

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

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SnapStats Publishing

604.229.0521  
snapstatsinfo@gmail.com  
snap-stats.com

SnapStats Publishing Company  
1838 West 1 Avenue  
Vancouver, BC V6J 1G5



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info@snap-stats.com | snap-stats.com

# 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	1	100%
900,001 – 1,000,000	4	1	25%
1,000,001 – 1,250,000	27	26	96%
1,250,001 – 1,500,000	75	22	29%
1,500,001 – 1,750,000	60	14	23%
1,750,001 – 2,000,000	60	11	18%
2,000,001 – 2,250,000	24	2	8%
2,250,001 – 2,500,000	42	4	10%
2,500,001 – 2,750,000	21	2	10%
2,750,001 – 3,000,000	31	2	6%
3,000,001 – 3,500,000	5	0	NA
3,500,001 – 4,000,000	7	0	NA
4,000,001 & Greater	8	0	NA
<b>TOTAL*</b>	<b>365</b>	<b>85</b>	<b>23%</b>

2 Bedrooms & Less	15	2	13%
3 to 4 Bedrooms	108	41	38%
5 to 6 Bedrooms	152	34	22%
7 Bedrooms & More	90	8	9%
<b>TOTAL*</b>	<b>365</b>	<b>85</b>	<b>23%</b>

SnapStats®	September	October	Variance
Inventory	410	365	-11%
Solds	63	85	35%
Sale Price	\$1,400,000	\$1,400,000	0%
Sale Price SQFT	\$545	\$560	3%
Sale to List Price Ratio	93%	98%	5%
Days on Market	43	40	-7%

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

## Community DETACHED HOUSES

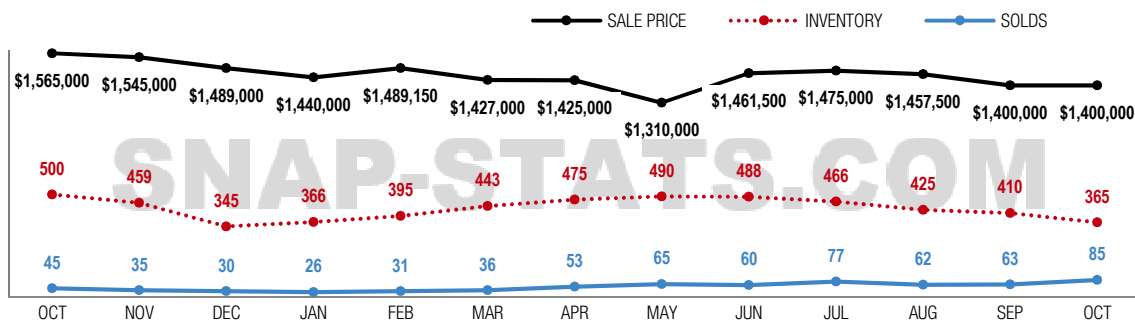
SnapStats®	Inventory	Sales	Sales Ratio
Big Bend	5	0	NA
Brentwood Park	4	2	50%
Buckingham Heights	8	1	13%
Burnaby Hospital	21	2	10%
Burnaby Lake	9	5	56%
Cariboo	0	0	NA
Capitol Hill	30	8	27%
Central	6	1	17%
Central Park	6	2	33%
Deer Lake	10	3	30%
Deer Lake Place	7	0	NA
East Burnaby	24	4	17%
Edmonds	17	2	12%
Forest Glen	9	2	22%
Forest Hills	0	1	NA*
Garden Village	6	1	17%
Government Road	14	4	29%
Greentree Village	2	0	NA
Highgate	12	3	25%
Metrotown	22	0	NA
Montecito	7	2	29%
Oakdale	2	1	50%
Oaklands	0	0	NA
Parkcrest	20	2	10%
Simon Fraser Hills	0	0	NA
Simon Fraser University SFU	5	3	60%
South Slope	47	4	9%
Sperling-Duthie	15	6	40%
Sullivan Heights	4	1	25%
Suncrest	7	4	57%
The Crest	3	1	33%
Upper Deer Lake	10	3	30%
Vancouver Heights	13	8	62%
Westridge	11	3	27%
Willingdon Heights	9	6	67%
<b>TOTAL*</b>	<b>365</b>	<b>85</b>	<b>23%</b>

## Market Summary

- Market Type Indicator **BURNABY DETACHED**: 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\*\* \$1 mil to \$1.25 mil with average 96% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$2.75 mil to \$3 mil, Burnaby Hospital, Parkcrest, South Slope and minimum 7 bedrooms
- Sellers Best Bet\*\* Selling homes in Burnaby Lake, Vancouver Heights, 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	1	NA*
300,001 – 400,000	26	18	69%
400,001 – 500,000	112	45	40%
500,001 – 600,000	164	63	38%
600,001 – 700,000	156	44	28%
700,001 – 800,000	121	32	26%
800,001 – 900,000	104	21	20%
900,001 – 1,000,000	55	9	16%
1,000,001 – 1,250,000	45	6	13%
1,250,001 – 1,500,000	30	1	3%
1,500,001 – 1,750,000	15	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	1	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
<b>TOTAL*</b>	<b>835</b>	<b>241</b>	<b>29%</b>

0 to 1 Bedroom	150	55	37%
2 Bedrooms	510	146	29%
3 Bedrooms	151	33	22%
4 Bedrooms & Greater	24	7	29%
<b>TOTAL*</b>	<b>835</b>	<b>241</b>	<b>29%</b>

SnapStats®	September	October	Variance
Inventory	886	835	-6%
Solds	205	241	18%
Sale Price	\$620,000	\$590,000	-5%
Sale Price SQFT	\$697	\$655	-6%
Sale to List Price Ratio	97%	98%	1%
Days on Market	27	26	-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

