

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	2	200%*
1,000,001 – 1,250,000	24	15	63%
1,250,001 – 1,500,000	75	21	28%
1,500,001 – 1,750,000	50	17	34%
1,750,001 – 2,000,000	51	7	14%
2,000,001 – 2,250,000	27	4	15%
2,250,001 – 2,500,000	29	3	10%
2,500,001 – 2,750,000	24	1	4%
2,750,001 – 3,000,000	29	1	3%
3,000,001 – 3,500,000	11	0	NA
3,500,001 – 4,000,000	5	0	NA
4,000,001 & Greater	4	0	NA
TOTAL*	331	71	21%

2 Bedrooms & Less	12	1	8%
3 to 4 Bedrooms	88	29	33%
5 to 6 Bedrooms	151	32	21%
7 Bedrooms & More	80	9	11%
TOTAL*	331	71	21%

SnapStats®	June	July	Variance
Inventory	288	331	15%
Solds	61	71	16%
Sale Price	\$1,509,110	\$1,485,650	-2%
Sale Price SQFT	\$621	\$565	-9%
Sale to List Price Ratio	101%	97%	-4%
Days on Market	11	8	-27%

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

Community DETACHED HOUSES

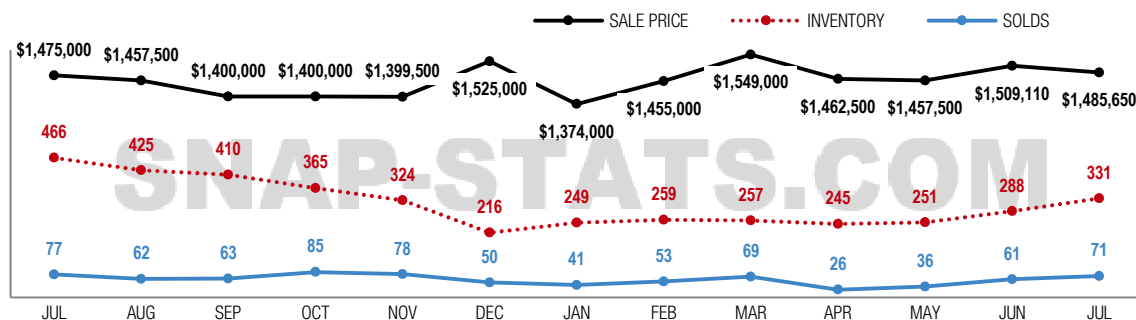
SnapStats®	Inventory	Sales	Sales Ratio
Big Bend	4	0	NA
Brentwood Park	8	4	50%
Buckingham Heights	11	1	9%
Burnaby Hospital	15	1	7%
Burnaby Lake	12	3	25%
Cariboo	0	0	NA
Capitol Hill	27	2	7%
Central	6	1	17%
Central Park	8	1	13%
Deer Lake	7	0	NA
Deer Lake Place	2	2	100%
East Burnaby	27	3	11%
Edmonds	13	2	15%
Forest Glen	11	1	9%
Forest Hills	1	1	100%
Garden Village	3	1	33%
Government Road	10	4	40%
Greentree Village	1	0	NA
Highgate	8	5	63%
Metrotown	15	4	27%
Montecito	7	3	43%
Oakdale	1	0	NA
Oaklands	0	0	NA
Parkcrest	17	5	29%
Simon Fraser Hills	0	0	NA
Simon Fraser University SFU	3	3	100%
South Slope	43	4	9%
Sperling-Duthie	12	2	17%
Sullivan Heights	1	1	100%
Suncrest	11	0	NA
The Crest	7	3	43%
Upper Deer Lake	8	4	50%
Vancouver Heights	11	4	36%
Westridge	10	0	NA
Willingdon Heights	11	6	55%
TOTAL*	331	71	21%

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 3% below list price
- Most Active Price Band** \$1 mil to \$1.25 mil with average 63% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$2.5 mil to \$3 mil, Buckingham Heights, Burnaby Hospital, Capitol Hill, Forest Glen and S. Slope
- Sellers Best Bet** Selling homes in Brentwood Park, Highgate, Upper Deer Lake, Willingdon Heights and 3 to 4 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



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Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	0	0	NA
300,001 – 400,000	29	9	31%
400,001 – 500,000	117	43	37%
500,001 – 600,000	182	53	29%
600,001 – 700,000	158	40	25%
700,001 – 800,000	145	23	16%
800,001 – 900,000	113	16	14%
900,001 – 1,000,000	66	8	12%
1,000,001 – 1,250,000	40	7	18%
1,250,001 – 1,500,000	28	1	4%
1,500,001 – 1,750,000	8	1	13%
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*	891	201	23%

0 to 1 Bedroom	182	60	33%
2 Bedrooms	543	112	21%
3 Bedrooms	149	26	17%
4 Bedrooms & Greater	17	3	18%
TOTAL*	891	201	23%

SnapStats®	June	July	Variance
Inventory	765	891	16%
Solds	153	201	31%
Sale Price	\$586,500	\$589,000	0%
Sale Price SQFT	\$668	\$664	-1%
Sale to List Price Ratio	98%	98%	0%
Days on Market	18	18	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

