

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	0	1	NA*
1,000,001 – 1,250,000	15	4	27%
1,250,001 – 1,500,000	56	11	20%
1,500,001 – 1,750,000	40	5	13%
1,750,001 – 2,000,000	29	4	14%
2,000,001 – 2,250,000	23	0	NA
2,250,001 – 2,500,000	30	1	3%
2,500,001 – 2,750,000	13	0	NA
2,750,001 – 3,000,000	23	0	NA
3,000,001 – 3,500,000	5	0	NA
3,500,001 – 4,000,000	5	0	NA
4,000,001 & Greater	5	0	NA
<b>TOTAL*</b>	<b>245</b>	<b>26</b>	<b>11%</b>

2 Bedrooms & Less	12	1	8%
3 to 4 Bedrooms	62	15	24%
5 to 6 Bedrooms	110	7	6%
7 Bedrooms & More	61	3	5%
<b>TOTAL*</b>	<b>245</b>	<b>26</b>	<b>11%</b>

SnapStats®	March	April	Variance
Inventory	257	245	-5%
Solds	69	26	-62%
Sale Price	\$1,549,000	\$1,462,500	-6%
Sale Price SQFT	\$574	\$602	5%
Sale to List Price Ratio	100%	98%	-2%
Days on Market	13	9	-31%

\*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

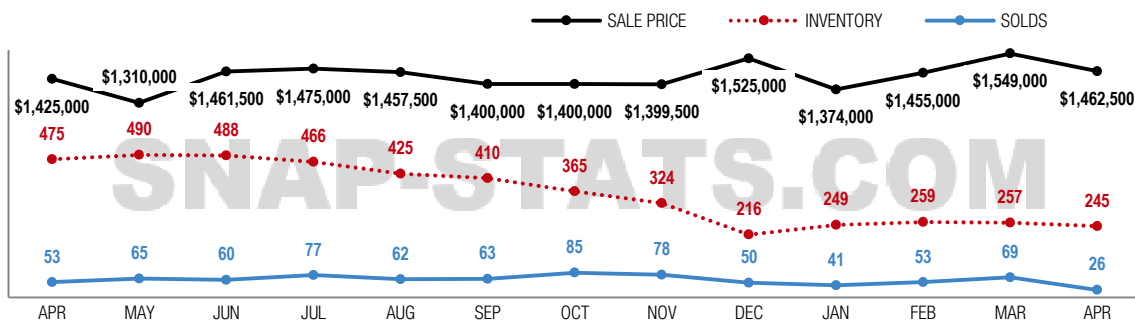
SnapStats®	Inventory	Sales	Sales Ratio
Big Bend	6	0	NA
Brentwood Park	3	3	100%
Buckingham Heights	9	0	NA
Burnaby Hospital	8	1	13%
Burnaby Lake	11	0	NA
Cariboo	0	0	NA
Capitol Hill	22	5	23%
Central	6	0	NA
Central Park	2	2	100%
Deer Lake	5	0	NA
Deer Lake Place	4	0	NA
East Burnaby	20	3	15%
Edmonds	13	1	8%
Forest Glen	8	0	NA
Forest Hills	0	0	NA
Garden Village	2	0	NA
Government Road	9	0	NA
Greentree Village	2	0	NA
Highgate	9	0	NA
Metrotown	10	0	NA
Montecito	6	1	17%
Oakdale	0	0	NA
Oaklands	0	0	NA
Parkcrest	10	0	NA
Simon Fraser Hills	0	0	NA
Simon Fraser University SFU	5	0	NA
South Slope	29	2	7%
Sperling-Duthie	6	2	33%
Sullivan Heights	1	0	NA
Suncrest	5	3	60%
The Crest	4	0	NA
Upper Deer Lake	8	0	NA
Vancouver Heights	10	2	20%
Westridge	6	0	NA
Willingdon Heights	6	1	17%
<b>TOTAL*</b>	<b>245</b>	<b>26</b>	<b>11%</b>

## Market Summary

- Market Type Indicator **BURNABY DETACHED**: Buyers Market at 11% Sales Ratio average (1.1 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band\*\* \$1 mil to \$1.25 mil with average 27% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$2.25 mil to \$2.5 mil, Edmonds, South Slope and minimum 7 bedroom properties
- Sellers Best Bet\*\* Selling homes in Capitol Hill, Vancouver 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	2	0	NA
300,001 – 400,000	26	4	15%
400,001 – 500,000	90	11	12%
500,001 – 600,000	115	16	14%
600,001 – 700,000	98	16	16%
700,001 – 800,000	96	14	15%
800,001 – 900,000	79	7	9%
900,001 – 1,000,000	49	7	14%
1,000,001 – 1,250,000	33	1	3%
1,250,001 – 1,500,000	24	0	NA
1,500,001 – 1,750,000	9	0	NA
1,750,001 – 2,000,000	3	0	NA
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	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*	625	76	12%

0 to 1 Bedroom	132	18	14%
2 Bedrooms	375	44	12%
3 Bedrooms	104	9	9%
4 Bedrooms & Greater	14	5	36%
TOTAL*	625	76	12%

SnapStats®	March	April	Variance
Inventory	617	625	1%
Solds	207	76	-63%
Sale Price	\$628,000	\$645,000	3%
Sale Price SQFT	\$700	\$708	1%
Sale to List Price Ratio	98%	99%	1%
Days on Market	12	13	8%

