

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

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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	2	0	NA
900,001 – 1,000,000	2	1	50%
1,000,001 – 1,250,000	37	17	46%
1,250,001 – 1,500,000	91	21	23%
1,500,001 – 1,750,000	63	9	14%
1,750,001 – 2,000,000	67	9	13%
2,000,001 – 2,250,000	30	2	7%
2,250,001 – 2,500,000	44	2	5%
2,500,001 – 2,750,000	24	1	4%
2,750,001 – 3,000,000	30	1	3%
3,000,001 – 3,500,000	7	0	NA
3,500,001 – 4,000,000	7	0	NA
4,000,001 & Greater	6	0	NA
TOTAL*	410	63	15%

2 Bedrooms & Less	19	1	5%
3 to 4 Bedrooms	133	26	20%
5 to 6 Bedrooms	170	29	17%
7 Bedrooms & More	88	7	8%
TOTAL*	410	63	15%

SnapStats®	August	September	Variance
Inventory	425	410	-4%
Solds	62	63	2%
Sale Price	\$1,457,500	\$1,400,000	-4%
Sale Price SQFT	\$486	\$545	12%
Sale to List Price Ratio	96%	93%	-3%
Days on Market	38	43	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

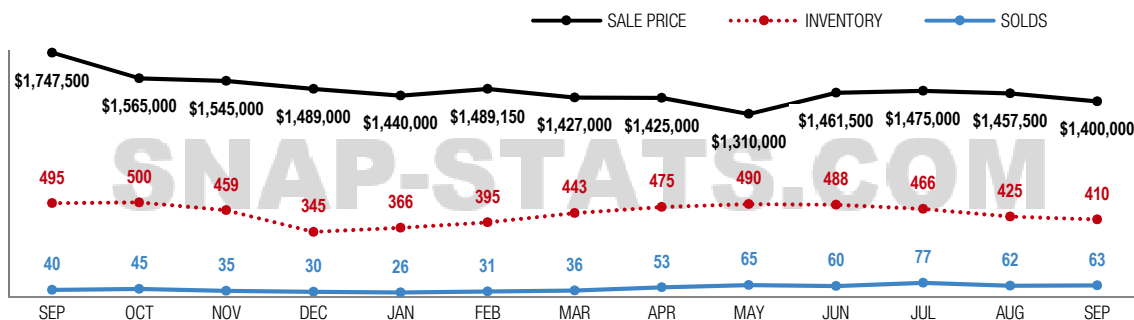
SnapStats®	Inventory	Sales	Sales Ratio
Big Bend	5	1	20%
Brentwood Park	5	2	40%
Buckingham Heights	11	0	NA
Burnaby Hospital	21	0	NA
Burnaby Lake	15	0	NA
Cariboo	0	0	NA
Capitol Hill	35	7	20%
Central	8	2	25%
Central Park	7	2	29%
Deer Lake	9	0	NA
Deer Lake Place	7	0	NA
East Burnaby	25	1	4%
Edmonds	15	3	20%
Forest Glen	9	4	44%
Forest Hills	1	0	NA
Garden Village	7	2	29%
Government Road	15	2	13%
Greentree Village	3	2	67%
Highgate	12	1	8%
Metrotown	26	1	4%
Montecito	8	1	13%
Oakdale	1	0	NA
Oaklands	0	0	NA
Parkcrest	16	3	19%
Simon Fraser Hills	0	0	NA
Simon Fraser University SFU	9	1	11%
South Slope	48	7	15%
Sperling-Duthie	20	4	20%
Sullivan Heights	6	0	NA
Suncrest	7	1	14%
The Crest	4	3	75%
Upper Deer Lake	9	2	22%
Vancouver Heights	20	5	25%
Westridge	12	0	NA
Willingdon Heights	14	6	43%
TOTAL*	410	63	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 7% below list price
- Most Active Price Band** \$1 mil to \$1.25 mil with average 46% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$2.75 mil to \$3 mil, East Burnaby, Highgate, Metrotown and up to 2 bedrooms
- Sellers Best Bet** Selling homes in Forest Glen, 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	0	0	NA
300,001 – 400,000	36	18	50%
400,001 – 500,000	115	40	35%
500,001 – 600,000	172	36	21%
600,001 – 700,000	176	53	30%
700,001 – 800,000	134	39	29%
800,001 – 900,000	112	12	11%
900,001 – 1,000,000	52	3	6%
1,000,001 – 1,250,000	42	4	10%
1,250,001 – 1,500,000	26	0	NA
1,500,001 – 1,750,000	13	0	NA
1,750,001 – 2,000,000	7	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*	886	205	23%

0 to 1 Bedroom	173	55	32%
2 Bedrooms	533	121	23%
3 Bedrooms	158	23	15%
4 Bedrooms & Greater	22	6	27%
TOTAL*	886	205	23%

SnapStats®	August	September	Variance
Inventory	914	886	-3%
Solds	212	205	-3%
Sale Price	\$615,000	\$620,000	1%
Sale Price SQFT	\$683	\$697	2%
Sale to List Price Ratio	98%	97%	-1%
Days on Market	32	27	-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