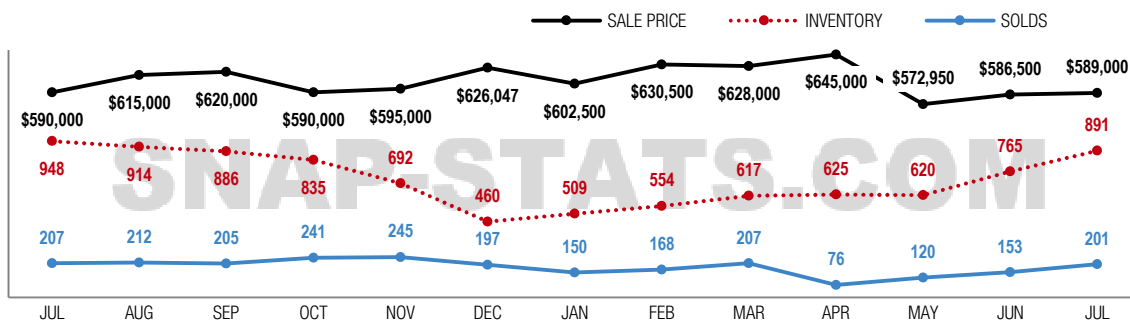
SnapStats®	Inventory	Sales	Sales Ratio
Big Bend	0	0	NA
Brentwood Park	166	40	24%
Buckingham Heights	0	0	NA
Burnaby Hospital	7	0	NA
Burnaby Lake	4	2	50%
Cariboo	10	3	30%
Capitol Hill	6	5	83%
Central	29	6	21%
Central Park	23	6	26%
Deer Lake	0	0	NA
Deer Lake Place	0	0	NA
East Burnaby	9	0	NA
Edmonds	57	20	35%
Forest Glen	53	6	11%
Forest Hills	2	3	150%*
Garden Village	0	0	NA
Government Road	18	10	56%
Greentree Village	3	0	NA
Highgate	66	17	26%
Metrotown	203	42	21%
Montecito	8	3	38%
Oakdale	0	0	NA
Oaklands	9	1	11%
Parkcrest	3	0	NA
Simon Fraser Hills	12	4	33%
Simon Fraser University SFU	87	10	11%
South Slope	51	8	16%
Sperling-Duthie	1	1	100%
Sullivan Heights	29	9	31%
Suncrest	0	0	NA
The Crest	8	1	13%
Upper Deer Lake	0	0	NA
Vancouver Heights	14	3	21%
Westridge	1	0	NA
Willingdon Heights	12	1	8%
TOTAL*	891	201	23%

Market Summary

- Market Type Indicator **BURNABY ATTACHED**: Sellers Market at 23% Sales Ratio average (2.3 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band** \$400,000 to \$500,000 with average 37% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.25 mil to \$1.5 mil, Forest Glen, Oaklands, SFU, The Crest and Willingdon Heights
- Sellers Best Bet** Selling homes in 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	0	0	NA
800,001 – 900,000	3	2	67%
900,001 – 1,000,000	13	4	31%
1,000,001 – 1,250,000	27	6	22%
1,250,001 – 1,500,000	27	10	37%
1,500,001 – 1,750,000	5	2	40%
1,750,001 – 2,000,000	8	3	38%
2,000,001 – 2,250,000	3	0	NA
2,250,001 – 2,500,000	1	1	100%
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*	87	28	32%

2 Bedrooms & Less	8	0	NA
3 to 4 Bedrooms	42	17	40%
5 to 6 Bedrooms	28	8	29%
7 Bedrooms & More	9	3	33%
TOTAL*	87	28	32%

SnapStats®	June	July	Variance
Inventory	87	87	0%
Solds	15	28	87%
Sale Price	\$1,260,000	\$1,275,000	1%
Sale Price SQFT	\$499	\$452	-9%
Sale to List Price Ratio	97%	97%	0%
Days on Market	24	16	-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

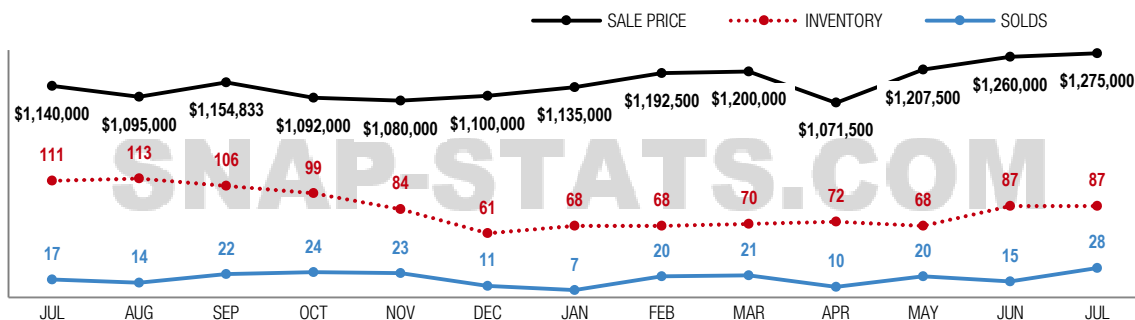
SnapStats®	Inventory	Sales	Sales Ratio
Brunette	0	0	NA
Connaught Heights	7	2	29%
Downtown	0	0	NA
Fraserview	0	2	NA*
GlenBrooke North	12	2	17%
Moody Park	5	1	20%
North Arm	0	0	NA
Quay	0	0	NA
Queensborough	29	1	3%
Queens Park	7	3	43%
Sapperton	2	4	200%*
The Heights	12	7	58%
Uptown	5	0	NA
West End	8	6	75%
TOTAL*	87	28	32%

Market Summary

- Market Type Indicator **NEW WESTMINSTER DETACHED**: Sellers Market at 32% Sales Ratio average (3.2 in 10 homes selling rate)
- Homes are selling on average 3% below list price
- Most Active Price Band** \$1.5 mil to \$1.75 mil with average 40% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1 mil to \$1.25 mil, GlenBrooke North, Queensborough and 5 to 6 bedroom properties
- Sellers Best Bet** Selling homes in The Heights, West End 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	5	0	NA
300,001 – 400,000	35	17	49%
400,001 – 500,000	61	38	62%
500,001 – 600,000	79	36	46%
600,001 – 700,000	73	20	27%
700,001 – 800,000	56	16	29%
800,001 – 900,000	28	3	11%
900,001 – 1,000,000	10	2	20%
1,000,001 – 1,250,000	5	0	NA
1,250,001 – 1,500,000	2	1	50%
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*	357	133	37%