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

## Community CONDOS & TOWNHOMES

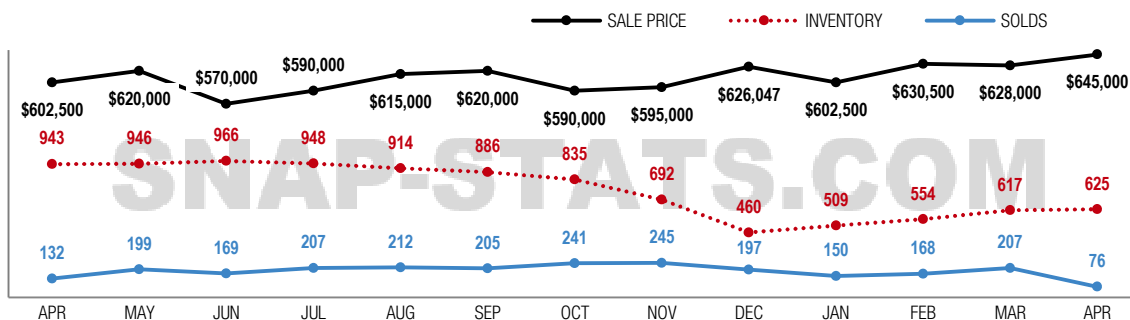
SnapStats®	Inventory	Sales	Sales Ratio
Big Bend	0	2	NA*
Brentwood Park	111	14	13%
Buckingham Heights	0	0	NA
Burnaby Hospital	4	2	50%
Burnaby Lake	5	2	40%
Cariboo	12	1	8%
Capitol Hill	8	0	NA
Central	23	0	NA
Central Park	20	3	15%
Deer Lake	0	0	NA
Deer Lake Place	0	0	NA
East Burnaby	2	0	NA
Edmonds	42	6	14%
Forest Glen	33	3	9%
Forest Hills	7	1	14%
Garden Village	0	0	NA
Government Road	23	1	4%
Greentree Village	2	1	50%
Highgate	45	14	31%
Metrotown	146	18	12%
Montecito	7	0	NA
Oakdale	0	0	NA
Oaklands	7	0	NA
Parkcrest	0	0	NA
Simon Fraser Hills	7	1	14%
Simon Fraser University SFU	53	1	2%
South Slope	24	1	4%
Sperling-Duthie	1	1	100%
Sullivan Heights	23	1	4%
Suncrest	0	0	NA
The Crest	3	1	33%
Upper Deer Lake	0	0	NA
Vancouver Heights	10	1	10%
Westridge	3	0	NA
Willingdon Heights	4	1	25%
TOTAL*	625	76	12%

## Market Summary

- Market Type Indicator **BURNABY ATTACHED**: Balanced Market at 12% Sales Ratio average (1.2 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band\*\* \$600,000 to \$700,000 with average 16% Sales Ratio (Balanced market)
- Buyers Best Bet\*\* Homes between \$1 mil to \$1.25 mil, Government Road, SFU, Sullivan Heights and 3 bedroom properties
- Sellers Best Bet\*\* Selling homes in Highgate 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	0	0	NA
800,001 – 900,000	2	1	50%
900,001 – 1,000,000	9	4	44%
1,000,001 – 1,250,000	20	2	10%
1,250,001 – 1,500,000	25	2	8%
1,500,001 – 1,750,000	2	1	50%
1,750,001 – 2,000,000	6	0	NA
2,000,001 – 2,250,000	3	0	NA
2,250,001 – 2,500,000	2	0	NA
2,500,001 – 2,750,000	1	0	NA
2,750,001 – 3,000,000	1	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*	72	10	14%

2 Bedrooms & Less	6	0	NA
3 to 4 Bedrooms	38	9	24%
5 to 6 Bedrooms	20	1	5%
7 Bedrooms & More	8	0	NA
TOTAL*	72	10	14%

SnapStats®	March	April	Variance
Inventory	70	72	3%
Solds	21	10	-52%
Sale Price	\$1,200,000	\$1,071,500	-11%
Sale Price SQFT	\$490	\$538	10%
Sale to List Price Ratio	96%	95%	-1%
Days on Market	20	9	-55%

\*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

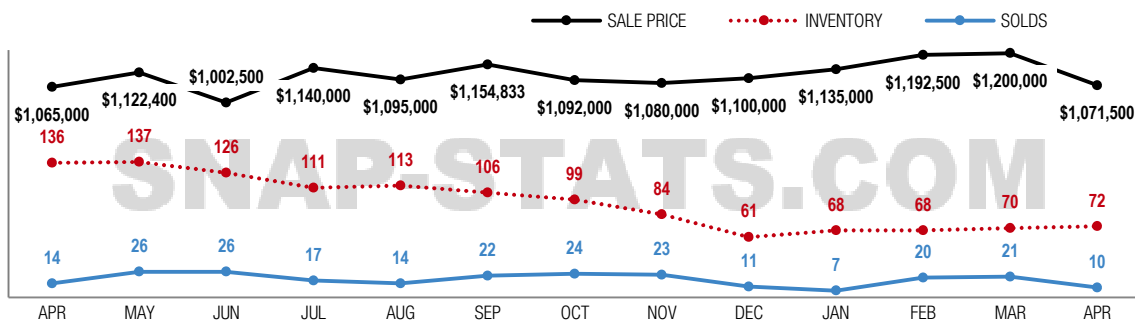
SnapStats®	Inventory	Sales	Sales Ratio
Brunette	0	0	NA
Connaught Heights	9	0	NA
Downtown	0	0	NA
Fraserview	0	0	NA
GlenBrooke North	13	0	NA
Moody Park	2	0	NA
North Arm	0	0	NA
Quay	0	0	NA
Queensborough	21	4	19%
Queens Park	8	2	25%
Sapperton	4	2	50%
The Heights	6	1	17%
Uptown	3	0	NA
West End	6	1	17%
TOTAL*	72	10	14%