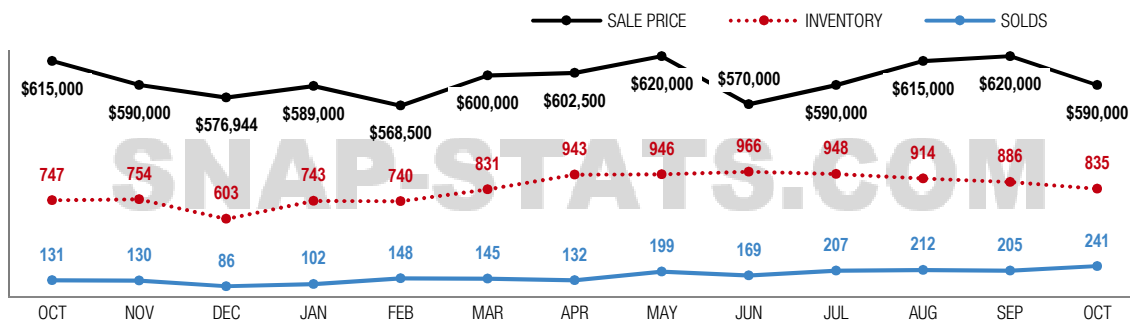
SnapStats®	Inventory	Sales	Sales Ratio
Big Bend	2	0	NA
Brentwood Park	129	47	36%
Buckingham Heights	2	0	NA
Burnaby Hospital	2	1	50%
Burnaby Lake	7	2	29%
Cariboo	7	5	71%
Capitol Hill	10	1	10%
Central	17	5	29%
Central Park	31	5	16%
Deer Lake	0	0	NA
Deer Lake Place	0	0	NA
East Burnaby	4	0	NA
Edmonds	64	12	19%
Forest Glen	39	8	21%
Forest Hills	9	6	67%
Garden Village	0	0	NA
Government Road	25	8	32%
Greentree Village	1	0	NA
Highgate	64	20	31%
Metrotown	240	65	27%
Montecito	5	1	20%
Oakdale	0	0	NA
Oaklands	10	2	20%
Parkcrest	1	3	300%*
Simon Fraser Hills	5	3	60%
Simon Fraser University SFU	48	14	29%
South Slope	38	10	26%
Sperling-Duthie	3	0	NA
Sullivan Heights	26	9	35%
Suncrest	0	0	NA
The Crest	10	4	40%
Upper Deer Lake	2	2	100%
Vancouver Heights	15	5	33%
Westridge	3	0	NA
Willingdon Heights	16	3	19%
<b>TOTAL*</b>	<b>835</b>	<b>241</b>	<b>29%</b>

## Market Summary

- Market Type Indicator **BURNABY ATTACHED**: Sellers Market at 29% Sales Ratio average (2.9 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band\*\* \$300,000 to \$400,000 with average 69% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.25 mil to \$1.5 mil, Capitol Hill and 3 bedroom properties
- Sellers Best Bet\*\* Selling homes in Forest Hills, The Crest 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	2	100%
800,001 – 900,000	7	0	NA
900,001 – 1,000,000	11	4	36%
1,000,001 – 1,250,000	28	10	36%
1,250,001 – 1,500,000	22	4	18%
1,500,001 – 1,750,000	12	2	17%
1,750,001 – 2,000,000	7	1	14%
2,000,001 – 2,250,000	0	1	NA*
2,250,001 – 2,500,000	6	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*	99	24	24%

2 Bedrooms & Less	4	3	75%
3 to 4 Bedrooms	41	10	24%
5 to 6 Bedrooms	40	7	18%
7 Bedrooms & More	14	4	29%
TOTAL*	99	24	24%

SnapStats®	September	October	Variance
Inventory	106	99	-7%
Solds	22	24	9%
Sale Price	\$1,154,833	\$1,092,000	-5%
Sale Price SQFT	\$469	\$447	-5%
Sale to List Price Ratio	99%	98%	-1%
Days on Market	37	15	-59%

\*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

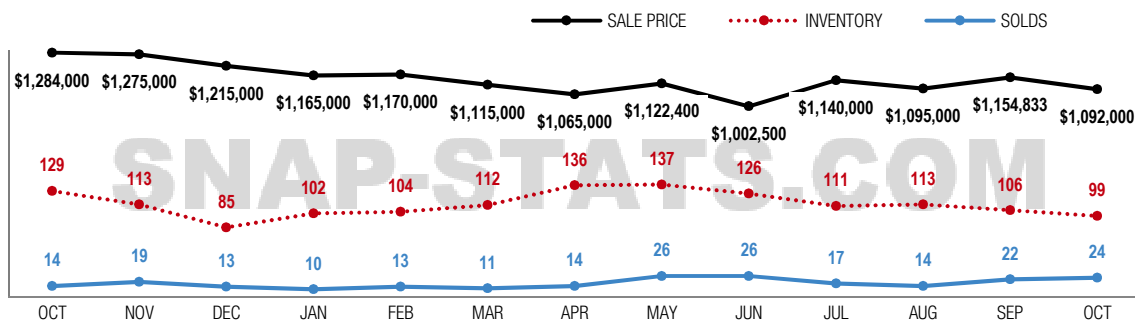
SnapStats®	Inventory	Sales	Sales Ratio
Brunette	0	0	NA
Connaught Heights	5	3	60%
Downtown	0	0	NA
Fraserview	1	1	100%
GlenBrooke North	5	3	60%
Moody Park	5	1	20%
North Arm	0	0	NA
Quay	0	0	NA
Queensborough	34	3	9%
Queens Park	9	4	44%
Sapperton	9	0	NA
The Heights	10	7	70%
Uptown	8	0	NA
West End	13	2	15%
TOTAL*	99	24	24%