0 to 1 Bedroom	92	36	39%
2 Bedrooms	193	76	39%
3 Bedrooms	64	18	28%
4 Bedrooms & Greater	8	3	38%
TOTAL*	357	133	37%

SnapStats®	June	July	Variance
Inventory	326	357	10%
Solds	82	133	62%
Sale Price	\$510,000	\$550,000	8%
Sale Price SQFT	\$599	\$581	-3%
Sale to List Price Ratio	98%	98%	0%
Days on Market	12	15	25%

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Community CONDOS & TOWNHOMES

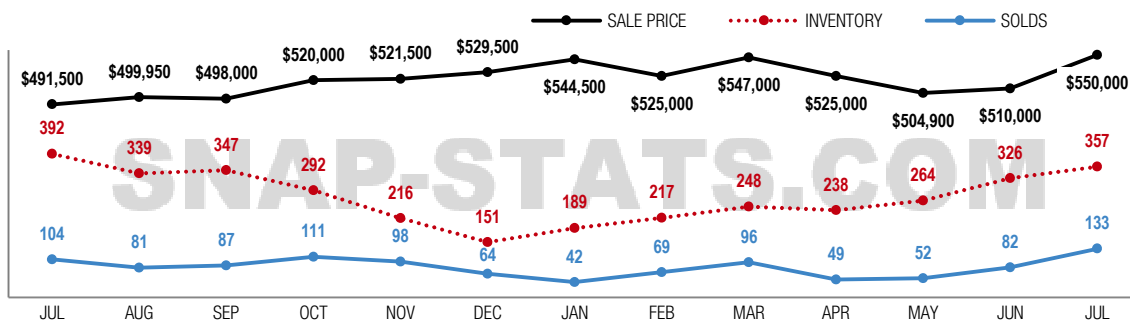
SnapStats®	Inventory	Sales	Sales Ratio
Brunette	0	0	NA
Connaught Heights	0	0	NA
Downtown	56	28	50%
Fraserview	42	24	57%
GlenBrooke North	8	5	63%
Moody Park	2	1	50%
North Arm	0	0	NA
Quay	60	22	37%
Queensborough	49	17	35%
Queens Park	1	1	100%
Sapperton	34	4	12%
The Heights	0	1	NA*
Uptown	100	30	30%
West End	5	0	NA
TOTAL*	357	133	37%

Market Summary

- Market Type Indicator **NEW WESTMINSTER ATTACHED**: Sellers Market at 37% Sales Ratio average (3.7 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 62% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$800,000 to \$900,000, Sapperton, Uptown and 3 bedroom properties
- Sellers Best Bet** Selling homes in Downtown, Fraserview, GlenBrooke North and all but 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	0	NA
700,001 – 800,000	0	2	NA*
800,001 – 900,000	6	7	117%*
900,001 – 1,000,000	11	8	73%
1,000,001 – 1,250,000	42	28	67%
1,250,001 – 1,500,000	68	35	51%
1,500,001 – 1,750,000	55	17	31%
1,750,001 – 2,000,000	25	7	28%
2,000,001 – 2,250,000	15	3	20%
2,250,001 – 2,500,000	23	2	9%
2,500,001 – 2,750,000	14	0	NA
2,750,001 – 3,000,000	21	0	NA
3,000,001 – 3,500,000	9	0	NA
3,500,001 – 4,000,000	1	0	NA
4,000,001 & Greater	1	0	NA
TOTAL*	291	109	37%

2 Bedrooms & Less	14	5	36%
3 to 4 Bedrooms	103	42	41%
5 to 6 Bedrooms	105	43	41%
7 Bedrooms & More	69	19	28%
TOTAL*	291	109	37%

SnapStats®	June	July	Variance
Inventory	294	291	-1%
Solds	80	109	36%
Sale Price	\$1,244,500	\$1,308,800	5%
Sale Price SQFT	\$419	\$425	1%
Sale to List Price Ratio	97%	100%	3%
Days on Market	13	16	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

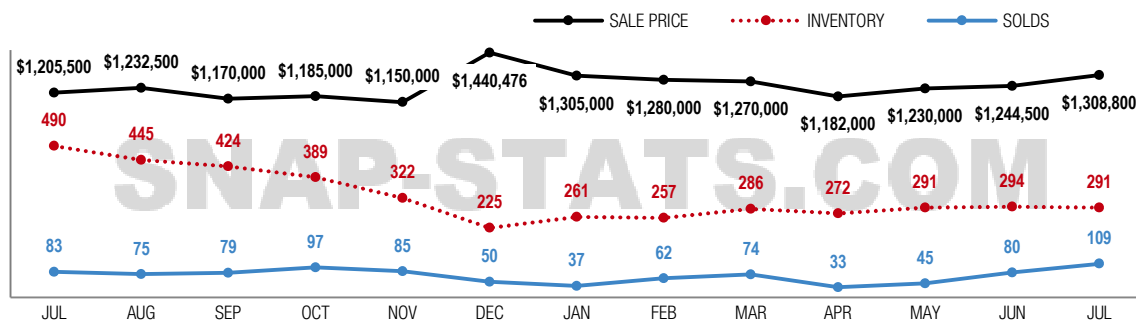
SnapStats®	Inventory	Sales	Sales Ratio
Burke Mountain	36	27	75%
Canyon Springs	3	1	33%
Cape Horn	8	2	25%
Central Coquitlam	47	22	47%
Chineside	6	2	33%
Coquitlam East	7	4	57%
Coquitlam West	52	10	19%
Eagle Ridge	3	1	33%
Harbour Chines	5	0	NA
Harbour Place	8	3	38%
Hockaday	3	3	100%
Maillardville	41	7	17%
Meadow Brook	0	3	NA*
New Horizons	3	3	100%
North Coquitlam	1	0	NA
Park Ridge Estates	2	1	50%
Ranch Park	15	5	33%
River Springs	4	3	75%
Scott Creek	8	1	13%
Summitt View	0	1	NA*
Upper Eagle Ridge	1	2	200%*
Westwood Plateau	37	7	19%
Westwood Summit	1	1	100%
TOTAL*	291	109	37%

