

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	2	2	100%
1,000,001 – 1,250,000	22	5	23%
1,250,001 – 1,500,000	60	23	38%
1,500,001 – 1,750,000	47	16	34%
1,750,001 – 2,000,000	34	7	21%
2,000,001 – 2,250,000	27	6	22%
2,250,001 – 2,500,000	29	2	7%
2,500,001 – 2,750,000	21	0	NA
2,750,001 – 3,000,000	30	0	NA
3,000,001 – 3,500,000	8	0	NA
3,500,001 – 4,000,000	3	0	NA
4,000,001 & Greater	4	0	NA
<b>TOTAL*</b>	<b>288</b>	<b>61</b>	<b>21%</b>

2 Bedrooms & Less	10	3	30%
3 to 4 Bedrooms	81	30	37%
5 to 6 Bedrooms	127	21	17%
7 Bedrooms & More	70	7	10%
<b>TOTAL*</b>	<b>288</b>	<b>61</b>	<b>21%</b>

SnapStats®	May	June	Variance
Inventory	251	288	15%
Solds	36	61	69%
Sale Price	\$1,457,500	\$1,509,110	4%
Sale Price SQFT	\$596	\$621	4%
Sale to List Price Ratio	97%	101%	4%
Days on Market	10	11	10%

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

## Community DETACHED HOUSES

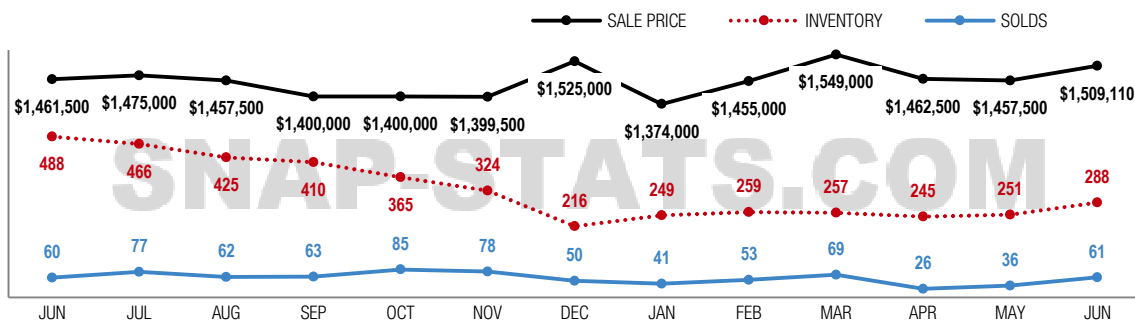
SnapStats®	Inventory	Sales	Sales Ratio
Big Bend	4	1	25%
Brentwood Park	7	2	29%
Buckingham Heights	8	0	NA
Burnaby Hospital	10	2	20%
Burnaby Lake	11	4	36%
Cariboo	0	0	NA
Capitol Hill	21	5	24%
Central	4	1	25%
Central Park	7	2	29%
Deer Lake	4	0	NA
Deer Lake Place	3	1	33%
East Burnaby	20	6	30%
Edmonds	13	0	NA
Forest Glen	11	4	36%
Forest Hills	1	1	100%
Garden Village	3	1	33%
Government Road	5	7	140%*
Greentree Village	2	1	50%
Highgate	11	1	9%
Metrotown	15	0	NA
Montecito	6	2	33%
Oakdale	0	0	NA
Oaklands	0	0	NA
Parkcrest	16	3	19%
Simon Fraser Hills	0	0	NA
Simon Fraser University SFU	3	1	33%
South Slope	37	5	14%
Sperling-Duthie	8	1	13%
Sullivan Heights	1	1	100%
Suncrest	7	1	14%
The Crest	4	0	NA
Upper Deer Lake	13	1	8%
Vancouver Heights	16	4	25%
Westridge	8	0	NA
Willingdon Heights	9	3	33%
<b>TOTAL*</b>	<b>288</b>	<b>61</b>	<b>21%</b>

## Market Summary

- Market Type Indicator **BURNABY DETACHED**: 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\*\* \$1.25 mil to \$1.5 mil with average 38% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$2.25 mil to \$2.5 mil, Highgate, Upper Deer Lake and minimum 7 bedroom properties
- Sellers Best Bet\*\* Selling homes in Burnaby Lake, Forest Glen, Willingdon Heights and 3 to 4 bedroom properties

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

## 13 Month Market Trend



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## Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	0	4	NA*
300,001 – 400,000	28	8	29%
400,001 – 500,000	101	31	31%
500,001 – 600,000	148	38	26%
600,001 – 700,000	133	32	24%
700,001 – 800,000	127	20	16%
800,001 – 900,000	102	10	10%
900,001 – 1,000,000	52	5	10%
1,000,001 – 1,250,000	33	4	12%
1,250,001 – 1,500,000	30	1	3%
1,500,001 – 1,750,000	6	0	NA
1,750,001 – 2,000,000	4	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*	765	153	20%

0 to 1 Bedroom	163	46	28%
2 Bedrooms	474	81	17%
3 Bedrooms	117	25	21%
4 Bedrooms & Greater	11	1	9%
TOTAL*	765	153	20%

SnapStats®	May	June	Variance
Inventory	620	765	23%
Solds	120	153	28%
Sale Price	\$572,950	\$586,500	2%
Sale Price SQFT	\$634	\$668	5%
Sale to List Price Ratio	96%	98%	2%
Days on Market	22	18	-18%