## Market Summary

- Market Type Indicator **NEW WESTMINSTER DETACHED**: 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\*\* \$900,000 to \$1.25 mil with average 36% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.25 mil to \$1.75 mil, Queensborough, West End and 5 to 6 bedroom properties
- Sellers Best Bet\*\* Selling homes in Queens Park, The Heights and minimum 7 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	2	NA*
200,001 – 300,000	8	2	25%
300,001 – 400,000	25	17	68%
400,001 – 500,000	59	33	56%
500,001 – 600,000	74	30	41%
600,001 – 700,000	55	15	27%
700,001 – 800,000	45	5	11%
800,001 – 900,000	9	0	NA
900,001 – 1,000,000	11	3	27%
1,000,001 – 1,250,000	3	2	67%
1,250,001 – 1,500,000	3	1	33%
1,500,001 – 1,750,000	0	1	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*	292	111	38%

0 to 1 Bedroom	57	32	56%
2 Bedrooms	180	64	36%
3 Bedrooms	49	14	29%
4 Bedrooms & Greater	6	1	17%
TOTAL*	292	111	38%

SnapStats®	September	October	Variance
Inventory	347	292	-16%
Solds	87	111	28%
Sale Price	\$498,000	\$520,000	4%
Sale Price SQFT	\$572	\$547	-4%
Sale to List Price Ratio	98%	98%	0%
Days on Market	28	24	-14%

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

## Community CONDOS & TOWNHOMES

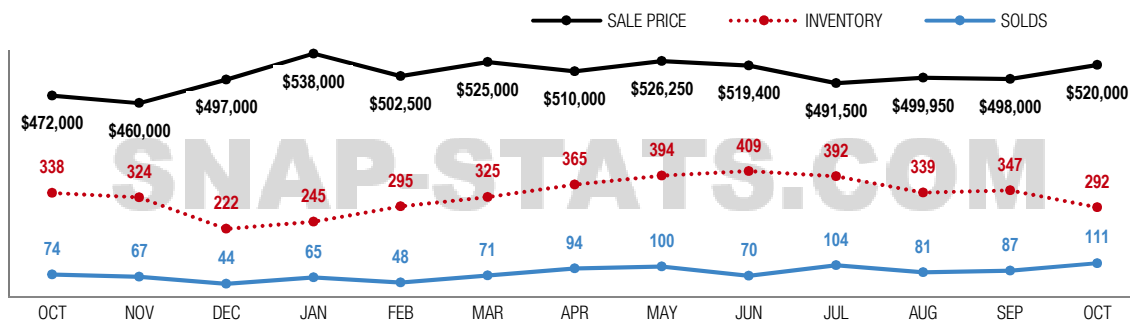
SnapStats®	Inventory	Sales	Sales Ratio
Brunette	0	0	NA
Connaught Heights	0	0	NA
Downtown	54	19	35%
Fraserview	43	19	44%
GlenBrooke North	7	6	86%
Moody Park	1	0	NA
North Arm	0	0	NA
Quay	41	22	54%
Queensborough	36	11	31%
Queens Park	1	1	100%
Sapperton	15	6	40%
The Heights	3	0	NA
Uptown	87	27	31%
West End	4	0	NA
TOTAL*	292	111	38%

## Market Summary

- Market Type Indicator **NEW WESTMINSTER ATTACHED**: Sellers Market at 38% Sales Ratio average (3.8 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 68% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$700,000 to \$800,000, Queensborough, Uptown and 3 bedroom properties
- Sellers Best Bet\*\* Selling homes in Fraserview, Quay, Sapperton 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	1	NA*
600,001 – 700,000	2	0	NA
700,001 – 800,000	11	1	9%
800,001 – 900,000	10	3	30%
900,001 – 1,000,000	18	12	67%
1,000,001 – 1,250,000	66	38	58%
1,250,001 – 1,500,000	84	26	31%
1,500,001 – 1,750,000	60	9	15%
1,750,001 – 2,000,000	35	4	11%
2,000,001 – 2,250,000	20	0	NA
2,250,001 – 2,500,000	33	2	6%
2,500,001 – 2,750,000	19	1	5%
2,750,001 – 3,000,000	21	0	NA
3,000,001 – 3,500,000	5	0	NA
3,500,001 – 4,000,000	3	0	NA
4,000,001 & Greater	2	0	NA
<b>TOTAL*</b>	<b>389</b>	<b>97</b>	<b>25%</b>

2 Bedrooms & Less	17	1	6%
3 to 4 Bedrooms	137	43	31%
5 to 6 Bedrooms	153	45	29%
7 Bedrooms & More	82	8	10%
<b>TOTAL*</b>	<b>389</b>	<b>97</b>	<b>25%</b>

SnapStats®	September	October	Variance
Inventory	424	389	-8%
Solds	79	97	23%
Sale Price	\$1,170,000	\$1,185,000	1%
Sale Price SQFT	\$392	\$377	-4%
Sale to List Price Ratio	98%	96%	-2%
Days on Market	25	33	32%

