cariboo	18	5	28%
Capitol Hill	9	3	33%
Central	24	4	17%
Central Park	30	7	23%
Deer Lake	0	0	NA
Deer Lake Place	0	0	NA
East Burnaby	4	0	NA
Edmonds	57	7	12%
Forest Glen	44	4	9%
Forest Hills	10	3	30%
Garden Village	0	0	NA
Government Road	20	7	35%
Greentree Village	2	4	200%*
Highgate	89	16	18%
Metrotown	260	60	23%
Montecito	10	4	40%
Oakdale	0	0	NA
Oaklands	15	2	13%
Parkcrest	1	0	NA
Simon Fraser Hills	5	2	40%
Simon Fraser University SFU	58	14	24%
South Slope	54	14	26%
Sperling-Duthie	3	0	NA
Sullivan Heights	23	7	30%
Suncrest	0	0	NA
The Crest	17	0	NA
Upper Deer Lake	3	0	NA
Vancouver Heights	18	1	6%
Westridge	5	0	NA
Willingdon Heights	21	4	19%
TOTAL*	948	207	22%

Market Summary

- Market Type Indicator **BURNABY ATTACHED**: Sellers Market at 22% Sales Ratio average (2.2 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band** \$400,000 to \$500,000 with average 36% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1 mil to \$1.75, Forest Glen, Vancouver Heights and minimum 4 bedroom properties
- Sellers Best Bet** Selling homes in Government Road, Montecito 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	2	1	50%
800,001 – 900,000	8	3	38%
900,001 – 1,000,000	12	3	25%
1,000,001 – 1,250,000	29	4	14%
1,250,001 – 1,500,000	25	6	24%
1,500,001 – 1,750,000	16	0	NA
1,750,001 – 2,000,000	9	0	NA
2,000,001 – 2,250,000	2	0	NA
2,250,001 – 2,500,000	3	0	NA
2,500,001 – 2,750,000	2	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	0	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	111	17	15%

2 Bedrooms & Less	9	1	11%
3 to 4 Bedrooms	49	11	22%
5 to 6 Bedrooms	35	4	11%
7 Bedrooms & More	18	1	6%
TOTAL*	111	17	15%

SnapStats®	June	July	Variance
Inventory	126	111	-12%
Solds	26	17	-35%
Sale Price	\$1,002,500	\$1,140,000	14%
Sale Price SQFT	\$471	\$416	-12%
Sale to List Price Ratio	96%	95%	-1%
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 DETACHED HOUSES

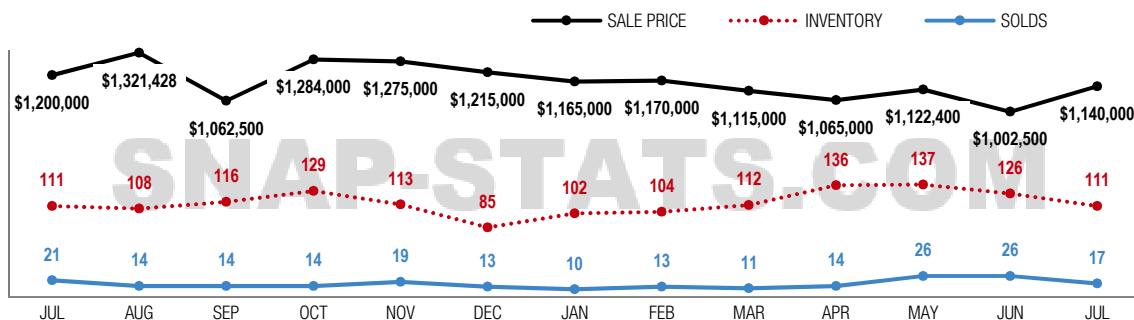
SnapStats®	Inventory	Sales	Sales Ratio
Brunette	0	0	NA
Connaught Heights	8	2	25%
Downtown	0	0	NA
Fraserview	3	3	100%
GlenBrooke North	6	0	NA
Moody Park	5	0	NA
North Arm	0	0	NA
Quay	0	0	NA
Queensborough	38	1	3%
Queens Park	10	2	20%
Sapperton	10	2	20%
The Heights	12	1	8%
Uptown	6	2	33%
West End	13	4	31%
TOTAL*	111	17	15%

Market Summary

- Market Type Indicator **NEW WESTMINSTER DETACHED**: Balanced Market at 15% Sales Ratio average (1.5 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 \$1 mil to \$1.25 mil, Queensborough, The Heights and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Connaught Heights, West End 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	7	0	NA
300,001 – 400,000	43	17	40%
400,001 – 500,000	95	40	42%
500,001 – 600,000	88	25	28%
600,001 – 700,000	74	13	18%
700,001 – 800,000	44	6	14%
800,001 – 900,000	18	2	11%
900,001 – 1,000,000	14	1	7%
1,000,001 – 1,250,000	4	0	NA
1,250,001 – 1,500,000	4	0	NA
1,500,001 – 1,750,000	0	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*	392	104	27%

