

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	1	0	NA
1,000,001 – 1,250,000	15	6	40%
1,250,001 – 1,500,000	57	16	28%
1,500,001 – 1,750,000	39	7	18%
1,750,001 – 2,000,000	31	3	10%
2,000,001 – 2,250,000	24	4	17%
2,250,001 – 2,500,000	34	0	NA
2,500,001 – 2,750,000	10	0	NA
2,750,001 – 3,000,000	25	0	NA
3,000,001 – 3,500,000	6	0	NA
3,500,001 – 4,000,000	4	0	NA
4,000,001 & Greater	4	0	NA
TOTAL*	251	36	14%

2 Bedrooms & Less	10	2	20%
3 to 4 Bedrooms	74	16	22%
5 to 6 Bedrooms	111	14	13%
7 Bedrooms & More	56	4	7%
TOTAL*	251	36	14%

SnapStats®	April	May	Variance
Inventory	245	251	2%
Solds	26	36	38%
Sale Price	\$1,462,500	\$1,457,500	0%
Sale Price SQFT	\$602	\$596	-1%
Sale to List Price Ratio	98%	97%	-1%
Days on Market	9	10	11%

*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

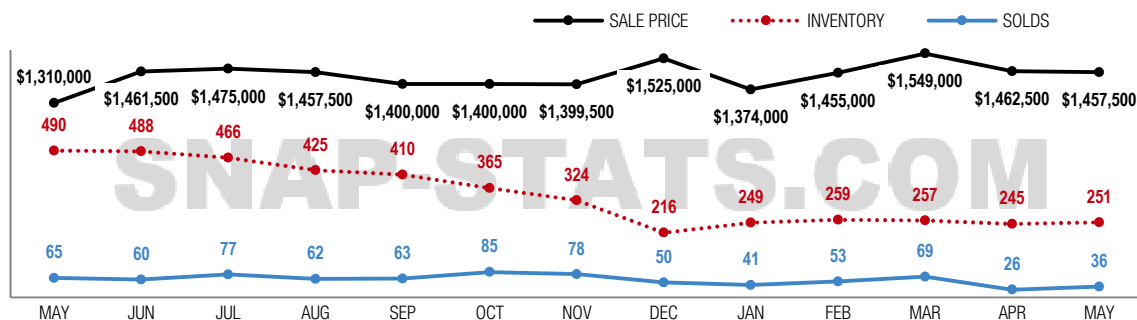
SnapStats®	Inventory	Sales	Sales Ratio
Big Bend	5	0	NA
Brentwood Park	3	0	NA
Buckingham Heights	9	0	NA
Burnaby Hospital	8	0	NA
Burnaby Lake	12	1	8%
Cariboo	0	0	NA
Capitol Hill	22	4	18%
Central	8	2	25%
Central Park	4	0	NA
Deer Lake	4	0	NA
Deer Lake Place	3	1	33%
East Burnaby	20	2	10%
Edmonds	12	1	8%
Forest Glen	7	1	14%
Forest Hills	0	0	NA
Garden Village	3	0	NA
Government Road	8	1	13%
Greentree Village	2	2	100%
Highgate	8	1	13%
Metrotown	11	0	NA
Montecito	8	1	13%
Oakdale	0	0	NA
Oaklands	0	0	NA
Parkcrest	12	0	NA
Simon Fraser Hills	0	0	NA
Simon Fraser University SFU	3	2	67%
South Slope	27	6	22%
Sperling-Duthie	5	1	20%
Sullivan Heights	2	1	50%
Suncrest	4	4	100%
The Crest	5	1	20%
Upper Deer Lake	12	0	NA
Vancouver Heights	10	3	30%
Westridge	5	1	20%
Willingdon Heights	9	0	NA
TOTAL*	251	36	14%

Market Summary

- Market Type Indicator **BURNABY DETACHED**: Balanced Market at 14% Sales Ratio average (1.4 in 10 homes selling rate)
- Homes are selling on average 3% below list price
- Most Active Price Band** \$1 mil to \$1.25 mil with average 40% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.75 mil to \$2 mil, Burnaby Lake, Edmonds and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Central, South Slope, 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	1	50%
300,001 – 400,000	26	13	50%
400,001 – 500,000	76	27	36%
500,001 – 600,000	119	28	24%
600,001 – 700,000	105	15	14%
700,001 – 800,000	103	12	12%
800,001 – 900,000	83	13	16%
900,001 – 1,000,000	37	4	11%
1,000,001 – 1,250,000	32	4	13%
1,250,001 – 1,500,000	26	3	12%
1,500,001 – 1,750,000	7	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*	620	120	19%

0 to 1 Bedroom	120	40	33%
2 Bedrooms	384	56	15%
3 Bedrooms	106	20	19%
4 Bedrooms & Greater	10	4	40%
TOTAL*	620	120	19%

SnapStats®	April	May	Variance
Inventory	625	620	-1%
Solds	76	120	58%
Sale Price	\$645,000	\$572,950	-11%
Sale Price SQFT	\$708	\$634	-10%
Sale to List Price Ratio	99%	96%	-3%
Days on Market	13	22	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 CONDOS & TOWNHOMES