\*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

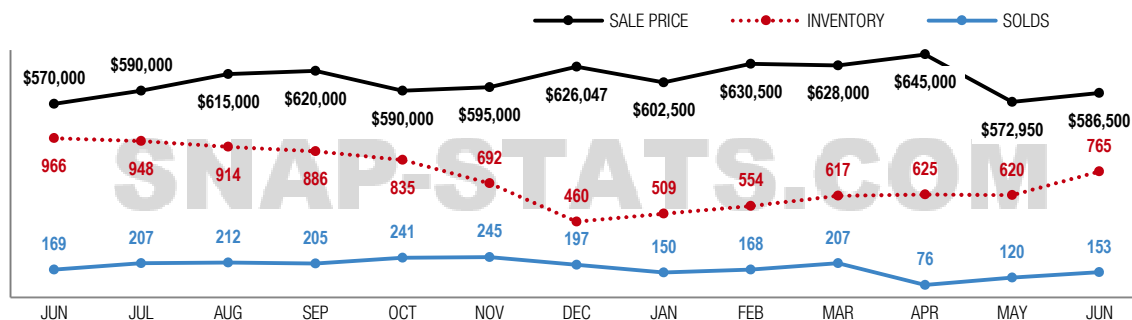
SnapStats®	Inventory	Sales	Sales Ratio
Big Bend	0	0	NA
Brentwood Park	141	24	17%
Buckingham Heights	0	0	NA
Burnaby Hospital	6	0	NA
Burnaby Lake	6	2	33%
Cariboo	8	5	63%
Capitol Hill	6	0	NA
Central	29	3	10%
Central Park	19	4	21%
Deer Lake	0	0	NA
Deer Lake Place	0	0	NA
East Burnaby	8	0	NA
Edmonds	62	10	16%
Forest Glen	41	5	12%
Forest Hills	5	1	20%
Garden Village	0	0	NA
Government Road	18	8	44%
Greentree Village	0	1	NA*
Highgate	61	13	21%
Metrotown	170	34	20%
Montecito	7	1	14%
Oakdale	0	0	NA
Oaklands	8	1	13%
Parkcrest	2	4	200%*
Simon Fraser Hills	9	3	33%
Simon Fraser University SFU	68	14	21%
South Slope	40	6	15%
Sperling-Duthie	1	1	100%
Sullivan Heights	26	5	19%
Suncrest	0	0	NA
The Crest	4	2	50%
Upper Deer Lake	0	0	NA
Vancouver Heights	10	3	30%
Westridge	1	1	100%
Willingdon Heights	9	2	22%
TOTAL*	765	153	20%

## Market Summary

- Market Type Indicator **BURNABY ATTACHED**: Balanced Market at 20% Sales Ratio average (2 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 31% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.25 mil to \$1.5 mil, Central, Forest Glen, Oaklands and minimum 4 bedroom properties
- Sellers Best Bet\*\* Selling homes in Cariboo, Government Road 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	4	0	NA
900,001 – 1,000,000	6	0	NA
1,000,001 – 1,250,000	27	7	26%
1,250,001 – 1,500,000	31	6	19%
1,500,001 – 1,750,000	4	0	NA
1,750,001 – 2,000,000	8	2	25%
2,000,001 – 2,250,000	3	0	NA
2,250,001 – 2,500,000	1	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	0	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	87	15	17%

2 Bedrooms & Less	8	1	13%
3 to 4 Bedrooms	41	8	20%
5 to 6 Bedrooms	28	5	18%
7 Bedrooms & More	10	1	10%
TOTAL*	87	15	17%

SnapStats®	May	June	Variance
Inventory	68	87	28%
Solds	20	15	-25%
Sale Price	\$1,207,500	\$1,260,000	4%
Sale Price SQFT	\$556	\$499	-10%
Sale to List Price Ratio	101%	97%	-4%
Days on Market	12	24	100%

\*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

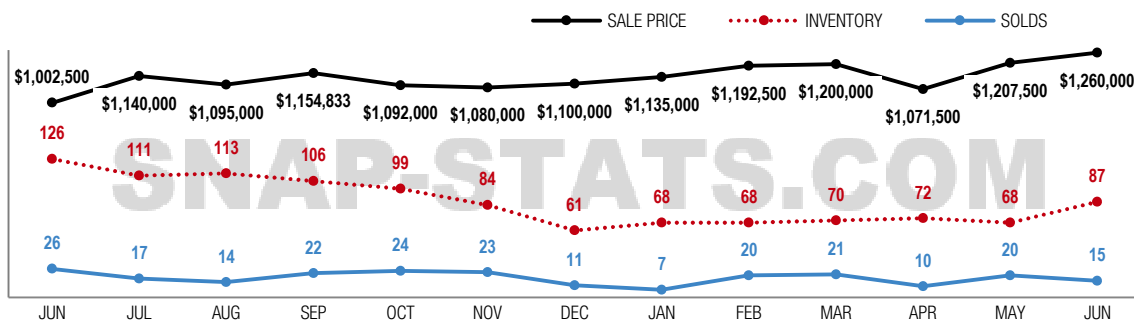
SnapStats®	Inventory	Sales	Sales Ratio
Brunette	0	0	NA
Connaught Heights	8	2	25%
Downtown	0	0	NA
Fraserview	1	0	NA
GlenBrooke North	12	2	17%
Moody Park	5	0	NA
North Arm	0	0	NA
Quay	0	0	NA
Queensborough	24	2	8%
Queens Park	9	2	22%
Sapperton	2	2	100%
The Heights	13	3	23%
Uptown	5	0	NA
West End	8	2	25%
TOTAL*	87	15	17%

## Market Summary

- Market Type Indicator **NEW WESTMINSTER DETACHED**: Balanced Market at 17% Sales Ratio average (1.7 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 26% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.25 mil to \$1.5 mil, Queensborough and minimum 7 bedroom properties
- Sellers Best Bet\*\* Selling homes in Connaught Heights, West End 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	3	1	33%
300,001 – 400,000	31	17	55%
400,001 – 500,000	72	21	29%
500,001 – 600,000	74	25	34%
600,001 – 700,000	69	10	14%
700,001 – 800,000	39	6	15%
800,001 – 900,000	19	1	5%
900,001 – 1,000,000	6	1	17%
1,000,001 – 1,250,000	7	0	NA
1,250,001 – 1,500,000	3	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*	326	82	25%