## Market Summary

- Market Type Indicator **NEW WESTMINSTER 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\*\* \$900,000 to \$1 mil with average 44% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.25 mil to \$1.5 mil, Queensborough and 5 to 6 bedroom properties
- Sellers Best Bet\*\* Selling homes in Queens 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	0	0	NA
200,001 – 300,000	1	0	NA
300,001 – 400,000	22	3	14%
400,001 – 500,000	48	18	38%
500,001 – 600,000	52	9	17%
600,001 – 700,000	45	13	29%
700,001 – 800,000	35	5	14%
800,001 – 900,000	19	1	5%
900,001 – 1,000,000	7	0	NA
1,000,001 – 1,250,000	6	0	NA
1,250,001 – 1,500,000	2	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*	238	49	21%

0 to 1 Bedroom	58	12	21%
2 Bedrooms	139	31	22%
3 Bedrooms	34	5	15%
4 Bedrooms & Greater	7	1	14%
TOTAL*	238	49	21%

SnapStats®	March	April	Variance
Inventory	248	238	-4%
Solds	96	49	-49%
Sale Price	\$547,000	\$525,000	-4%
Sale Price SQFT	\$596	\$554	-7%
Sale to List Price Ratio	99%	97%	-2%
Days on Market	8	20	150%

\*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

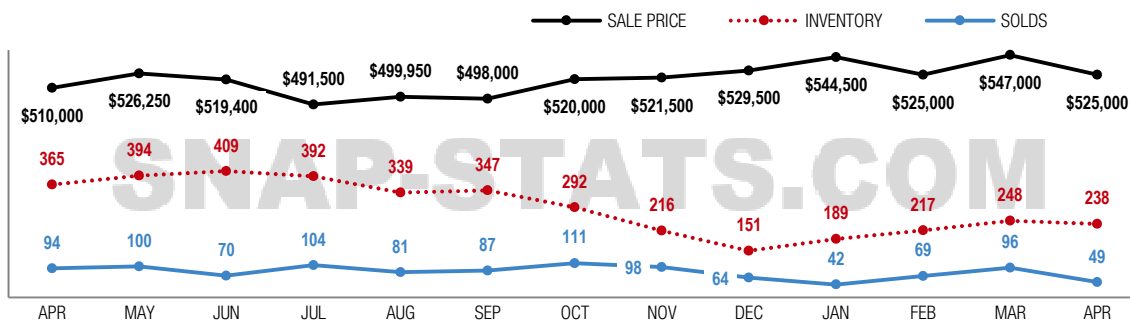
SnapStats®	Inventory	Sales	Sales Ratio
Brunette	0	0	NA
Connaught Heights	0	0	NA
Downtown	60	9	15%
Fraserview	39	6	15%
GlenBrooke North	4	1	25%
Moody Park	4	0	NA
North Arm	0	0	NA
Quay	36	11	31%
Queensborough	21	8	38%
Queens Park	1	0	NA
Sapperton	12	3	25%
The Heights	0	0	NA
Uptown	59	11	19%
West End	2	0	NA
TOTAL*	238	49	21%

## Market Summary

- Market Type Indicator **NEW WESTMINSTER ATTACHED**: Sellers Market at 21% Sales Ratio average (2.1 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 38% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$800,000 to \$900,000, Downtown, Fraserview and 3 bedroom properties
- Sellers Best Bet\*\* Selling homes in Quay, Queensborough and up to 2 bedroom properties

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

## 13 Month Market Trend



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## Price Band & Bedroom 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	0	0	NA
700,001 – 800,000	3	0	NA
800,001 – 900,000	4	1	25%
900,001 – 1,000,000	7	8	114%*
1,000,001 – 1,250,000	42	9	21%
1,250,001 – 1,500,000	55	9	16%
1,500,001 – 1,750,000	43	6	14%
1,750,001 – 2,000,000	32	0	NA
2,000,001 – 2,250,000	24	0	NA
2,250,001 – 2,500,000	22	0	NA
2,500,001 – 2,750,000	16	0	NA
2,750,001 – 3,000,000	18	0	NA
3,000,001 – 3,500,000	4	0	NA
3,500,001 – 4,000,000	1	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	272	33	12%

2 Bedrooms & Less	15	1	7%
3 to 4 Bedrooms	87	15	17%
5 to 6 Bedrooms	99	14	14%
7 Bedrooms & More	71	3	4%
TOTAL*	272	33	12%

SnapStats®	March	April	Variance
Inventory	286	272	-5%
Solds	74	33	-55%
Sale Price	\$1,270,000	\$1,182,000	-7%
Sale Price SQFT	\$419	\$471	12%
Sale to List Price Ratio	100%	95%	-5%
Days on Market	13	14	8%

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

## Community DETACHED HOUSES

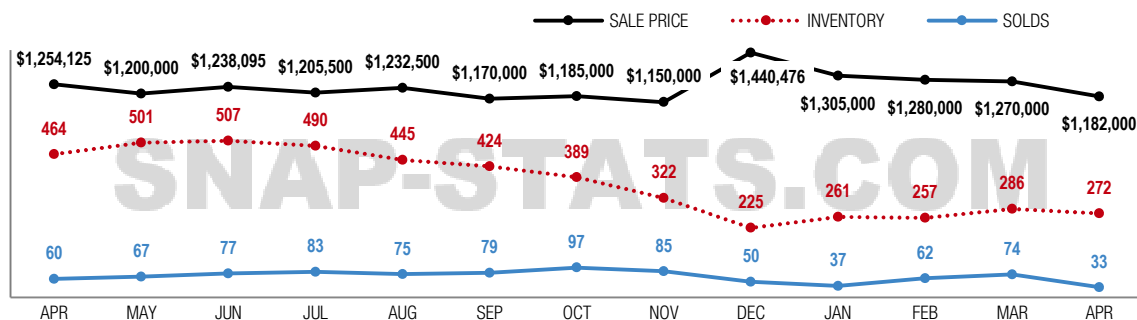
SnapStats®	Inventory	Sales	Sales Ratio
Burke Mountain	39	3	8%
Canyon Springs	1	0	NA
Cape Horn	6	1	17%
Central Coquitlam	52	10	19%
Chineside	4	0	NA
Coquitlam East	10	0	NA
Coquitlam West	47	4	9%
Eagle Ridge	0	1	NA*
Harbour Chines	9	1	11%
Harbour Place	4	1	25%
Hockaday	6	0	NA
Maillardville	33	1	3%
Meadow Brook	2	0	NA
New Horizons	3	3	100%
North Coquitlam	1	0	NA
Park Ridge Estates	1	0	NA
Ranch Park	9	4	44%
River Springs	3	1	33%
Scott Creek	5	0	NA
Summitt View	1	0	NA
Upper Eagle Ridge	4	0	NA
Westwood Plateau	32	3	9%
Westwood Summit	0	0	NA
TOTAL*	272	33	12%

