

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	1	50%
1,000,001 – 1,250,000	21	15	71%
1,250,001 – 1,500,000	71	29	41%
1,500,001 – 1,750,000	55	23	42%
1,750,001 – 2,000,000	50	13	26%
2,000,001 – 2,250,000	26	7	27%
2,250,001 – 2,500,000	26	6	23%
2,500,001 – 2,750,000	33	3	9%
2,750,001 – 3,000,000	30	0	NA
3,000,001 – 3,500,000	11	1	9%
3,500,001 – 4,000,000	5	0	NA
4,000,001 & Greater	7	0	NA
TOTAL*	338	98	29%

2 Bedrooms & Less	13	3	23%
3 to 4 Bedrooms	88	37	42%
5 to 6 Bedrooms	159	42	26%
7 Bedrooms & More	78	16	21%
TOTAL*	338	98	29%

SnapStats®	July	August	Variance
Inventory	331	338	2%
Solds	71	98	38%
Sale Price	\$1,485,650	\$1,561,000	5%
Sale Price SQFT	\$565	\$590	4%
Sale to List Price Ratio	97%	99%	2%
Days on Market	8	13	63%

*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

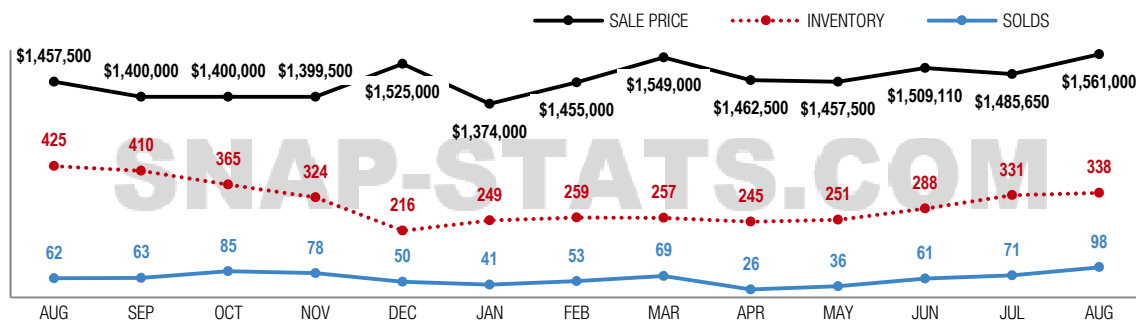
SnapStats®	Inventory	Sales	Sales Ratio
Big Bend	5	0	NA
Brentwood Park	13	1	8%
Buckingham Heights	12	2	17%
Burnaby Hospital	14	1	7%
Burnaby Lake	17	2	12%
Cariboo	0	0	NA
Capitol Hill	28	12	43%
Central	7	2	29%
Central Park	7	2	29%
Deer Lake	8	0	NA
Deer Lake Place	1	2	200%*
East Burnaby	19	10	53%
Edmonds	13	2	15%
Forest Glen	13	1	8%
Forest Hills	1	0	NA
Garden Village	3	0	NA
Government Road	5	5	100%
Greentree Village	4	0	NA
Highgate	7	2	29%
Metrotown	20	0	NA
Montecito	9	1	11%
Oakdale	1	1	100%
Oaklands	0	0	NA
Parkcrest	19	7	37%
Simon Fraser Hills	0	0	NA
Simon Fraser University SFU	4	1	25%
South Slope	42	9	21%
Sperling-Duthie	13	8	62%
Sullivan Heights	2	0	NA
Suncrest	9	2	22%
The Crest	9	2	22%
Upper Deer Lake	8	3	38%
Vancouver Heights	10	5	50%
Westridge	6	5	83%
Willingdon Heights	9	10	111%*
TOTAL*	338	98	29%

Market Summary

- Market Type Indicator **BURNABY DETACHED**: Sellers Market at 29% Sales Ratio average (2.9 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band** \$1 mil to \$1.25 mil with average 71% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$2.5 mil to \$2.75 mil / \$3 mil to \$3.5 mil, Brentwood Park, Burnaby Hospital and Forest Glen
- Sellers Best Bet** Selling homes in East Burnaby, Sperling-Duthie, Vancouver Heights, Willingdon Heights and 7 plus bedrooms

**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	35	9	26%
400,001 – 500,000	130	39	30%
500,001 – 600,000	173	72	42%
600,001 – 700,000	196	51	26%
700,001 – 800,000	164	40	24%
800,001 – 900,000	128	22	17%
900,001 – 1,000,000	72	14	19%
1,000,001 – 1,250,000	45	4	9%
1,250,001 – 1,500,000	28	1	4%
1,500,001 – 1,750,000	9	1	11%
1,750,001 – 2,000,000	7	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*	988	253	26%