0 to 1 Bedroom	84	28	33%
2 Bedrooms	186	49	26%
3 Bedrooms	45	4	9%
4 Bedrooms & Greater	11	1	9%
TOTAL*	326	82	25%

SnapStats®	May	June	Variance
Inventory	264	326	23%
Solds	52	82	58%
Sale Price	\$504,900	\$510,000	1%
Sale Price SQFT	\$559	\$599	7%
Sale to List Price Ratio	96%	98%	2%
Days on Market	39	12	-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

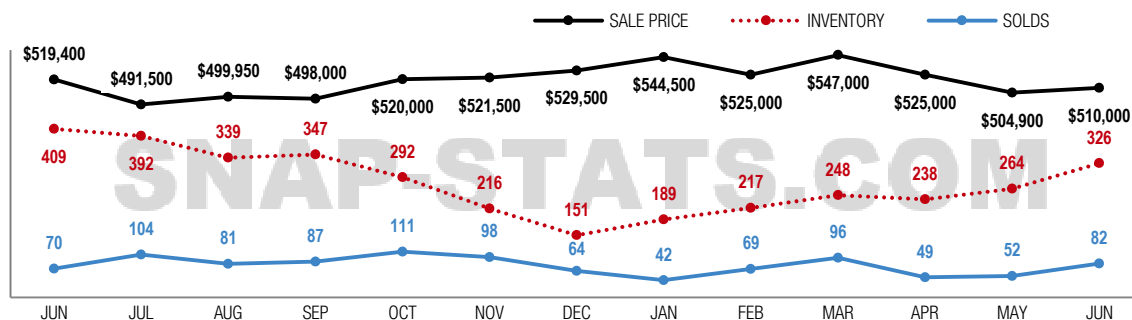
SnapStats®	Inventory	Sales	Sales Ratio
Brunette	0	0	NA
Connaught Heights	0	0	NA
Downtown	53	22	42%
Fraserview	48	9	19%
GlenBrooke North	10	6	60%
Moody Park	2	1	50%
North Arm	0	0	NA
Quay	56	12	21%
Queensborough	40	10	25%
Queens Park	2	0	NA
Sapperton	22	4	18%
The Heights	1	0	NA
Uptown	88	18	20%
West End	4	0	NA
TOTAL*	326	82	25%

## Market Summary

- Market Type Indicator **NEW WESTMINSTER ATTACHED**: Sellers Market at 25% Sales Ratio average (2.5 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band\*\* \$300,000 to \$400,000 with average 55% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$800,000 to \$900,000, Fraserview, Quay, Sapperton, Uptown and minimum 3 bedrooms
- Sellers Best Bet\*\* Selling homes in Downtown, GlenBrooke North and up to 1 bedrooms

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

## 13 Month Market Trend



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## Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	0	0	NA
300,001 – 400,000	0	0	NA
400,001 – 500,000	0	0	NA
500,001 – 600,000	0	0	NA
600,001 – 700,000	0	1	NA*
700,001 – 800,000	3	1	33%
800,001 – 900,000	9	3	33%
900,001 – 1,000,000	10	7	70%
1,000,001 – 1,250,000	44	30	68%
1,250,001 – 1,500,000	65	24	37%
1,500,001 – 1,750,000	49	10	20%
1,750,001 – 2,000,000	31	2	6%
2,000,001 – 2,250,000	17	2	12%
2,250,001 – 2,500,000	24	0	NA
2,500,001 – 2,750,000	12	0	NA
2,750,001 – 3,000,000	23	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*	294	80	27%

2 Bedrooms & Less	18	1	6%
3 to 4 Bedrooms	99	31	31%
5 to 6 Bedrooms	103	38	37%
7 Bedrooms & More	74	10	14%
TOTAL*	294	80	27%

SnapStats®	May	June	Variance
Inventory	291	294	1%
Solds	45	80	78%
Sale Price	\$1,230,000	\$1,244,500	1%
Sale Price SQFT	\$423	\$419	-1%
Sale to List Price Ratio	98%	97%	-1%
Days on Market	9	13	44%

\*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

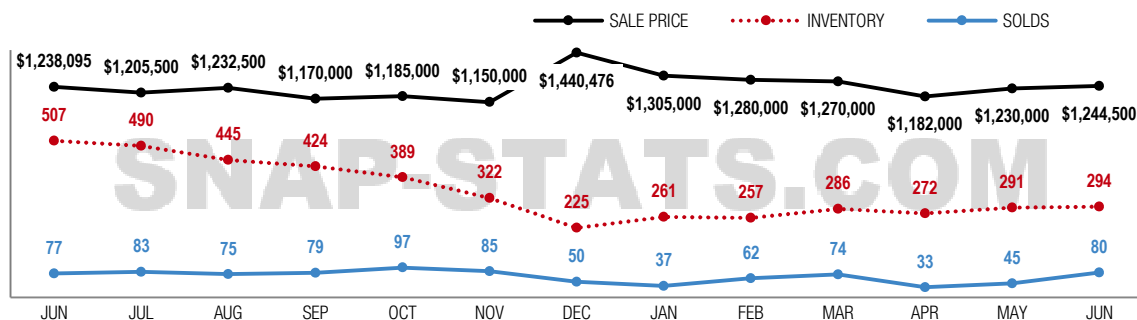
SnapStats®	Inventory	Sales	Sales Ratio
Burke Mountain	43	10	23%
Canyon Springs	1	1	100%
Cape Horn	7	2	29%
Central Coquitlam	50	11	22%
Chineside	5	2	40%
Coquitlam East	8	7	88%
Coquitlam West	56	5	9%
Eagle Ridge	1	1	100%
Harbour Chines	6	2	33%
Harbour Place	9	1	11%
Hockaday	6	4	67%
Maillardville	36	5	14%
Meadow Brook	3	4	133%*
New Horizons	5	2	40%
North Coquitlam	1	0	NA
Park Ridge Estates	3	0	NA
Ranch Park	14	3	21%
River Springs	3	1	33%
Scott Creek	6	3	50%
Summitt View	1	0	NA
Upper Eagle Ridge	3	3	100%
Westwood Plateau	26	11	42%
Westwood Summit	1	2	200%*
TOTAL*	294	80	27%