0 to 1 Bedroom	96	36	38%
2 Bedrooms	223	57	26%
3 Bedrooms	71	11	15%
4 Bedrooms & Greater	2	0	NA
TOTAL*	392	104	27%

SnapStats®	June	July	Variance
Inventory	409	392	-4%
Solds	70	104	49%
Sale Price	\$519,400	\$491,500	-5%
Sale Price SQFT	\$584	\$557	-5%
Sale to List Price Ratio	96%	98%	2%
Days on Market	15	21	40%

*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

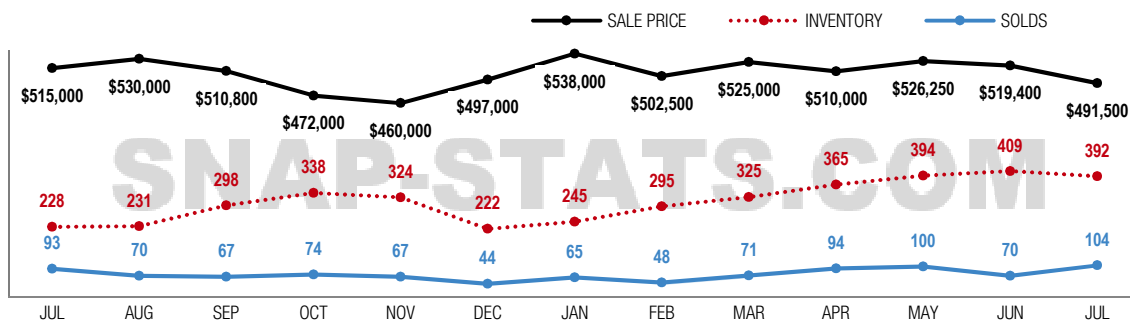
SnapStats®	Inventory	Sales	Sales Ratio
Brunette	0	0	NA
Connaught Heights	0	0	NA
Downtown	84	24	29%
Fraserview	47	13	28%
GlenBrooke North	6	8	133%*
Moody Park	3	0	NA
North Arm	0	0	NA
Quay	70	21	30%
Queensborough	42	7	17%
Queens Park	1	0	NA
Sapperton	22	6	27%
The Heights	1	0	NA
Uptown	115	25	22%
West End	1	0	NA
TOTAL*	392	104	27%

Market Summary

- Market Type Indicator **NEW WESTMINSTER ATTACHED**: Sellers Market at 27% Sales Ratio average (2.7 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band** \$400,000 to \$500,000 with average 42% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$900,000 to \$1 mil, Queensborough and 3 bedroom properties
- Sellers Best Bet** Selling homes in GlenBrooke North 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	4	0	NA
700,001 – 800,000	6	2	33%
800,001 – 900,000	24	6	25%
900,001 – 1,000,000	34	8	24%
1,000,001 – 1,250,000	103	35	34%
1,250,001 – 1,500,000	118	18	15%
1,500,001 – 1,750,000	68	9	13%
1,750,001 – 2,000,000	33	2	6%
2,000,001 – 2,250,000	23	2	9%
2,250,001 – 2,500,000	30	0	NA
2,500,001 – 2,750,000	20	1	5%
2,750,001 – 3,000,000	15	0	NA
3,000,001 – 3,500,000	4	0	NA
3,500,001 – 4,000,000	4	0	NA
4,000,001 & Greater	4	0	NA
TOTAL*	490	83	17%

2 Bedrooms & Less	22	0	NA
3 to 4 Bedrooms	174	37	21%
5 to 6 Bedrooms	211	36	17%
7 Bedrooms & More	83	10	12%
TOTAL*	490	83	17%

SnapStats®	June	July	Variance
Inventory	507	490	-3%
Solds	77	83	8%
Sale Price	\$1,238,095	\$1,205,500	-3%
Sale Price SQFT	\$411	\$402	-2%
Sale to List Price Ratio	96%	100%	4%
Days on Market	26	28	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