Market Summary

- Market Type Indicator **COQUITLAM DETACHED**: Sellers Market at 37% Sales Ratio average (3.7 in 10 homes selling rate)
- Homes are selling on average 100% of list price
- Most Active Price Band** \$900,000 to \$1 mil with average 73% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$2.25 mil to \$2.5 mil, Coquitlam West, Maillardville, Scott Creek and Westwood Plateau
- Sellers Best Bet** Selling homes in Burke Mountain, Central Coquitlam and 3 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	0	1	NA*
300,001 – 400,000	20	10	50%
400,001 – 500,000	74	39	53%
500,001 – 600,000	105	34	32%
600,001 – 700,000	96	32	33%
700,001 – 800,000	60	20	33%
800,001 – 900,000	52	13	25%
900,001 – 1,000,000	38	14	37%
1,000,001 – 1,250,000	26	6	23%
1,250,001 – 1,500,000	3	0	NA
1,500,001 – 1,750,000	3	1	33%
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*	477	170	36%

0 to 1 Bedroom	110	35	32%
2 Bedrooms	234	90	38%
3 Bedrooms	75	24	32%
4 Bedrooms & Greater	58	21	36%
TOTAL*	477	170	36%

SnapStats®	June	July	Variance
Inventory	479	477	0%
Solds	128	170	33%
Sale Price	\$588,500	\$608,500	3%
Sale Price SQFT	\$642	\$633	-1%
Sale to List Price Ratio	97%	99%	2%
Days on Market	17	14	-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

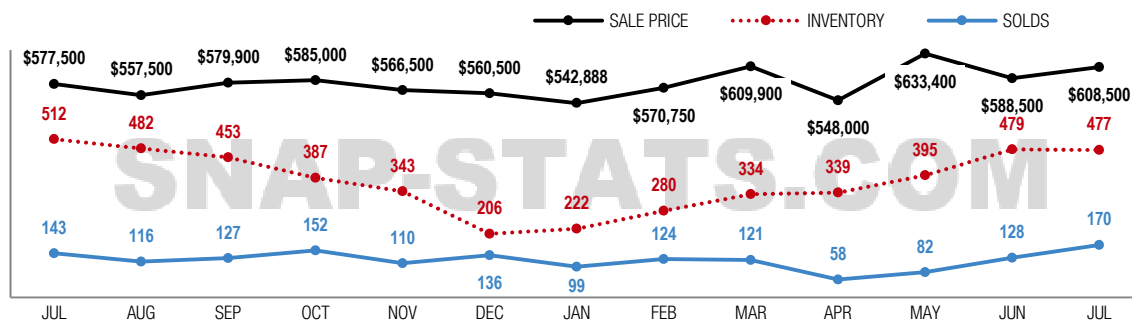
SnapStats®	Inventory	Sales	Sales Ratio
Burke Mountain	52	20	38%
Canyon Springs	7	7	100%
Cape Horn	0	0	NA
Central Coquitlam	15	4	27%
Chineside	0	0	NA
Coquitlam East	8	3	38%
Coquitlam West	182	58	32%
Eagle Ridge	12	4	33%
Harbour Chines	0	0	NA
Harbour Place	0	0	NA
Hockaday	0	0	NA
Maillardville	23	10	43%
Meadow Brook	0	0	NA
New Horizons	32	11	34%
North Coquitlam	93	33	35%
Park Ridge Estates	0	0	NA
Ranch Park	1	0	NA
River Springs	0	0	NA
Scott Creek	1	1	100%
Summitt View	0	0	NA
Upper Eagle Ridge	1	0	NA
Westwood Plateau	50	19	38%
Westwood Summit	0	0	NA
TOTAL*	477	170	36%

Market Summary

- Market Type Indicator **COQUITLAM ATTACHED**: Sellers Market at 36% Sales Ratio average (3.6 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 53% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1 mil to \$1.25 mil, Central Coquitlam, up to 1 / and 3 bedroom properties
- Sellers Best Bet** Selling homes in Maillardville 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	1	0	NA
700,001 – 800,000	2	4	200%*
800,001 – 900,000	14	3	21%
900,001 – 1,000,000	15	9	60%
1,000,001 – 1,250,000	15	17	113%*
1,250,001 – 1,500,000	17	5	29%
1,500,001 – 1,750,000	4	1	25%
1,750,001 – 2,000,000	1	0	NA
2,000,001 – 2,250,000	2	1	50%
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*	73	40	55%

2 Bedrooms & Less	3	2	67%
3 to 4 Bedrooms	38	18	47%
5 to 6 Bedrooms	29	19	66%
7 Bedrooms & More	3	1	33%
TOTAL*	73	40	55%

SnapStats®	June	July	Variance
Inventory	73	73	0%
Solds	28	40	43%
Sale Price	\$956,000	\$1,038,000	9%
Sale Price SQFT	\$421	\$458	9%
Sale to List Price Ratio	98%	104%	6%
Days on Market	12	10	-17%