0 to 1 Bedroom	196	66	34%
2 Bedrooms	607	147	24%
3 Bedrooms	167	37	22%
4 Bedrooms & Greater	18	3	17%
TOTAL*	988	253	26%

SnapStats®	July	August	Variance
Inventory	891	988	11%
Solds	201	253	26%
Sale Price	\$589,000	\$616,000	5%
Sale Price SQFT	\$664	\$689	4%
Sale to List Price Ratio	98%	99%	1%
Days on Market	18	15	-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 CONDOS & TOWNHOMES

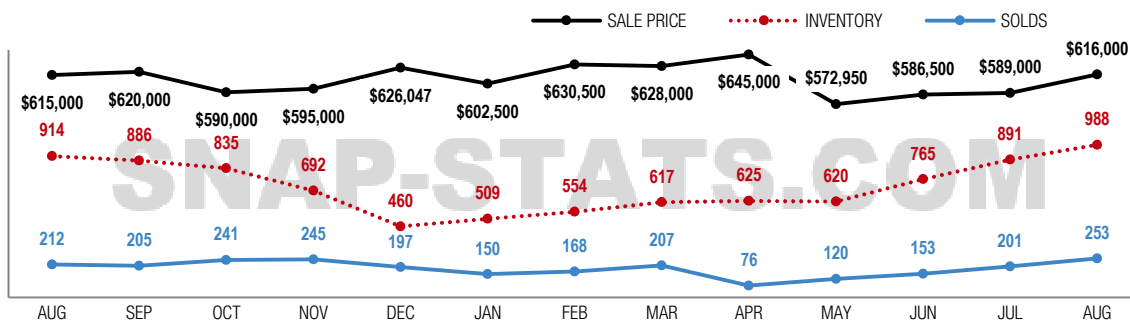
SnapStats®	Inventory	Sales	Sales Ratio
Big Bend	0	1	NA*
Brentwood Park	201	68	34%
Buckingham Heights	0	0	NA
Burnaby Hospital	8	4	50%
Burnaby Lake	6	1	17%
Cariboo	14	3	21%
Capitol Hill	7	2	29%
Central	24	6	25%
Central Park	25	8	32%
Deer Lake	0	0	NA
Deer Lake Place	0	0	NA
East Burnaby	10	0	NA
Edmonds	62	20	32%
Forest Glen	65	7	11%
Forest Hills	5	1	20%
Garden Village	0	0	NA
Government Road	19	10	53%
Greentree Village	2	4	200%*
Highgate	76	19	25%
Metrotown	216	39	18%
Montecito	5	5	100%
Oakdale	0	0	NA
Oaklands	9	0	NA
Parkcrest	3	2	67%
Simon Fraser Hills	9	6	67%
Simon Fraser University SFU	96	10	10%
South Slope	50	17	34%
Sperling-Duthie	2	0	NA
Sullivan Heights	33	8	24%
Suncrest	0	0	NA
The Crest	11	2	18%
Upper Deer Lake	0	0	NA
Vancouver Heights	19	6	32%
Westridge	2	1	50%
Willingdon Heights	9	3	33%
TOTAL*	988	253	26%

Market Summary

- Market Type Indicator **BURNABY ATTACHED**: Sellers Market at 26% Sales Ratio average (2.6 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 42% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.25 mil to \$1.5 mil, Forest Glen, Simon Fraser University and minimum 4 bedroom properties
- Sellers Best Bet** Selling homes in Burnaby Hospital, Government Road, Simon Fraser Hills and up to 1 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	1	0	NA
800,001 – 900,000	5	0	NA
900,001 – 1,000,000	11	5	45%
1,000,001 – 1,250,000	28	14	50%
1,250,001 – 1,500,000	17	10	59%
1,500,001 – 1,750,000	7	1	14%
1,750,001 – 2,000,000	8	3	38%
2,000,001 – 2,250,000	2	1	50%
2,250,001 – 2,500,000	3	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	0	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	82	34	41%

2 Bedrooms & Less	7	1	14%
3 to 4 Bedrooms	43	21	49%
5 to 6 Bedrooms	26	9	35%
7 Bedrooms & More	6	3	50%
TOTAL*	82	34	41%

SnapStats®	July	August	Variance
Inventory	87	82	-6%
Solds	28	34	21%
Sale Price	\$1,275,000	\$1,214,000	-5%
Sale Price SQFT	\$452	\$496	10%
Sale to List Price Ratio	97%	99%	2%
Days on Market	16	18	13%