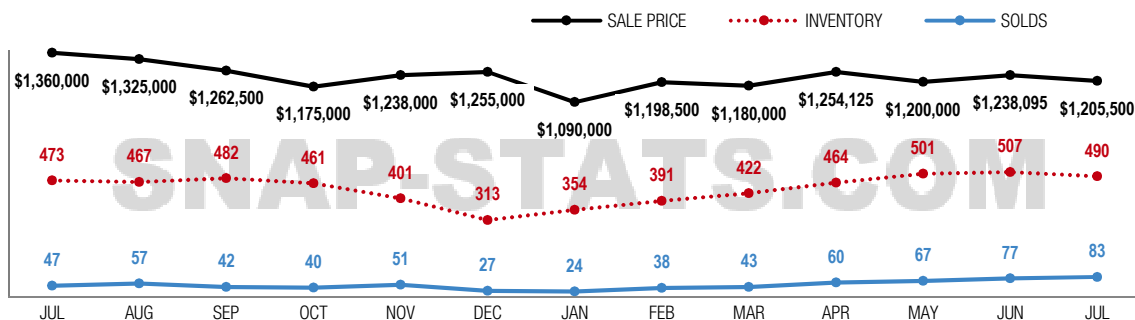
SnapStats®	Inventory	Sales	Sales Ratio
Burke Mountain	76	10	13%
Canyon Springs	6	1	17%
Cape Horn	17	0	NA
Central Coquitlam	103	20	19%
Chineside	7	2	29%
Coquitlam East	28	8	29%
Coquitlam West	58	7	12%
Eagle Ridge	6	0	NA
Harbour Chines	16	1	6%
Harbour Place	3	0	NA
Hockaday	7	0	NA
Maillardville	32	4	13%
Meadow Brook	7	1	14%
New Horizons	19	2	11%
North Coquitlam	2	0	NA
Park Ridge Estates	1	0	NA
Ranch Park	22	8	36%
River Springs	9	1	11%
Scott Creek	8	1	13%
Summitt View	1	1	100%
Upper Eagle Ridge	6	2	33%
Westwood Plateau	56	14	25%
Westwood Summit	0	0	NA
TOTAL*	490	83	17%

Market Summary

- Market Type Indicator **COQUITLAM DETACHED**: Balanced Market at 17% Sales Ratio average (1.7 in 10 homes selling rate)
- Homes are selling on average 100% of list price
- Most Active Price Band** \$1 mil to \$1.25 mil with average 34% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$2.5 mil to \$2.75 mil, Harbour Chines and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Ranch Park and 3 to 4 bedroom properties

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13 Month Market Trend



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Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	1	2	200%*
300,001 – 400,000	18	15	83%
400,001 – 500,000	89	33	37%
500,001 – 600,000	113	26	23%
600,001 – 700,000	107	22	21%
700,001 – 800,000	77	22	29%
800,001 – 900,000	40	15	38%
900,001 – 1,000,000	34	7	21%
1,000,001 – 1,250,000	21	1	5%
1,250,001 – 1,500,000	10	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	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*	512	143	28%

0 to 1 Bedroom	69	31	45%
2 Bedrooms	285	63	22%
3 Bedrooms	114	30	26%
4 Bedrooms & Greater	44	19	43%
TOTAL*	512	143	28%

SnapStats®	June	July	Variance
Inventory	530	512	-3%
Solds	93	143	54%
Sale Price	\$585,000	\$577,500	-1%
Sale Price SQFT	\$597	\$568	-5%
Sale to List Price Ratio	98%	97%	-1%
Days on Market	19	27	42%

*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

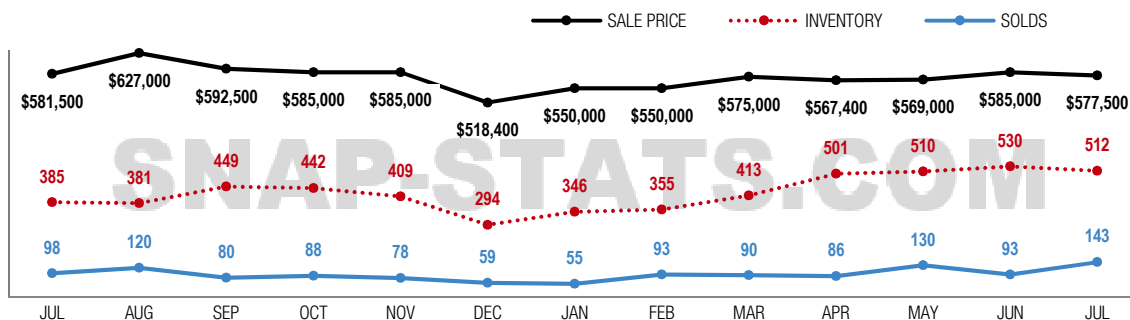
SnapStats®	Inventory	Sales	Sales Ratio
Burke Mountain	50	21	42%
Canyon Springs	14	11	79%
Cape Horn	0	0	NA
Central Coquitlam	28	4	14%
Chineside	0	0	NA
Coquitlam East	4	3	75%
Coquitlam West	112	32	29%
Eagle Ridge	14	5	36%
Harbour Chines	0	0	NA
Harbour Place	0	0	NA
Hockaday	0	0	NA
Maillardville	33	2	6%
Meadow Brook	0	0	NA
New Horizons	41	8	20%
North Coquitlam	156	36	23%
Park Ridge Estates	0	0	NA
Ranch Park	1	0	NA
River Springs	0	0	NA
Scott Creek	0	0	NA
Summitt View	0	0	NA
Upper Eagle Ridge	3	2	67%
Westwood Plateau	56	19	34%
Westwood Summit	0	0	NA
TOTAL*	512	143	28%