## Market Summary

- Market Type Indicator **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\*\* \$900,000 to \$1.25 mil with average 69% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.75 mil to \$2 mil, Coquitlam West, Harbour Place, Maillardville and up to 2 bedroom properties
- Sellers Best Bet\*\* Selling homes in Coquitlam East, Westwood Plateau 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	1	0	NA
300,001 – 400,000	23	10	43%
400,001 – 500,000	83	31	37%
500,001 – 600,000	103	27	26%
600,001 – 700,000	95	24	25%
700,001 – 800,000	53	10	19%
800,001 – 900,000	59	11	19%
900,001 – 1,000,000	29	6	21%
1,000,001 – 1,250,000	25	9	36%
1,250,001 – 1,500,000	3	0	NA
1,500,001 – 1,750,000	5	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
<b>TOTAL*</b>	<b>479</b>	<b>128</b>	<b>27%</b>
0 to 1 Bedroom	115	37	32%
2 Bedrooms	241	49	20%
3 Bedrooms	71	19	27%
4 Bedrooms & Greater	52	23	44%
<b>TOTAL*</b>	<b>479</b>	<b>128</b>	<b>27%</b>

SnapStats®	May	June	Variance
Inventory	395	479	21%
Solds	82	128	56%
Sale Price	\$633,400	\$588,500	-7%
Sale Price SQFT	\$673	\$642	-5%
Sale to List Price Ratio	101%	97%	-4%
Days on Market	13	17	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 CONDOS & TOWNHOMES

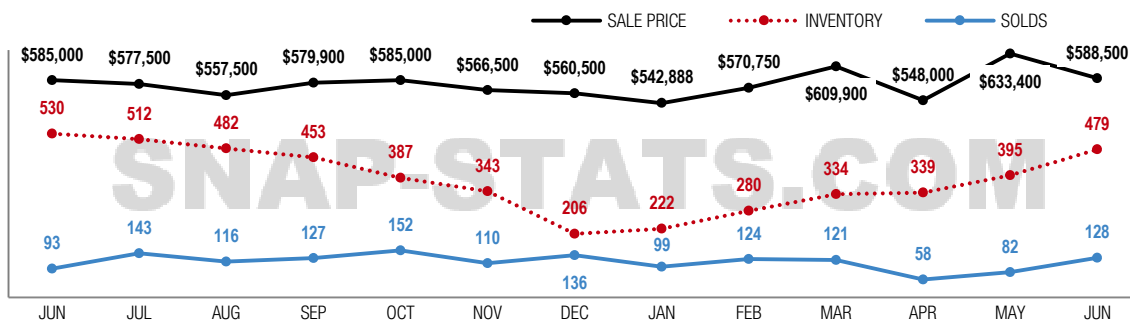
SnapStats®	Inventory	Sales	Sales Ratio
Burke Mountain	46	26	57%
Canyon Springs	11	4	36%
Cape Horn	0	0	NA
Central Coquitlam	13	6	46%
Chineside	0	0	NA
Coquitlam East	7	1	14%
Coquitlam West	201	40	20%
Eagle Ridge	9	2	22%
Harbour Chines	0	0	NA
Harbour Place	0	0	NA
Hockaday	1	0	NA
Maillardville	28	2	7%
Meadow Brook	0	0	NA
New Horizons	26	4	15%
North Coquitlam	93	24	26%
Park Ridge Estates	0	0	NA
Ranch Park	0	2	NA*
River Springs	0	0	NA
Scott Creek	3	0	NA
Summitt View	0	0	NA
Upper Eagle Ridge	0	1	NA*
Westwood Plateau	41	16	39%
Westwood Summit	0	0	NA
<b>TOTAL*</b>	<b>479</b>	<b>128</b>	<b>27%</b>

## Market Summary

- Market Type Indicator **COQUITLAM ATTACHED**: 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\*\* \$300,000 to \$400,000 with average 43% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$700,000 to \$900,000, Maillardville, New Horizons and 2 bedroom properties
- Sellers Best Bet\*\* Selling homes in Burke Mountain, Central Coquitlam, Westwood Plateau 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	0	NA
800,001 – 900,000	7	8	114%*
900,001 – 1,000,000	18	10	56%
1,000,001 – 1,250,000	19	9	47%
1,250,001 – 1,500,000	16	1	6%
1,500,001 – 1,750,000	4	0	NA
1,750,001 – 2,000,000	2	0	NA
2,000,001 – 2,250,000	2	0	NA
2,250,001 – 2,500,000	2	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*	73	28	38%

2 Bedrooms & Less	6	0	NA
3 to 4 Bedrooms	35	19	54%
5 to 6 Bedrooms	29	9	31%
7 Bedrooms & More	3	0	NA
TOTAL*	73	28	38%

SnapStats®	May	June	Variance
Inventory	62	73	18%
Solds	29	28	-3%
Sale Price	\$916,000	\$956,000	4%
Sale Price SQFT	\$405	\$421	4%
Sale to List Price Ratio	96%	98%	2%
Days on Market	21	12	-43%