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Community DETACHED HOUSES

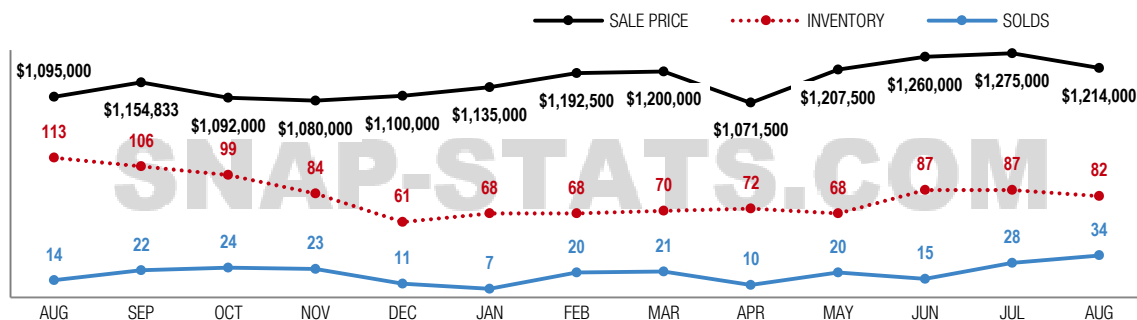
SnapStats®	Inventory	Sales	Sales Ratio
Brunette	0	0	NA
Connaught Heights	8	1	13%
Downtown	0	0	NA
Fraserview	0	0	NA
GlenBrooke North	7	6	86%
Moody Park	4	3	75%
North Arm	0	0	NA
Quay	0	0	NA
Queensborough	28	7	25%
Queens Park	9	2	22%
Sapperton	4	2	50%
The Heights	12	7	58%
Uptown	5	1	20%
West End	5	5	100%
TOTAL*	82	34	41%

Market Summary

- Market Type Indicator **NEW WESTMINSTER 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** \$1.25 mil to \$1.5 mil with average 59% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.75 mil to \$2 mil, Connaught Heights and 5 to 6 bedroom properties
- Sellers Best Bet** Selling homes in The Heights and 3 to 4 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	5	2	40%
300,001 – 400,000	32	16	50%
400,001 – 500,000	70	29	41%
500,001 – 600,000	88	29	33%
600,001 – 700,000	82	21	26%
700,001 – 800,000	57	21	37%
800,001 – 900,000	27	4	15%
900,001 – 1,000,000	9	2	22%
1,000,001 – 1,250,000	8	0	NA
1,250,001 – 1,500,000	4	0	NA
1,500,001 – 1,750,000	2	1	50%
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*	384	125	33%

0 to 1 Bedroom	92	46	50%
2 Bedrooms	215	51	24%
3 Bedrooms	70	26	37%
4 Bedrooms & Greater	7	2	29%
TOTAL*	384	125	33%

SnapStats®	July	August	Variance
Inventory	357	384	8%
Solds	133	125	-6%
Sale Price	\$550,000	\$545,000	-1%
Sale Price SQFT	\$581	\$594	2%
Sale to List Price Ratio	98%	98%	0%
Days on Market	15	17	13%

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Community CONDOS & TOWNHOMES

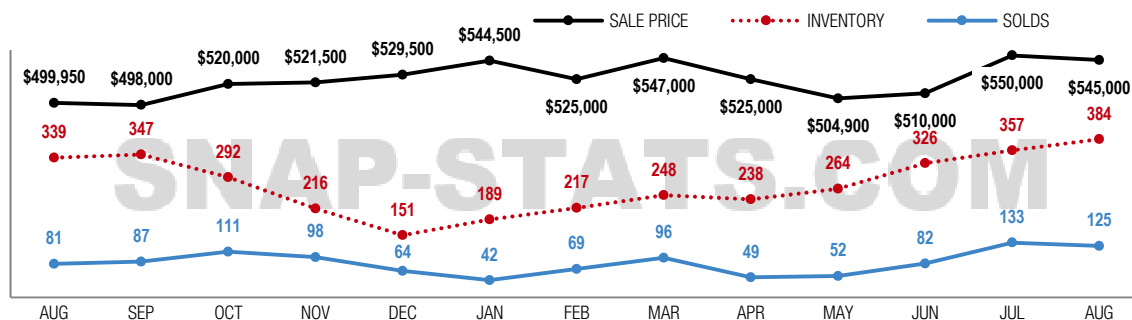
SnapStats®	Inventory	Sales	Sales Ratio
Brunette	0	0	NA
Connaught Heights	0	0	NA
Downtown	75	17	23%
Fraserview	50	15	30%
GlenBrooke North	4	7	175%*
Moody Park	3	0	NA
North Arm	0	0	NA
Quay	61	20	33%
Queensborough	53	25	47%
Queens Park	1	0	NA
Sapperton	35	11	31%
The Heights	0	0	NA
Uptown	98	29	30%
West End	4	1	25%
TOTAL*	384	125	33%