## Market Summary

- Market Type Indicator **COQUITLAM DETACHED**: Balanced Market at 12% Sales Ratio average (1.2 in 10 homes selling rate)
- Homes are selling on average 5% below list price
- Most Active Price Band\*\* \$900,000 to \$1 mil with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.5 mil to \$1.75 mil, Burke Mountain, Coquitlam West, Maillardville and Westwood Plateau
- Sellers Best Bet\*\* Selling homes in Ranch Park and 3 to 4 bedroom properties

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

## 13 Month Market Trend



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## Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	1	1	100%
300,001 – 400,000	16	3	19%
400,001 – 500,000	61	16	26%
500,001 – 600,000	70	15	21%
600,001 – 700,000	61	7	11%
700,001 – 800,000	42	5	12%
800,001 – 900,000	43	6	14%
900,001 – 1,000,000	19	3	16%
1,000,001 – 1,250,000	21	2	10%
1,250,001 – 1,500,000	1	0	NA
1,500,001 – 1,750,000	3	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	58	17%

0 to 1 Bedroom	90	11	12%
2 Bedrooms	159	31	19%
3 Bedrooms	57	7	12%
4 Bedrooms & Greater	33	9	27%
TOTAL*	339	58	17%

SnapStats®	March	April	Variance
Inventory	334	339	1%
Solds	121	58	-52%
Sale Price	\$609,900	\$548,000	-10%
Sale Price SQFT	\$632	\$591	-6%
Sale to List Price Ratio	102%	99%	-3%
Days on Market	10	13	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

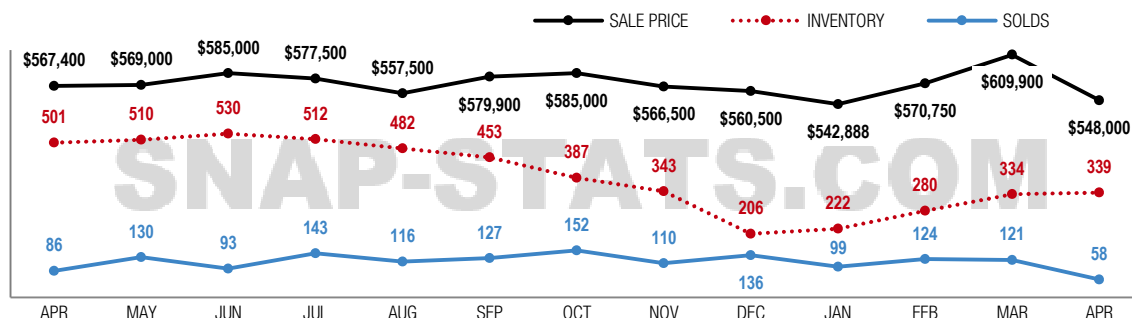
SnapStats®	Inventory	Sales	Sales Ratio
Burke Mountain	30	8	27%
Canyon Springs	10	2	20%
Cape Horn	0	0	NA
Central Coquitlam	11	3	27%
Chineside	0	0	NA
Coquitlam East	1	0	NA
Coquitlam West	164	18	11%
Eagle Ridge	6	3	50%
Harbour Chines	1	0	NA
Harbour Place	0	0	NA
Hockaday	1	0	NA
Maillardville	9	3	33%
Meadow Brook	0	0	NA
New Horizons	11	3	27%
North Coquitlam	72	8	11%
Park Ridge Estates	0	0	NA
Ranch Park	1	1	100%
River Springs	1	0	NA
Scott Creek	0	0	NA
Summitt View	0	0	NA
Upper Eagle Ridge	4	0	NA
Westwood Plateau	17	9	53%
Westwood Summit	0	0	NA
TOTAL*	339	58	17%

## Market Summary

- Market Type Indicator **COQUITLAM ATTACHED**: 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\*\* \$400,000 to \$500,000 with average 26% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1 mil to \$1.25 mil, Coquitlam West, North Coquitlam, up to 1 / and 3 bedroom properties
- Sellers Best Bet\*\* Selling homes in Maillardville, Westwood Plateau 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	0	0	NA
600,001 – 700,000	0	0	NA
700,001 – 800,000	7	1	14%
800,001 – 900,000	9	2	22%
900,001 – 1,000,000	17	5	29%
1,000,001 – 1,250,000	27	7	26%
1,250,001 – 1,500,000	7	1	14%
1,500,001 – 1,750,000	1	0	NA
1,750,001 – 2,000,000	3	0	NA
2,000,001 – 2,250,000	2	0	NA
2,250,001 – 2,500,000	0	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	0	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	73	16	22%

2 Bedrooms & Less	4	0	NA
3 to 4 Bedrooms	45	12	27%
5 to 6 Bedrooms	22	3	14%
7 Bedrooms & More	2	1	50%
TOTAL*	73	16	22%

SnapStats®	March	April	Variance
Inventory	71	73	3%
Solds	28	16	-43%
Sale Price	\$1,031,000	\$995,000	-3%
Sale Price SQFT	\$439	\$425	-3%
Sale to List Price Ratio	100%	95%	-5%
Days on Market	9	14	56%