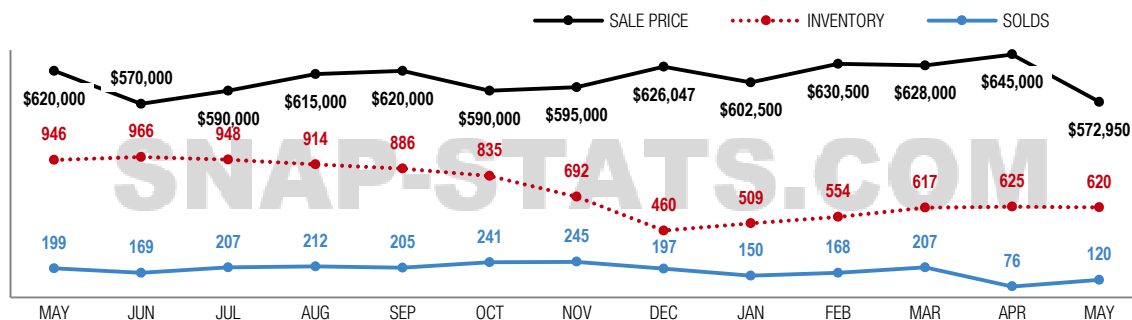
SnapStats®	Inventory	Sales	Sales Ratio
Big Bend	0	0	NA
Brentwood Park	102	24	24%
Buckingham Heights	0	0	NA
Burnaby Hospital	3	1	33%
Burnaby Lake	6	3	50%
Cariboo	10	2	20%
Capitol Hill	6	3	50%
Central	25	2	8%
Central Park	16	7	44%
Deer Lake	0	0	NA
Deer Lake Place	0	0	NA
East Burnaby	4	0	NA
Edmonds	47	10	21%
Forest Glen	28	3	11%
Forest Hills	4	5	125%*
Garden Village	0	0	NA
Government Road	24	1	4%
Greentree Village	0	2	NA*
Highgate	51	5	10%
Metrotown	138	21	15%
Montecito	6	2	33%
Oakdale	0	0	NA
Oaklands	10	0	NA
Parkcrest	3	0	NA
Simon Fraser Hills	4	5	125%*
Simon Fraser University SFU	56	8	14%
South Slope	29	2	7%
Sperling-Duthie	1	0	NA
Sullivan Heights	26	5	19%
Suncrest	0	0	NA
The Crest	2	3	150%*
Upper Deer Lake	0	0	NA
Vancouver Heights	10	4	40%
Westridge	2	1	50%
Willingdon Heights	7	1	14%
TOTAL*	620	120	19%

Market Summary

- Market Type Indicator **BURNABY ATTACHED**: Balanced Market at 19% Sales Ratio average (1.9 in 10 homes selling rate)
- Homes are selling on average 4% below list price
- Most Active Price Band** \$300,000 to \$400,000 with average 50% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$900,000 to \$1 mil, Central, Government Road, South Slope and 2 bedroom properties
- Sellers Best Bet** Selling homes in Central Park, Vancouver Heights 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	3	1	33%
900,001 – 1,000,000	6	7	117%*
1,000,001 – 1,250,000	22	6	27%
1,250,001 – 1,500,000	23	2	9%
1,500,001 – 1,750,000	3	1	33%
1,750,001 – 2,000,000	7	1	14%
2,000,001 – 2,250,000	2	1	50%
2,250,001 – 2,500,000	0	1	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	0	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	68	20	29%

2 Bedrooms & Less	5	3	60%
3 to 4 Bedrooms	32	12	38%
5 to 6 Bedrooms	22	4	18%
7 Bedrooms & More	9	1	11%
TOTAL*	68	20	29%

SnapStats®	April	May	Variance
Inventory	72	68	-6%
Solds	10	20	100%
Sale Price	\$1,071,500	\$1,207,500	13%
Sale Price SQFT	\$538	\$556	3%
Sale to List Price Ratio	95%	101%	6%
Days on Market	9	12	33%

*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

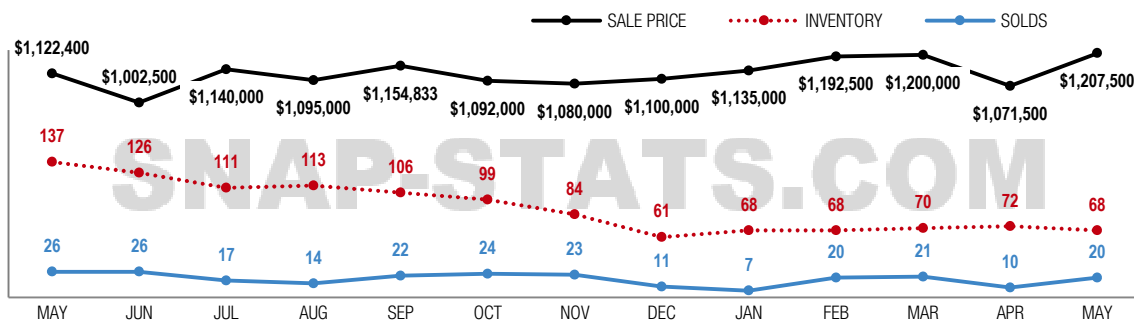
SnapStats®	Inventory	Sales	Sales Ratio
Brunette	0	0	NA
Connaught Heights	10	1	10%
Downtown	0	0	NA
Fraserview	0	0	NA
GlenBrooke North	9	6	67%
Moody Park	3	0	NA
North Arm	0	0	NA
Quay	0	0	NA
Queensborough	18	3	17%
Queens Park	4	3	75%
Sapperton	4	1	25%
The Heights	9	4	44%
Uptown	4	1	25%
West End	7	1	14%
TOTAL*	68	20	29%

Market Summary

- Market Type Indicator **NEW WESTMINSTER DETACHED**: Sellers Market at 29% Sales Ratio average (2.9 in 10 homes selling rate)
- Homes are selling on average 1% above list price
- Most Active Price Band** \$1 mil to \$1.25 mil with average 27% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.25 mil to \$1.5 mil, Connaught Heights, Queensborough and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in GlenBrooke North, The Heights 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	4	1	25%
300,001 – 400,000	27	8	30%
400,001 – 500,000	51	17	33%
500,001 – 600,000	62	14	23%
600,001 – 700,000	50	7	14%
700,001 – 800,000	37	2	5%
800,001 – 900,000	18	0	NA
900,001 – 1,000,000	5	3	60%
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	2	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*	264	52	20%