Market Summary

- Market Type Indicator **NEW WESTMINSTER ATTACHED**: Sellers Market at 33% Sales Ratio average (3.3 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band** \$300,000 to \$400,000 with average 50% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$800,000 to \$900,000, Downtown and 2 bedroom properties
- Sellers Best Bet** Selling homes in Queensborough 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	1	NA*
800,001 – 900,000	4	7	175%*
900,001 – 1,000,000	13	3	23%
1,000,001 – 1,250,000	42	27	64%
1,250,001 – 1,500,000	76	25	33%
1,500,001 – 1,750,000	57	11	19%
1,750,001 – 2,000,000	30	4	13%
2,000,001 – 2,250,000	15	3	20%
2,250,001 – 2,500,000	27	2	7%
2,500,001 – 2,750,000	15	0	NA
2,750,001 – 3,000,000	20	0	NA
3,000,001 – 3,500,000	8	0	NA
3,500,001 – 4,000,000	2	0	NA
4,000,001 & Greater	1	0	NA
TOTAL*	310	83	27%

2 Bedrooms & Less	11	2	18%
3 to 4 Bedrooms	112	36	32%
5 to 6 Bedrooms	117	30	26%
7 Bedrooms & More	70	15	21%
TOTAL*	310	83	27%

SnapStats®	July	August	Variance
Inventory	291	310	7%
Solds	109	83	-24%
Sale Price	\$1,308,800	\$1,295,000	-1%
Sale Price SQFT	\$425	\$418	-2%
Sale to List Price Ratio	100%	100%	0%
Days on Market	16	14	-13%

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

Community DETACHED HOUSES

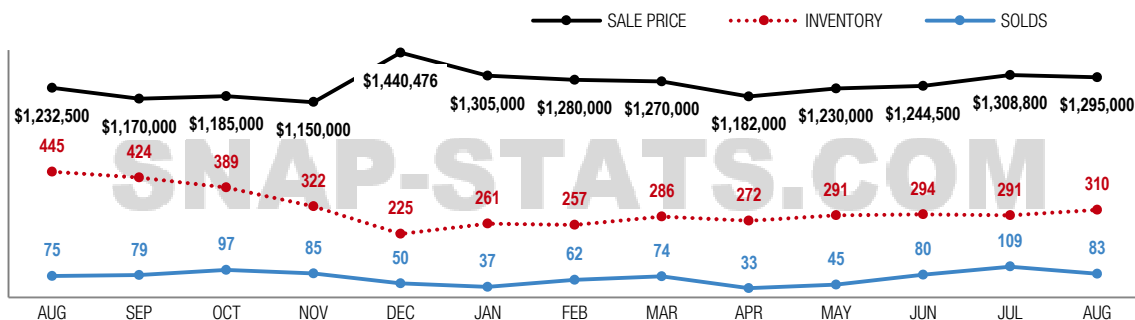
SnapStats®	Inventory	Sales	Sales Ratio
Burke Mountain	39	11	28%
Canyon Springs	4	0	NA
Cape Horn	7	3	43%
Central Coquitlam	61	11	18%
Chineside	3	2	67%
Coquitlam East	10	3	30%
Coquitlam West	56	4	7%
Eagle Ridge	1	3	300%*
Harbour Chines	7	2	29%
Harbour Place	4	5	125%*
Hockaday	2	2	100%
Maillardville	44	4	9%
Meadow Brook	1	1	100%
New Horizons	7	3	43%
North Coquitlam	1	0	NA
Park Ridge Estates	1	1	100%
Ranch Park	15	5	33%
River Springs	1	5	500%*
Scott Creek	8	3	38%
Summitt View	0	0	NA
Upper Eagle Ridge	0	2	NA*
Westwood Plateau	38	12	32%
Westwood Summit	0	1	NA*
TOTAL*	310	83	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 100% of list price
- Most Active Price Band** \$1 mil to \$1.25 mil with average 64% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$2.25 mil to \$2.5 mil, Coquitlam West, Maillardville and up to 2 bedroom properties
- Sellers Best Bet** Selling homes in Scott Creek 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	0	1	NA*
300,001 – 400,000	21	11	52%
400,001 – 500,000	71	32	45%
500,001 – 600,000	110	41	37%
600,001 – 700,000	103	25	24%
700,001 – 800,000	59	11	19%
800,001 – 900,000	45	15	33%
900,001 – 1,000,000	33	10	30%
1,000,001 – 1,250,000	34	5	15%
1,250,001 – 1,500,000	5	0	NA
1,500,001 – 1,750,000	4	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*	486	151	31%