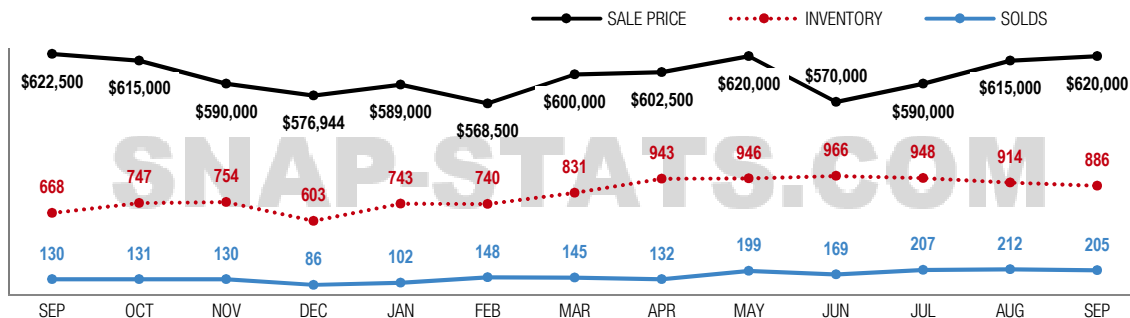
SnapStats®	Inventory	Sales	Sales Ratio
Big Bend	2	3	150%*
Brentwood Park	127	51	40%
Buckingham Heights	0	0	NA
Burnaby Hospital	2	0	NA
Burnaby Lake	8	0	NA
Cariboo	11	3	27%
Capitol Hill	9	3	33%
Central	19	9	47%
Central Park	29	6	21%
Deer Lake	0	0	NA
Deer Lake Place	0	0	NA
East Burnaby	4	0	NA
Edmonds	65	10	15%
Forest Glen	43	4	9%
Forest Hills	9	3	33%
Garden Village	0	0	NA
Government Road	28	4	14%
Greentree Village	1	4	400%*
Highgate	76	12	16%
Metrotown	262	48	18%
Montecito	6	0	NA
Oakdale	0	0	NA
Oaklands	12	0	NA
Parkcrest	3	1	33%
Simon Fraser Hills	3	4	133%*
Simon Fraser University SFU	54	9	17%
South Slope	38	13	34%
Sperling-Duthie	2	0	NA
Sullivan Heights	27	5	19%
Suncrest	0	0	NA
The Crest	12	2	17%
Upper Deer Lake	4	0	NA
Vancouver Heights	12	7	58%
Westridge	2	0	NA
Willingdon Heights	16	4	25%
TOTAL*	886	205	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 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 \$900,000 to \$1 mil, Forest Glen and 3 bedroom properties
- Sellers Best Bet** Selling homes in Brentwood Park, Central, 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	2	0	NA
800,001 – 900,000	9	2	22%
900,001 – 1,000,000	13	4	31%
1,000,001 – 1,250,000	32	10	31%
1,250,001 – 1,500,000	22	3	14%
1,500,001 – 1,750,000	12	2	17%
1,750,001 – 2,000,000	8	1	13%
2,000,001 – 2,250,000	1	0	NA
2,250,001 – 2,500,000	3	0	NA
2,500,001 – 2,750,000	1	0	NA
2,750,001 – 3,000,000	2	0	NA
3,000,001 – 3,500,000	1	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	106	22	21%

2 Bedrooms & Less	9	0	NA
3 to 4 Bedrooms	43	15	35%
5 to 6 Bedrooms	37	6	16%
7 Bedrooms & More	17	1	6%
TOTAL*	106	22	21%

SnapStats®	August	September	Variance
Inventory	113	106	-6%
Solds	14	22	57%
Sale Price	\$1,095,000	\$1,154,833	5%
Sale Price SQFT	\$460	\$469	2%
Sale to List Price Ratio	98%	99%	1%
Days on Market	25	37	48%

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

Community DETACHED HOUSES

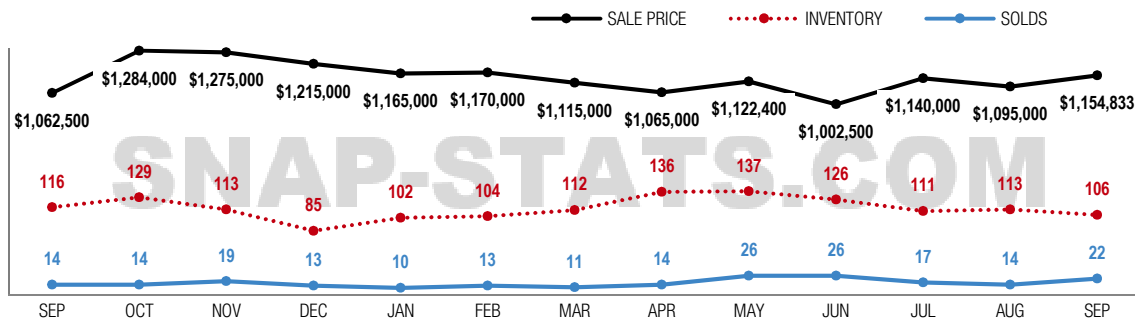
SnapStats®	Inventory	Sales	Sales Ratio
Brunette	0	0	NA
Connaught Heights	10	0	NA
Downtown	0	0	NA
Fraserview	0	2	NA*
GlenBrooke North	11	1	9%
Moody Park	4	1	25%
North Arm	0	0	NA
Quay	0	0	NA
Queensborough	34	7	21%
Queens Park	9	2	22%
Sapperton	6	2	33%
The Heights	12	3	25%
Uptown	6	1	17%
West End	14	3	21%
TOTAL*	106	22	21%