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

## Community DETACHED HOUSES

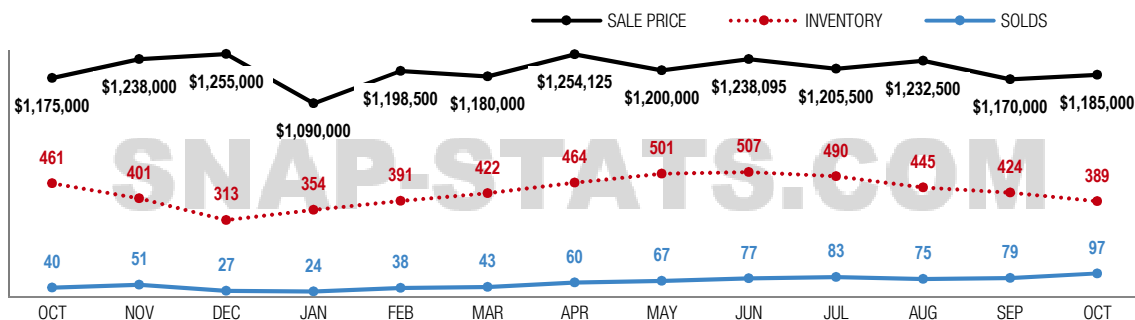
SnapStats®	Inventory	Sales	Sales Ratio
Burke Mountain	53	30	57%
Canyon Springs	1	4	400%*
Cape Horn	8	2	25%
Central Coquitlam	73	18	25%
Chineside	7	1	14%
Coquitlam East	19	6	32%
Coquitlam West	58	7	12%
Eagle Ridge	4	1	25%
Harbour Chines	12	2	17%
Harbour Place	3	0	NA
Hockaday	3	1	33%
Maillardville	43	3	7%
Meadow Brook	9	2	22%
New Horizons	13	3	23%
North Coquitlam	3	0	NA
Park Ridge Estates	0	0	NA
Ranch Park	12	3	25%
River Springs	3	2	67%
Scott Creek	8	2	25%
Summitt View	0	0	NA
Upper Eagle Ridge	7	1	14%
Westwood Plateau	50	9	18%
Westwood Summit	0	0	NA
<b>TOTAL*</b>	<b>389</b>	<b>97</b>	<b>25%</b>

## Market Summary

- Market Type Indicator **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 \$1.25 mil with average 63% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$2.25 mil to \$2.75 mil, Maillardville and up to 2 bedroom properties
- Sellers Best Bet\*\* Selling homes in Burke Mountain 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	1	NA*
200,001 – 300,000	0	0	NA
300,001 – 400,000	26	8	31%
400,001 – 500,000	68	39	57%
500,001 – 600,000	87	37	43%
600,001 – 700,000	70	24	34%
700,001 – 800,000	54	16	30%
800,001 – 900,000	38	18	47%
900,001 – 1,000,000	23	5	22%
1,000,001 – 1,250,000	15	4	27%
1,250,001 – 1,500,000	4	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*	387	152	39%

0 to 1 Bedroom	72	32	44%
2 Bedrooms	211	68	32%
3 Bedrooms	72	35	49%
4 Bedrooms & Greater	32	17	53%
TOTAL*	387	152	39%

SnapStats®	September	October	Variance
Inventory	453	387	-15%
Solds	127	152	20%
Sale Price	\$579,900	\$585,000	1%
Sale Price SQFT	\$594	\$579	-3%
Sale to List Price Ratio	98%	98%	0%
Days on Market	33	24	-27%

\*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

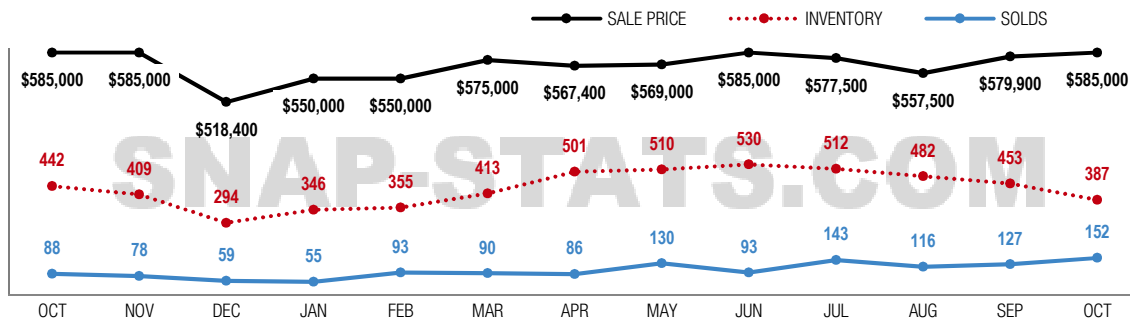
SnapStats®	Inventory	Sales	Sales Ratio
Burke Mountain	31	17	55%
Canyon Springs	16	5	31%
Cape Horn	0	0	NA
Central Coquitlam	21	7	33%
Chineside	0	0	NA
Coquitlam East	8	2	25%
Coquitlam West	92	31	34%
Eagle Ridge	7	6	86%
Harbour Chines	0	0	NA
Harbour Place	0	0	NA
Hockaday	1	0	NA
Maillardville	27	10	37%
Meadow Brook	0	0	NA
New Horizons	31	11	35%
North Coquitlam	103	46	45%
Park Ridge Estates	0	0	NA
Ranch Park	2	0	NA
River Springs	0	0	NA
Scott Creek	1	1	100%
Summitt View	0	0	NA
Upper Eagle Ridge	4	0	NA
Westwood Plateau	43	16	37%
Westwood Summit	0	0	NA
TOTAL*	387	152	39%

## Market Summary

- Market Type Indicator **COQUITLAM ATTACHED**: Sellers Market at 39% Sales Ratio average (3.9 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 57% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$900,000 to \$1 mil, Coquitlam East and 2 bedroom properties
- Sellers Best Bet\*\* Selling homes in Burke Mountain, North Coquitlam and minimum 4 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	1	0	NA
600,001 – 700,000	1	1	100%
700,001 – 800,000	5	6	120%*
800,001 – 900,000	23	10	43%
900,001 – 1,000,000	19	7	37%
1,000,001 – 1,250,000	32	2	6%
1,250,001 – 1,500,000	15	1	7%
1,500,001 – 1,750,000	9	2	22%
1,750,001 – 2,000,000	3	0	NA
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	1	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	0	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	109	29	27%

2 Bedrooms & Less	4	0	NA
3 to 4 Bedrooms	52	12	23%
5 to 6 Bedrooms	40	13	33%
7 Bedrooms & More	13	4	31%
TOTAL*	109	29	27%

SnapStats®	September	October	Variance
Inventory	114	109	-4%
Solds	16	29	81%
Sale Price	\$945,000	\$875,000	-7%
Sale Price SQFT	\$421	\$389	-8%
Sale to List Price Ratio	95%	97%	2%
Days on Market	22	35	59%