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

## Community DETACHED HOUSES

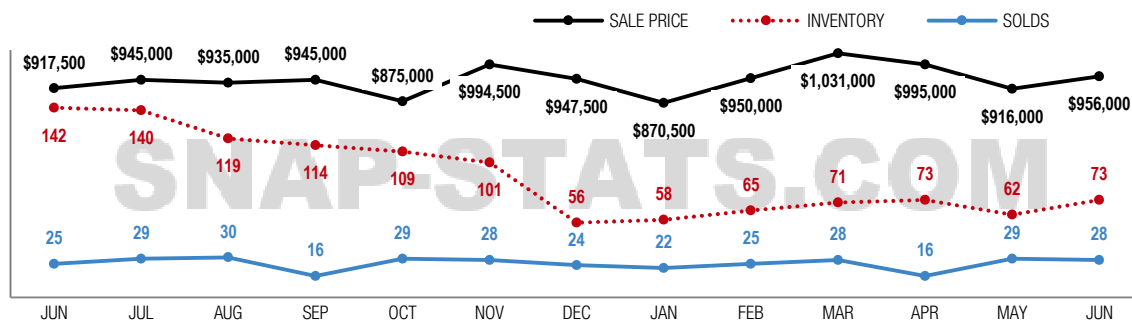
SnapStats®	Inventory	Sales	Sales Ratio
Birchland Manor	2	1	50%
Central Port Coquitlam	7	0	NA
Citadel	9	6	67%
Glenwood	19	1	5%
Lincoln Park	5	2	40%
Lower Mary Hill	3	3	100%
Mary Hill	9	7	78%
Oxford Heights	5	5	100%
Riverwood	8	2	25%
Woodland Acres	6	1	17%
TOTAL*	73	28	38%

## Market Summary

- Market Type Indicator **PORT COQUITLAM DETACHED**: 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\*\* \$800,000 to \$900,000 with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.25 mil to \$1.5 mil, Glenwood, Riverwood and 5 to 6 bedroom properties
- Sellers Best Bet\*\* Selling homes in Citadel, Mary Hill 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	6	3	50%
300,001 – 400,000	15	11	73%
400,001 – 500,000	27	16	59%
500,001 – 600,000	27	12	44%
600,001 – 700,000	20	8	40%
700,001 – 800,000	22	10	45%
800,001 – 900,000	11	1	9%
900,001 – 1,000,000	0	2	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*	128	63	49%

0 to 1 Bedroom	23	13	57%
2 Bedrooms	60	27	45%
3 Bedrooms	33	20	61%
4 Bedrooms & Greater	12	3	25%
TOTAL*	128	63	49%

SnapStats®	May	June	Variance
Inventory	108	128	19%
Solds	29	63	117%
Sale Price	\$495,000	\$517,500	5%
Sale Price SQFT	\$527	\$498	-6%
Sale to List Price Ratio	99%	98%	-1%
Days on Market	18	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 CONDOS & TOWNHOMES

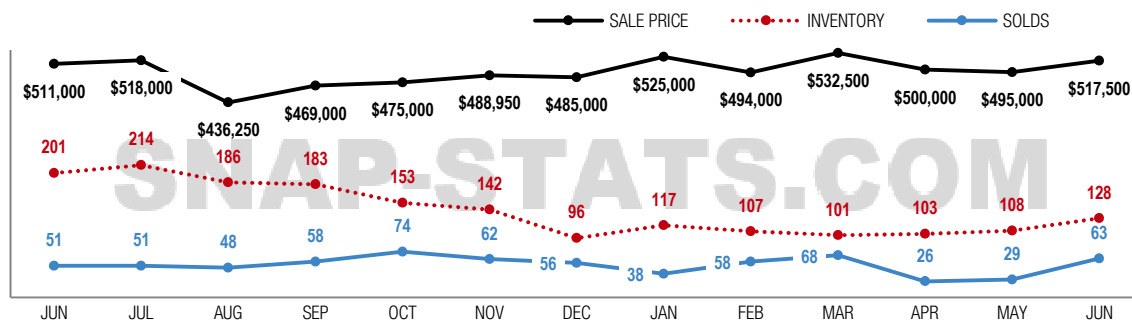
SnapStats®	Inventory	Sales	Sales Ratio
Birchland Manor	0	0	NA
Central Port Coquitlam	68	25	37%
Citadel	11	11	100%
Glenwood	20	9	45%
Lincoln Park	2	1	50%
Lower Mary Hill	0	0	NA
Mary Hill	4	3	75%
Oxford Heights	0	0	NA
Riverwood	23	14	61%
Woodland Acres	0	0	NA
TOTAL*	128	63	49%

## Market Summary

- Market Type Indicator **PORT COQUITLAM ATTACHED**: Sellers Market at 49% Sales Ratio average (4.9 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 73% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$800,000 to \$900,000, Central Port Coquitlam, Glenwood and minimum 4 bedroom properties
- Sellers Best Bet\*\* Selling homes in Citadel, Riverwood 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	0	0	NA
900,001 – 1,000,000	2	0	NA
1,000,001 – 1,250,000	9	6	67%
1,250,001 – 1,500,000	18	8	44%
1,500,001 – 1,750,000	6	3	50%
1,750,001 – 2,000,000	9	2	22%
2,000,001 – 2,250,000	1	0	NA
2,250,001 – 2,500,000	4	0	NA
2,500,001 – 2,750,000	6	0	NA
2,750,001 – 3,000,000	7	0	NA
3,000,001 – 3,500,000	6	0	NA
3,500,001 – 4,000,000	3	0	NA
4,000,001 & Greater	6	0	NA
TOTAL*	77	19	25%