Market Summary

- Market Type Indicator **NEW WESTMINSTER DETACHED**: Sellers Market at 21% Sales Ratio average (2.1 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band** \$900,000 to \$1.25 mil with average 31% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.75 mil to \$2 mil, GlenBrooke North and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in The Heights 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	6	8	133%*
300,001 – 400,000	28	14	50%
400,001 – 500,000	76	22	29%
500,001 – 600,000	85	20	24%
600,001 – 700,000	69	14	20%
700,001 – 800,000	44	8	18%
800,001 – 900,000	15	0	NA
900,001 – 1,000,000	13	1	8%
1,000,001 – 1,250,000	6	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	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*	347	87	25%

0 to 1 Bedroom	74	33	45%
2 Bedrooms	206	45	22%
3 Bedrooms	61	9	15%
4 Bedrooms & Greater	6	0	NA
TOTAL*	347	87	25%

SnapStats®	August	September	Variance
Inventory	339	347	2%
Solds	81	87	7%
Sale Price	\$499,950	\$498,000	0%
Sale Price SQFT	\$549	\$572	4%
Sale to List Price Ratio	98%	98%	0%
Days on Market	27	28	4%

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

Community CONDOS & TOWNHOMES

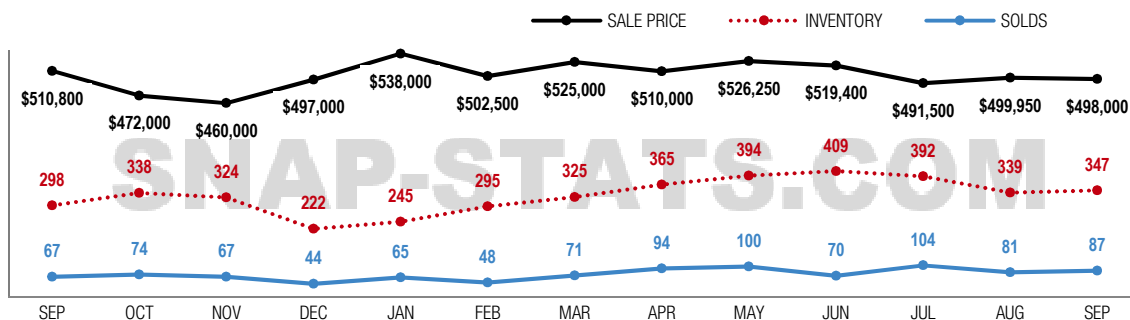
SnapStats®	Inventory	Sales	Sales Ratio
Brunette	0	0	NA
Connaught Heights	0	0	NA
Downtown	69	15	22%
Fraserview	52	9	17%
GlenBrooke North	7	2	29%
Moody Park	0	2	NA*
North Arm	0	0	NA
Quay	52	17	33%
Queensborough	45	6	13%
Queens Park	2	0	NA
Sapperton	15	7	47%
The Heights	3	0	NA
Uptown	99	29	29%
West End	3	0	NA
TOTAL*	347	87	25%

Market Summary

- Market Type Indicator **NEW WESTMINSTER ATTACHED**: Sellers Market at 25% Sales Ratio average (2.5 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 50% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$900,000 to \$1 mil, Fraserview, Queensborough and 3 bedroom properties
- Sellers Best Bet** Selling homes in Quay, Sapperton 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	1	NA*
600,001 – 700,000	4	2	50%
700,001 – 800,000	10	3	30%
800,001 – 900,000	12	8	67%
900,001 – 1,000,000	20	9	45%
1,000,001 – 1,250,000	94	27	29%
1,250,001 – 1,500,000	91	18	20%
1,500,001 – 1,750,000	65	3	5%
1,750,001 – 2,000,000	27	3	11%
2,000,001 – 2,250,000	24	4	17%
2,250,001 – 2,500,000	31	1	3%
2,500,001 – 2,750,000	22	0	NA
2,750,001 – 3,000,000	13	0	NA
3,000,001 – 3,500,000	5	0	NA
3,500,001 – 4,000,000	3	0	NA
4,000,001 & Greater	3	0	NA
TOTAL*	424	79	19%

2 Bedrooms & Less	17	1	6%
3 to 4 Bedrooms	151	38	25%
5 to 6 Bedrooms	173	30	17%
7 Bedrooms & More	83	10	12%
TOTAL*	424	79	19%

SnapStats®	August	September	Variance
Inventory	445	424	-5%
Solds	75	79	5%
Sale Price	\$1,232,500	\$1,170,000	-5%
Sale Price SQFT	\$402	\$392	-2%
Sale to List Price Ratio	96%	98%	2%
Days on Market	39	25	-36%

*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

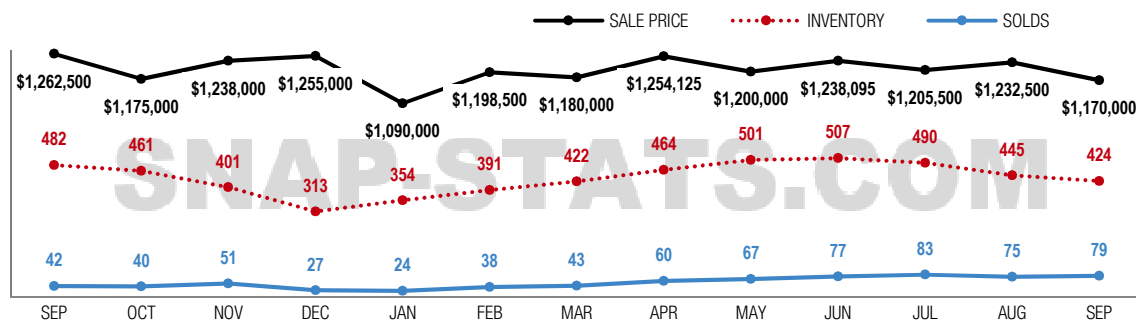
SnapStats®	Inventory	Sales	Sales Ratio
Burke Mountain	62	13	21%
Canyon Springs	5	1	20%
Cape Horn	10	4	40%
Central Coquitlam	79	12	15%
Chineside	8	2	25%
Coquitlam East	25	4	16%
Coquitlam West	60	8	13%
Eagle Ridge	3	1	33%
Harbour Chines	13	4	31%
Harbour Place	4	0	NA
Hockaday	3	2	67%
Maillardville	36	2	6%
Meadow Brook	10	4	40%
New Horizons	12	3	25%
North Coquitlam	2	0	NA
Park Ridge Estates	0	1	NA*
Ranch Park	14	6	43%
River Springs	4	4	100%
Scott Creek	10	1	10%
Summitt View	0	2	NA*
Upper Eagle Ridge	6	0	NA
Westwood Plateau	58	5	9%
Westwood Summit	0	0	NA
TOTAL*	424	79	19%