0 to 1 Bedroom	95	40	42%
2 Bedrooms	261	70	27%
3 Bedrooms	76	24	32%
4 Bedrooms & Greater	54	17	31%
TOTAL*	486	151	31%

SnapStats®	July	August	Variance
Inventory	477	486	2%
Solds	170	151	-11%
Sale Price	\$608,500	\$595,000	-2%
Sale Price SQFT	\$633	\$593	-6%
Sale to List Price Ratio	99%	99%	0%
Days on Market	14	19	36%

*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

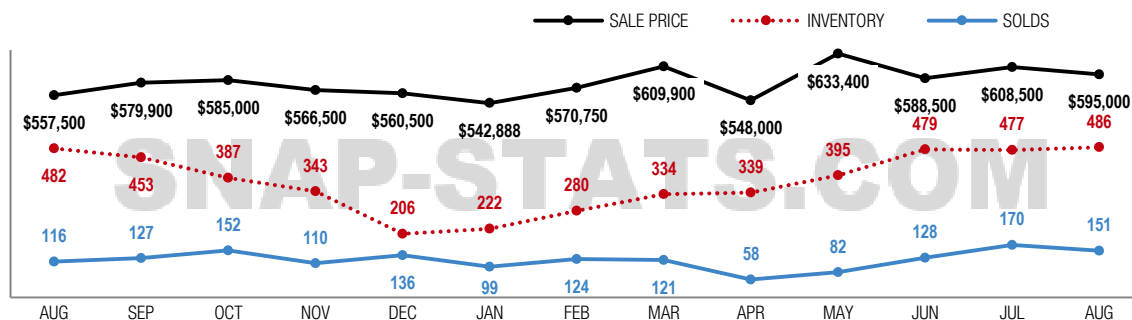
SnapStats®	Inventory	Sales	Sales Ratio
Burke Mountain	46	19	41%
Canyon Springs	10	3	30%
Cape Horn	0	0	NA
Central Coquitlam	14	6	43%
Chineside	0	0	NA
Coquitlam East	6	4	67%
Coquitlam West	179	44	25%
Eagle Ridge	10	5	50%
Harbour Chines	0	0	NA
Harbour Place	0	0	NA
Hockaday	2	0	NA
Maillardville	23	6	26%
Meadow Brook	0	0	NA
New Horizons	33	6	18%
North Coquitlam	106	34	32%
Park Ridge Estates	0	0	NA
Ranch Park	0	1	NA*
River Springs	0	0	NA
Scott Creek	0	2	NA*
Summitt View	0	0	NA
Upper Eagle Ridge	2	0	NA
Westwood Plateau	55	21	38%
Westwood Summit	0	0	NA
TOTAL*	486	151	31%

Market Summary

- Market Type Indicator **COQUITLAM ATTACHED**: Sellers Market at 31% Sales Ratio average (3.1 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 52% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1 mil to \$1.25 mil, New Horizons and 2 bedroom properties
- Sellers Best Bet** Selling homes in Eagle Ridge and up to 1 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	3	2	67%
800,001 – 900,000	6	8	133%*
900,001 – 1,000,000	17	15	88%
1,000,001 – 1,250,000	16	9	56%
1,250,001 – 1,500,000	19	3	16%
1,500,001 – 1,750,000	6	0	NA
1,750,001 – 2,000,000	2	0	NA
2,000,001 – 2,250,000	1	1	100%
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	1	NA*
4,000,001 & Greater	0	0	NA
TOTAL*	71	39	55%

2 Bedrooms & Less	5	0	NA
3 to 4 Bedrooms	38	19	50%
5 to 6 Bedrooms	24	19	79%
7 Bedrooms & More	4	1	25%
TOTAL*	71	39	55%

SnapStats®	July	August	Variance
Inventory	73	71	-3%
Solds	40	39	-3%
Sale Price	\$1,038,000	\$960,000	-8%
Sale Price SQFT	\$458	\$457	0%
Sale to List Price Ratio	104%	102%	-2%
Days on Market	10	9	-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

