

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	1	0	NA
900,001 – 1,000,000	6	1	17%
1,000,001 – 1,250,000	36	14	39%
1,250,001 – 1,500,000	99	20	20%
1,500,001 – 1,750,000	60	10	17%
1,750,001 – 2,000,000	80	4	5%
2,000,001 – 2,250,000	33	1	3%
2,250,001 – 2,500,000	34	5	15%
2,500,001 – 2,750,000	25	3	12%
2,750,001 – 3,000,000	30	0	NA
3,000,001 – 3,500,000	8	1	13%
3,500,001 – 4,000,000	8	3	38%
4,000,001 & Greater	5	0	NA
TOTAL*	425	62	15%

2 Bedrooms & Less	15	0	NA
3 to 4 Bedrooms	135	24	18%
5 to 6 Bedrooms	179	29	16%
7 Bedrooms & More	96	9	9%
TOTAL*	425	62	15%

SnapStats®	July	August	Variance
Inventory	466	425	-9%
Solds	77	62	-19%
Sale Price	\$1,475,000	\$1,457,500	-1%
Sale Price SQFT	\$540	\$486	-10%
Sale to List Price Ratio	98%	96%	-2%
Days on Market	21	38	81%

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

Community DETACHED HOUSES

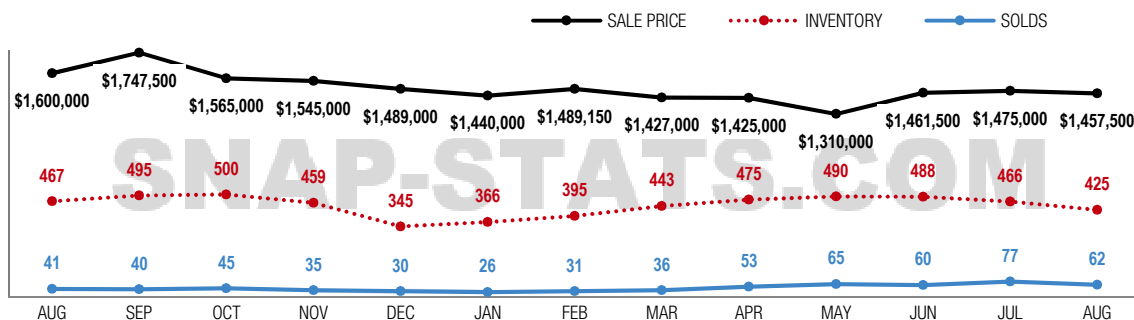
SnapStats®	Inventory	Sales	Sales Ratio
Big Bend	3	0	NA
Brentwood Park	7	3	43%
Buckingham Heights	9	2	22%
Burnaby Hospital	12	2	17%
Burnaby Lake	13	2	15%
Cariboo	0	0	NA
Capitol Hill	37	3	8%
Central	10	0	NA
Central Park	5	0	NA
Deer Lake	8	4	50%
Deer Lake Place	5	0	NA
East Burnaby	27	7	26%
Edmonds	17	2	12%
Forest Glen	12	0	NA
Forest Hills	1	0	NA
Garden Village	7	0	NA
Government Road	16	7	44%
Greentree Village	4	0	NA
Highgate	18	1	6%
Metrotown	28	3	11%
Montecito	9	2	22%
Oakdale	1	0	NA
Oaklands	0	0	NA
Parkcrest	18	5	28%
Simon Fraser Hills	0	0	NA
Simon Fraser University SFU	11	1	9%
South Slope	50	2	4%
Sperling-Duthie	22	3	14%
Sullivan Heights	3	1	33%
Suncrest	8	1	13%
The Crest	6	2	33%
Upper Deer Lake	11	2	18%
Vancouver Heights	22	2	9%
Westridge	8	1	13%
Willingdon Heights	17	4	24%
TOTAL*	425	62	15%

Market Summary

- Market Type Indicator **BURNABY DETACHED**: Balanced Market at 15% Sales Ratio average (1.5 in 10 homes selling rate)
- Homes are selling on average 4% below list price
- Most Active Price Band** \$1 mil to \$1.25 mil with average 39% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$2 mil to \$2.25 mil, South Slope and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Deer Lake, Government Road 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	0	1	NA*
300,001 – 400,000	41	11	27%
400,001 – 500,000	121	34	28%
500,001 – 600,000	172	53	31%
600,001 – 700,000	178	42	24%
700,001 – 800,000	147	39	27%
800,001 – 900,000	117	17	15%
900,001 – 1,000,000	55	7	13%
1,000,001 – 1,250,000	37	5	14%
1,250,001 – 1,500,000	29	2	7%
1,500,001 – 1,750,000	10	1	10%
1,750,001 – 2,000,000	6	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	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*	914	212	23%

0 to 1 Bedroom	181	52	29%
2 Bedrooms	558	125	22%
3 Bedrooms	153	31	20%
4 Bedrooms & Greater	22	4	18%
TOTAL*	914	212	23%

SnapStats®	July	August	Variance
Inventory	948	914	-4%
Solds	207	212	2%
Sale Price	\$590,000	\$615,000	4%
Sale Price SQFT	\$674	\$683	1%
Sale to List Price Ratio	98%	98%	0%
Days on Market	23	32	39%