*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

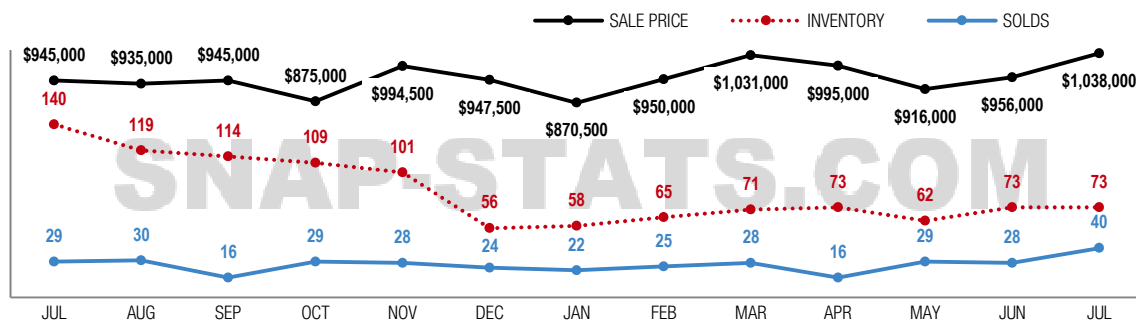
SnapStats®	Inventory	Sales	Sales Ratio
Birchland Manor	1	2	200%*
Central Port Coquitlam	7	3	43%
Citadel	9	8	89%
Glenwood	16	10	63%
Lincoln Park	10	0	NA
Lower Mary Hill	4	0	NA
Mary Hill	11	1	9%
Oxford Heights	3	9	300%*
Riverwood	8	3	38%
Woodland Acres	4	4	100%
TOTAL*	73	40	55%

Market Summary

- Market Type Indicator **PORT COQUITLAM DETACHED**: Sellers Market at 55% Sales Ratio average (5.5 in 10 homes selling rate)
- Homes are selling on average 4% above list price
- Most Active Price Band** \$1 mil to \$1.25 mil with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$800,000 to \$900,000, Mary Hill, Riverwood and 3 to 4 bedroom properties
- Sellers Best Bet** Selling homes in Citadel, Glenwood, Oxford Heights and 5 to 6 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



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Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	7	1	14%
300,001 – 400,000	12	13	108%*
400,001 – 500,000	45	13	29%
500,001 – 600,000	31	15	48%
600,001 – 700,000	23	13	57%
700,001 – 800,000	15	14	93%
800,001 – 900,000	8	6	75%
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*	141	75	53%

0 to 1 Bedroom	27	11	41%
2 Bedrooms	76	35	46%
3 Bedrooms	31	21	68%
4 Bedrooms & Greater	7	8	114%*
TOTAL*	141	75	53%

SnapStats®	June	July	Variance
Inventory	128	141	10%
Solds	63	75	19%
Sale Price	\$517,500	\$575,000	11%
Sale Price SQFT	\$498	\$516	4%
Sale to List Price Ratio	98%	97%	-1%
Days on Market	12	16	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

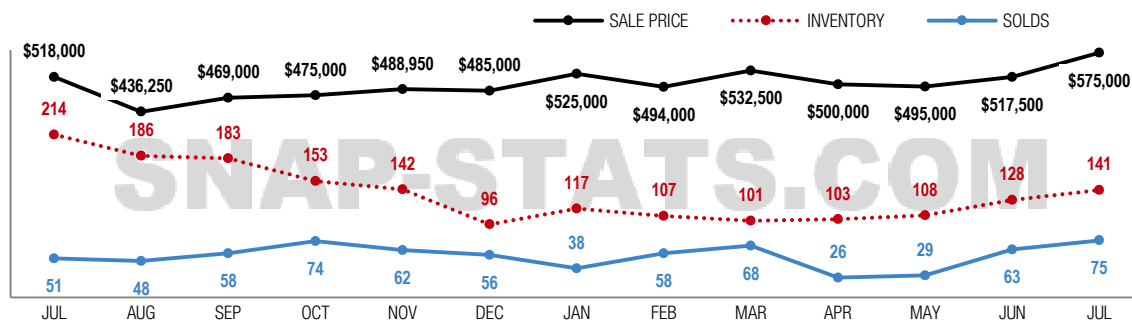
SnapStats®	Inventory	Sales	Sales Ratio
Birchland Manor	0	0	NA
Central Port Coquitlam	91	33	36%
Citadel	8	5	63%
Glenwood	22	11	50%
Lincoln Park	1	1	100%
Lower Mary Hill	0	0	NA
Mary Hill	2	3	150%*
Oxford Heights	0	0	NA
Riverwood	16	22	138%*
Woodland Acres	1	0	NA
TOTAL*	141	75	53%

Market Summary

- Market Type Indicator **PORT COQUITLAM ATTACHED**: Sellers Market at 53% Sales Ratio average (5.3 in 10 homes selling rate)
- Homes are selling on average 3% below list price
- Most Active Price Band** \$300,000 to \$400,000 with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$400,000 to \$500,000, Central Port Coquitlam and up to 1 bedroom properties
- Sellers Best Bet** Selling homes in Citadel, Glenwood, Riverwood 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	0	0	NA
800,001 – 900,000	0	0	NA
900,001 – 1,000,000	1	2	200%*
1,000,001 – 1,250,000	7	8	114%*
1,250,001 – 1,500,000	18	6	33%
1,500,001 – 1,750,000	7	7	100%
1,750,001 – 2,000,000	11	2	18%
2,000,001 – 2,250,000	2	2	100%
2,250,001 – 2,500,000	4	1	25%
2,500,001 – 2,750,000	5	1	20%
2,750,001 – 3,000,000	6	0	NA
3,000,001 – 3,500,000	5	0	NA
3,500,001 – 4,000,000	4	0	NA
4,000,001 & Greater	4	1	25%
TOTAL*	74	30	41%