Market Summary

- Market Type Indicator **COQUITLAM DETACHED**: Balanced Market at 19% Sales Ratio average (1.9 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band** \$800,000 to \$900,000 with average 67% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$2.25 mil to \$2.5 mil, Maillardville, Scott Creek, Westwood Plateau and up to 2 bedrooms
- Sellers Best Bet** Selling homes in Cape Horn, Meadow Brook, 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	1	0	NA
200,001 – 300,000	0	1	NA*
300,001 – 400,000	24	5	21%
400,001 – 500,000	74	33	45%
500,001 – 600,000	112	35	31%
600,001 – 700,000	80	16	20%
700,001 – 800,000	60	20	33%
800,001 – 900,000	51	9	18%
900,001 – 1,000,000	23	8	35%
1,000,001 – 1,250,000	23	0	NA
1,250,001 – 1,500,000	4	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*	453	127	28%

0 to 1 Bedroom	75	20	27%
2 Bedrooms	243	70	29%
3 Bedrooms	91	21	23%
4 Bedrooms & Greater	44	16	36%
TOTAL*	453	127	28%

SnapStats®	August	September	Variance
Inventory	482	453	-6%
Solds	116	127	9%
Sale Price	\$557,500	\$579,900	4%
Sale Price SQFT	\$576	\$594	3%
Sale to List Price Ratio	96%	98%	2%
Days on Market	20	33	65%

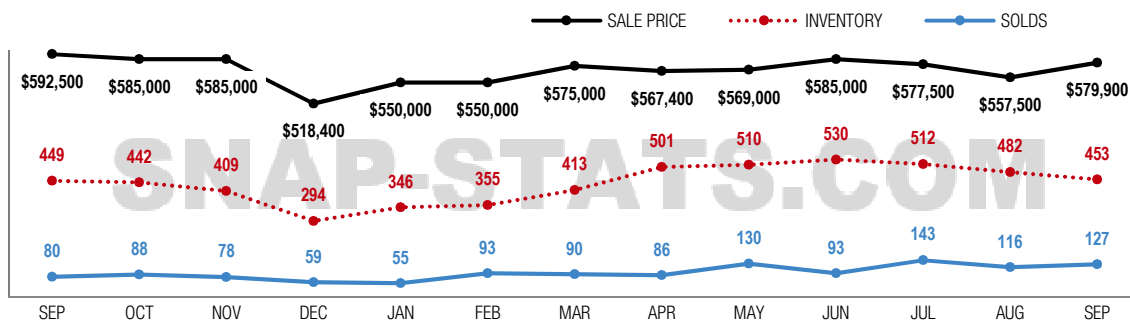
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **COQUITLAM ATTACHED**: Sellers Market at 28% Sales Ratio average (2.8 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band** \$400,000 to \$500,000 with average 45% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$800,000 to \$900,000, Coquitlam Central/East/West and 3 bedroom properties
- Sellers Best Bet** Selling homes in Eagle Ridge, New Horizons and minimum 4 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	0	NA
700,001 – 800,000	9	3	33%
800,001 – 900,000	29	4	14%
900,001 – 1,000,000	19	2	11%
1,000,001 – 1,250,000	26	6	23%
1,250,001 – 1,500,000	17	1	6%
1,500,001 – 1,750,000	9	0	NA
1,750,001 – 2,000,000	2	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*	114	16	14%

2 Bedrooms & Less	3	1	33%
3 to 4 Bedrooms	52	9	17%
5 to 6 Bedrooms	44	4	9%
7 Bedrooms & More	15	2	13%
TOTAL*	114	16	14%

SnapStats®	August	September	Variance
Inventory	119	114	-4%
Solds	30	16	-47%
Sale Price	\$935,000	\$945,000	1%
Sale Price SQFT	\$423	\$421	0%
Sale to List Price Ratio	96%	95%	-1%
Days on Market	20	22	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