*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

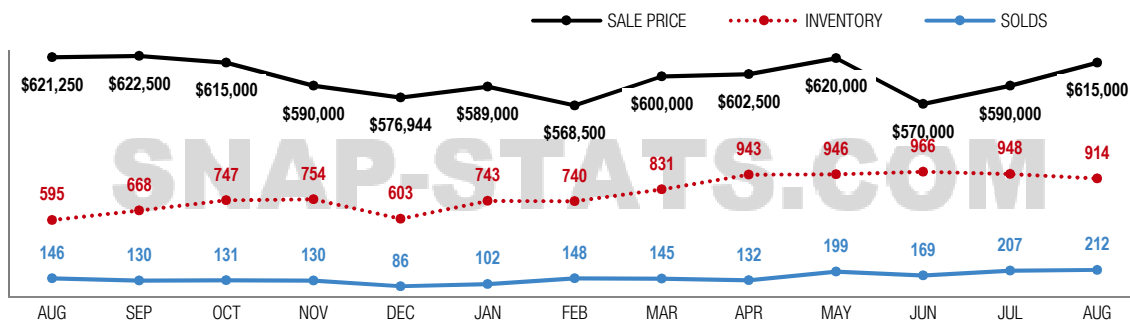
SnapStats®	Inventory	Sales	Sales Ratio
Big Bend	3	1	33%
Brentwood Park	147	41	28%
Buckingham Heights	0	0	NA
Burnaby Hospital	2	1	50%
Burnaby Lake	8	1	13%
Cariboo	15	5	33%
Capitol Hill	10	0	NA
Central	24	1	4%
Central Park	25	8	32%
Deer Lake	0	0	NA
Deer Lake Place	0	0	NA
East Burnaby	4	1	25%
Edmonds	58	13	22%
Forest Glen	43	8	19%
Forest Hills	8	2	25%
Garden Village	0	0	NA
Government Road	20	3	15%
Greentree Village	3	0	NA
Highgate	89	16	18%
Metrotown	273	43	16%
Montecito	4	3	75%
Oakdale	0	0	NA
Oaklands	10	5	50%
Parkcrest	3	1	33%
Simon Fraser Hills	3	5	167%*
Simon Fraser University SFU	44	13	30%
South Slope	45	17	38%
Sperling-Duthie	2	0	NA
Sullivan Heights	21	6	29%
Suncrest	0	0	NA
The Crest	12	2	17%
Upper Deer Lake	3	0	NA
Vancouver Heights	17	2	12%
Westridge	3	2	67%
Willingdon Heights	15	12	80%
TOTAL*	914	212	23%

Market Summary

- Market Type Indicator **BURNABY 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** \$500,000 to \$600,000 with average 31% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.25 mil to \$1.5 mil, Burnaby Lake, Central, Vancouver Heights and minimum 4 bedrooms
- Sellers Best Bet** Selling homes in Oaklands, Willingdon Heights and up to 1 bedrooms

**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	7	4	57%
900,001 – 1,000,000	17	0	NA
1,000,001 – 1,250,000	26	5	19%
1,250,001 – 1,500,000	24	3	13%
1,500,001 – 1,750,000	19	1	5%
1,750,001 – 2,000,000	8	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*	113	14	12%

2 Bedrooms & Less	9	3	33%
3 to 4 Bedrooms	48	8	17%
5 to 6 Bedrooms	38	2	5%
7 Bedrooms & More	18	1	6%
TOTAL*	113	14	12%

SnapStats®	July	August	Variance
Inventory	111	113	2%
Solds	17	14	-18%
Sale Price	\$1,140,000	\$1,095,000	-4%
Sale Price SQFT	\$416	\$460	11%
Sale to List Price Ratio	95%	98%	3%
Days on Market	24	25	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

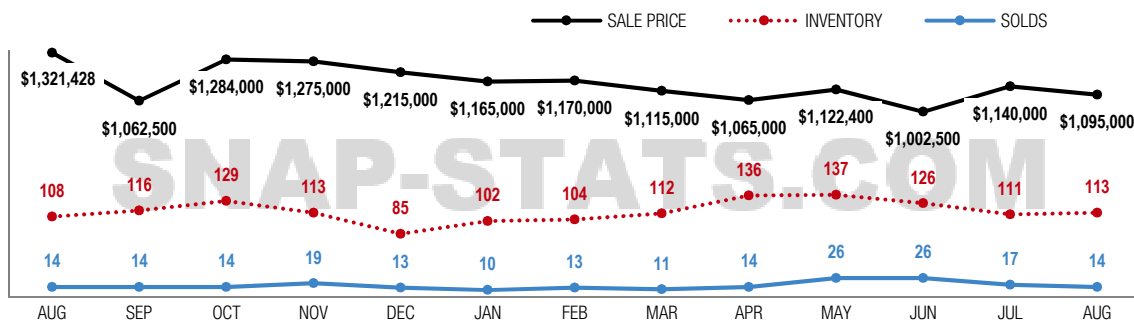
SnapStats®	Inventory	Sales	Sales Ratio
Brunette	0	0	NA
Connaught Heights	9	0	NA
Downtown	0	0	NA
Fraserview	2	1	50%
GlenBrooke North	6	1	17%
Moody Park	6	0	NA
North Arm	0	0	NA
Quay	0	0	NA
Queensborough	36	5	14%
Queens Park	9	1	11%
Sapperton	11	2	18%
The Heights	11	3	27%
Uptown	7	0	NA
West End	16	1	6%
TOTAL*	113	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 2% below list price
- Most Active Price Band** \$1 mil to \$1.25 mil with average 19% Sales Ratio (Balanced market)
- Buyers Best Bet** Homes between \$1.5 mil to \$1.75 mil, West End and minimum 5 bedroom properties
- Sellers Best Bet** Selling homes in The Heights and up to 2 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	9	1	11%
300,001 – 400,000	34	14	41%
400,001 – 500,000	76	28	37%
500,001 – 600,000	84	22	26%
600,001 – 700,000	60	13	22%
700,001 – 800,000	41	3	7%
800,001 – 900,000	13	0	NA
900,001 – 1,000,000	13	0	NA
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*	339	81	24%