\*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

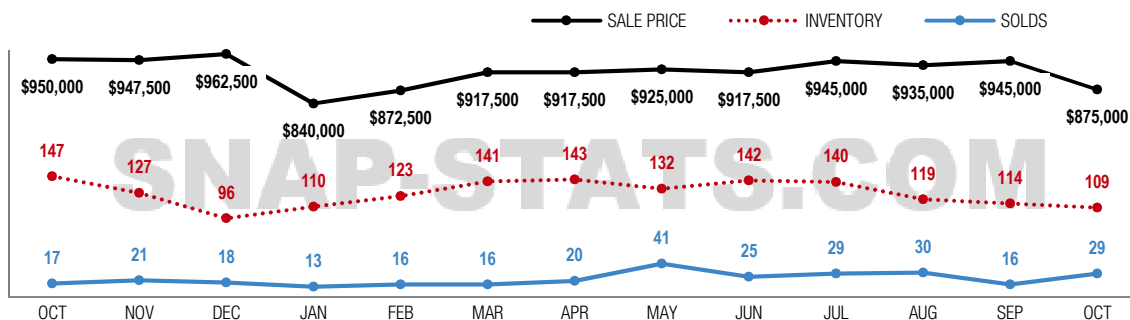
SnapStats®	Inventory	Sales	Sales Ratio
Birchland Manor	4	0	NA
Central Port Coquitlam	13	1	8%
Citadel	10	3	30%
Glenwood	16	7	44%
Lincoln Park	8	6	75%
Lower Mary Hill	5	1	20%
Mary Hill	16	3	19%
Oxford Heights	9	6	67%
Riverwood	8	1	13%
Woodland Acres	20	1	5%
TOTAL*	109	29	27%

## Market Summary

- Market Type Indicator **PORT COQUITLAM DETACHED**: Sellers Market at 27% Sales Ratio average (2.7 in 10 homes selling rate)
- Homes are selling on average 3% below list price
- Most Active Price Band\*\* \$800,000 to \$900,000 with average 43% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1 mil to \$1.5 mil, Central Port Coquitlam, Woodland Acres and 3 to 4 bedroom properties
- Sellers Best Bet\*\* Selling homes in Lincoln Park, Oxford Heights and 5 to 6 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	0	NA
200,001 – 300,000	3	1	33%
300,001 – 400,000	24	26	108%*
400,001 – 500,000	42	15	36%
500,001 – 600,000	28	15	54%
600,001 – 700,000	27	7	26%
700,001 – 800,000	19	9	47%
800,001 – 900,000	9	1	11%
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*	153	74	48%

0 to 1 Bedroom	27	19	70%
2 Bedrooms	79	33	42%
3 Bedrooms	35	17	49%
4 Bedrooms & Greater	12	5	42%
TOTAL*	153	74	48%

SnapStats®	September	October	Variance
Inventory	183	153	-16%
Solds	58	74	28%
Sale Price	\$469,000	\$475,000	1%
Sale Price SQFT	\$448	\$485	8%
Sale to List Price Ratio	98%	98%	0%
Days on Market	29	23	-21%

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

## Community CONDOS & TOWNHOMES

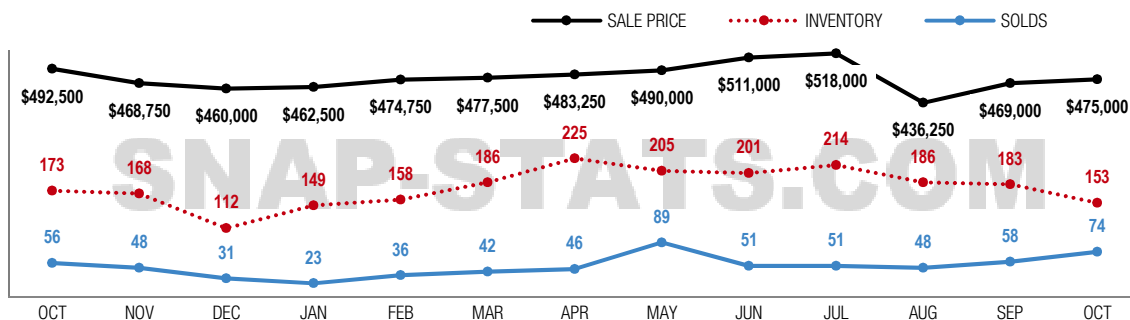
SnapStats®	Inventory	Sales	Sales Ratio
Birchland Manor	0	0	NA
Central Port Coquitlam	91	38	42%
Citadel	13	5	38%
Glenwood	20	14	70%
Lincoln Park	2	1	50%
Lower Mary Hill	0	0	NA
Mary Hill	5	1	20%
Oxford Heights	0	1	NA*
Riverwood	22	14	64%
Woodland Acres	0	0	NA
TOTAL*	153	74	48%

## Market Summary

- Market Type Indicator **PORT COQUITLAM ATTACHED**: Sellers Market at 48% Sales Ratio average (4.8 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 >100% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$800,000 to \$900,000, Central Port Coquitlam, Citadel and 2 / minimum 4 bedroom properties
- Sellers Best Bet\*\* Selling homes in Glenwood, Riverwood and up to 1 bedroom properties

\*\*With minimum inventory of 10 in most instances

## 13 Month Market Trend



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## Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	0	0	NA
300,001 – 400,000	0	0	NA
400,001 – 500,000	0	0	NA
500,001 – 600,000	0	0	NA
600,001 – 700,000	0	0	NA
700,001 – 800,000	1	0	NA
800,001 – 900,000	0	0	NA
900,001 – 1,000,000	0	0	NA
1,000,001 – 1,250,000	9	4	44%
1,250,001 – 1,500,000	23	4	17%
1,500,001 – 1,750,000	9	1	11%
1,750,001 – 2,000,000	8	2	25%
2,000,001 – 2,250,000	0	1	NA*
2,250,001 – 2,500,000	4	1	25%
2,500,001 – 2,750,000	5	0	NA
2,750,001 – 3,000,000	6	0	NA
3,000,001 – 3,500,000	3	0	NA
3,500,001 – 4,000,000	5	0	NA
4,000,001 & Greater	7	0	NA
<b>TOTAL*</b>	<b>80</b>	<b>13</b>	<b>16%</b>