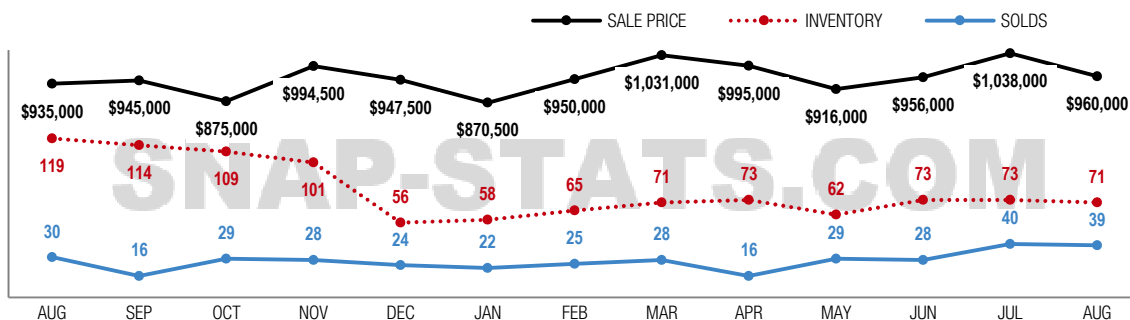
SnapStats®	Inventory	Sales	Sales Ratio
Birchland Manor	0	1	NA*
Central Port Coquitlam	5	3	60%
Citadel	4	8	200%*
Glenwood	23	5	22%
Lincoln Park	13	6	46%
Lower Mary Hill	5	2	40%
Mary Hill	7	4	57%
Oxford Heights	5	4	80%
Riverwood	4	4	100%
Woodland Acres	5	2	40%
TOTAL*	71	39	55%

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 2% above 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 \$1.75 mil, Glenwood and 3 to 4 bedroom properties
- Sellers Best Bet** Selling homes in Citadel 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	5	3	60%
300,001 – 400,000	13	6	46%
400,001 – 500,000	48	18	38%
500,001 – 600,000	39	14	36%
600,001 – 700,000	27	9	33%
700,001 – 800,000	26	8	31%
800,001 – 900,000	4	5	125%*
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*	163	63	39%

0 to 1 Bedroom	32	10	31%
2 Bedrooms	85	35	41%
3 Bedrooms	43	14	33%
4 Bedrooms & Greater	3	4	133%*
TOTAL*	163	63	39%

SnapStats®	July	August	Variance
Inventory	141	163	16%
Solds	75	63	-16%
Sale Price	\$575,000	\$525,000	-9%
Sale Price SQFT	\$516	\$498	-3%
Sale to List Price Ratio	97%	100%	3%
Days on Market	16	10	-38%

*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

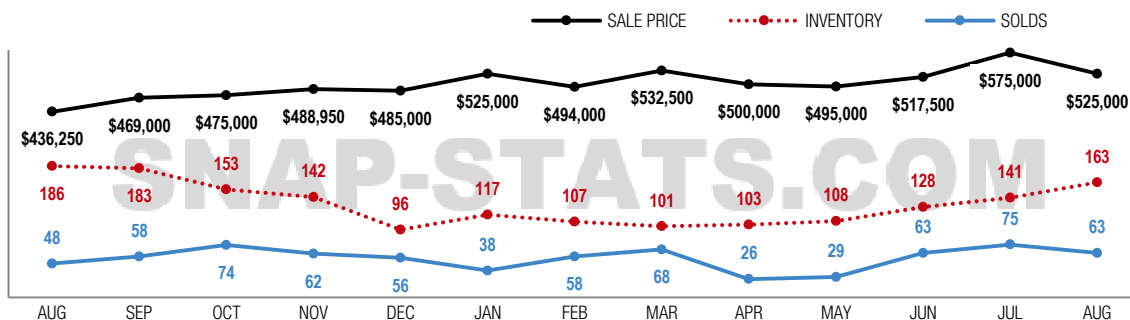
SnapStats®	Inventory	Sales	Sales Ratio
Birchland Manor	0	0	NA
Central Port Coquitlam	104	37	36%
Citadel	14	2	14%
Glenwood	27	6	22%
Lincoln Park	0	1	NA*
Lower Mary Hill	0	0	NA
Mary Hill	2	0	NA
Oxford Heights	1	0	NA
Riverwood	15	16	107%*
Woodland Acres	0	1	NA*
TOTAL*	163	63	39%

Market Summary

- Market Type Indicator **PORT COQUITLAM ATTACHED**: Sellers Market at 39% Sales Ratio average (3.9 in 10 homes selling rate)
- Homes are selling on average 100% of list price
- Most Active Price Band** \$300,000 to \$400,000 with average 46% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$700,000 to \$800,000, Citadel and up to 1 bedroom properties
- Sellers Best Bet** Selling homes in 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	0	NA
800,001 – 900,000	0	0	NA
900,001 – 1,000,000	3	0	NA
1,000,001 – 1,250,000	6	11	183%*
1,250,001 – 1,500,000	16	4	25%
1,500,001 – 1,750,000	9	3	33%
1,750,001 – 2,000,000	11	1	9%
2,000,001 – 2,250,000	2	0	NA
2,250,001 – 2,500,000	6	1	17%
2,500,001 – 2,750,000	3	1	33%
2,750,001 – 3,000,000	6	0	NA
3,000,001 – 3,500,000	5	0	NA
3,500,001 – 4,000,000	5	0	NA
4,000,001 & Greater	5	0	NA
TOTAL*	77	21	27%