2 Bedrooms & Less	1	1	100%
3 to 4 Bedrooms	36	8	22%
5 to 6 Bedrooms	35	9	26%
7 Bedrooms & More	5	1	20%
TOTAL*	77	19	25%

SnapStats®	May	June	Variance
Inventory	75	77	3%
Solds	15	19	27%
Sale Price	\$1,347,000	\$1,375,000	2%
Sale Price SQFT	\$448	\$395	-12%
Sale to List Price Ratio	96%	95%	-1%
Days on Market	52	17	-67%

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

## Community DETACHED HOUSES

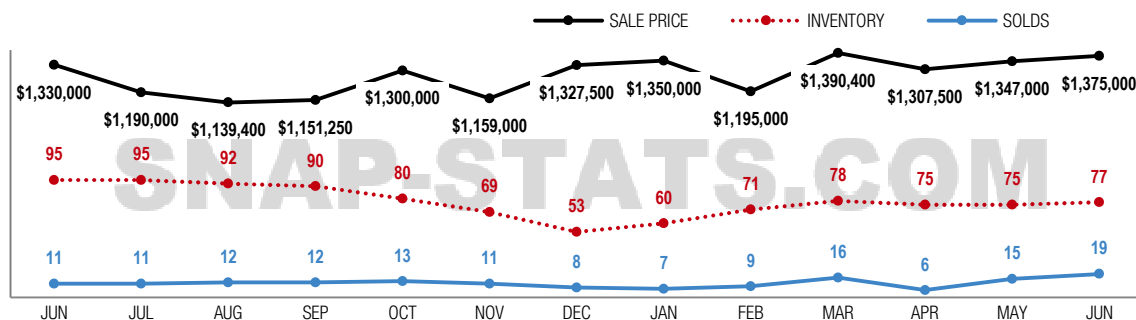
SnapStats®	Inventory	Sales	Sales Ratio
Anmore	17	1	6%
Barber Street	4	2	50%
Belcarra	8	0	NA
College Park	7	3	43%
Glenayre	0	3	NA*
Heritage Mountain	2	5	250%*
Heritage Woods	13	4	31%
loco	2	0	NA
Mountain Meadows	0	0	NA
North Shore	11	1	9%
Port Moody Centre	13	0	NA
TOTAL*	77	19	25%

## Market Summary

- Market Type Indicator **PORT MOODY DETACHED**: Sellers Market at 25% Sales Ratio average (2.5 in 10 homes selling rate)
- Homes are selling on average 5% below list price
- Most Active Price Band\*\* \$1 mil to \$1.25 mil with average 67% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.75 mil to \$2 mil, Anmore, North Shore and minimum 7 bedroom properties
- Sellers Best Bet\*\* Selling homes in Heritage Woods 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	0	0	NA
200,001 – 300,000	1	0	NA
300,001 – 400,000	1	0	NA
400,001 – 500,000	16	3	19%
500,001 – 600,000	25	7	28%
600,001 – 700,000	32	11	34%
700,001 – 800,000	17	6	35%
800,001 – 900,000	19	2	11%
900,001 – 1,000,000	14	2	14%
1,000,001 – 1,250,000	12	4	33%
1,250,001 – 1,500,000	3	2	67%
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*	143	37	26%

0 to 1 Bedroom	22	1	5%
2 Bedrooms	73	22	30%
3 Bedrooms	34	9	26%
4 Bedrooms & Greater	14	5	36%
TOTAL*	143	37	26%

SnapStats®	May	June	Variance
Inventory	104	143	38%
Solds	31	37	19%
Sale Price	\$615,800	\$680,000	10%
Sale Price SQFT	\$592	\$620	5%
Sale to List Price Ratio	98%	97%	-1%
Days on Market	21	9	-57%

\*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

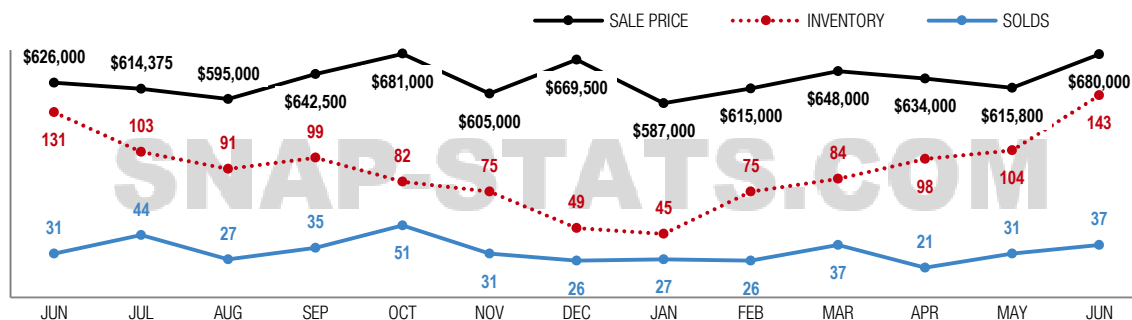
SnapStats®	Inventory	Sales	Sales Ratio
Anmore	0	0	NA
Barber Street	0	0	NA
Belcarra	0	0	NA
College Park	5	1	20%
Glenayre	0	0	NA
Heritage Mountain	7	3	43%
Heritage Woods	9	2	22%
loco	0	0	NA
Mountain Meadows	0	0	NA
North Shore	19	9	47%
Port Moody Centre	103	22	21%
TOTAL*	143	37	26%

## Market Summary

- Market Type Indicator **PORT MOODY ATTACHED**: Sellers Market at 26% Sales Ratio average (2.6 in 10 homes selling rate)
- Homes are selling on average 3% below list price
- Most Active Price Band\*\* \$700,000 to \$800,000 with average 35% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$800,000 to \$900,000, Heritage Woods, Port Moody Centre and up to 1 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	1	0	NA
700,001 – 800,000	2	0	NA
800,001 – 900,000	7	1	14%
900,001 – 1,000,000	2	6	300%*
1,000,001 – 1,250,000	4	2	50%
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	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*	17	9	53%