2 Bedrooms & Less	2	0	NA
3 to 4 Bedrooms	46	6	13%
5 to 6 Bedrooms	29	7	24%
7 Bedrooms & More	3	0	NA
<b>TOTAL*</b>	<b>80</b>	<b>13</b>	<b>16%</b>

SnapStats®	September	October	Variance
Inventory	90	80	-11%
Solds	12	13	8%
Sale Price	\$1,151,250	\$1,300,000	13%
Sale Price SQFT	\$467	\$386	-17%
Sale to List Price Ratio	96%	90%	-6%
Days on Market	16	31	94%

\*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

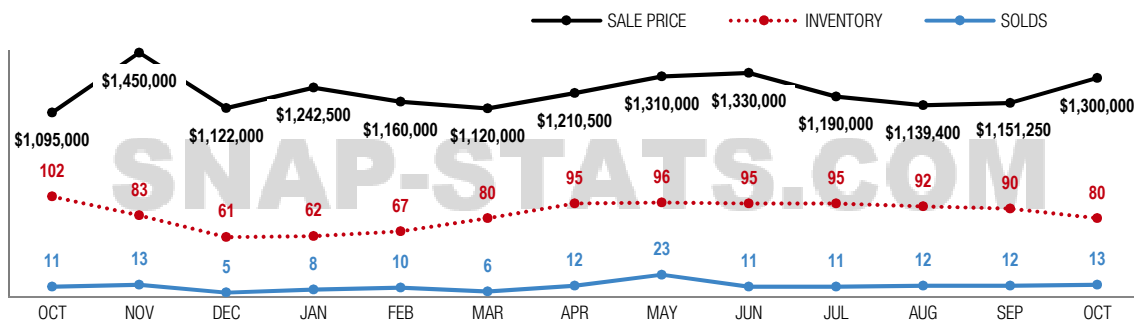
SnapStats®	Inventory	Sales	Sales Ratio
Anmore	18	0	NA
Barber Street	11	0	NA
Belcarra	5	4	80%
College Park	9	2	22%
Glenayre	1	1	100%
Heritage Mountain	4	0	NA
Heritage Woods	15	5	33%
loco	0	0	NA
Mountain Meadows	1	0	NA
North Shore	8	0	NA
Port Moody Centre	8	1	13%
<b>TOTAL*</b>	<b>80</b>	<b>13</b>	<b>16%</b>

## Market Summary

- Market Type Indicator **PORT MOODY DETACHED**: Balanced Market at 16% Sales Ratio average (1.6 in 10 homes selling rate)
- Homes are selling on average 10% 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 \$1.5 mil to \$1.75 mil, Port Moody Centre and 3 to 4 bedroom properties
- Sellers Best Bet\*\* Selling homes in Heritage Woods and 5 to 6 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	0	0	NA
200,001 – 300,000	0	1	NA*
300,001 – 400,000	2	1	50%
400,001 – 500,000	6	8	133%*
500,001 – 600,000	17	9	53%
600,001 – 700,000	20	9	45%
700,001 – 800,000	12	10	83%
800,001 – 900,000	12	6	50%
900,001 – 1,000,000	6	4	67%
1,000,001 – 1,250,000	5	3	60%
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*	82	51	62%

0 to 1 Bedroom	6	6	100%
2 Bedrooms	44	18	41%
3 Bedrooms	24	20	83%
4 Bedrooms & Greater	8	7	88%
TOTAL*	82	51	62%

SnapStats®	September	October	Variance
Inventory	99	82	-17%
Solds	35	51	46%
Sale Price	\$642,500	\$681,000	6%
Sale Price SQFT	\$593	\$592	0%
Sale to List Price Ratio	99%	97%	-2%
Days on Market	19	16	-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

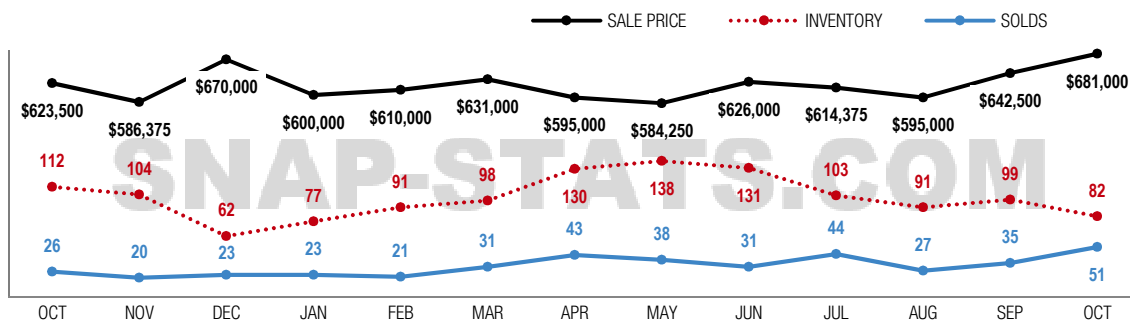
SnapStats®	Inventory	Sales	Sales Ratio
Anmore	0	0	NA
Barber Street	0	0	NA
Belcarra	0	0	NA
College Park	10	3	30%
Glenayre	0	0	NA
Heritage Mountain	8	5	63%
Heritage Woods	9	9	100%
loco	0	0	NA
Mountain Meadows	0	0	NA
North Shore	7	10	143%*
Port Moody Centre	48	24	50%
TOTAL*	82	51	62%