Market Summary

- Market Type Indicator **COQUITLAM ATTACHED**: Sellers Market at 28% Sales Ratio average (2.8 in 10 homes selling rate)
- Homes are selling on average 3% below list price
- Most Active Price Band** \$300,000 to \$400,000 with average 83% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1 mil to \$1.25 mil, Maillardville and 2 bedroom properties
- Sellers Best Bet** Selling homes in Canyon Springs and up to 1 / 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	1	1	100%
600,001 – 700,000	2	1	50%
700,001 – 800,000	7	3	43%
800,001 – 900,000	26	7	27%
900,001 – 1,000,000	33	8	24%
1,000,001 – 1,250,000	35	8	23%
1,250,001 – 1,500,000	18	1	6%
1,500,001 – 1,750,000	13	0	NA
1,750,001 – 2,000,000	3	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	1	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*	140	29	21%

2 Bedrooms & Less	5	1	20%
3 to 4 Bedrooms	64	16	25%
5 to 6 Bedrooms	55	12	22%
7 Bedrooms & More	16	0	NA
TOTAL*	140	29	21%

SnapStats®	June	July	Variance
Inventory	142	140	-1%
Solds	25	29	16%
Sale Price	\$917,500	\$945,000	3%
Sale Price SQFT	\$429	\$408	-5%
Sale to List Price Ratio	101%	95%	-6%
Days on Market	20	23	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

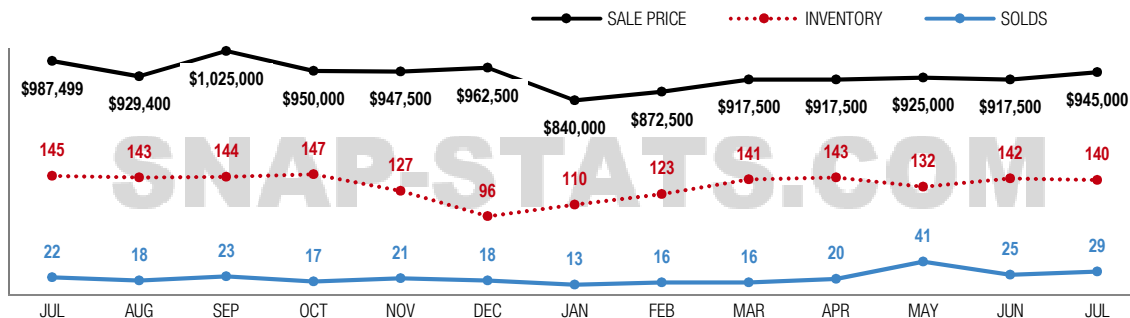
SnapStats®	Inventory	Sales	Sales Ratio
Birchland Manor	6	0	NA
Central Port Coquitlam	5	1	20%
Citadel	15	5	33%
Glenwood	32	7	22%
Lincoln Park	11	3	27%
Lower Mary Hill	7	3	43%
Mary Hill	16	3	19%
Oxford Heights	21	3	14%
Riverwood	10	2	20%
Woodland Acres	17	2	12%
TOTAL*	140	29	21%

Market Summary

- Market Type Indicator **PORT COQUITLAM DETACHED**: Sellers Market at 21% Sales Ratio average (2.1 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 27% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.25 mil to \$1.5 mil, Oxford Heights, Woodland Acres 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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SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	1	0	NA
200,001 – 300,000	9	1	11%
300,001 – 400,000	38	11	29%
400,001 – 500,000	58	13	22%
500,001 – 600,000	36	8	22%
600,001 – 700,000	30	11	37%
700,001 – 800,000	31	5	16%
800,001 – 900,000	7	2	29%
900,001 – 1,000,000	4	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*	214	51	24%

0 to 1 Bedroom	44	10	23%
2 Bedrooms	97	26	27%
3 Bedrooms	56	13	23%
4 Bedrooms & Greater	17	2	12%
TOTAL*	214	51	24%

SnapStats®	June	July	Variance
Inventory	201	214	6%
Solds	51	51	0%
Sale Price	\$511,000	\$518,000	1%
Sale Price SQFT	\$483	\$509	5%
Sale to List Price Ratio	96%	100%	4%
Days on Market	12	15	25%