2 Bedrooms & Less	0	0	NA
3 to 4 Bedrooms	0	6	NA*
5 to 6 Bedrooms	8	3	38%
7 Bedrooms & More	9	0	NA
TOTAL*	17	9	53%

SnapStats®	May	June	Variance
Inventory	22	17	-23%
Solds	8	9	13%
Sale Price	\$981,500	\$935,000	-5%
Sale Price SQFT	\$423	\$379	-10%
Sale to List Price Ratio	98%	98%	0%
Days on Market	25	21	-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 DETACHED HOUSES

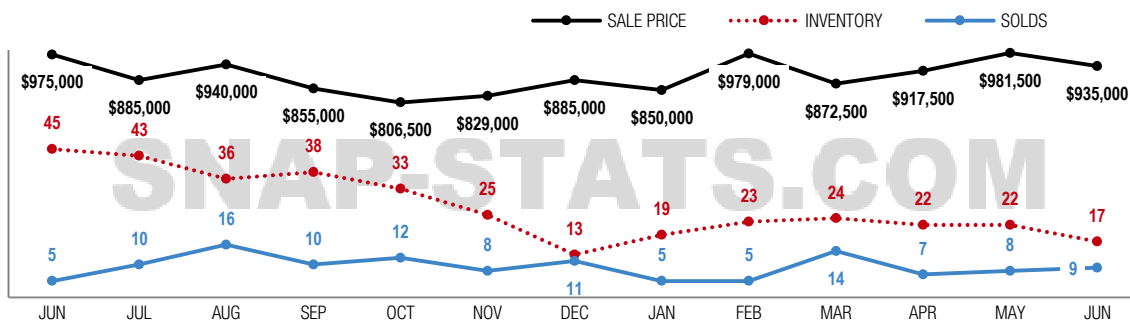
SnapStats®	Inventory	Sales	Sales Ratio
Central Meadows	8	2	25%
Mid Meadows	4	3	75%
North Meadows	0	0	NA
South Meadows	5	4	80%
West Meadows	0	0	NA
TOTAL*	17	9	53%

## Market Summary

- Market Type Indicator PITT MEADOWS DETACHED: Sellers Market at 53% Sales Ratio average (5.3 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band\*\* With 6 sales the price band of \$900,000 to \$1 mil
- Buyers Best Bet\*\* Insufficient data
- Sellers Best Bet\*\* Selling homes in Central Meadows 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	0	0	NA
200,001 – 300,000	1	0	NA
300,001 – 400,000	4	1	25%
400,001 – 500,000	25	10	40%
500,001 – 600,000	16	2	13%
600,001 – 700,000	7	4	57%
700,001 – 800,000	3	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*	60	17	28%

0 to 1 Bedroom	12	1	8%
2 Bedrooms	28	12	43%
3 Bedrooms	19	4	21%
4 Bedrooms & Greater	1	0	NA
TOTAL*	60	17	28%

SnapStats®	May	June	Variance
Inventory	51	60	18%
Solds	14	17	21%
Sale Price	\$484,950	\$480,000	-1%
Sale Price SQFT	\$420	\$396	-6%
Sale to List Price Ratio	99%	98%	-1%
Days on Market	29	15	-48%

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

## Community CONDOS & TOWNHOMES

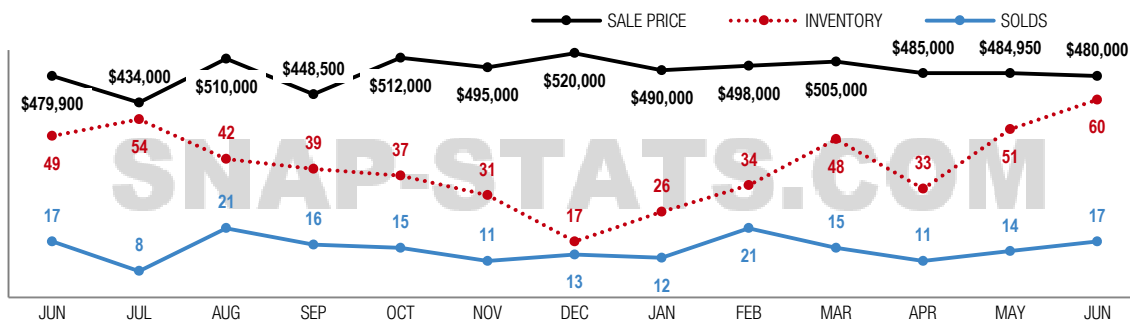
SnapStats®	Inventory	Sales	Sales Ratio
Central Meadows	17	5	29%
Mid Meadows	25	5	20%
North Meadows	6	2	33%
South Meadows	12	5	42%
West Meadows	0	0	NA
TOTAL*	60	17	28%

## Market Summary

- Market Type Indicator **PITT MEADOWS ATTACHED**: Sellers Market at 28% Sales Ratio average (2.8 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band\*\* \$400,000 to \$500,000 with average 40% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$500,000 to \$600,000, Mid Meadows and up to 1 bedroom properties
- Sellers Best Bet\*\* Selling homes in South Meadows and 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	1	0	NA
500,001 – 600,000	6	0	NA
600,001 – 700,000	20	13	65%
700,001 – 800,000	32	14	44%
800,001 – 900,000	46	22	48%
900,001 – 1,000,000	56	13	23%
1,000,001 – 1,250,000	68	23	34%
1,250,001 – 1,500,000	30	3	10%
1,500,001 – 1,750,000	3	1	33%
1,750,001 – 2,000,000	5	2	40%
2,000,001 – 2,250,000	2	0	NA
2,250,001 – 2,500,000	4	0	NA
2,500,001 – 2,750,000	0	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*	276	91	33%