0 to 1 Bedroom	87	25	29%
2 Bedrooms	189	51	27%
3 Bedrooms	60	5	8%
4 Bedrooms & Greater	3	0	NA
TOTAL*	339	81	24%

SnapStats®	July	August	Variance
Inventory	392	339	-14%
Solds	104	81	-22%
Sale Price	\$491,500	\$499,950	2%
Sale Price SQFT	\$557	\$549	-1%
Sale to List Price Ratio	98%	98%	0%
Days on Market	21	27	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 CONDOS & TOWNHOMES

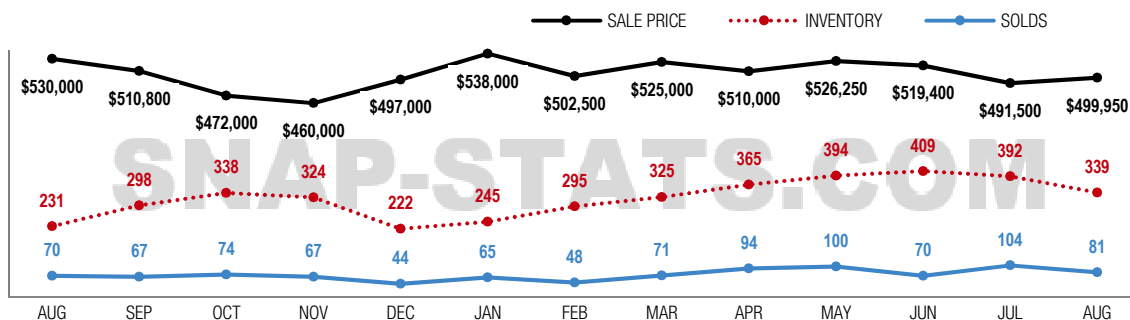
SnapStats®	Inventory	Sales	Sales Ratio
Brunette	0	0	NA
Connaught Heights	0	0	NA
Downtown	64	17	27%
Fraserview	42	17	40%
GlenBrooke North	4	5	125%*
Moody Park	2	0	NA
North Arm	0	0	NA
Quay	59	18	31%
Queensborough	37	3	8%
Queens Park	1	1	100%
Sapperton	21	4	19%
The Heights	2	0	NA
Uptown	106	16	15%
West End	1	0	NA
TOTAL*	339	81	24%

Market Summary

- Market Type Indicator **NEW WESTMINSTER ATTACHED**: Sellers Market at 24% Sales Ratio average (2.4 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 41% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$700,000 to \$800,000, Queensborough and 3 bedroom properties
- Sellers Best Bet** Selling homes in Fraserview, Quay 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	1	25%
700,001 – 800,000	10	0	NA
800,001 – 900,000	19	8	42%
900,001 – 1,000,000	27	6	22%
1,000,001 – 1,250,000	89	25	28%
1,250,001 – 1,500,000	108	24	22%
1,500,001 – 1,750,000	62	7	11%
1,750,001 – 2,000,000	26	0	NA
2,000,001 – 2,250,000	22	0	NA
2,250,001 – 2,500,000	32	3	9%
2,500,001 – 2,750,000	19	1	5%
2,750,001 – 3,000,000	16	0	NA
3,000,001 – 3,500,000	4	0	NA
3,500,001 – 4,000,000	4	0	NA
4,000,001 & Greater	3	0	NA
TOTAL*	445	75	17%

2 Bedrooms & Less	21	3	14%
3 to 4 Bedrooms	159	31	19%
5 to 6 Bedrooms	183	33	18%
7 Bedrooms & More	82	8	10%
TOTAL*	445	75	17%

SnapStats®	July	August	Variance
Inventory	490	445	-9%
Solds	83	75	-10%
Sale Price	\$1,205,500	\$1,232,500	2%
Sale Price SQFT	\$402	\$402	0%
Sale to List Price Ratio	100%	96%	-4%
Days on Market	28	39	39%