2 Bedrooms & Less	3	0	NA
3 to 4 Bedrooms	38	13	34%
5 to 6 Bedrooms	30	7	23%
7 Bedrooms & More	6	1	17%
TOTAL*	77	21	27%

SnapStats®	July	August	Variance
Inventory	74	77	4%
Solds	30	21	-30%
Sale Price	\$1,435,000	\$1,250,000	-13%
Sale Price SQFT	\$516	\$473	-8%
Sale to List Price Ratio	96%	96%	0%
Days on Market	22	14	-36%

*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

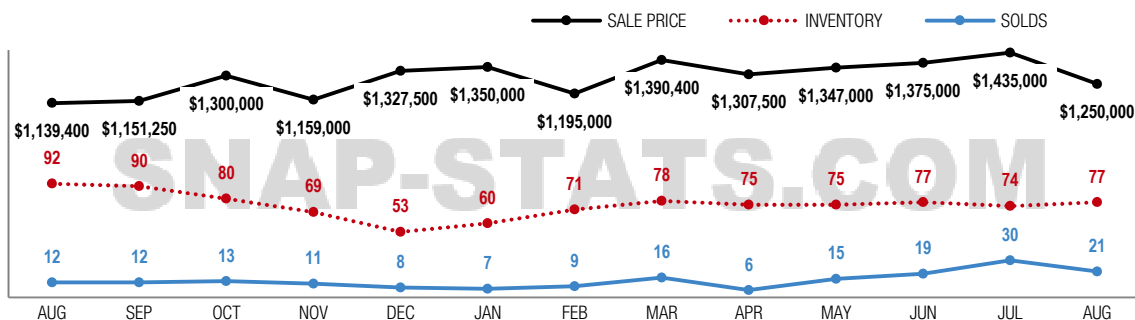
SnapStats®	Inventory	Sales	Sales Ratio
Anmore	13	3	23%
Barber Street	5	0	NA
Belcarra	10	1	10%
College Park	7	3	43%
Glenayre	3	0	NA
Heritage Mountain	3	2	67%
Heritage Woods	10	5	50%
loco	1	0	NA
Mountain Meadows	2	1	50%
North Shore	8	3	38%
Port Moody Centre	15	3	20%
TOTAL*	77	21	27%

Market Summary

- Market Type Indicator **PORT MOODY DETACHED**: Sellers Market at 27% Sales Ratio average (2.7 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, Belcarra and 5 to 6 bedroom properties
- Sellers Best Bet** Selling homes in Heritage Woods 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	1	0	NA
300,001 – 400,000	3	0	NA
400,001 – 500,000	13	7	54%
500,001 – 600,000	27	15	56%
600,001 – 700,000	34	14	41%
700,001 – 800,000	20	12	60%
800,001 – 900,000	14	5	36%
900,001 – 1,000,000	14	4	29%
1,000,001 – 1,250,000	11	3	27%
1,250,001 – 1,500,000	4	1	25%
1,500,001 – 1,750,000	3	0	NA
1,750,001 – 2,000,000	1	0	NA
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	0	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	0	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	145	61	42%

0 to 1 Bedroom	18	10	56%
2 Bedrooms	74	27	36%
3 Bedrooms	40	19	48%
4 Bedrooms & Greater	13	5	38%
TOTAL*	145	61	42%

SnapStats®	July	August	Variance
Inventory	151	145	-4%
Solds	62	61	-2%
Sale Price	\$684,000	\$678,500	-1%
Sale Price SQFT	\$606	\$605	0%
Sale to List Price Ratio	98%	99%	1%
Days on Market	14	10	-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 CONDOS & TOWNHOMES