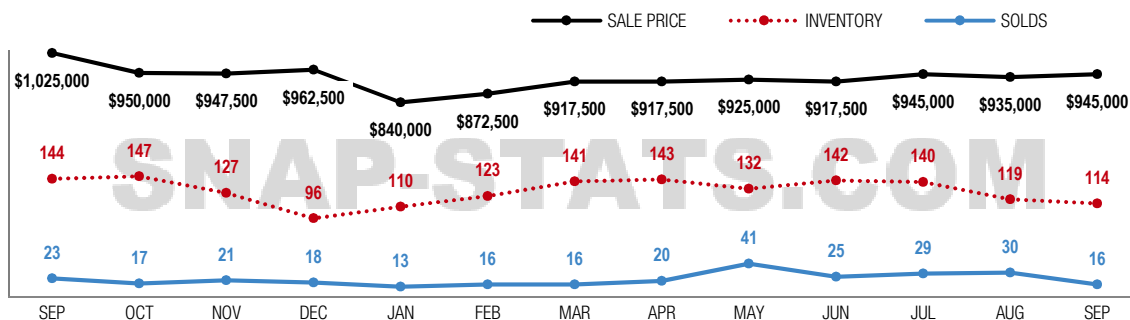
SnapStats®	Inventory	Sales	Sales Ratio
Birchland Manor	2	1	50%
Central Port Coquitlam	9	0	NA
Citadel	11	2	18%
Glenwood	22	4	18%
Lincoln Park	8	5	63%
Lower Mary Hill	5	0	NA
Mary Hill	17	0	NA
Oxford Heights	15	4	27%
Riverwood	7	0	NA
Woodland Acres	18	0	NA
TOTAL*	114	16	14%

Market Summary

- Market Type Indicator **PORT COQUITLAM DETACHED**: Balanced Market at 14% Sales Ratio average (1.4 in 10 homes selling rate)
- Homes are selling on average 5% below list price
- Most Active Price Band** \$700,000 to \$800,000 with average 33% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.25 mil to \$1.5 mil, Citadel, Glenwood and 5 to 6 bedroom properties
- Sellers Best Bet** Selling homes in Lincoln Park and 3 to 4 bedroom properties

**With minimum inventory of 10 in most instances

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Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	1	0	NA
200,001 – 300,000	4	1	25%
300,001 – 400,000	33	14	42%
400,001 – 500,000	50	20	40%
500,001 – 600,000	33	8	24%
600,001 – 700,000	33	7	21%
700,001 – 800,000	18	6	33%
800,001 – 900,000	9	2	22%
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*	183	58	32%

0 to 1 Bedroom	36	13	36%
2 Bedrooms	93	29	31%
3 Bedrooms	41	9	22%
4 Bedrooms & Greater	13	7	54%
TOTAL*	183	58	32%

SnapStats®	August	September	Variance
Inventory	186	183	-2%
Solds	48	58	21%
Sale Price	\$436,250	\$469,000	8%
Sale Price SQFT	\$455	\$448	-2%
Sale to List Price Ratio	97%	98%	1%
Days on Market	25	29	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

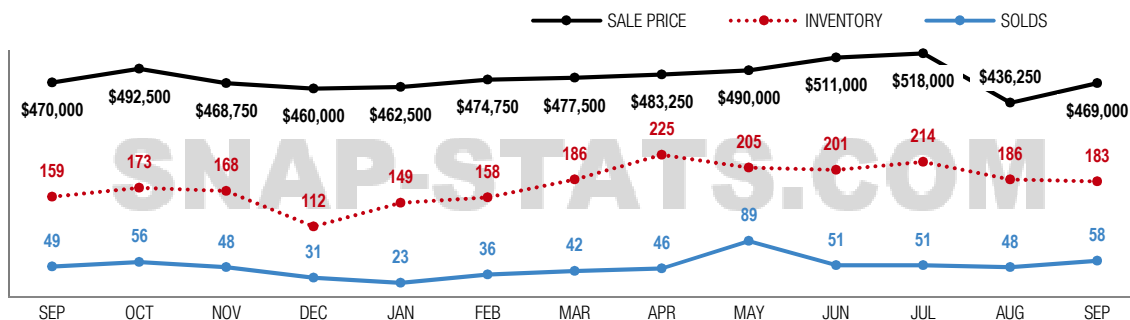
SnapStats®	Inventory	Sales	Sales Ratio
Birchland Manor	0	1	NA*
Central Port Coquitlam	104	32	31%
Citadel	15	1	7%
Glenwood	27	10	37%
Lincoln Park	3	0	NA
Lower Mary Hill	0	0	NA
Mary Hill	6	2	33%
Oxford Heights	1	0	NA
Riverwood	27	12	44%
Woodland Acres	0	0	NA
TOTAL*	183	58	32%

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 2% below list price
- Most Active Price Band** \$300,000 to \$400,000 with average 42% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$600,000 to \$700,000, Citadel and 3 bedroom properties
- Sellers Best Bet** Selling homes in Riverwood and minimum 4 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	1	0	NA
800,001 – 900,000	0	1	NA*
900,001 – 1,000,000	2	2	100%
1,000,001 – 1,250,000	9	4	44%
1,250,001 – 1,500,000	27	4	15%
1,500,001 – 1,750,000	7	0	NA
1,750,001 – 2,000,000	8	0	NA
2,000,001 – 2,250,000	0	1	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	0	NA
3,000,001 – 3,500,000	5	0	NA
3,500,001 – 4,000,000	4	0	NA
4,000,001 & Greater	9	0	NA
TOTAL*	90	12	13%

2 Bedrooms & Less	1	1	100%
3 to 4 Bedrooms	46	6	13%
5 to 6 Bedrooms	38	4	11%
7 Bedrooms & More	5	1	20%
TOTAL*	90	12	13%

SnapStats®	August	September	Variance
Inventory	92	90	-2%
Solds	12	12	0%
Sale Price	\$1,139,400	\$1,151,250	1%
Sale Price SQFT	\$469	\$467	0%
Sale to List Price Ratio	97%	96%	-1%
Days on Market	51	16	-69%