2 Bedrooms & Less	2	1	50%
3 to 4 Bedrooms	38	15	39%
5 to 6 Bedrooms	28	12	43%
7 Bedrooms & More	6	2	33%
TOTAL*	74	30	41%

SnapStats®	June	July	Variance
Inventory	77	74	-4%
Solds	19	30	58%
Sale Price	\$1,375,000	\$1,435,000	4%
Sale Price SQFT	\$395	\$516	31%
Sale to List Price Ratio	95%	96%	1%
Days on Market	17	22	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

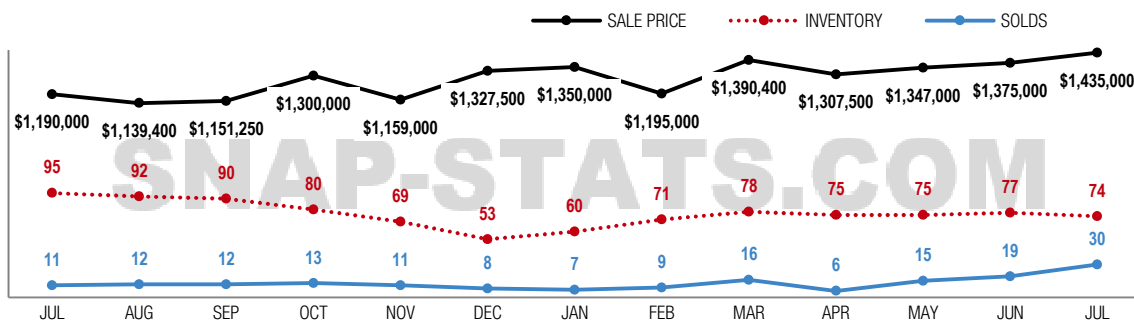
SnapStats®	Inventory	Sales	Sales Ratio
Anmore	16	2	13%
Barber Street	4	1	25%
Belcarra	8	1	13%
College Park	7	4	57%
Glenayre	2	1	50%
Heritage Mountain	2	2	100%
Heritage Woods	12	6	50%
loco	1	2	200%*
Mountain Meadows	2	2	100%
North Shore	8	6	75%
Port Moody Centre	12	3	25%
TOTAL*	74	30	41%

Market Summary

- Market Type Indicator **PORT MOODY DETACHED**: Sellers Market at 41% Sales Ratio average (4.1 in 10 homes selling rate)
- Homes are selling on average 4% below list price
- Most Active Price Band** \$1 mil to \$1.25 mil with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.75 mil to \$2 mil, Anmore, Belcarra, Port Moody Centre and 3 to 4 bedroom properties
- Sellers Best Bet** Selling homes in Heritage Woods, North Shore and 5 to 6 bedroom properties

**With minimum inventory of 10 in most instances

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SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	0	1	NA*
300,001 – 400,000	2	0	NA
400,001 – 500,000	14	5	36%
500,001 – 600,000	32	11	34%
600,001 – 700,000	33	20	61%
700,001 – 800,000	24	4	17%
800,001 – 900,000	12	12	100%
900,001 – 1,000,000	13	5	38%
1,000,001 – 1,250,000	11	4	36%
1,250,001 – 1,500,000	5	0	NA
1,500,001 – 1,750,000	3	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*	151	62	41%

0 to 1 Bedroom	19	7	37%
2 Bedrooms	80	32	40%
3 Bedrooms	39	16	41%
4 Bedrooms & Greater	13	7	54%
TOTAL*	151	62	41%

SnapStats®	June	July	Variance
Inventory	143	151	6%
Solds	37	62	68%
Sale Price	\$680,000	\$684,000	1%
Sale Price SQFT	\$620	\$606	-2%
Sale to List Price Ratio	97%	98%	1%
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 CONDOS & TOWNHOMES

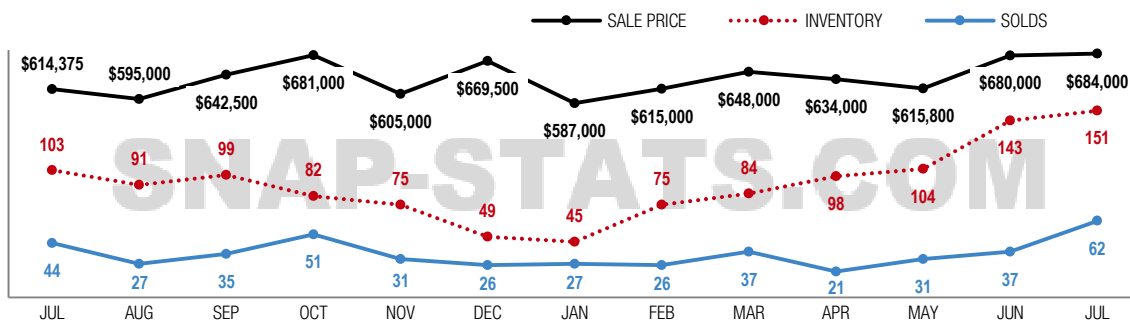
SnapStats®	Inventory	Sales	Sales Ratio
Anmore	0	0	NA
Barber Street	0	0	NA
Belcarra	0	0	NA
College Park	6	4	67%
Glenayre	0	0	NA
Heritage Mountain	7	6	86%
Heritage Woods	11	5	45%
loco	0	0	NA
Mountain Meadows	0	0	NA
North Shore	20	8	40%
Port Moody Centre	107	39	36%
TOTAL*	151	62	41%

Market Summary

- Market Type Indicator **PORT MOODY ATTACHED**: Sellers Market at 41% Sales Ratio average (4.1 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band** \$800,000 to \$900,000 with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$700,000 to \$800,000, Port Moody Centre and up to 1 bedroom properties
- Sellers Best Bet** Selling homes in Heritage Woods 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	1	NA*
700,001 – 800,000	3	1	33%
800,001 – 900,000	2	6	300%*
900,001 – 1,000,000	4	6	150%*
1,000,001 – 1,250,000	3	3	100%
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*	13	17	131%*