\*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

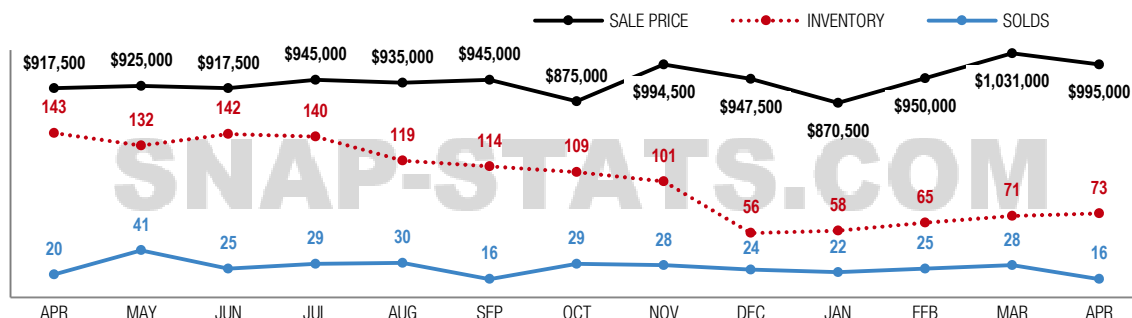
SnapStats®	Inventory	Sales	Sales Ratio
Birchland Manor	3	0	NA
Central Port Coquitlam	5	0	NA
Citadel	8	3	38%
Glenwood	12	4	33%
Lincoln Park	10	2	20%
Lower Mary Hill	5	1	20%
Mary Hill	14	1	7%
Oxford Heights	6	3	50%
Riverwood	5	1	20%
Woodland Acres	5	1	20%
TOTAL*	73	16	22%

## Market Summary

- Market Type Indicator **PORT COQUITLAM DETACHED**: Sellers Market at 22% Sales Ratio average (2.2 in 10 homes selling rate)
- Homes are selling on average 5% below list price
- Most Active Price Band\*\* \$900,000 to \$1 mil with average 29% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$800,000 to \$900,000, Mary Hill and 5 to 6 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	0	0	NA
200,001 – 300,000	4	2	50%
300,001 – 400,000	10	5	50%
400,001 – 500,000	29	7	24%
500,001 – 600,000	25	3	12%
600,001 – 700,000	13	3	23%
700,001 – 800,000	13	3	23%
800,001 – 900,000	5	3	60%
900,001 – 1,000,000	3	0	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*	103	26	25%

0 to 1 Bedroom	23	8	35%
2 Bedrooms	50	9	18%
3 Bedrooms	20	7	35%
4 Bedrooms & Greater	10	2	20%
TOTAL*	103	26	25%

SnapStats®	March	April	Variance
Inventory	101	103	2%
Solds	68	26	-62%
Sale Price	\$532,500	\$500,000	-6%
Sale Price SQFT	\$517	\$505	-2%
Sale to List Price Ratio	101%	100%	-1%
Days on Market	7	7	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 CONDOS & TOWNHOMES

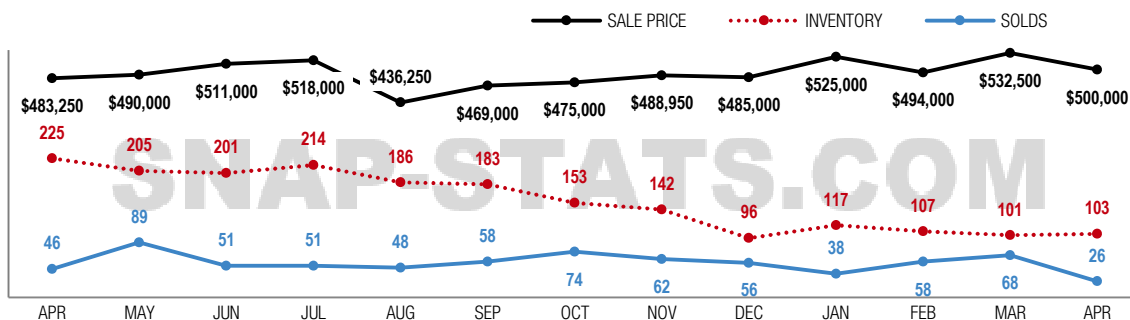
SnapStats®	Inventory	Sales	Sales Ratio
Birchland Manor	1	1	100%
Central Port Coquitlam	53	11	21%
Citadel	13	4	31%
Glenwood	19	4	21%
Lincoln Park	1	0	NA
Lower Mary Hill	0	0	NA
Mary Hill	1	1	100%
Oxford Heights	0	0	NA
Riverwood	15	5	33%
Woodland Acres	0	0	NA
TOTAL*	103	26	25%

## Market Summary

- Market Type Indicator **PORT COQUITLAM ATTACHED**: Sellers Market at 25% Sales Ratio average (2.5 in 10 homes selling rate)
- Homes are selling on average 100% of list price
- Most Active Price Band\*\* \$300,000 to \$400,000 with average 50% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$500,000 to \$600,000, Central Port Coquitlam, Glenwood and 2 bedroom properties
- Sellers Best Bet\*\* Selling homes in Citadel, Riverwood, up to 1 / and 3 bedroom properties

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

## 13 Month Market Trend



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## Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	0	0	NA
300,001 – 400,000	0	0	NA
400,001 – 500,000	0	0	NA
500,001 – 600,000	0	0	NA
600,001 – 700,000	0	0	NA
700,001 – 800,000	0	0	NA
800,001 – 900,000	1	0	NA
900,001 – 1,000,000	0	0	NA
1,000,001 – 1,250,000	12	2	17%
1,250,001 – 1,500,000	13	3	23%
1,500,001 – 1,750,000	9	1	11%
1,750,001 – 2,000,000	10	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	3	0	NA
2,750,001 – 3,000,000	9	0	NA
3,000,001 – 3,500,000	3	0	NA
3,500,001 – 4,000,000	4	0	NA
4,000,001 & Greater	6	0	NA
TOTAL*	75	6	8%