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

Community DETACHED HOUSES

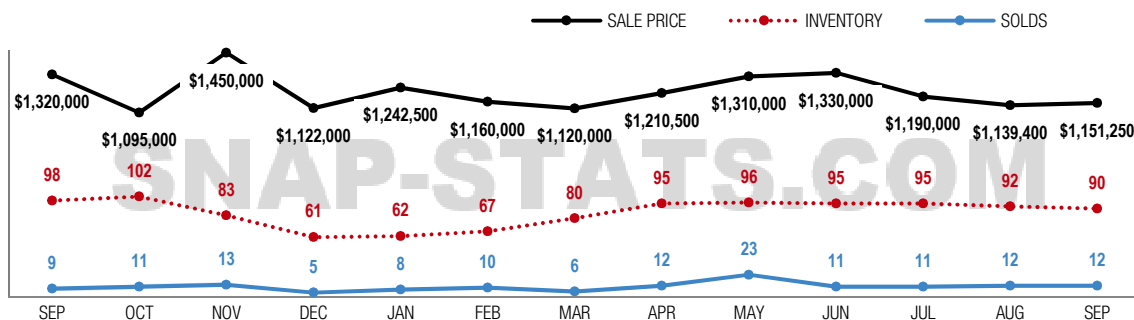
SnapStats®	Inventory	Sales	Sales Ratio
Anmore	22	0	NA
Barber Street	7	0	NA
Belcarra	11	0	NA
College Park	10	1	10%
Glenayre	1	4	400%*
Heritage Mountain	3	3	100%
Heritage Woods	20	0	NA
loco	0	0	NA
Mountain Meadows	1	1	100%
North Shore	8	1	13%
Port Moody Centre	7	2	29%
TOTAL*	90	12	13%

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 4% 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 \$1.25 mil to \$1.5 mil, College Park and 5 to 6 bedroom properties
- Sellers Best Bet** Selling homes in North Shore and 3 to 4 bedroom properties

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SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	0	1	NA*
300,001 – 400,000	2	1	50%
400,001 – 500,000	8	4	50%
500,001 – 600,000	18	8	44%
600,001 – 700,000	21	10	48%
700,001 – 800,000	23	8	35%
800,001 – 900,000	13	0	NA
900,001 – 1,000,000	5	2	40%
1,000,001 – 1,250,000	7	1	14%
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	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*	99	35	35%

0 to 1 Bedroom	8	3	38%
2 Bedrooms	48	23	48%
3 Bedrooms	35	8	23%
4 Bedrooms & Greater	8	1	13%
TOTAL*	99	35	35%

SnapStats®	August	September	Variance
Inventory	91	99	9%
Solds	27	35	30%
Sale Price	\$595,000	\$642,500	8%
Sale Price SQFT	\$547	\$593	8%
Sale to List Price Ratio	99%	99%	0%
Days on Market	22	19	-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

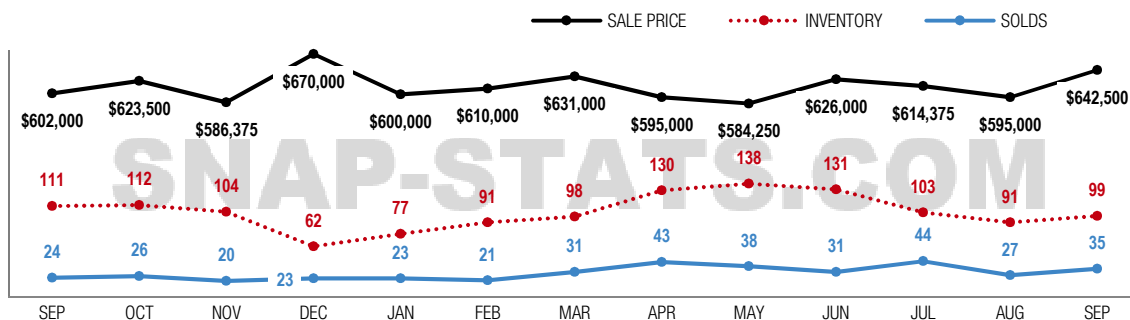
SnapStats®	Inventory	Sales	Sales Ratio
Anmore	0	0	NA
Barber Street	0	0	NA
Belcarra	0	0	NA
College Park	8	4	50%
Glenayre	0	0	NA
Heritage Mountain	8	0	NA
Heritage Woods	12	6	50%
loco	0	0	NA
Mountain Meadows	0	0	NA
North Shore	11	6	55%
Port Moody Centre	60	19	32%
TOTAL*	99	35	35%

Market Summary

- Market Type Indicator **PORT MOODY ATTACHED**: Sellers Market at 35% Sales Ratio average (3.5 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 50% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$700,000 to \$800,000, Port Moody Centre and minimum 4 bedroom properties
- Sellers Best Bet** Selling homes in College Park, Heritage Woods, North Shore and 2 bedroom properties

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SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	0	0	NA
300,001 – 400,000	0	0	NA
400,001 – 500,000	0	0	NA
500,001 – 600,000	0	0	NA
600,001 – 700,000	1	1	100%
700,001 – 800,000	9	4	44%
800,001 – 900,000	10	0	NA
900,001 – 1,000,000	9	3	33%
1,000,001 – 1,250,000	6	2	33%
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*	38	10	26%