0 to 1 Bedroom	69	16	23%
2 Bedrooms	146	34	23%
3 Bedrooms	39	2	5%
4 Bedrooms & Greater	10	0	NA
TOTAL*	264	52	20%

SnapStats®	April	May	Variance
Inventory	238	264	11%
Solds	49	52	6%
Sale Price	\$525,000	\$504,900	-4%
Sale Price SQFT	\$554	\$559	1%
Sale to List Price Ratio	97%	96%	-1%
Days on Market	20	39	95%

*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

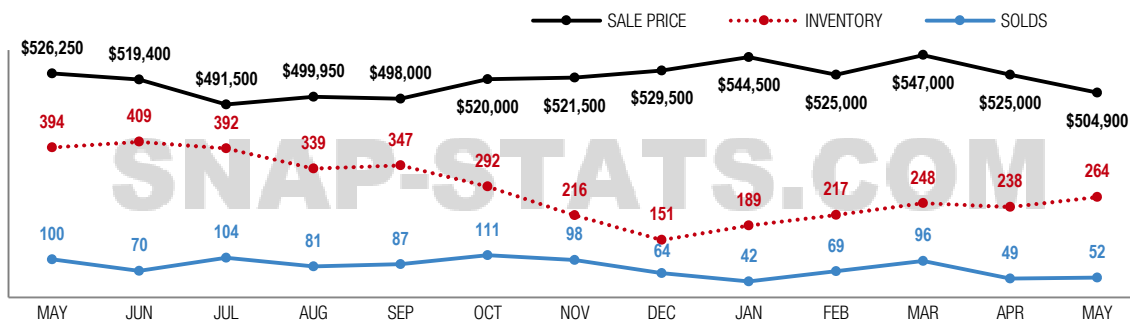
SnapStats®	Inventory	Sales	Sales Ratio
Brunette	0	0	NA
Connaught Heights	0	0	NA
Downtown	60	11	18%
Fraserview	33	15	45%
GlenBrooke North	10	0	NA
Moody Park	3	1	33%
North Arm	0	0	NA
Quay	39	8	21%
Queensborough	29	3	10%
Queens Park	2	0	NA
Sapperton	12	4	33%
The Heights	0	0	NA
Uptown	72	10	14%
West End	4	0	NA
TOTAL*	264	52	20%

Market Summary

- Market Type Indicator **NEW WESTMINSTER ATTACHED**: Balanced Market at 20% Sales Ratio average (2 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 33% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$700,000 to \$800,000, Downtown, Queensborough and 3 bedroom properties
- Sellers Best Bet** Selling homes in Fraserview, Sapperton and up to 2 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	0	0	NA
700,001 – 800,000	2	1	50%
800,001 – 900,000	6	3	50%
900,001 – 1,000,000	8	4	50%
1,000,001 – 1,250,000	48	18	38%
1,250,001 – 1,500,000	67	12	18%
1,500,001 – 1,750,000	40	3	8%
1,750,001 – 2,000,000	35	3	9%
2,000,001 – 2,250,000	18	1	6%
2,250,001 – 2,500,000	24	0	NA
2,500,001 – 2,750,000	17	0	NA
2,750,001 – 3,000,000	18	0	NA
3,000,001 – 3,500,000	6	0	NA
3,500,001 – 4,000,000	1	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	291	45	15%

2 Bedrooms & Less	13	1	8%
3 to 4 Bedrooms	99	24	24%
5 to 6 Bedrooms	106	17	16%
7 Bedrooms & More	73	3	4%
TOTAL*	291	45	15%

SnapStats®	April	May	Variance
Inventory	272	291	7%
Solds	33	45	36%
Sale Price	\$1,182,000	\$1,230,000	4%
Sale Price SQFT	\$471	\$423	-10%
Sale to List Price Ratio	95%	98%	3%
Days on Market	14	9	-36%

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Community DETACHED HOUSES

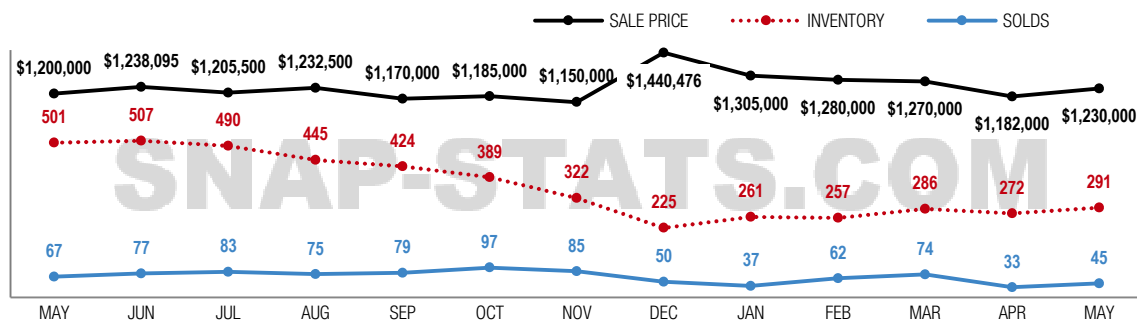
SnapStats®	Inventory	Sales	Sales Ratio
Burke Mountain	40	10	25%
Canyon Springs	2	1	50%
Cape Horn	6	0	NA
Central Coquitlam	48	11	23%
Chineside	8	0	NA
Coquitlam East	10	6	60%
Coquitlam West	55	2	4%
Eagle Ridge	0	0	NA
Harbour Chines	7	0	NA
Harbour Place	8	2	25%
Hockaday	6	0	NA
Maillardville	33	0	NA
Meadow Brook	4	1	25%
New Horizons	4	0	NA
North Coquitlam	1	0	NA
Park Ridge Estates	2	0	NA
Ranch Park	12	6	50%
River Springs	2	1	50%
Scott Creek	5	1	20%
Summitt View	1	1	100%
Upper Eagle Ridge	4	1	25%
Westwood Plateau	32	1	3%
Westwood Summit	1	1	100%
TOTAL*	291	45	15%