2 Bedrooms & Less	1	0	NA
3 to 4 Bedrooms	39	3	8%
5 to 6 Bedrooms	32	3	9%
7 Bedrooms & More	3	0	NA
TOTAL*	75	6	8%

SnapStats®	March	April	Variance
Inventory	78	75	-4%
Solds	16	6	-63%
Sale Price	\$1,390,400	\$1,307,500	-6%
Sale Price SQFT	\$392	\$440	12%
Sale to List Price Ratio	96%	94%	-2%
Days on Market	28	20	-29%

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

## Community DETACHED HOUSES

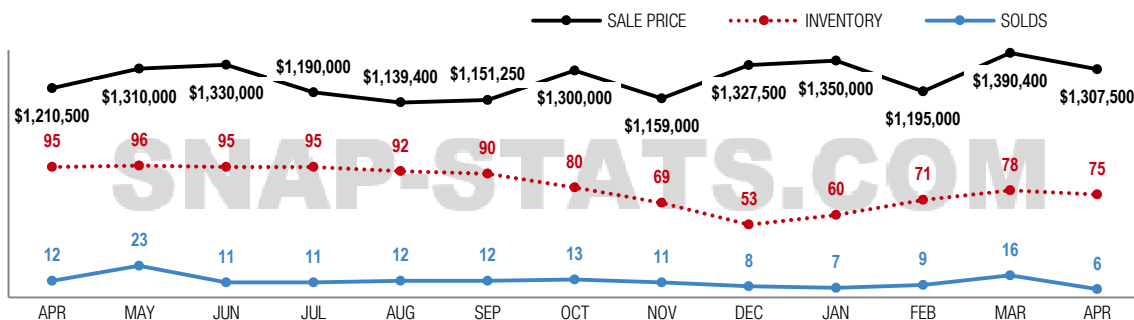
SnapStats®	Inventory	Sales	Sales Ratio
Anmore	17	0	NA
Barber Street	3	0	NA
Belcarra	4	0	NA
College Park	8	1	13%
Glenayre	3	0	NA
Heritage Mountain	6	2	33%
Heritage Woods	12	1	8%
loco	1	0	NA
Mountain Meadows	0	0	NA
North Shore	8	1	13%
Port Moody Centre	13	1	8%
TOTAL*	75	6	8%

## Market Summary

- Market Type Indicator **PORT MOODY DETACHED**: Buyers Market at 8% Sales Ratio average (8 in 100 homes selling rate)
- Homes are selling on average 6% below list price
- Most Active Price Band\*\* \$1.25 mil to \$1.5 mil with average 23% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.5 mil to \$1.75 mil, Heritage Woods and Port Moody Centre
- Sellers Best Bet\*\* Selling homes in College Park and North Shore

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

## 13 Month Market Trend



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## Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	1	0	NA
300,001 – 400,000	3	0	NA
400,001 – 500,000	6	3	50%
500,001 – 600,000	15	5	33%
600,001 – 700,000	18	6	33%
700,001 – 800,000	15	2	13%
800,001 – 900,000	14	1	7%
900,001 – 1,000,000	11	4	36%
1,000,001 – 1,250,000	10	0	NA
1,250,001 – 1,500,000	1	0	NA
1,500,001 – 1,750,000	3	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*	98	21	21%

0 to 1 Bedroom	8	2	25%
2 Bedrooms	52	10	19%
3 Bedrooms	28	6	21%
4 Bedrooms & Greater	10	3	30%
TOTAL*	98	21	21%

SnapStats®	March	April	Variance
Inventory	84	98	17%
Solds	37	21	-43%
Sale Price	\$648,000	\$634,000	-2%
Sale Price SQFT	\$646	\$613	-5%
Sale to List Price Ratio	100%	99%	-1%
Days on Market	6	17	183%

\*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

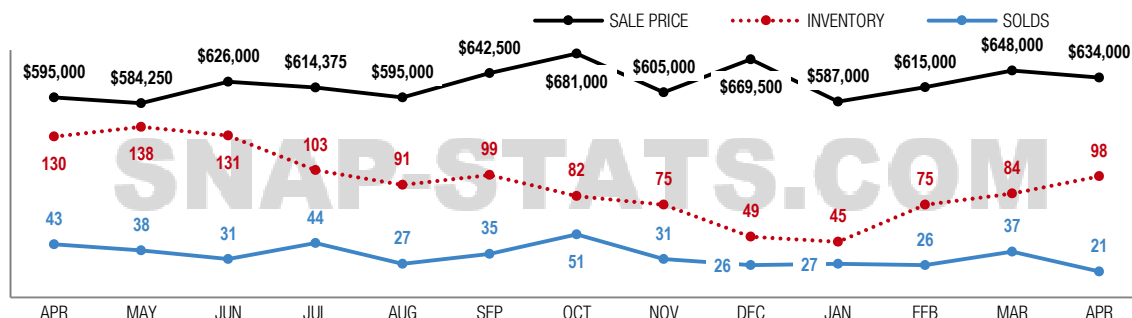
SnapStats®	Inventory	Sales	Sales Ratio
Anmore	0	0	NA
Barber Street	0	0	NA
Belcarra	0	0	NA
College Park	6	1	17%
Glenayre	0	0	NA
Heritage Mountain	5	1	20%
Heritage Woods	6	3	50%
loco	0	0	NA
Mountain Meadows	0	0	NA
North Shore	18	6	33%
Port Moody Centre	63	10	16%
TOTAL*	98	21	21%