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

Community CONDOS & TOWNHOMES

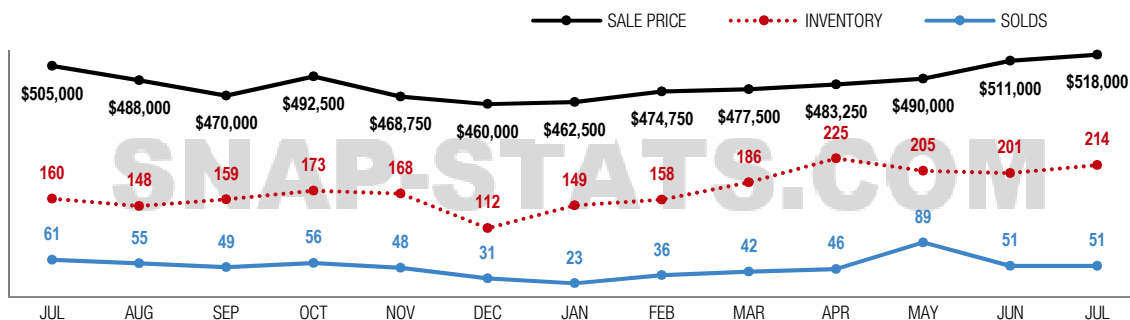
SnapStats®	Inventory	Sales	Sales Ratio
Birchland Manor	2	0	NA
Central Port Coquitlam	113	24	21%
Citadel	13	2	15%
Glenwood	41	9	22%
Lincoln Park	6	0	NA
Lower Mary Hill	0	0	NA
Mary Hill	9	0	NA
Oxford Heights	0	0	NA
Riverwood	30	16	53%
Woodland Acres	0	0	NA
TOTAL*	214	51	24%

Market Summary

- Market Type Indicator **PORT COQUITLAM ATTACHED**: Sellers Market at 24% Sales Ratio average (2.4 in 10 homes selling rate)
- Homes are selling on average 100% of list price
- Most Active Price Band** \$600,000 to \$700,000 with average 37% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$200,000 to \$300,000, Citadel and minimum 4 bedroom properties
- Sellers Best Bet** Selling homes in Riverwood and 2 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	1	100%
900,001 – 1,000,000	5	2	40%
1,000,001 – 1,250,000	15	3	20%
1,250,001 – 1,500,000	21	3	14%
1,500,001 – 1,750,000	5	1	20%
1,750,001 – 2,000,000	10	1	10%
2,000,001 – 2,250,000	1	0	NA
2,250,001 – 2,500,000	5	0	NA
2,500,001 – 2,750,000	5	0	NA
2,750,001 – 3,000,000	9	0	NA
3,000,001 – 3,500,000	4	0	NA
3,500,001 – 4,000,000	2	0	NA
4,000,001 & Greater	12	0	NA
TOTAL*	95	11	12%

2 Bedrooms & Less	2	0	NA
3 to 4 Bedrooms	53	7	13%
5 to 6 Bedrooms	35	4	11%
7 Bedrooms & More	5	0	NA
TOTAL*	95	11	12%

SnapStats®	June	July	Variance
Inventory	95	95	0%
Solds	11	11	0%
Sale Price	\$1,330,000	\$1,190,000	-11%
Sale Price SQFT	\$396	\$430	9%
Sale to List Price Ratio	100%	99%	-1%
Days on Market	38	25	-34%

*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

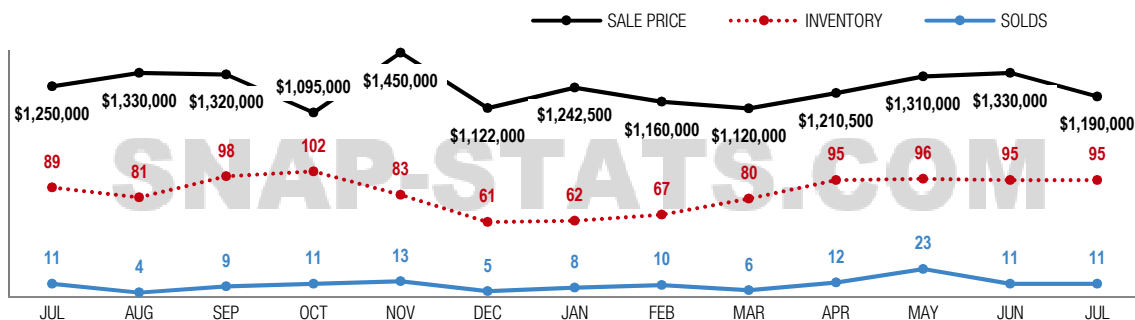
SnapStats®	Inventory	Sales	Sales Ratio
Anmore	23	1	4%
Barber Street	9	1	11%
Belcarra	5	1	20%
College Park	11	1	9%
Glenayre	3	3	100%
Heritage Mountain	6	0	NA
Heritage Woods	21	1	5%
loco	0	0	NA
Mountain Meadows	1	1	100%
North Shore	8	1	13%
Port Moody Centre	8	1	13%
Westwood Summit	0	0	NA
TOTAL*	95	11	12%