Market Summary

- Market Type Indicator **COQUITLAM DETACHED**: Balanced Market at 15% Sales Ratio average (1.5 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band** \$900,000 to \$1 mil with average 50% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$2 mil to \$2.25 mil, Coquitlam West, Westwood Plateau and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Coquitlam East, Ranch Park and 3 to 4 bedroom properties

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13 Month Market Trend



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Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	1	0	NA
300,001 – 400,000	19	6	32%
400,001 – 500,000	67	19	28%
500,001 – 600,000	84	13	15%
600,001 – 700,000	79	11	14%
700,001 – 800,000	52	10	19%
800,001 – 900,000	40	15	38%
900,001 – 1,000,000	30	2	7%
1,000,001 – 1,250,000	17	6	35%
1,250,001 – 1,500,000	3	0	NA
1,500,001 – 1,750,000	3	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*	395	82	21%

0 to 1 Bedroom	102	24	24%
2 Bedrooms	192	22	11%
3 Bedrooms	60	22	37%
4 Bedrooms & Greater	41	14	34%
TOTAL*	395	82	21%

SnapStats®	April	May	Variance
Inventory	339	395	17%
Solds	58	82	41%
Sale Price	\$548,000	\$633,400	16%
Sale Price SQFT	\$591	\$673	14%
Sale to List Price Ratio	99%	101%	2%
Days on Market	13	13	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

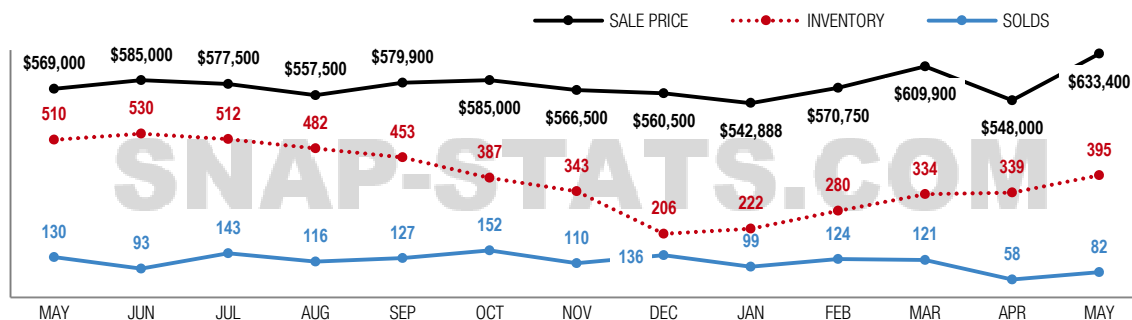
SnapStats®	Inventory	Sales	Sales Ratio
Burke Mountain	37	16	43%
Canyon Springs	8	0	NA
Cape Horn	0	0	NA
Central Coquitlam	10	0	NA
Chineside	0	0	NA
Coquitlam East	2	1	50%
Coquitlam West	184	26	14%
Eagle Ridge	8	3	38%
Harbour Chines	0	0	NA
Harbour Place	0	0	NA
Hockaday	1	0	NA
Maillardville	12	2	17%
Meadow Brook	0	0	NA
New Horizons	17	3	18%
North Coquitlam	78	17	22%
Park Ridge Estates	0	0	NA
Ranch Park	1	0	NA
River Springs	0	0	NA
Scott Creek	1	0	NA
Summitt View	0	0	NA
Upper Eagle Ridge	1	3	300%*
Westwood Plateau	35	11	31%
Westwood Summit	0	0	NA
TOTAL*	395	82	21%

Market Summary

- Market Type Indicator **COQUITLAM ATTACHED**: Sellers Market at 21% Sales Ratio average (2.1 in 10 homes selling rate)
- Homes are selling on average 1% above list price
- Most Active Price Band** \$800,000 to \$900,000 with average 38% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$900,000 to \$1 mil, Coquitlam West, Maillardville, New Horizons and 2 bedroom properties
- Sellers Best Bet** Selling homes in Burke Mountain, Eagle Ridge, Westwood Plateau and 3 bedroom properties

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Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	0	0	NA
300,001 – 400,000	0	0	NA
400,001 – 500,000	0	0	NA
500,001 – 600,000	0	0	NA
600,001 – 700,000	0	1	NA*
700,001 – 800,000	3	4	133%*
800,001 – 900,000	6	8	133%*
900,001 – 1,000,000	19	6	32%
1,000,001 – 1,250,000	20	10	50%
1,250,001 – 1,500,000	8	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	2	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*	62	29	47%

2 Bedrooms & Less	3	1	33%
3 to 4 Bedrooms	37	19	51%
5 to 6 Bedrooms	19	9	47%
7 Bedrooms & More	3	0	NA
TOTAL*	62	29	47%

SnapStats®	April	May	Variance
Inventory	73	62	-15%
Solds	16	29	81%
Sale Price	\$995,000	\$916,000	-8%
Sale Price SQFT	\$425	\$405	-5%
Sale to List Price Ratio	95%	96%	1%
Days on Market	14	21	50%