## Market Summary

- Market Type Indicator **PORT MOODY ATTACHED**: 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 mil with average 36% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$800,000 to \$900,000, Port Moody Centre and 2 bedroom properties
- Sellers Best Bet\*\* Selling homes in North Shore and 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	2	2	100%
800,001 – 900,000	6	1	17%
900,001 – 1,000,000	7	3	43%
1,000,001 – 1,250,000	3	1	33%
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	1	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	0	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	1	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	22	7	32%

2 Bedrooms & Less	0	0	NA
3 to 4 Bedrooms	15	6	40%
5 to 6 Bedrooms	5	1	20%
7 Bedrooms & More	2	0	NA
TOTAL*	22	7	32%

SnapStats®	March	April	Variance
Inventory	24	22	-8%
Solds	14	7	-50%
Sale Price	\$872,500	\$917,500	5%
Sale Price SQFT	\$408	\$440	8%
Sale to List Price Ratio	98%	98%	0%
Days on Market	11	12	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

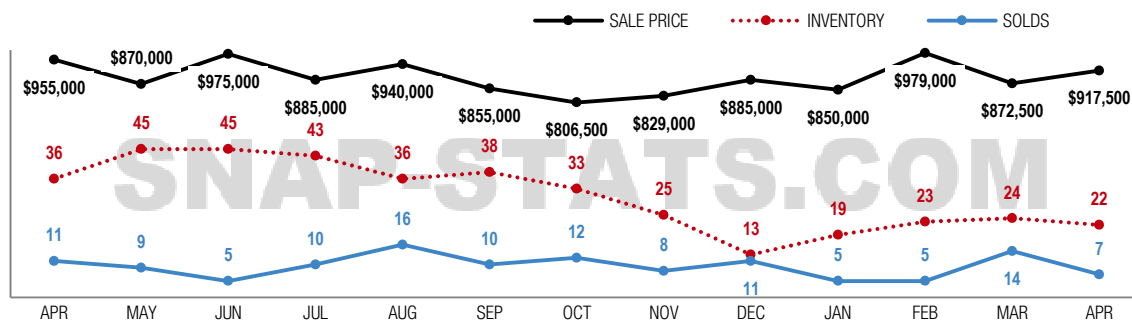
SnapStats®	Inventory	Sales	Sales Ratio
Central Meadows	9	1	11%
Mid Meadows	3	1	33%
North Meadows	2	1	50%
South Meadows	8	4	50%
West Meadows	0	0	NA
TOTAL*	22	7	32%

## Market Summary

- Market Type Indicator **PITT MEADOWS DETACHED**: 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\*\* Insufficient data but with 3 sales \$900,000 to \$1 mil price band
- Buyers Best Bet\*\* Homes in Central Meadows
- Sellers Best Bet\*\* Selling homes in 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	3	1	33%
400,001 – 500,000	10	5	50%
500,001 – 600,000	12	4	33%
600,001 – 700,000	5	1	20%
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	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*	33	11	33%

0 to 1 Bedroom	6	0	NA
2 Bedrooms	14	2	14%
3 Bedrooms	11	5	45%
4 Bedrooms & Greater	2	4	200%*
TOTAL*	33	11	33%

SnapStats®	March	April	Variance
Inventory	48	33	-31%
Solds	15	11	-27%
Sale Price	\$505,000	\$485,000	-4%
Sale Price SQFT	\$443	\$417	-6%
Sale to List Price Ratio	101%	98%	-3%
Days on Market	10	5	-50%

\*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

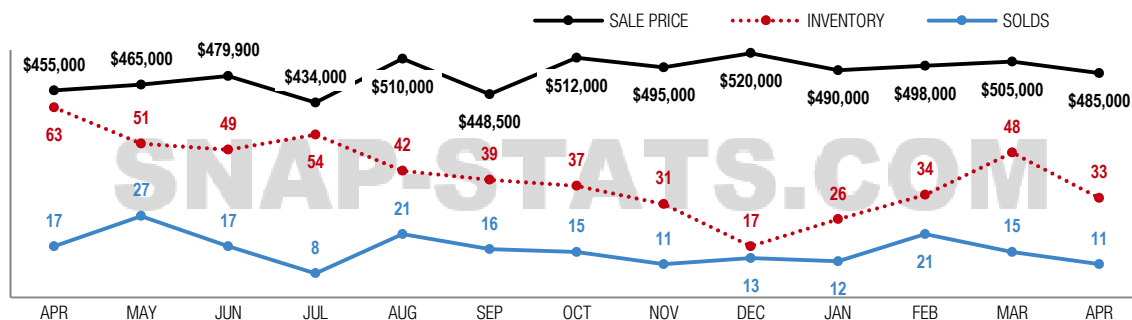
SnapStats®	Inventory	Sales	Sales Ratio
Central Meadows	13	6	46%
Mid Meadows	10	5	50%
North Meadows	4	0	NA
South Meadows	6	0	NA
West Meadows	0	0	NA
TOTAL*	33	11	33%

## Market Summary

- Market Type Indicator **PITT MEADOWS ATTACHED**: Sellers Market at 33% Sales Ratio average (3.3 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band\*\* \$400,000 to \$500,000 with average 50% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$500,000 to \$600,000 and 2 bedroom properties
- Sellers Best Bet\*\* Selling homes in Central / Mid Meadows and 3 bedroom properties

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

## 13 Month Market Trend



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## Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	0	0	NA
300,001 – 400,000	0	0	NA
400,001 – 500,000	0	0	NA
500,001 – 600,000	3	0	NA
600,001 – 700,000	17	6	35%
700,001 – 800,000	39	7	18%
800,001 – 900,000	45	9	20%
900,001 – 1,000,000	47	5	11%
1,000,001 – 1,250,000	83	6	7%
1,250,001 – 1,500,000	31	2	6%
1,500,001 – 1,750,000	5	1	20%
1,750,001 – 2,000,000	5	0	NA
2,000,001 – 2,250,000	2	0	NA
2,250,001 – 2,500,000	4	0	NA
2,500,001 – 2,750,000	1	1	100%
2,750,001 – 3,000,000	1	0	NA
3,000,001 – 3,500,000	1	0	NA
3,500,001 – 4,000,000	1	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	285	37	13%