2 Bedrooms & Less	0	4	NA*
3 to 4 Bedrooms	30	5	17%
5 to 6 Bedrooms	7	1	14%
7 Bedrooms & More	1	0	NA
TOTAL*	38	10	26%

SnapStats®	August	September	Variance
Inventory	36	38	6%
Solds	16	10	-38%
Sale Price	\$940,000	\$855,000	-9%
Sale Price SQFT	\$390	\$394	1%
Sale to List Price Ratio	100%	98%	-2%
Days on Market	19	19	0%

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

Community DETACHED HOUSES

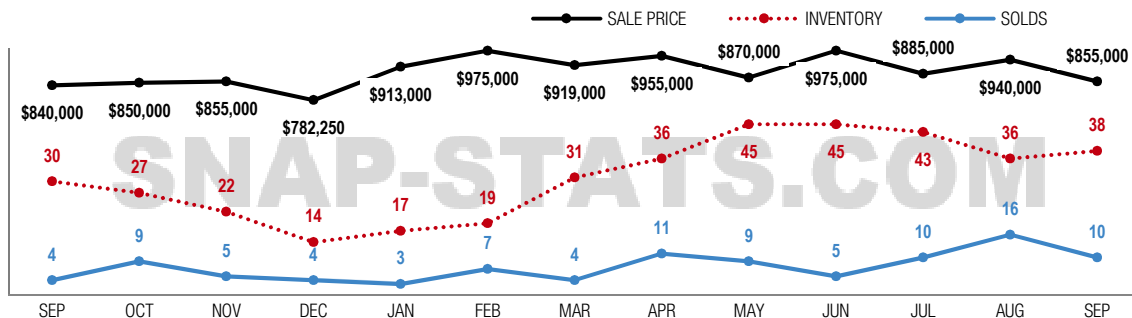
SnapStats®	Inventory	Sales	Sales Ratio
Central Meadows	14	2	14%
Mid Meadows	7	3	43%
North Meadows	1	1	100%
South Meadows	16	4	25%
West Meadows	0	0	NA
TOTAL*	38	10	26%

Market Summary

- Market Type Indicator **PITT MEADOWS DETACHED**: Sellers Market at 26% Sales Ratio average (2.6 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band** \$700,000 to \$800,000 with average 44% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$900,000 to \$1 mil 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	3	3	100%
400,001 – 500,000	13	8	62%
500,001 – 600,000	16	4	25%
600,001 – 700,000	2	0	NA
700,001 – 800,000	2	0	NA
800,001 – 900,000	2	0	NA
900,001 – 1,000,000	0	1	NA*
1,000,001 – 1,250,000	1	0	NA
1,250,001 – 1,500,000	0	0	NA
1,500,001 – 1,750,000	0	0	NA
1,750,001 – 2,000,000	0	0	NA
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	0	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	0	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	39	16	41%

0 to 1 Bedroom	6	1	17%
2 Bedrooms	17	12	71%
3 Bedrooms	14	2	14%
4 Bedrooms & Greater	2	1	50%
TOTAL*	39	16	41%

SnapStats®	August	September	Variance
Inventory	42	39	-7%
Solds	21	16	-24%
Sale Price	\$510,000	\$448,500	-12%
Sale Price SQFT	\$376	\$366	-3%
Sale to List Price Ratio	97%	96%	-1%
Days on Market	42	23	-45%

*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

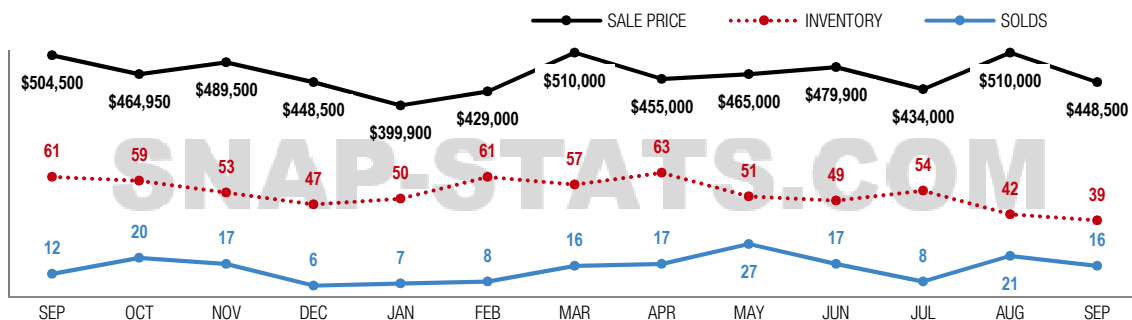
SnapStats®	Inventory	Sales	Sales Ratio
Central Meadows	17	8	47%
Mid Meadows	12	2	17%
North Meadows	3	2	67%
South Meadows	5	4	80%
West Meadows	2	0	NA
TOTAL*	39	16	41%

Market Summary

- Market Type Indicator **PITT MEADOWS ATTACHED**: Sellers Market at 41% Sales Ratio average (4.1 in 10 homes selling rate)
- Homes are selling on average 4% below list price
- Most Active Price Band** \$400,000 to \$500,000 with average 62% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$500,000 to \$600,000, 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	2	2	100%
500,001 – 600,000	5	3	60%
600,001 – 700,000	39	17	44%
700,001 – 800,000	74	15	20%
800,001 – 900,000	69	16	23%
900,001 – 1,000,000	57	18	32%
1,000,001 – 1,250,000	85	5	6%
1,250,001 – 1,500,000	37	0	NA
1,500,001 – 1,750,000	9	2	22%
1,750,001 – 2,000,000	8	1	13%
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	3	1	33%
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	2	0	NA
4,000,001 & Greater	1	0	NA
TOTAL*	394	80	20%