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Community DETACHED HOUSES

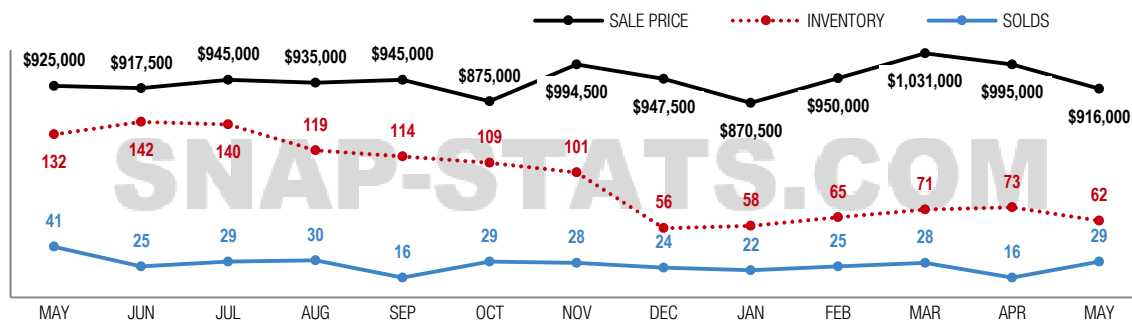
SnapStats®	Inventory	Sales	Sales Ratio
Birchland Manor	2	2	100%
Central Port Coquitlam	4	2	50%
Citadel	7	5	71%
Glenwood	11	3	27%
Lincoln Park	8	3	38%
Lower Mary Hill	4	2	50%
Mary Hill	12	4	33%
Oxford Heights	5	4	80%
Riverwood	5	2	40%
Woodland Acres	4	2	50%
TOTAL*	62	29	47%

Market Summary

- Market Type Indicator **PORT COQUITLAM DETACHED**: Sellers Market at 47% Sales Ratio average (4.7 in 10 homes selling rate)
- Homes are selling on average 4% below list price
- Most Active Price Band** \$800,000 to \$900,000 with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$900,000 to \$1 mil, 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

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	0	NA
300,001 – 400,000	14	3	21%
400,001 – 500,000	31	14	45%
500,001 – 600,000	20	7	35%
600,001 – 700,000	13	1	8%
700,001 – 800,000	15	3	20%
800,001 – 900,000	9	1	11%
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*	108	29	27%

0 to 1 Bedroom	23	6	26%
2 Bedrooms	49	16	33%
3 Bedrooms	30	4	13%
4 Bedrooms & Greater	6	3	50%
TOTAL*	108	29	27%

SnapStats®	April	May	Variance
Inventory	103	108	5%
Solds	26	29	12%
Sale Price	\$500,000	\$495,000	-1%
Sale Price SQFT	\$505	\$527	4%
Sale to List Price Ratio	100%	99%	-1%
Days on Market	7	18	157%

*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

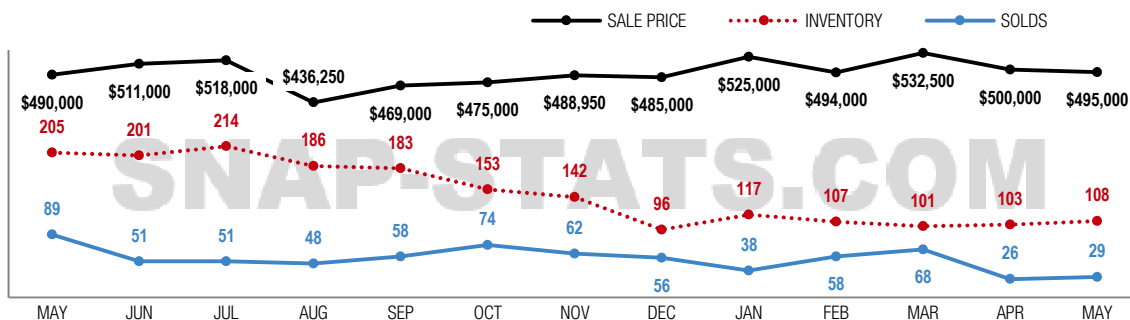
SnapStats®	Inventory	Sales	Sales Ratio
Birchland Manor	0	1	NA*
Central Port Coquitlam	51	18	35%
Citadel	15	1	7%
Glenwood	19	3	16%
Lincoln Park	2	0	NA
Lower Mary Hill	0	0	NA
Mary Hill	2	0	NA
Oxford Heights	0	0	NA
Riverwood	19	6	32%
Woodland Acres	0	0	NA
TOTAL*	108	29	27%

Market Summary

- Market Type Indicator **PORT COQUITLAM ATTACHED**: Sellers Market at 27% Sales Ratio average (2.7 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 45% 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 Central Port Coquitlam, Riverwood 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	0	0	NA
500,001 – 600,000	0	0	NA
600,001 – 700,000	0	0	NA
700,001 – 800,000	0	1	NA*
800,001 – 900,000	0	0	NA
900,001 – 1,000,000	2	0	NA
1,000,001 – 1,250,000	12	4	33%
1,250,001 – 1,500,000	20	4	20%
1,500,001 – 1,750,000	5	2	40%
1,750,001 – 2,000,000	8	1	13%
2,000,001 – 2,250,000	2	1	50%
2,250,001 – 2,500,000	3	1	33%
2,500,001 – 2,750,000	4	0	NA
2,750,001 – 3,000,000	9	0	NA
3,000,001 – 3,500,000	4	0	NA
3,500,001 – 4,000,000	2	0	NA
4,000,001 & Greater	4	1	25%
TOTAL*	75	15	20%