*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

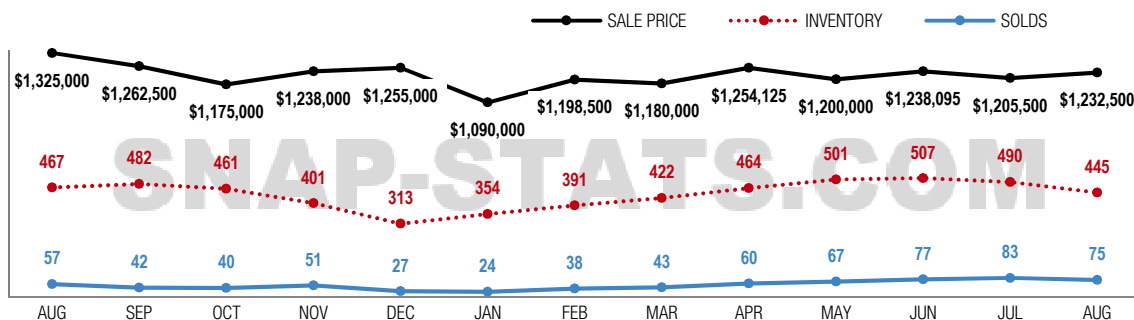
SnapStats®	Inventory	Sales	Sales Ratio
Burke Mountain	70	11	16%
Canyon Springs	5	0	NA
Cape Horn	13	5	38%
Central Coquitlam	87	16	18%
Chineside	5	2	40%
Coquitlam East	20	5	25%
Coquitlam West	60	6	10%
Eagle Ridge	6	0	NA
Harbour Chines	15	2	13%
Harbour Place	3	1	33%
Hockaday	6	2	33%
Maillardville	32	4	13%
Meadow Brook	10	2	20%
New Horizons	14	2	14%
North Coquitlam	2	0	NA
Park Ridge Estates	1	1	100%
Ranch Park	16	10	63%
River Springs	8	1	13%
Scott Creek	8	1	13%
Summitt View	2	0	NA
Upper Eagle Ridge	4	0	NA
Westwood Plateau	58	4	7%
Westwood Summit	0	0	NA
TOTAL*	445	75	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 4% below list price
- Most Active Price Band** \$800,000 to \$900,000 with average 42% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$2.5 mil to \$2.75 mil, Westwood Plateau and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Cape Horn, 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	0	2	NA*
300,001 – 400,000	18	11	61%
400,001 – 500,000	83	33	40%
500,001 – 600,000	117	20	17%
600,001 – 700,000	102	18	18%
700,001 – 800,000	67	16	24%
800,001 – 900,000	44	6	14%
900,001 – 1,000,000	24	8	33%
1,000,001 – 1,250,000	22	1	5%
1,250,001 – 1,500,000	5	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	1	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*	482	116	24%
0 to 1 Bedroom	68	25	37%
2 Bedrooms	281	57	20%
3 Bedrooms	90	22	24%
4 Bedrooms & Greater	43	12	28%
TOTAL*	482	116	24%

SnapStats®	July	August	Variance
Inventory	512	482	-6%
Solds	143	116	-19%
Sale Price	\$577,500	\$557,500	-3%
Sale Price SQFT	\$568	\$576	1%
Sale to List Price Ratio	97%	96%	-1%
Days on Market	27	20	-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

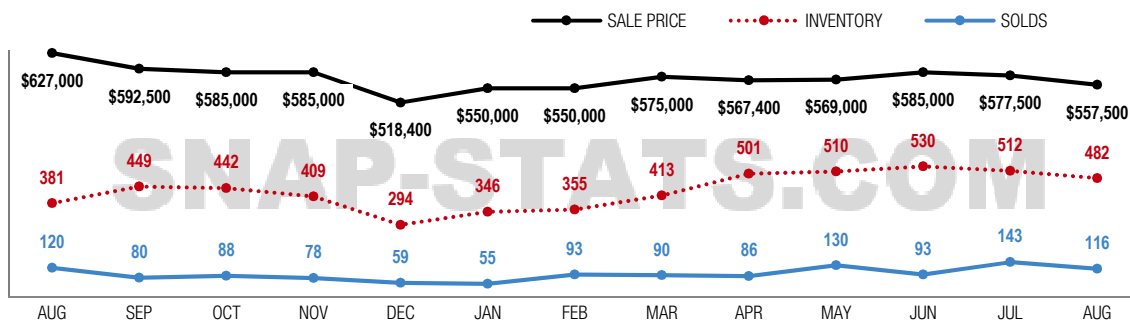
SnapStats®	Inventory	Sales	Sales Ratio
Burke Mountain	39	17	44%
Canyon Springs	16	5	31%
Cape Horn	0	0	NA
Central Coquitlam	28	7	25%
Chineside	0	0	NA
Coquitlam East	5	0	NA
Coquitlam West	107	21	20%
Eagle Ridge	16	1	6%
Harbour Chines	0	0	NA
Harbour Place	0	0	NA
Hockaday	1	0	NA
Maillardville	26	7	27%
Meadow Brook	0	0	NA
New Horizons	42	16	38%
North Coquitlam	143	30	21%
Park Ridge Estates	0	0	NA
Ranch Park	1	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	53	12	23%
Westwood Summit	0	0	NA
TOTAL*	482	116	24%

Market Summary

- Market Type Indicator **COQUITLAM ATTACHED**: Sellers Market at 24% Sales Ratio average (2.4 in 10 homes selling rate)
- Homes are selling on average 4% below list price
- Most Active Price Band** \$300,000 to \$400,000 with average 61% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1 mil to \$1.25 mil, Eagle Ridge and 2 bedroom properties
- Sellers Best Bet** Selling homes in Burke Mountain, New Horizons 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	1	0	NA
600,001 – 700,000	1	1	100%
700,001 – 800,000	7	7	100%
800,001 – 900,000	24	6	25%
900,001 – 1,000,000	25	8	32%
1,000,001 – 1,250,000	26	5	19%
1,250,001 – 1,500,000	19	2	11%
1,500,001 – 1,750,000	11	1	9%
1,750,001 – 2,000,000	3	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	0	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	119	30	25%

2 Bedrooms & Less	5	0	NA
3 to 4 Bedrooms	55	18	33%
5 to 6 Bedrooms	43	11	26%
7 Bedrooms & More	16	1	6%
TOTAL*	119	30	25%

SnapStats®	July	August	Variance
Inventory	140	119	-15%
Solds	29	30	3%
Sale Price	\$945,000	\$935,000	-1%
Sale Price SQFT	\$408	\$423	4%
Sale to List Price Ratio	95%	96%	1%
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 DETACHED HOUSES