Market Summary

- Market Type Indicator **PORT MOODY DETACHED**: Balanced Market at 12% Sales Ratio average (1.2 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band** \$1 mil to \$1.25 mil / \$1.5 mil to \$1.75 mil with average 20% Sales Ratio (Balanced market)
- Buyers Best Bet** Homes between \$1.75 mil to \$2 mil, Anmore, Heritage Woods and 5 to 6 bedroom properties
- Sellers Best Bet** Selling homes in Belcarra 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	1	NA*
300,001 – 400,000	1	2	200%*
400,001 – 500,000	9	8	89%
500,001 – 600,000	20	10	50%
600,001 – 700,000	20	13	65%
700,001 – 800,000	31	5	16%
800,001 – 900,000	8	1	13%
900,001 – 1,000,000	5	2	40%
1,000,001 – 1,250,000	4	2	50%
1,250,001 – 1,500,000	3	0	NA
1,500,001 – 1,750,000	1	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*	103	44	43%

0 to 1 Bedroom	5	5	100%
2 Bedrooms	58	24	41%
3 Bedrooms	36	14	39%
4 Bedrooms & Greater	4	1	25%
TOTAL*	103	44	43%

SnapStats®	June	July	Variance
Inventory	131	103	-21%
Solds	31	44	42%
Sale Price	\$626,000	\$614,375	-2%
Sale Price SQFT	\$577	\$568	-2%
Sale to List Price Ratio	100%	98%	-2%
Days on Market	13	31	138%

*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

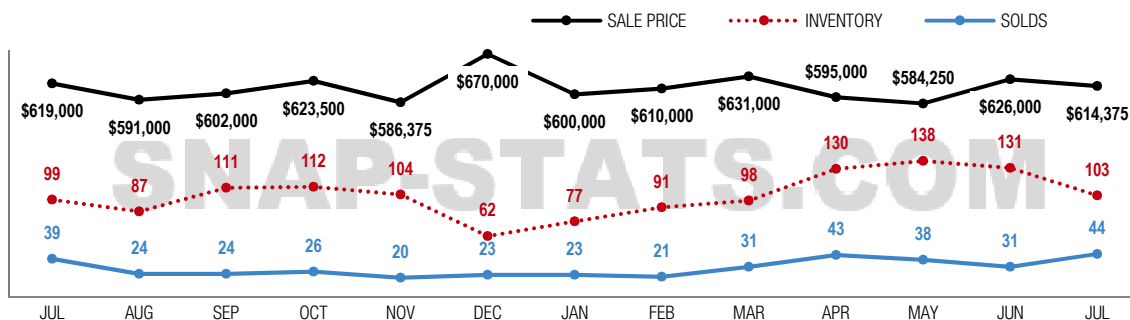
SnapStats®	Inventory	Sales	Sales Ratio
Anmore	0	0	NA
Barber Street	0	0	NA
Belcarra	0	0	NA
College Park	12	9	75%
Glenayre	0	0	NA
Heritage Mountain	11	2	18%
Heritage Woods	13	3	23%
loco	0	0	NA
Mountain Meadows	0	0	NA
North Shore	19	5	26%
Port Moody Centre	48	25	52%
Westwood Summit	0	0	NA
TOTAL*	103	44	43%

Market Summary

- Market Type Indicator **PORT MOODY ATTACHED**: Sellers Market at 43% Sales Ratio average (4.3 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 89% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$800,000 to \$900,000, Heritage Mountain and 3 bedroom properties
- Sellers Best Bet** Selling homes in College Park, Port Moody Centre and 2 bedroom properties

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13 Month Market Trend



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SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	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	8	3	38%
800,001 – 900,000	11	1	9%
900,001 – 1,000,000	10	4	40%
1,000,001 – 1,250,000	12	1	8%
1,250,001 – 1,500,000	1	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*	43	10	23%

2 Bedrooms & Less	3	0	NA
3 to 4 Bedrooms	31	8	26%
5 to 6 Bedrooms	9	2	22%
7 Bedrooms & More	0	0	NA
TOTAL*	43	10	23%

SnapStats®	June	July	Variance
Inventory	45	43	-4%
Solds	5	10	100%
Sale Price	\$975,000	\$885,000	-9%
Sale Price SQFT	\$335	\$392	17%
Sale to List Price Ratio	98%	99%	1%
Days on Market	42	30	-29%

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

Community DETACHED HOUSES

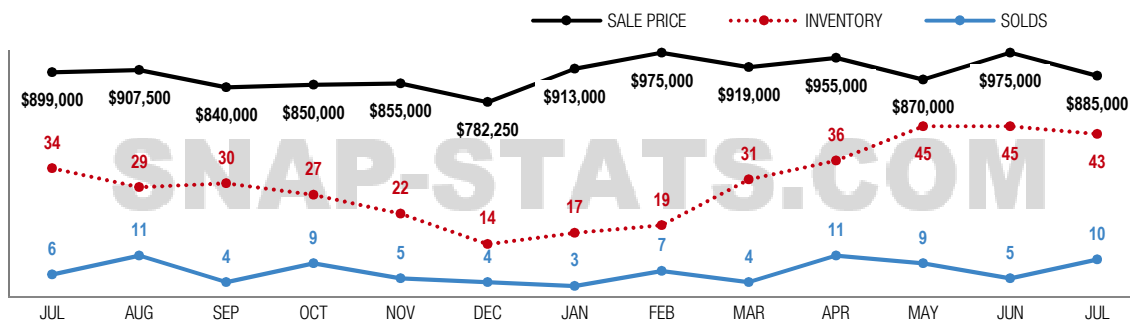
SnapStats®	Inventory	Sales	Sales Ratio
Central Meadows	15	6	40%
Mid Meadows	8	3	38%
North Meadows	0	0	NA
South Meadows	20	1	5%
West Meadows	0	0	NA
TOTAL*	43	10	23%