2 Bedrooms & Less	0	0	NA
3 to 4 Bedrooms	10	10	100%
5 to 6 Bedrooms	1	7	700%*
7 Bedrooms & More	2	0	NA
TOTAL*	13	17	131%*

SnapStats®	June	July	Variance
Inventory	17	13	-24%
Solds	9	17	89%
Sale Price	\$935,000	\$906,000	-3%
Sale Price SQFT	\$379	\$386	2%
Sale to List Price Ratio	98%	102%	4%
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 DETACHED HOUSES

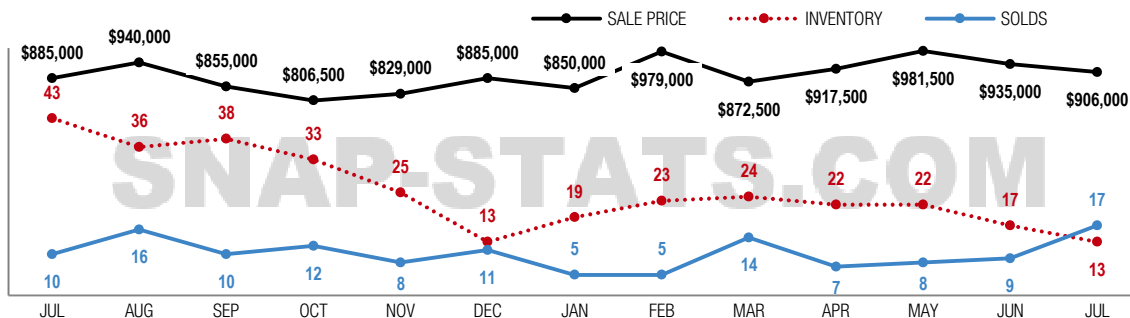
SnapStats®	Inventory	Sales	Sales Ratio
Central Meadows	7	6	86%
Mid Meadows	0	6	NA*
North Meadows	0	0	NA
South Meadows	6	5	83%
West Meadows	0	0	NA
TOTAL*	13	17	131%*

Market Summary

- Market Type Indicator **PITT MEADOWS DETACHED**: Sellers Market at 131% Sales Ratio average (13.1 in 10 homes selling rate)
- Homes are selling on average 2% above list price
- Most Active Price Band** Insufficient data but with 12 sales \$800,000 to \$1 mil priced homes
- Buyers Best Bet** Insufficient data
- Sellers Best Bet** Selling homes with 3 to 4 bedrooms

**With minimum inventory of 10 in most instances

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SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	0	1	NA*
300,001 – 400,000	2	3	150%*
400,001 – 500,000	29	5	17%
500,001 – 600,000	22	7	32%
600,001 – 700,000	6	5	83%
700,001 – 800,000	0	2	NA*
800,001 – 900,000	2	2	100%
900,001 – 1,000,000	2	1	50%
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*	63	26	41%

0 to 1 Bedroom	11	4	36%
2 Bedrooms	35	9	26%
3 Bedrooms	15	12	80%
4 Bedrooms & Greater	2	1	50%
TOTAL*	63	26	41%

SnapStats®	June	July	Variance
Inventory	60	63	5%
Solds	17	26	53%
Sale Price	\$480,000	\$550,450	15%
Sale Price SQFT	\$396	\$446	13%
Sale to List Price Ratio	98%	100%	2%
Days on Market	15	12	-20%

*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

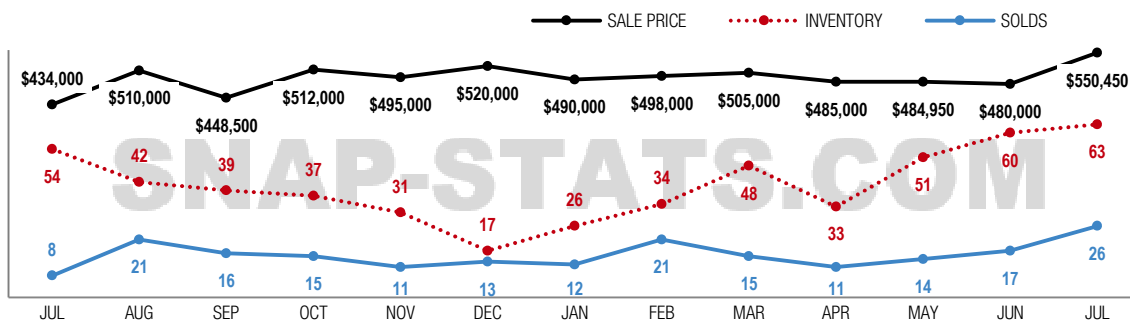
SnapStats®	Inventory	Sales	Sales Ratio
Central Meadows	17	6	35%
Mid Meadows	25	8	32%
North Meadows	10	1	10%
South Meadows	11	11	100%
West Meadows	0	0	NA
TOTAL*	63	26	41%

Market Summary

- Market Type Indicator **PITT MEADOWS ATTACHED**: Sellers Market at 41% Sales Ratio average (4.1 in 10 homes selling rate)
- Homes are selling on average 100% of list price
- Most Active Price Band** \$500,000 to \$600,000 with average 32% 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 South Meadows 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	3	3	100%
600,001 – 700,000	28	6	21%
700,001 – 800,000	30	19	63%
800,001 – 900,000	36	32	89%
900,001 – 1,000,000	56	16	29%
1,000,001 – 1,250,000	71	26	37%
1,250,001 – 1,500,000	30	7	23%
1,500,001 – 1,750,000	5	1	20%
1,750,001 – 2,000,000	5	1	20%
2,000,001 – 2,250,000	4	0	NA
2,250,001 – 2,500,000	4	1	25%
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*	276	112	41%