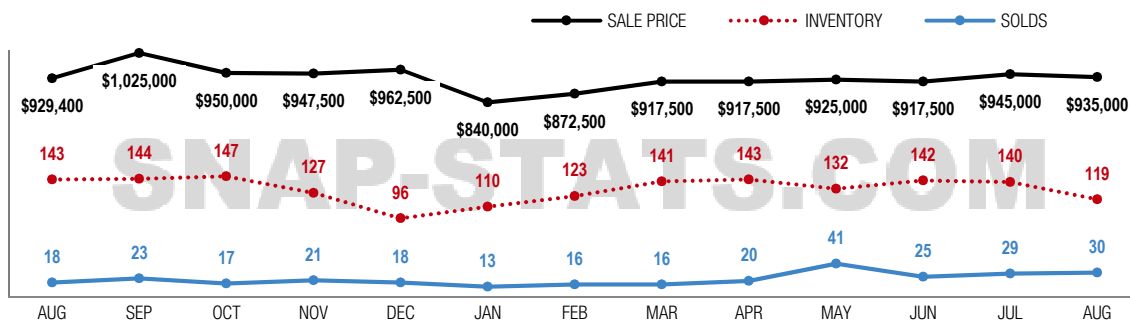
SnapStats®	Inventory	Sales	Sales Ratio
Birchland Manor	5	0	NA
Central Port Coquitlam	5	3	60%
Citadel	12	5	42%
Glenwood	23	10	43%
Lincoln Park	12	1	8%
Lower Mary Hill	4	1	25%
Mary Hill	14	2	14%
Oxford Heights	21	3	14%
Riverwood	7	3	43%
Woodland Acres	16	2	13%
TOTAL*	119	30	25%

Market Summary

- Market Type Indicator **PORT COQUITLAM DETACHED**: Sellers Market at 25% Sales Ratio average (2.5 in 10 homes selling rate)
- Homes are selling on average 4% below list price
- Most Active Price Band** \$900,000 to \$1 mil with average 32% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.5 mil to \$1.75 mil, Lincoln Park and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Citadel, Glenwood 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	1	1	100%
200,001 – 300,000	7	1	14%
300,001 – 400,000	32	16	50%
400,001 – 500,000	51	11	22%
500,001 – 600,000	29	7	24%
600,001 – 700,000	25	9	36%
700,001 – 800,000	29	2	7%
800,001 – 900,000	9	0	NA
900,001 – 1,000,000	3	0	NA
1,000,001 – 1,250,000	0	1	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*	186	48	26%

0 to 1 Bedroom	43	15	35%
2 Bedrooms	83	21	25%
3 Bedrooms	41	10	24%
4 Bedrooms & Greater	19	2	11%
TOTAL*	186	48	26%

SnapStats®	July	August	Variance
Inventory	214	186	-13%
Solds	51	48	-6%
Sale Price	\$518,000	\$436,250	-16%
Sale Price SQFT	\$509	\$455	-11%
Sale to List Price Ratio	100%	97%	-3%
Days on Market	15	25	67%

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

Community CONDOS & TOWNHOMES

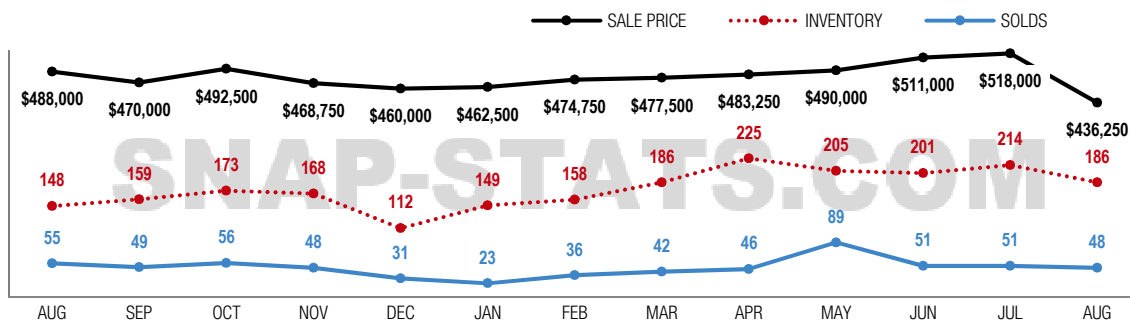
SnapStats®	Inventory	Sales	Sales Ratio
Birchland Manor	0	2	NA*
Central Port Coquitlam	107	26	24%
Citadel	14	3	21%
Glenwood	28	9	32%
Lincoln Park	2	1	50%
Lower Mary Hill	0	0	NA
Mary Hill	6	1	17%
Oxford Heights	0	0	NA
Riverwood	29	6	21%
Woodland Acres	0	0	NA
TOTAL*	186	48	26%

Market Summary

- Market Type Indicator **PORT COQUITLAM ATTACHED**: Sellers Market at 26% Sales Ratio average (2.6 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 50% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$700,000 to \$800,000, Citadel, Riverwood and minimum 4 bedroom properties
- Sellers Best Bet** Selling homes in Glenwood and up to 1 bedroom properties

**With minimum inventory of 10 in most instances

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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	1	0	NA
800,001 – 900,000	1	0	NA
900,001 – 1,000,000	2	5	250%*
1,000,001 – 1,250,000	11	3	27%
1,250,001 – 1,500,000	25	2	8%
1,500,001 – 1,750,000	6	0	NA
1,750,001 – 2,000,000	8	1	13%
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	8	1	13%
3,000,001 – 3,500,000	5	0	NA
3,500,001 – 4,000,000	3	0	NA
4,000,001 & Greater	11	0	NA
TOTAL*	92	12	13%