2 Bedrooms & Less	2	0	NA
3 to 4 Bedrooms	40	7	18%
5 to 6 Bedrooms	28	6	21%
7 Bedrooms & More	5	2	40%
TOTAL*	75	15	20%

SnapStats®	April	May	Variance
Inventory	75	75	0%
Solds	6	15	150%
Sale Price	\$1,307,500	\$1,347,000	3%
Sale Price SQFT	\$440	\$448	2%
Sale to List Price Ratio	94%	96%	2%
Days on Market	20	52	160%

*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

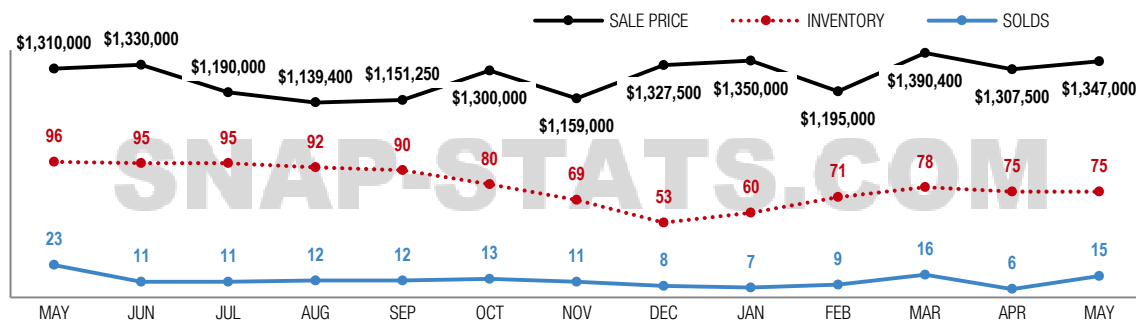
SnapStats®	Inventory	Sales	Sales Ratio
Anmore	15	3	20%
Barber Street	2	0	NA
Belcarra	4	0	NA
College Park	6	5	83%
Glenayre	3	1	33%
Heritage Mountain	6	3	50%
Heritage Woods	16	2	13%
loco	1	0	NA
Mountain Meadows	0	0	NA
North Shore	10	1	10%
Port Moody Centre	12	0	NA
TOTAL*	75	15	20%

Market Summary

- Market Type Indicator **PORT MOODY DETACHED**: Balanced Market at 20% Sales Ratio average (2 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 33% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.75 mil to \$2 mil, Heritage Woods, North Shore and 3 to 4 bedroom properties
- Sellers Best Bet** Selling homes in Anmore and 5 to 6 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	1	0	NA
300,001 – 400,000	1	1	100%
400,001 – 500,000	7	4	57%
500,001 – 600,000	9	9	100%
600,001 – 700,000	27	8	30%
700,001 – 800,000	14	4	29%
800,001 – 900,000	18	2	11%
900,001 – 1,000,000	13	2	15%
1,000,001 – 1,250,000	9	1	11%
1,250,001 – 1,500,000	2	0	NA
1,500,001 – 1,750,000	2	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*	104	31	30%

0 to 1 Bedroom	8	4	50%
2 Bedrooms	61	12	20%
3 Bedrooms	25	14	56%
4 Bedrooms & Greater	10	1	10%
TOTAL*	104	31	30%

SnapStats®	April	May	Variance
Inventory	98	104	6%
Solds	21	31	48%
Sale Price	\$634,000	\$615,800	-3%
Sale Price SQFT	\$613	\$592	-3%
Sale to List Price Ratio	99%	98%	-1%
Days on Market	17	21	24%

*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

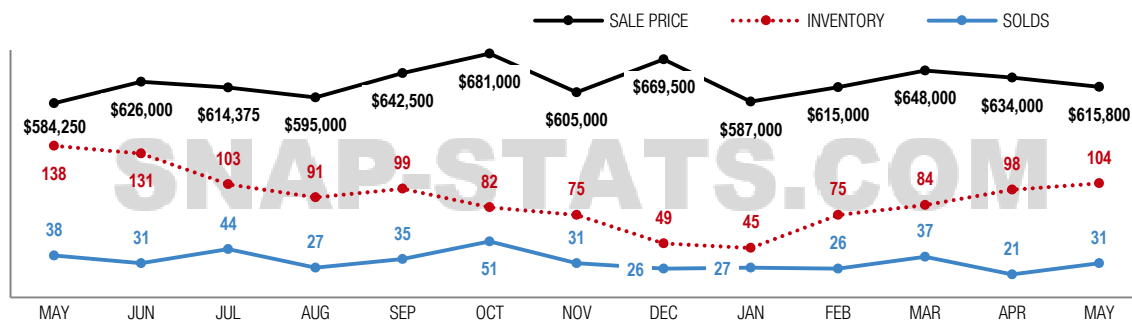
SnapStats®	Inventory	Sales	Sales Ratio
Anmore	0	0	NA
Barber Street	0	0	NA
Belcarra	0	0	NA
College Park	3	2	67%
Glenayre	0	0	NA
Heritage Mountain	4	2	50%
Heritage Woods	5	2	40%
loco	0	0	NA
Mountain Meadows	0	0	NA
North Shore	20	7	35%
Port Moody Centre	72	18	25%
TOTAL*	104	31	30%

Market Summary

- Market Type Indicator **PORT MOODY ATTACHED**: Sellers Market at 30% Sales Ratio average (3 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band** \$500,000 to \$600,000 with average 100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$800,000 to \$1.25 mil, Port Moody Centre and minimum 4 bedroom properties
- Sellers Best Bet** Selling homes in North Shore and 3 bedroom properties