2 Bedrooms & Less	18	2	11%
3 to 4 Bedrooms	132	53	40%
5 to 6 Bedrooms	118	33	28%
7 Bedrooms & More	8	3	38%
TOTAL*	276	91	33%

SnapStats®	May	June	Variance
Inventory	273	276	1%
Solds	51	91	78%
Sale Price	\$840,000	\$880,000	5%
Sale Price SQFT	\$343	\$311	-9%
Sale to List Price Ratio	98%	98%	0%
Days on Market	28	13	-54%

\*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

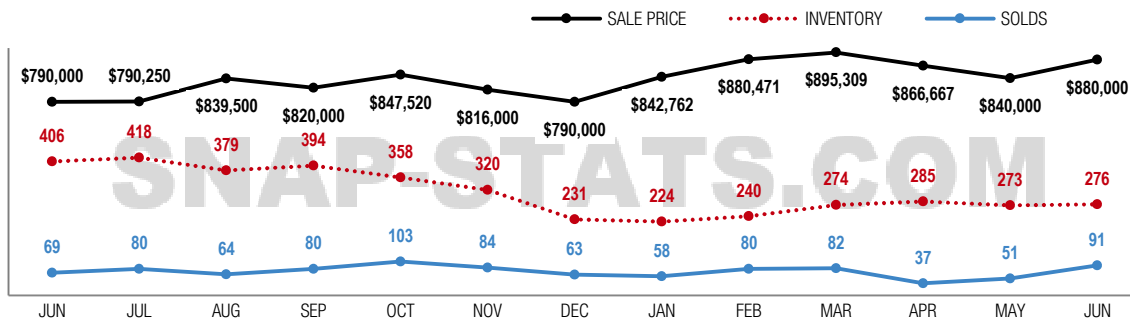
SnapStats®	Inventory	Sales	Sales Ratio
Albion	50	20	40%
Cottonwood	52	15	29%
East Central	30	19	63%
North	0	0	NA
Northeast	1	0	NA
Northwest	22	7	32%
Silver Valley	41	9	22%
Southwest	22	10	45%
Thornhill	11	0	NA
Websters Corners	13	5	38%
West Central	29	6	21%
Whonnock	5	0	NA
TOTAL*	276	91	33%

## Market Summary

- Market Type Indicator **MAPLE RIDGE DETACHED**: 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\*\* \$600,000 to \$700,000 with average 65% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.25 mil to \$1.5 mil, Silver Valley, West Central and up to 2 bedroom properties
- Sellers Best Bet\*\* Selling homes in East Central, Southwest and 3 to 4 bedroom properties

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

## 13 Month Market Trend



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## Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	1	1	100%
200,001 – 300,000	15	5	33%
300,001 – 400,000	50	16	32%
400,001 – 500,000	59	20	34%
500,001 – 600,000	47	26	55%
600,001 – 700,000	32	10	31%
700,001 – 800,000	14	4	29%
800,001 – 900,000	2	1	50%
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*	221	83	38%

0 to 1 Bedroom	35	14	40%
2 Bedrooms	95	15	16%
3 Bedrooms	74	46	62%
4 Bedrooms & Greater	17	8	47%
TOTAL*	221	83	38%

SnapStats®	May	June	Variance
Inventory	208	221	6%
Solds	48	83	73%
Sale Price	\$499,999	\$500,000	0%
Sale Price SQFT	\$393	\$381	-3%
Sale to List Price Ratio	99%	98%	-1%
Days on Market	42	11	-74%

\*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

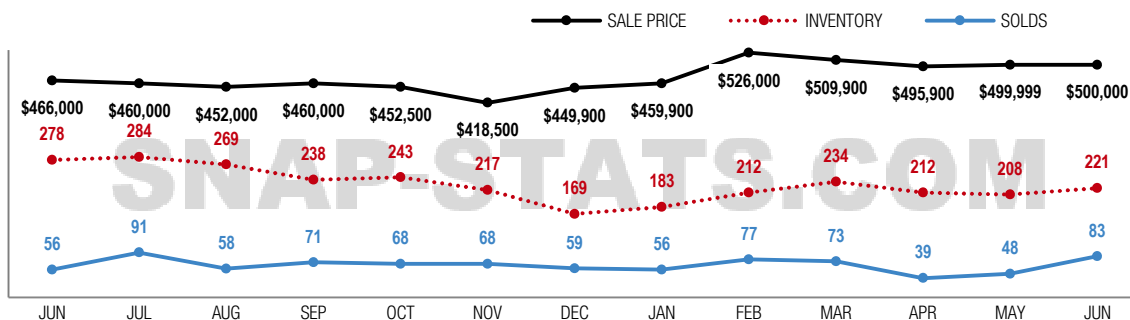
SnapStats®	Inventory	Sales	Sales Ratio
Albion	15	3	20%
Cottonwood	30	15	50%
East Central	94	31	33%
North	0	0	NA
Northeast	0	0	NA
Northwest	7	7	100%
Silver Valley	11	8	73%
Southwest	7	3	43%
Thornhill	7	0	NA
Websters Corners	0	0	NA
West Central	50	16	32%
Whonnock	0	0	NA
TOTAL*	221	83	38%

## Market Summary

- Market Type Indicator **MAPLE RIDGE 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\*\* \$500,000 to \$600,000 with average 55% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$700,000 to \$800,000, Albion, East Central, West Central and 2 bedroom properties
- Sellers Best Bet\*\* Selling homes in Cottonwood, Silver Valley and 3 bedroom properties

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

## 13 Month Market Trend



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