2 Bedrooms & Less	2	1	50%
3 to 4 Bedrooms	45	11	24%
5 to 6 Bedrooms	39	0	NA
7 Bedrooms & More	6	0	NA
TOTAL*	92	12	13%

SnapStats®	July	August	Variance
Inventory	95	92	-3%
Solds	11	12	9%
Sale Price	\$1,190,000	\$1,139,400	-4%
Sale Price SQFT	\$430	\$469	9%
Sale to List Price Ratio	99%	97%	-2%
Days on Market	25	51	104%

*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

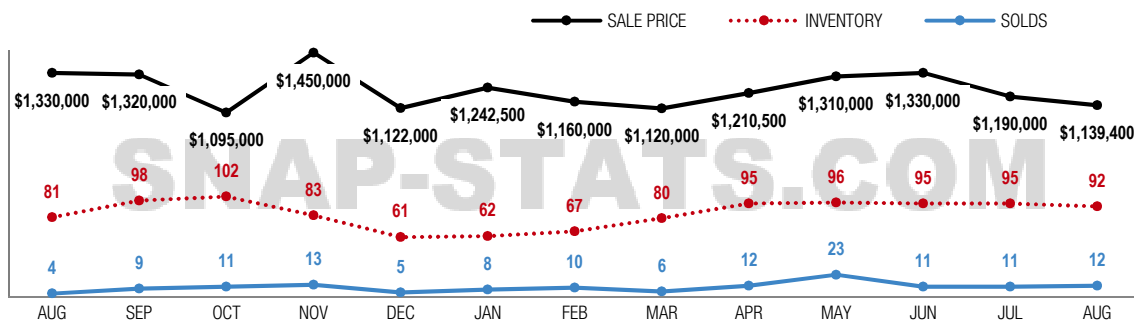
SnapStats®	Inventory	Sales	Sales Ratio
Anmore	24	0	NA
Barber Street	8	2	25%
Belcarra	8	0	NA
College Park	10	3	30%
Glenayre	3	0	NA
Heritage Mountain	5	3	60%
Heritage Woods	18	1	6%
loco	0	0	NA
Mountain Meadows	1	0	NA
North Shore	7	1	14%
Port Moody Centre	8	2	25%
TOTAL*	92	12	13%

Market Summary

- Market Type Indicator **PORT MOODY DETACHED**: Balanced Market at 13% Sales Ratio average (1.3 in 10 homes selling rate)
- Homes are selling on average 3% below list price
- Most Active Price Band** \$1 mil to \$1.25 mil with average 27% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.25 mil to \$1.5 mil and Heritage Woods
- Sellers Best Bet** Selling homes in College Park and 3 to 4 bedroom properties

**With minimum inventory of 10 in most instances

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SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	1	0	NA
300,001 – 400,000	3	1	33%
400,001 – 500,000	9	6	67%
500,001 – 600,000	15	8	53%
600,001 – 700,000	19	3	16%
700,001 – 800,000	21	7	33%
800,001 – 900,000	11	0	NA
900,001 – 1,000,000	4	2	50%
1,000,001 – 1,250,000	4	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	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*	91	27	30%

0 to 1 Bedroom	7	3	43%
2 Bedrooms	50	13	26%
3 Bedrooms	28	10	36%
4 Bedrooms & Greater	6	1	17%
TOTAL*	91	27	30%

SnapStats®	July	August	Variance
Inventory	103	91	-12%
Solds	44	27	-39%
Sale Price	\$614,375	\$595,000	-3%
Sale Price SQFT	\$568	\$547	-4%
Sale to List Price Ratio	98%	99%	1%
Days on Market	31	22	-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 CONDOS & TOWNHOMES

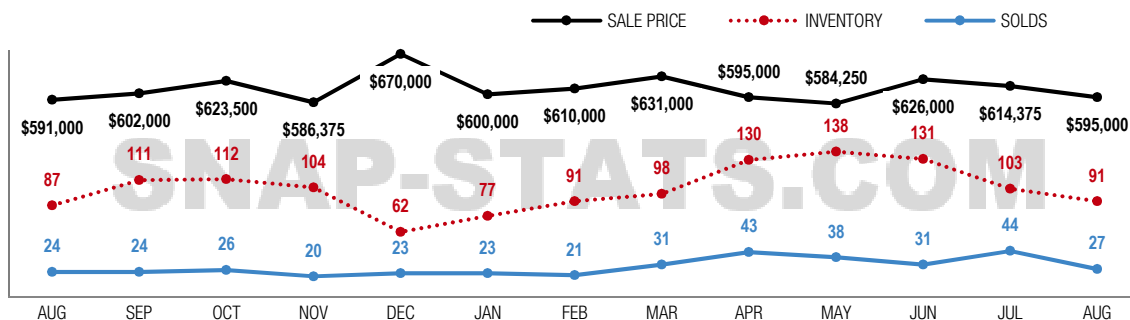
SnapStats®	Inventory	Sales	Sales Ratio
Anmore	0	0	NA
Barber Street	0	0	NA
Belcarra	0	0	NA
College Park	11	3	27%
Glenayre	0	0	NA
Heritage Mountain	6	2	33%
Heritage Woods	13	0	NA
loco	0	0	NA
Mountain Meadows	0	0	NA
North Shore	14	6	43%
Port Moody Centre	47	16	34%
TOTAL*	91	27	30%

Market Summary

- Market Type Indicator **PORT MOODY ATTACHED**: Sellers Market at 30% Sales Ratio average (3 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 67% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$600,000 to \$700,000, College Park and 2 bedroom properties
- Sellers Best Bet** Selling homes in North Shore and 3 bedroom properties