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13 Month Market Trend



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Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	0	0	NA
300,001 – 400,000	0	0	NA
400,001 – 500,000	0	0	NA
500,001 – 600,000	0	0	NA
600,001 – 700,000	1	0	NA
700,001 – 800,000	3	0	NA
800,001 – 900,000	5	3	60%
900,001 – 1,000,000	7	2	29%
1,000,001 – 1,250,000	4	2	50%
1,250,001 – 1,500,000	1	1	100%
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	0	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	22	8	36%

2 Bedrooms & Less	0	0	NA
3 to 4 Bedrooms	15	8	53%
5 to 6 Bedrooms	6	0	NA
7 Bedrooms & More	1	0	NA
TOTAL*	22	8	36%

SnapStats®	April	May	Variance
Inventory	22	22	0%
Solds	7	8	14%
Sale Price	\$917,500	\$981,500	7%
Sale Price SQFT	\$440	\$423	-4%
Sale to List Price Ratio	98%	98%	0%
Days on Market	12	25	108%

*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

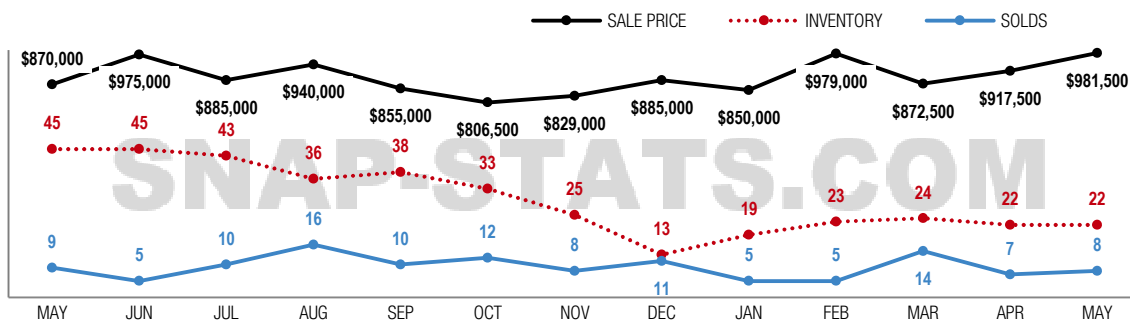
SnapStats®	Inventory	Sales	Sales Ratio
Central Meadows	11	1	9%
Mid Meadows	4	1	25%
North Meadows	0	1	NA*
South Meadows	7	5	71%
West Meadows	0	0	NA
TOTAL*	22	8	36%

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 3 sales for the month
- Buyers Best Bet** Insufficient data
- Sellers Best Bet** Selling homes with 3 to 4 bedroom properties

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13 Month Market Trend



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SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	0	0	NA
300,001 – 400,000	3	5	167%*
400,001 – 500,000	22	2	9%
500,001 – 600,000	15	5	33%
600,001 – 700,000	7	2	29%
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	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*	51	14	27%

0 to 1 Bedroom	5	4	80%
2 Bedrooms	32	4	13%
3 Bedrooms	12	5	42%
4 Bedrooms & Greater	2	1	50%
TOTAL*	51	14	27%

SnapStats®	April	May	Variance
Inventory	33	51	55%
Solds	11	14	27%
Sale Price	\$485,000	\$484,950	0%
Sale Price SQFT	\$417	\$420	1%
Sale to List Price Ratio	98%	99%	1%
Days on Market	5	29	480%

*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

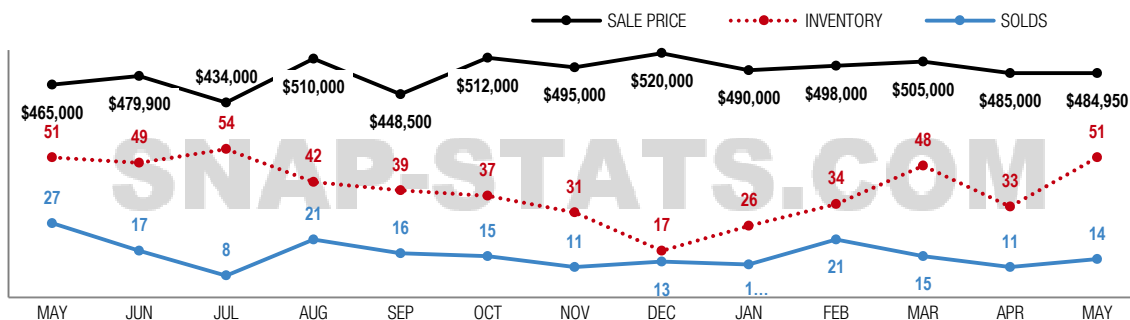
SnapStats®	Inventory	Sales	Sales Ratio
Central Meadows	13	7	54%
Mid Meadows	20	4	20%
North Meadows	9	1	11%
South Meadows	9	2	22%
West Meadows	0	0	NA
TOTAL*	51	14	27%

Market Summary

- Market Type Indicator **PITT MEADOWS ATTACHED**: Sellers Market at 27% Sales Ratio average (2.7 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band** \$500,000 to \$600,000 with average 33% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$400,000 to \$500,000, North Meadows and 2 bedroom properties
- Sellers Best Bet** Selling homes in Central Meadows and 3 bedroom properties

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Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	0	0	NA
300,001 – 400,000	0	0	NA
400,001 – 500,000	0	0	NA
500,001 – 600,000	3	1	33%
600,001 – 700,000	17	5	29%
700,001 – 800,000	33	16	48%
800,001 – 900,000	38	11	29%
900,001 – 1,000,000	48	6	13%
1,000,001 – 1,250,000	82	11	13%
1,250,001 – 1,500,000	32	0	NA
1,500,001 – 1,750,000	5	0	NA
1,750,001 – 2,000,000	5	1	20%
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	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	1	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	273	51	19%