Market Summary

- Market Type Indicator **PITT MEADOWS DETACHED**: Sellers Market at 23% Sales Ratio average (2.3 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band** \$900,000 to \$1 mil with average 40% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1 mil to \$1.25 mil, South Meadows and 5 to 6 bedroom properties
- Sellers Best Bet** Selling homes in Central Meadows, Mid 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	5	3	60%
400,001 – 500,000	16	2	13%
500,001 – 600,000	26	3	12%
600,001 – 700,000	2	0	NA
700,001 – 800,000	4	0	NA
800,001 – 900,000	1	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*	54	8	15%

0 to 1 Bedroom	2	2	100%
2 Bedrooms	30	3	10%
3 Bedrooms	19	3	16%
4 Bedrooms & Greater	3	0	NA
TOTAL*	54	8	15%

SnapStats®	June	July	Variance
Inventory	49	54	10%
Solds	17	8	-53%
Sale Price	\$479,900	\$434,000	-10%
Sale Price SQFT	\$419	\$353	-16%
Sale to List Price Ratio	100%	97%	-3%
Days on Market	22	36	64%

*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

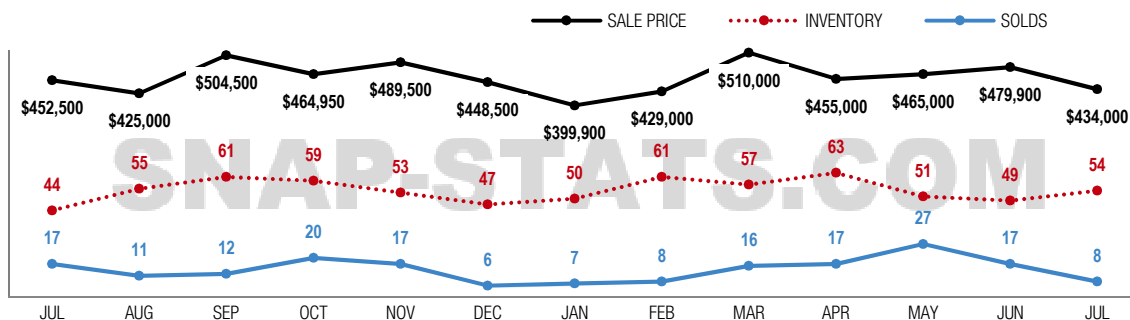
SnapStats®	Inventory	Sales	Sales Ratio
Central Meadows	21	4	19%
Mid Meadows	14	2	14%
North Meadows	5	1	20%
South Meadows	12	1	8%
West Meadows	2	0	NA
TOTAL*	54	8	15%

Market Summary

- Market Type Indicator **PITT MEADOWS ATTACHED**: Balanced Market at 15% Sales Ratio average (1.5 in 10 homes selling rate)
- Homes are selling on average 3% below list price
- Most Active Price Band** \$400,000 to \$500,000 with average 13% Sales Ratio (Balanced market)
- Buyers Best Bet** Homes between \$500,000 to \$600,000, South Meadows and 2 bedroom properties
- Sellers Best Bet** Selling homes in Central Meadows and 3 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	3	1	33%
500,001 – 600,000	10	2	20%
600,001 – 700,000	45	14	31%
700,001 – 800,000	64	29	45%
800,001 – 900,000	82	15	18%
900,001 – 1,000,000	67	12	18%
1,000,001 – 1,250,000	83	7	8%
1,250,001 – 1,500,000	36	0	NA
1,500,001 – 1,750,000	14	0	NA
1,750,001 – 2,000,000	8	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	2	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*	418	80	19%

2 Bedrooms & Less	24	2	8%
3 to 4 Bedrooms	216	55	25%
5 to 6 Bedrooms	162	23	14%
7 Bedrooms & More	16	0	NA
TOTAL*	418	80	19%

SnapStats®	June	July	Variance
Inventory	406	418	3%
Solds	69	80	16%
Sale Price	\$790,000	\$790,250	0%
Sale Price SQFT	\$310	\$348	12%
Sale to List Price Ratio	96%	99%	3%
Days on Market	21	30	43%