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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	1	100%
700,001 – 800,000	8	5	63%
800,001 – 900,000	8	1	13%
900,001 – 1,000,000	7	7	100%
1,000,001 – 1,250,000	10	2	20%
1,250,001 – 1,500,000	2	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*	36	16	44%

2 Bedrooms & Less	4	0	NA
3 to 4 Bedrooms	26	12	46%
5 to 6 Bedrooms	5	4	80%
7 Bedrooms & More	1	0	NA
TOTAL*	36	16	44%

SnapStats®	July	August	Variance
Inventory	43	36	-16%
Solds	10	16	60%
Sale Price	\$885,000	\$940,000	6%
Sale Price SQFT	\$392	\$390	-1%
Sale to List Price Ratio	99%	100%	1%
Days on Market	30	19	-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

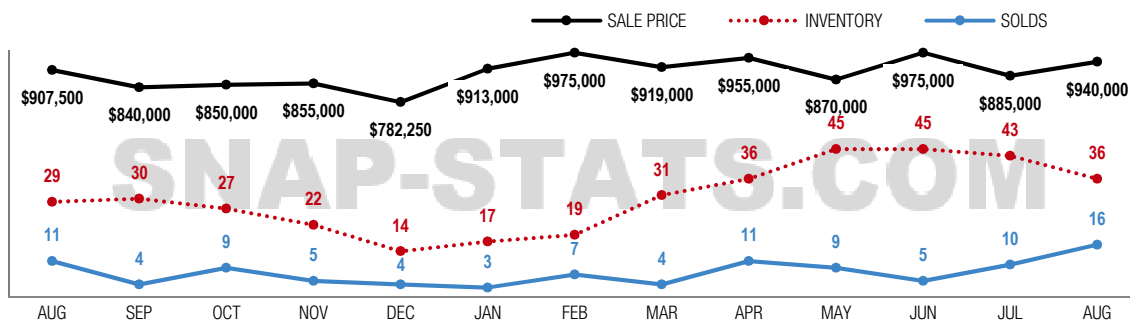
SnapStats®	Inventory	Sales	Sales Ratio
Central Meadows	13	4	31%
Mid Meadows	5	2	40%
North Meadows	1	1	100%
South Meadows	17	9	53%
West Meadows	0	0	NA
TOTAL*	36	16	44%

Market Summary

- Market Type Indicator **PITT MEADOWS DETACHED**: Sellers Market at 44% Sales Ratio average (4.4 in 10 homes selling rate)
- Homes are selling on average 100% of list price
- Most Active Price Band** \$700,000 to \$800,000 with average 63% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$800,000 to \$900,000 and Central Meadows
- Sellers Best Bet** Selling homes in South 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	6	150%*
400,001 – 500,000	16	4	25%
500,001 – 600,000	19	9	47%
600,001 – 700,000	1	1	100%
700,001 – 800,000	2	0	NA
800,001 – 900,000	0	1	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*	42	21	50%

0 to 1 Bedroom	4	2	50%
2 Bedrooms	22	11	50%
3 Bedrooms	14	6	43%
4 Bedrooms & Greater	2	2	100%
TOTAL*	42	21	50%

SnapStats®	July	August	Variance
Inventory	54	42	-22%
Solds	8	21	163%
Sale Price	\$434,000	\$510,000	18%
Sale Price SQFT	\$353	\$376	7%
Sale to List Price Ratio	97%	97%	0%
Days on Market	36	42	17%

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

Community CONDOS & TOWNHOMES

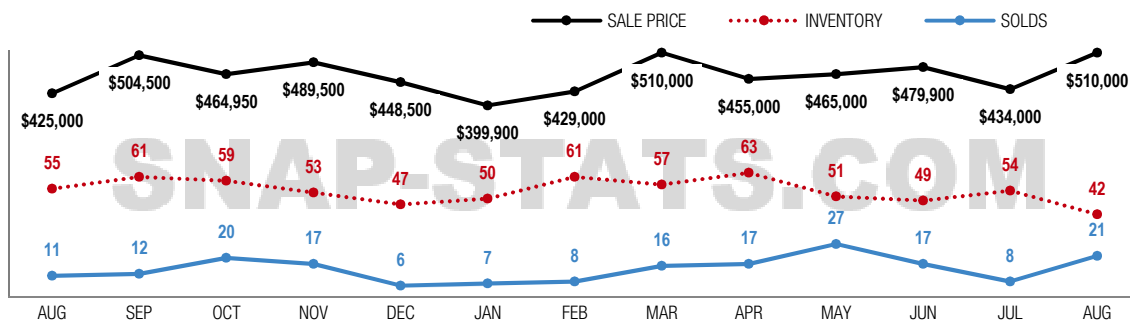
SnapStats®	Inventory	Sales	Sales Ratio
Central Meadows	19	6	32%
Mid Meadows	14	5	36%
North Meadows	4	3	75%
South Meadows	3	7	233%*
West Meadows	2	0	NA
TOTAL*	42	21	50%

Market Summary

- Market Type Indicator **PITT MEADOWS ATTACHED**: Sellers Market at 50% Sales Ratio average (5 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 47% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$400,000 to \$500,000, Central Meadows and 3 bedroom properties
- Sellers Best Bet** Selling homes in South 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	4	0	NA
500,001 – 600,000	7	2	29%
600,001 – 700,000	43	10	23%
700,001 – 800,000	70	14	20%
800,001 – 900,000	63	18	29%
900,001 – 1,000,000	61	12	20%
1,000,001 – 1,250,000	75	4	5%
1,250,001 – 1,500,000	31	3	10%
1,500,001 – 1,750,000	11	1	9%
1,750,001 – 2,000,000	5	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	3	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	2	0	NA
4,000,001 & Greater	1	0	NA
TOTAL*	379	64	17%