2 Bedrooms & Less	20	2	10%
3 to 4 Bedrooms	120	28	23%
5 to 6 Bedrooms	124	19	15%
7 Bedrooms & More	9	2	22%
TOTAL*	273	51	19%

SnapStats®	April	May	Variance
Inventory	285	273	-4%
Solds	37	51	38%
Sale Price	\$866,667	\$840,000	-3%
Sale Price SQFT	\$312	\$343	10%
Sale to List Price Ratio	97%	98%	1%
Days on Market	10	28	180%

*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

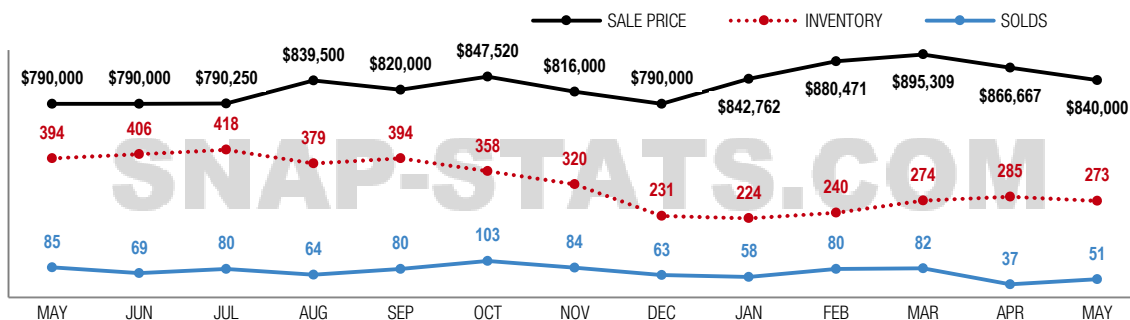
SnapStats®	Inventory	Sales	Sales Ratio
Albion	50	9	18%
Cottonwood	48	10	21%
East Central	42	3	7%
North	0	0	NA
Northeast	2	0	NA
Northwest	21	7	33%
Silver Valley	34	5	15%
Southwest	27	6	22%
Thornhill	6	1	17%
Websters Corners	14	3	21%
West Central	25	7	28%
Whonnock	4	0	NA
TOTAL*	273	51	19%

Market Summary

- Market Type Indicator **MAPLE RIDGE DETACHED**: Balanced Market at 19% Sales Ratio average (1.9 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band** \$700,000 to \$800,000 with average 48% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$900,000 to \$1.25 mil, East Central and up to 2 bedroom properties
- Sellers Best Bet** Selling homes in Northwest, West Central 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	0	NA
200,001 – 300,000	16	2	13%
300,001 – 400,000	41	12	29%
400,001 – 500,000	57	11	19%
500,001 – 600,000	48	16	33%
600,001 – 700,000	30	6	20%
700,001 – 800,000	11	0	NA
800,001 – 900,000	3	1	33%
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*	208	48	23%

0 to 1 Bedroom	29	8	28%
2 Bedrooms	92	12	13%
3 Bedrooms	70	23	33%
4 Bedrooms & Greater	17	5	29%
TOTAL*	208	48	23%

SnapStats®	April	May	Variance
Inventory	212	208	-2%
Solds	39	48	23%
Sale Price	\$495,900	\$499,999	1%
Sale Price SQFT	\$397	\$393	-1%
Sale to List Price Ratio	99%	99%	0%
Days on Market	23	42	83%

*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

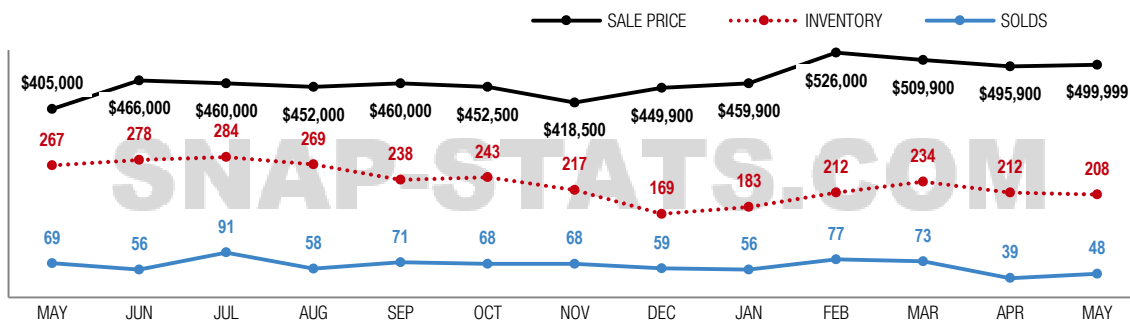
SnapStats®	Inventory	Sales	Sales Ratio
Albion	12	4	33%
Cottonwood	25	5	20%
East Central	85	16	19%
North	0	0	NA
Northeast	0	0	NA
Northwest	9	1	11%
Silver Valley	14	5	36%
Southwest	9	2	22%
Thornhill	6	1	17%
Websters Corners	0	0	NA
West Central	48	14	29%
Whonnock	0	0	NA
TOTAL*	208	48	23%

Market Summary

- Market Type Indicator **MAPLE RIDGE ATTACHED**: Sellers Market at 23% Sales Ratio average (2.3 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band** \$500,000 to \$600,000 with average 33% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$200,000 to \$300,000, Northwest and 2 bedroom properties
- Sellers Best Bet** Selling homes in Albion, Silver Valley and 3 bedroom properties

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