## Market Summary

- Market Type Indicator **PORT MOODY ATTACHED**: Sellers Market at 62% Sales Ratio average (6.2 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 >100% 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 Heritage Mountain, Heritage Woods, North Shore and minimum 3 bedroom properties

\*\*With minimum inventory of 10 in most instances

## 13 Month Market Trend



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## Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	0	0	NA
300,001 – 400,000	0	0	NA
400,001 – 500,000	0	0	NA
500,001 – 600,000	0	0	NA
600,001 – 700,000	1	0	NA
700,001 – 800,000	6	5	83%
800,001 – 900,000	10	4	40%
900,001 – 1,000,000	8	2	25%
1,000,001 – 1,250,000	5	1	20%
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*	33	12	36%

2 Bedrooms & Less	0	0	NA
3 to 4 Bedrooms	26	10	38%
5 to 6 Bedrooms	6	2	33%
7 Bedrooms & More	1	0	NA
TOTAL*	33	12	36%

SnapStats®	September	October	Variance
Inventory	38	33	-13%
Solds	10	12	20%
Sale Price	\$855,000	\$806,500	-6%
Sale Price SQFT	\$394	\$379	-4%
Sale to List Price Ratio	98%	98%	0%
Days on Market	19	25	32%

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

## Community DETACHED HOUSES

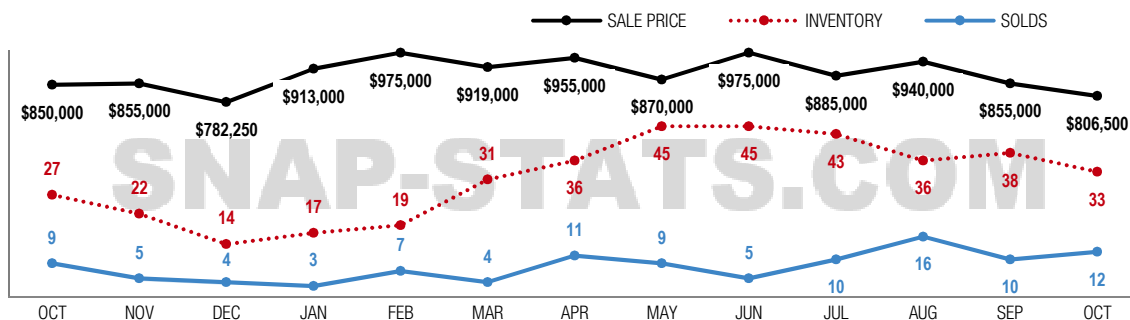
SnapStats®	Inventory	Sales	Sales Ratio
Central Meadows	11	3	27%
Mid Meadows	8	3	38%
North Meadows	1	0	NA
South Meadows	13	6	46%
West Meadows	0	0	NA
TOTAL*	33	12	36%

## Market Summary

- Market Type Indicator **PITT MEADOWS DETACHED**: Sellers Market at 36% Sales Ratio average (3.6 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 40% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$900,000 to \$1 mil and Central Meadows
- Sellers Best Bet\*\* Selling homes in Mid Meadows, South Meadows 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	6	1	17%
400,001 – 500,000	12	5	42%
500,001 – 600,000	12	7	58%
600,001 – 700,000	2	2	100%
700,001 – 800,000	1	0	NA
800,001 – 900,000	2	0	NA
900,001 – 1,000,000	0	0	NA
1,000,001 – 1,250,000	2	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*	37	15	41%

0 to 1 Bedroom	7	0	NA
2 Bedrooms	16	7	44%
3 Bedrooms	12	8	67%
4 Bedrooms & Greater	2	0	NA
TOTAL*	37	15	41%

SnapStats®	September	October	Variance
Inventory	39	37	-5%
Solds	16	15	-6%
Sale Price	\$448,500	\$512,000	14%
Sale Price SQFT	\$366	\$389	6%
Sale to List Price Ratio	96%	98%	2%
Days on Market	23	30	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

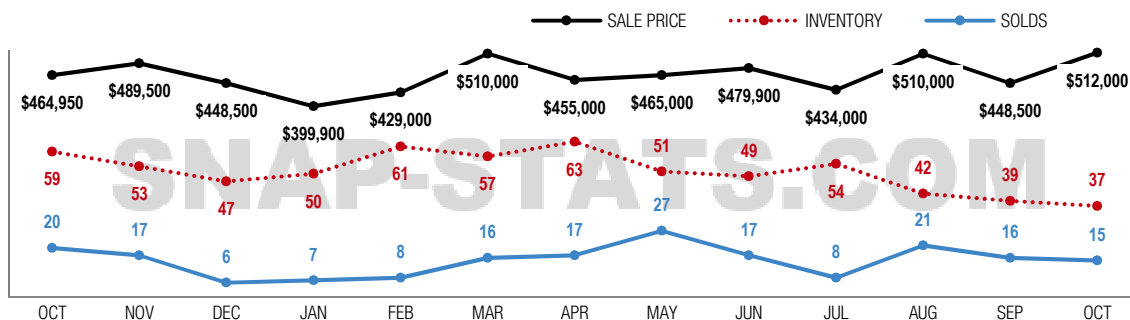
SnapStats®	Inventory	Sales	Sales Ratio
Central Meadows	18	7	39%
Mid Meadows	7	5	71%
North Meadows	5	1	20%
South Meadows	5	2	40%
West Meadows	2	0	NA
TOTAL*	37	15	41%

## 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 2% below list price
- Most Active Price Band\*\* \$500,000 to \$600,000 with average 58% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$400,000 to \$500,000 and 2 bedroom properties
- Sellers Best Bet\*\* Selling homes in Central Meadows and 3 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	2	NA*
500,001 – 600,000	9	2	22%
600,001 – 700,000	37	14	38%
700,001 – 800,000	71	16	23%
800,001 – 900,000	44	31	70%
900,001 – 1,000,000	46	17	37%
1,000,001 – 1,250,000	91	17	19%
1,250,001 – 1,500,000	40	1	3%
1,500,001 – 1,750,000	6	2	33%
1,750,001 – 2,000,000	6	1	17%
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	2	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	2	0	NA
4,000,001 & Greater	1	0	NA
TOTAL*	358	103	29%