*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

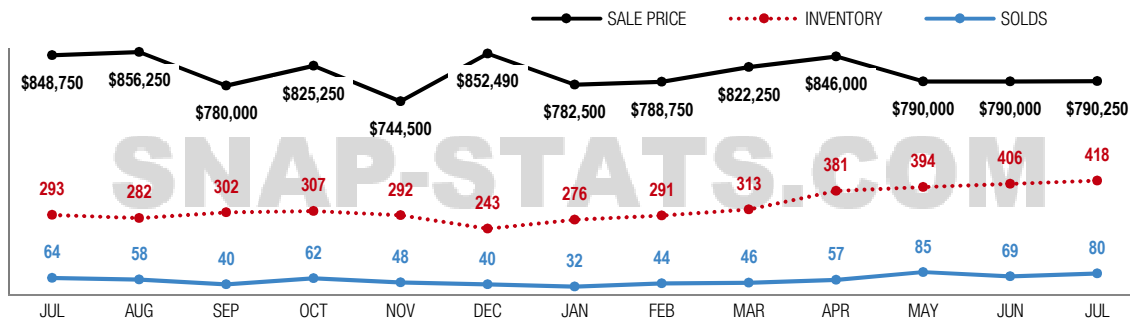
SnapStats®	Inventory	Sales	Sales Ratio
Albion	62	13	21%
Cottonwood	51	12	24%
East Central	62	12	19%
North	1	0	NA
Northeast	3	0	NA
Northwest	36	7	19%
Silver Valley	66	8	12%
Southwest	50	13	26%
Thornhill	29	1	3%
Websters Corners	9	2	22%
West Central	47	11	23%
Whonnock	2	1	50%
TOTAL*	418	80	19%

Market Summary

- Market Type Indicator **MAPLE RIDGE DETACHED**: Balanced Market at 19% Sales Ratio average (1.9 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band** \$700,000 to \$800,000 with average 45% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1 mil to \$1.25 mil, Thornhill and up to 2 bedroom properties
- Sellers Best Bet** Selling homes in Southwest 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	2	2	100%
200,001 – 300,000	16	13	81%
300,001 – 400,000	75	18	24%
400,001 – 500,000	67	26	39%
500,001 – 600,000	65	23	35%
600,001 – 700,000	45	8	18%
700,001 – 800,000	11	1	9%
800,001 – 900,000	1	0	NA
900,001 – 1,000,000	2	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*	284	91	32%

0 to 1 Bedroom	49	19	39%
2 Bedrooms	104	28	27%
3 Bedrooms	107	41	38%
4 Bedrooms & Greater	24	3	13%
TOTAL*	284	91	32%

SnapStats®	June	July	Variance
Inventory	278	284	2%
Solds	56	91	63%
Sale Price	\$466,000	\$460,000	-1%
Sale Price SQFT	\$368	\$353	-4%
Sale to List Price Ratio	98%	98%	0%
Days on Market	32	37	16%

*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

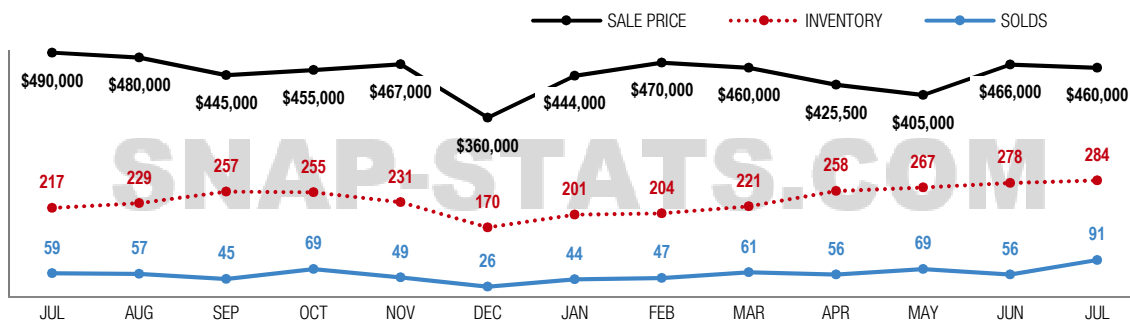
SnapStats®	Inventory	Sales	Sales Ratio
Albion	17	7	41%
Cottonwood	61	20	33%
East Central	102	34	33%
North	1	0	NA
Northeast	0	0	NA
Northwest	10	2	20%
Silver Valley	14	2	14%
Southwest	7	4	57%
Thornhill	4	1	25%
Websters Corners	0	0	NA
West Central	68	21	31%
Whonnock	0	0	NA
TOTAL*	284	91	32%

Market Summary

- Market Type Indicator **MAPLE RIDGE ATTACHED**: Sellers Market at 32% Sales Ratio average (3.2 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band** \$200,000 to \$300,000 with average 81% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$700,000 to \$800,000, Silver Valley and minimum 4 bedroom properties
- Sellers Best Bet** Selling homes in Albion and up to 1 bedroom properties

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