2 Bedrooms & Less	22	3	14%
3 to 4 Bedrooms	202	41	20%
5 to 6 Bedrooms	141	18	13%
7 Bedrooms & More	14	2	14%
TOTAL*	379	64	17%

SnapStats®	July	August	Variance
Inventory	418	379	-9%
Solds	80	64	-20%
Sale Price	\$790,250	\$839,500	6%
Sale Price SQFT	\$348	\$315	-9%
Sale to List Price Ratio	99%	99%	0%
Days on Market	30	27	-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

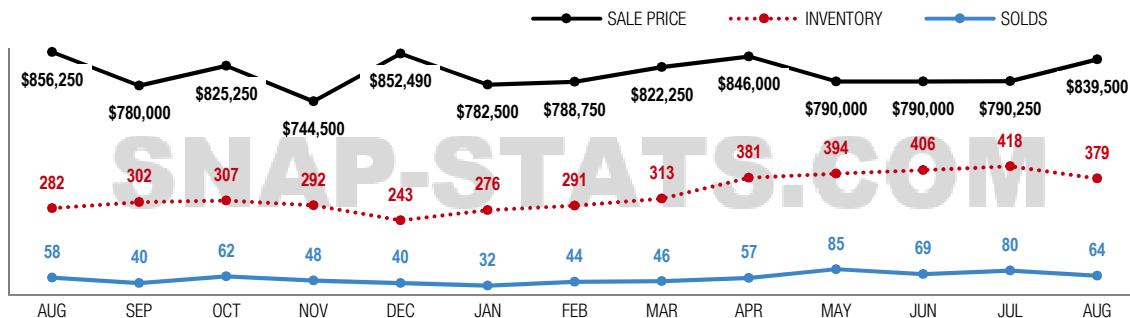
SnapStats®	Inventory	Sales	Sales Ratio
Albion	54	11	20%
Cottonwood	46	9	20%
East Central	62	11	18%
North	0	0	NA
Northeast	1	0	NA
Northwest	35	7	20%
Silver Valley	57	7	12%
Southwest	43	11	26%
Thornhill	22	3	14%
Websters Corners	8	2	25%
West Central	45	3	7%
Whonnock	6	0	NA
TOTAL*	379	64	17%

Market Summary

- Market Type Indicator **MAPLE RIDGE DETACHED**: Balanced Market at 17% Sales Ratio average (1.7 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band** \$800,000 to \$900,000 with average 29% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1 mil to \$1.25 mil, West Central and 5 to 6 bedroom properties
- Sellers Best Bet** Selling homes in Southwest, Websters Corner 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	3	1	33%
200,001 – 300,000	14	6	43%
300,001 – 400,000	69	17	25%
400,001 – 500,000	66	15	23%
500,001 – 600,000	57	17	30%
600,001 – 700,000	45	2	4%
700,001 – 800,000	11	0	NA
800,001 – 900,000	2	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*	269	58	22%

0 to 1 Bedroom	47	11	23%
2 Bedrooms	98	22	22%
3 Bedrooms	103	23	22%
4 Bedrooms & Greater	21	2	10%
TOTAL*	269	58	22%

SnapStats®	July	August	Variance
Inventory	284	269	-5%
Solds	91	58	-36%
Sale Price	\$460,000	\$452,000	-2%
Sale Price SQFT	\$353	\$373	6%
Sale to List Price Ratio	98%	97%	-1%
Days on Market	37	26	-30%

*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

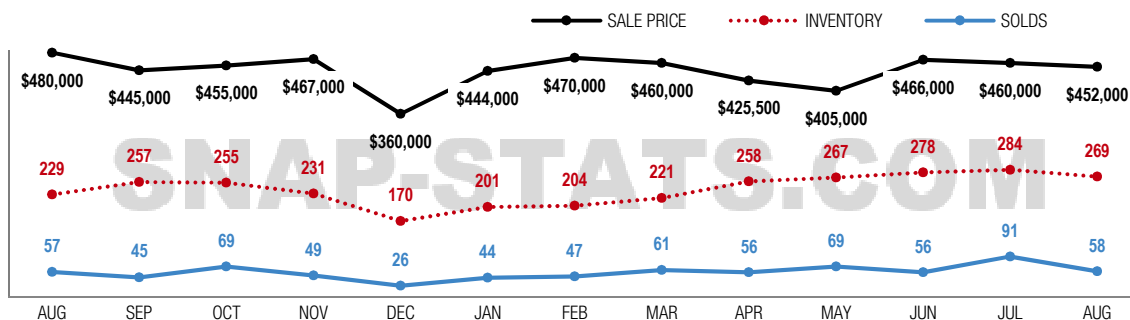
SnapStats®	Inventory	Sales	Sales Ratio
Albion	21	3	14%
Cottonwood	51	13	25%
East Central	97	21	22%
North	1	0	NA
Northeast	0	0	NA
Northwest	9	2	22%
Silver Valley	13	4	31%
Southwest	7	2	29%
Thornhill	3	1	33%
Websters Corners	0	0	NA
West Central	67	12	18%
Whonnock	0	0	NA
TOTAL*	269	58	22%

Market Summary

- Market Type Indicator **MAPLE RIDGE 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** \$200,000 to \$300,000 with average 43% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$600,000 to \$700,000, Albion, West Central and minimum 4 bedroom properties
- Sellers Best Bet** Selling homes in Silver Valley and up to 1 bedroom properties

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