2 Bedrooms & Less	21	2	10%
3 to 4 Bedrooms	138	66	48%
5 to 6 Bedrooms	109	42	39%
7 Bedrooms & More	8	2	25%
TOTAL*	276	112	41%

SnapStats®	June	July	Variance
Inventory	276	276	0%
Solds	91	112	23%
Sale Price	\$880,000	\$892,000	1%
Sale Price SQFT	\$311	\$300	-4%
Sale to List Price Ratio	98%	99%	1%
Days on Market	13	11	-15%

*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

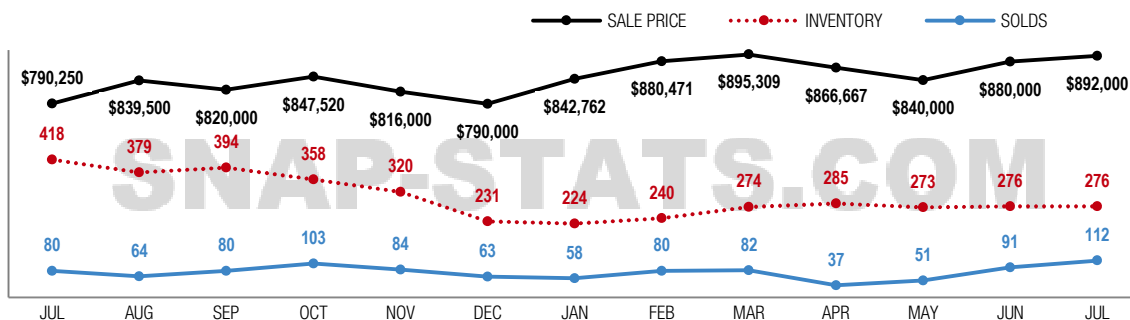
SnapStats®	Inventory	Sales	Sales Ratio
Albion	54	18	33%
Cottonwood	41	26	63%
East Central	33	13	39%
North	0	0	NA
Northeast	2	0	NA
Northwest	20	7	35%
Silver Valley	41	14	34%
Southwest	30	10	33%
Thornhill	10	2	20%
Websters Corners	12	6	50%
West Central	32	13	41%
Whonnock	1	3	300%*
TOTAL*	276	112	41%

Market Summary

- Market Type Indicator **MAPLE RIDGE DETACHED**: Sellers Market at 41% Sales Ratio average (4.1 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band** \$800,000 to \$900,000 with average 89% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$600,000 to \$700,000, Thornhill and up to 2 bedroom properties
- Sellers Best Bet** Selling homes in Cottonwood, Websters Corners 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	2	0	NA
200,001 – 300,000	12	5	42%
300,001 – 400,000	45	33	73%
400,001 – 500,000	70	28	40%
500,001 – 600,000	57	32	56%
600,001 – 700,000	32	13	41%
700,001 – 800,000	14	6	43%
800,001 – 900,000	2	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*	235	117	50%

0 to 1 Bedroom	30	15	50%
2 Bedrooms	107	44	41%
3 Bedrooms	79	51	65%
4 Bedrooms & Greater	19	7	37%
TOTAL*	235	117	50%

SnapStats®	June	July	Variance
Inventory	221	235	6%
Solds	83	117	41%
Sale Price	\$500,000	\$485,900	-3%
Sale Price SQFT	\$381	\$380	0%
Sale to List Price Ratio	98%	99%	1%
Days on Market	11	19	73%

*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

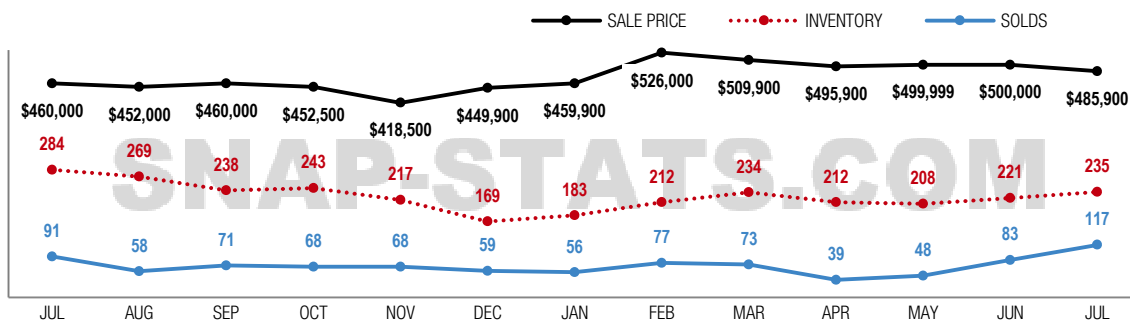
SnapStats®	Inventory	Sales	Sales Ratio
Albion	13	8	62%
Cottonwood	36	23	64%
East Central	101	50	50%
North	0	0	NA
Northeast	0	0	NA
Northwest	8	3	38%
Silver Valley	9	6	67%
Southwest	10	1	10%
Thornhill	6	3	50%
Websters Corners	0	0	NA
West Central	52	23	44%
Whonnock	0	0	NA
TOTAL*	235	117	50%

Market Summary

- Market Type Indicator **MAPLE RIDGE ATTACHED**: Sellers Market at 50% Sales Ratio average (5 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band** \$300,000 to \$400,000 with average 73% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$400,000 to \$500,000, Northwest, Southwest and minimum 4 bedroom properties
- Sellers Best Bet** Selling homes in Albion, Cottonwood, Silver Valley and 3 bedroom properties

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