2 Bedrooms & Less	23	2	9%
3 to 4 Bedrooms	170	67	39%
5 to 6 Bedrooms	151	32	21%
7 Bedrooms & More	14	2	14%
TOTAL*	358	103	29%

SnapStats®	September	October	Variance
Inventory	394	358	-9%
Solds	80	103	29%
Sale Price	\$820,000	\$847,520	3%
Sale Price SQFT	\$305	\$309	1%
Sale to List Price Ratio	97%	99%	2%
Days on Market	32	35	9%

\*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

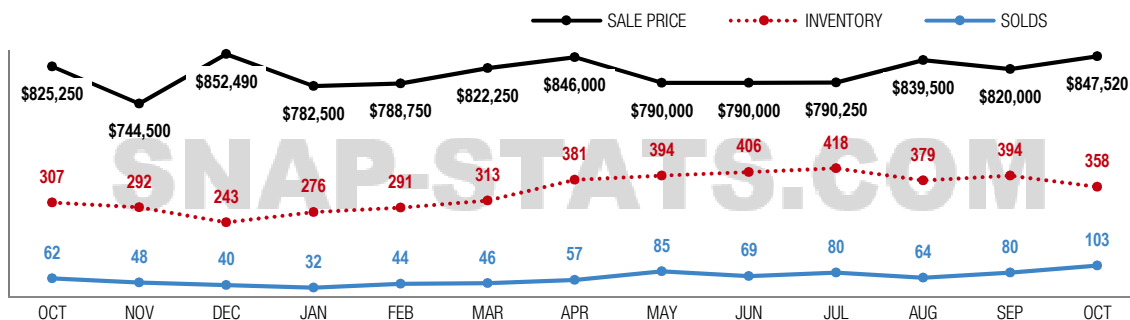
SnapStats®	Inventory	Sales	Sales Ratio
Albion	56	12	21%
Cottonwood	57	16	28%
East Central	44	16	36%
North	0	0	NA
Northeast	2	0	NA
Northwest	32	10	31%
Silver Valley	53	13	25%
Southwest	40	17	43%
Thornhill	20	2	10%
Websters Corners	8	3	38%
West Central	44	10	23%
Whonnock	2	4	200%*
TOTAL*	358	103	29%

## Market Summary

- Market Type Indicator **MAPLE RIDGE DETACHED**: Sellers Market at 29% Sales Ratio average (2.9 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 70% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.25 mil to \$1.5 mil, Thornhill and up to 2 bedroom properties
- Sellers Best Bet\*\* Selling homes in East Central, Southwest, Websters Corner 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	16	5	31%
300,001 – 400,000	50	18	36%
400,001 – 500,000	54	23	43%
500,001 – 600,000	62	15	24%
600,001 – 700,000	45	6	13%
700,001 – 800,000	9	1	11%
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*	243	68	28%

0 to 1 Bedroom	31	9	29%
2 Bedrooms	103	25	24%
3 Bedrooms	93	31	33%
4 Bedrooms & Greater	16	3	19%
TOTAL*	243	68	28%

SnapStats®	September	October	Variance
Inventory	238	243	2%
Solds	71	68	-4%
Sale Price	\$460,000	\$452,500	-2%
Sale Price SQFT	\$362	\$366	1%
Sale to List Price Ratio	100%	99%	-1%
Days on Market	29	28	-3%

\*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

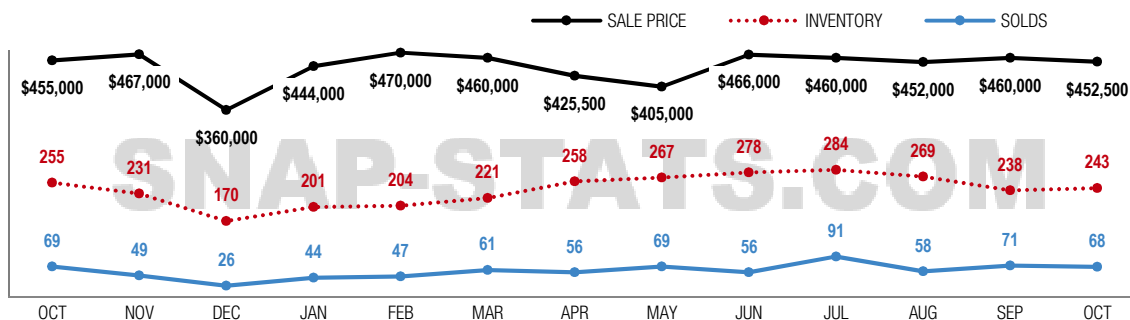
SnapStats®	Inventory	Sales	Sales Ratio
Albion	22	1	5%
Cottonwood	44	15	34%
East Central	90	28	31%
North	0	0	NA
Northeast	0	0	NA
Northwest	8	1	13%
Silver Valley	15	3	20%
Southwest	4	3	75%
Thornhill	2	2	100%
Websters Corners	0	0	NA
West Central	58	15	26%
Whonnock	0	0	NA
TOTAL*	243	68	28%

## Market Summary

- Market Type Indicator **MAPLE RIDGE ATTACHED**: Sellers Market at 28% Sales Ratio average (2.8 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band\*\* \$400,000 to \$500,000 with average 43% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$700,000 to \$800,000, Albion, Northwest and minimum 4 bedroom properties
- Sellers Best Bet\*\* Selling homes in Cottonwood, East Central and 3 bedroom properties

\*\*With minimum inventory of 10 in most instances

## 13 Month Market Trend



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