2 Bedrooms & Less	23	3	13%
3 to 4 Bedrooms	200	46	23%
5 to 6 Bedrooms	155	29	19%
7 Bedrooms & More	16	2	13%
TOTAL*	394	80	20%

SnapStats®	August	September	Variance
Inventory	379	394	4%
Solds	64	80	25%
Sale Price	\$839,500	\$820,000	-2%
Sale Price SQFT	\$315	\$305	-3%
Sale to List Price Ratio	99%	97%	-2%
Days on Market	27	32	19%

*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

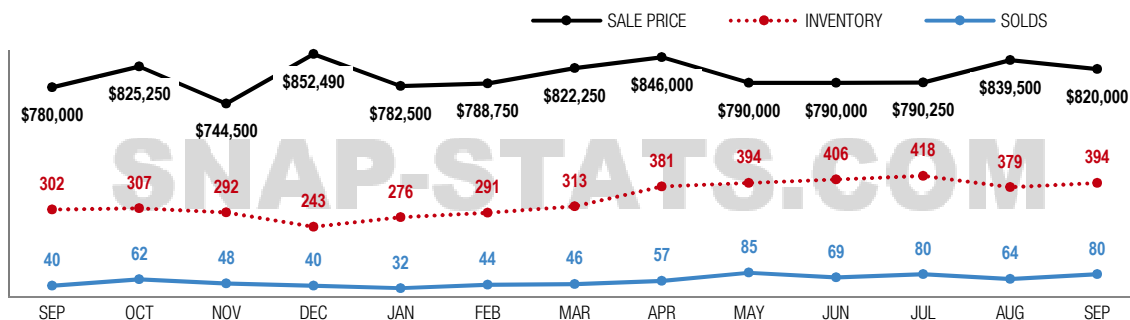
SnapStats®	Inventory	Sales	Sales Ratio
Albion	58	10	17%
Cottonwood	57	21	37%
East Central	55	14	25%
North	0	0	NA
Northeast	2	0	NA
Northwest	33	7	21%
Silver Valley	62	9	15%
Southwest	44	7	16%
Thornhill	25	3	12%
Websters Corners	9	2	22%
West Central	44	6	14%
Whonnock	5	1	20%
TOTAL*	394	80	20%

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 3% below list price
- Most Active Price Band** \$600,000 to \$700,000 with average 44% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1 mil to \$1.25 mil, Thornhill and up to 2 / minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Cottonwood 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	1	2	200%*
200,001 – 300,000	16	7	44%
300,001 – 400,000	61	16	26%
400,001 – 500,000	62	18	29%
500,001 – 600,000	50	23	46%
600,001 – 700,000	36	4	11%
700,001 – 800,000	6	1	17%
800,001 – 900,000	5	0	NA
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*	238	71	30%

0 to 1 Bedroom	32	16	50%
2 Bedrooms	105	15	14%
3 Bedrooms	88	34	39%
4 Bedrooms & Greater	13	6	46%
TOTAL*	238	71	30%

SnapStats®	August	September	Variance
Inventory	269	238	-12%
Solds	58	71	22%
Sale Price	\$452,000	\$460,000	2%
Sale Price SQFT	\$373	\$362	-3%
Sale to List Price Ratio	97%	100%	3%
Days on Market	26	29	12%

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

Community CONDOS & TOWNHOMES

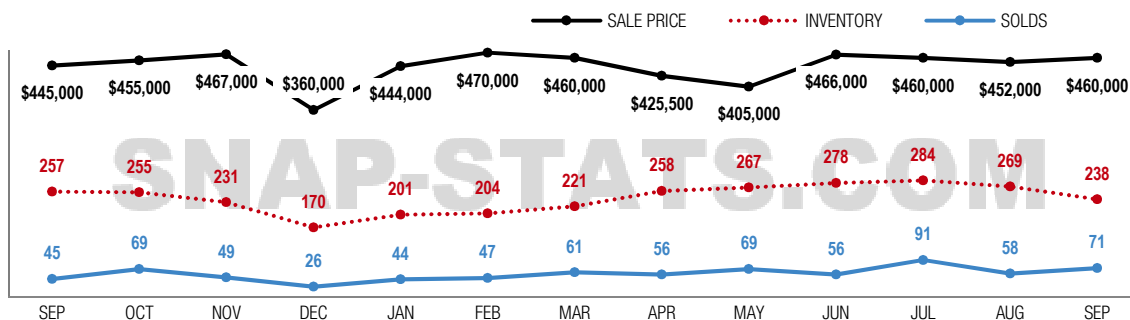
SnapStats®	Inventory	Sales	Sales Ratio
Albion	19	4	21%
Cottonwood	38	20	53%
East Central	92	25	27%
North	0	0	NA
Northeast	0	0	NA
Northwest	11	2	18%
Silver Valley	12	2	17%
Southwest	4	2	50%
Thornhill	3	0	NA
Websters Corners	0	0	NA
West Central	59	16	27%
Whonnock	0	0	NA
TOTAL*	238	71	30%

Market Summary

- Market Type Indicator **MAPLE RIDGE ATTACHED**: Sellers Market at 30% Sales Ratio average (3 in 10 homes selling rate)
- Homes are selling on average 100% of list price
- Most Active Price Band** \$500,000 to \$600,000 with average 46% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$600,000 to \$700,000, Northwest, Silver Valley and 2 bedroom properties
- Sellers Best Bet** Selling homes in Cottonwood and up to 1 bedroom properties

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