2 Bedrooms & Less	23	2	9%
3 to 4 Bedrooms	127	18	14%
5 to 6 Bedrooms	126	17	13%
7 Bedrooms & More	9	0	NA
TOTAL*	285	37	13%

SnapStats®	March	April	Variance
Inventory	274	285	4%
Solds	82	37	-55%
Sale Price	\$895,309	\$866,667	-3%
Sale Price SQFT	\$339	\$312	-8%
Sale to List Price Ratio	100%	97%	-3%
Days on Market	13	10	-23%

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

## Community DETACHED HOUSES

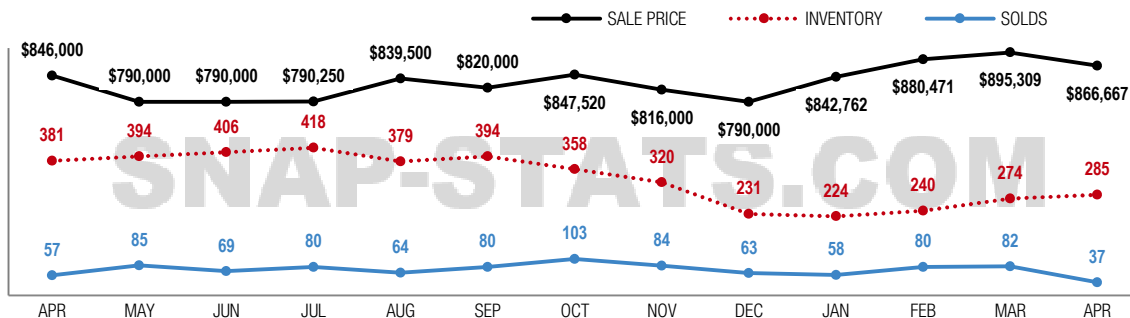
SnapStats®	Inventory	Sales	Sales Ratio
Albion	45	5	11%
Cottonwood	50	7	14%
East Central	41	3	7%
North	0	0	NA
Northeast	3	1	33%
Northwest	21	5	24%
Silver Valley	39	4	10%
Southwest	28	4	14%
Thornhill	15	1	7%
Websters Corners	10	1	10%
West Central	29	6	21%
Whonnock	4	0	NA
TOTAL*	285	37	13%

## Market Summary

- Market Type Indicator **MAPLE RIDGE 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\*\* \$600,000 to \$700,000 with average 35% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1 mil to \$1.5 mil, East Central, Thornhill and up to 2 bedroom properties
- Sellers Best Bet\*\* Selling homes in Northwest, West Central and 3 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	14	3	21%
300,001 – 400,000	45	7	16%
400,001 – 500,000	58	12	21%
500,001 – 600,000	58	11	19%
600,001 – 700,000	24	6	25%
700,001 – 800,000	8	0	NA
800,001 – 900,000	4	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*	212	39	18%

0 to 1 Bedroom	32	5	16%
2 Bedrooms	95	14	15%
3 Bedrooms	70	15	21%
4 Bedrooms & Greater	15	5	33%
TOTAL*	212	39	18%

SnapStats®	March	April	Variance
Inventory	234	212	-9%
Solds	73	39	-47%
Sale Price	\$509,900	\$495,900	-3%
Sale Price SQFT	\$396	\$397	0%
Sale to List Price Ratio	98%	99%	1%
Days on Market	9	23	156%

\*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

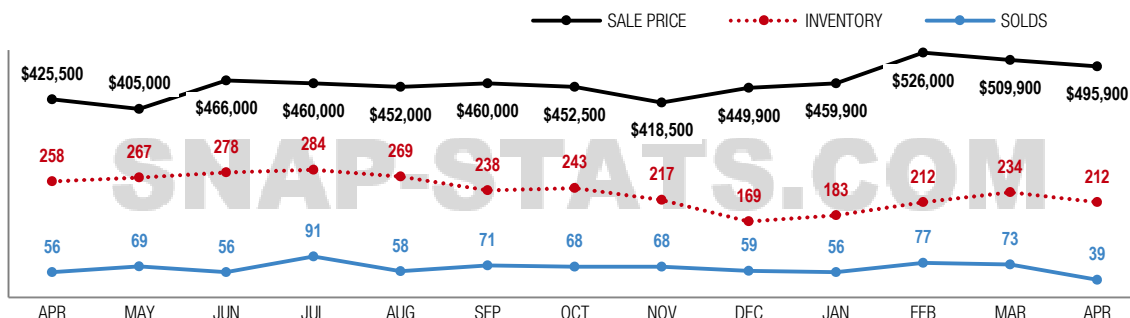
SnapStats®	Inventory	Sales	Sales Ratio
Albion	8	3	38%
Cottonwood	23	6	26%
East Central	80	12	15%
North	0	0	NA
Northeast	0	0	NA
Northwest	8	3	38%
Silver Valley	17	1	6%
Southwest	11	3	27%
Thornhill	6	1	17%
Websters Corners	0	0	NA
West Central	59	10	17%
Whonnock	0	0	NA
TOTAL*	212	39	18%

## Market Summary

- Market Type Indicator **MAPLE RIDGE ATTACHED**: Balanced Market at 18% Sales Ratio average (1.8 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band\*\* \$600,000 to \$700,000 with average 25% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$300,000 to \$400,000, Silver Valley and up to 2 bedroom properties
- Sellers Best Bet\*\* Selling homes in Albion, Northwest and minimum 4 bedroom properties

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

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