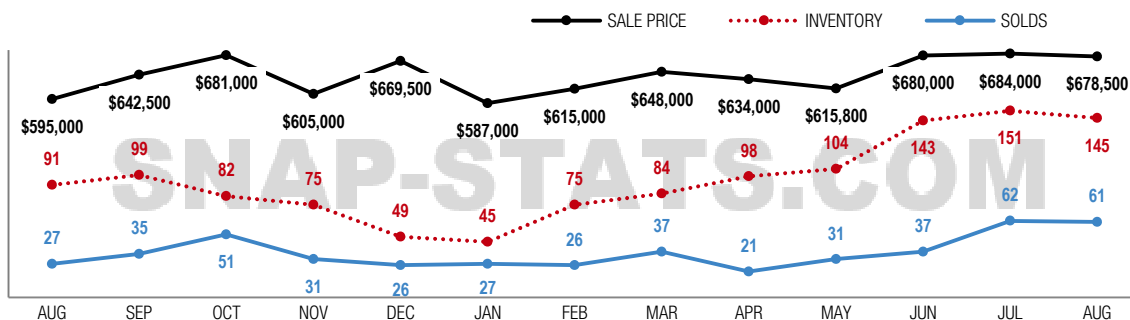
SnapStats®	Inventory	Sales	Sales Ratio
Anmore	0	0	NA
Barber Street	0	0	NA
Belcarra	0	0	NA
College Park	12	1	8%
Glenayre	0	0	NA
Heritage Mountain	5	4	80%
Heritage Woods	9	9	100%
loco	0	0	NA
Mountain Meadows	0	0	NA
North Shore	13	8	62%
Port Moody Centre	106	39	37%
TOTAL*	145	61	42%

Market Summary

- Market Type Indicator **PORT MOODY ATTACHED**: Sellers Market at 42% Sales Ratio average (4.2 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band** \$700,000 to \$800,000 with average 60% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1 mil to \$1.25 mil, College Park and 2 bedroom properties
- Sellers Best Bet** Selling homes in Heritage Woods, North Shore and up to 1 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	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	4	NA*
800,001 – 900,000	4	4	100%
900,001 – 1,000,000	2	3	150%*
1,000,001 – 1,250,000	3	4	133%*
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	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	1	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	11	16	145%*

2 Bedrooms & Less	0	0	NA
3 to 4 Bedrooms	8	14	175%*
5 to 6 Bedrooms	1	2	200%*
7 Bedrooms & More	2	0	NA
TOTAL*	11	16	145%*

SnapStats®	July	August	Variance
Inventory	13	11	-15%
Solds	17	16	-6%
Sale Price	\$906,000	\$905,500	0%
Sale Price SQFT	\$386	\$406	5%
Sale to List Price Ratio	102%	98%	-4%
Days on Market	9	7	-22%

*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

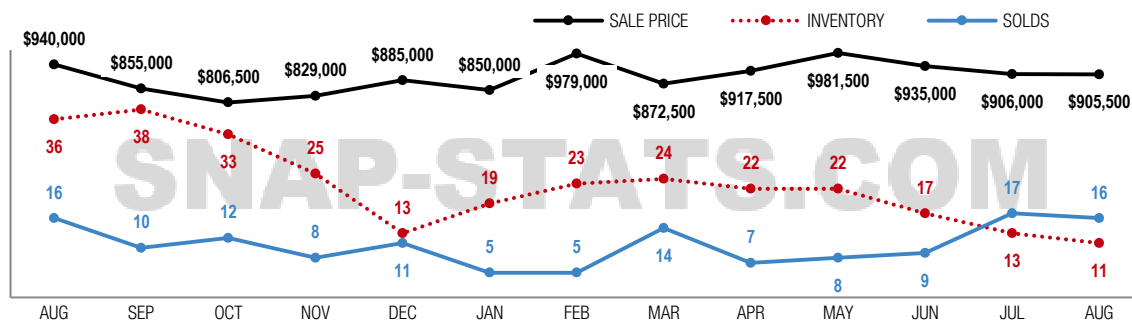
SnapStats®	Inventory	Sales	Sales Ratio
Central Meadows	5	5	100%
Mid Meadows	0	1	NA*
North Meadows	1	0	NA
South Meadows	5	9	180%*
West Meadows	0	1	NA*
TOTAL*	11	16	145%*

Market Summary

- Market Type Indicator **PITT MEADOWS DETACHED**: Sellers Market at 145% Sales Ratio average (14.5 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band** *Insufficient data*
- Buyers Best Bet** *Insufficient data*
- Sellers Best Bet** Selling homes in South Meadows 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	0	0	NA
300,001 – 400,000	6	0	NA
400,001 – 500,000	25	7	28%
500,001 – 600,000	18	6	33%
600,001 – 700,000	5	5	100%
700,001 – 800,000	1	0	NA
800,001 – 900,000	2	0	NA
900,001 – 1,000,000	1	2	200%*
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*	58	20	34%

0 to 1 Bedroom	13	0	NA
2 Bedrooms	33	11	33%
3 Bedrooms	10	9	90%
4 Bedrooms & Greater	2	0	NA
TOTAL*	58	20	34%

SnapStats®	July	August	Variance
Inventory	63	58	-8%
Solds	26	20	-23%
Sale Price	\$550,450	\$537,250	-2%
Sale Price SQFT	\$446	\$441	-1%
Sale to List Price Ratio	100%	98%	-2%
Days on Market	12	9	-25%

*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

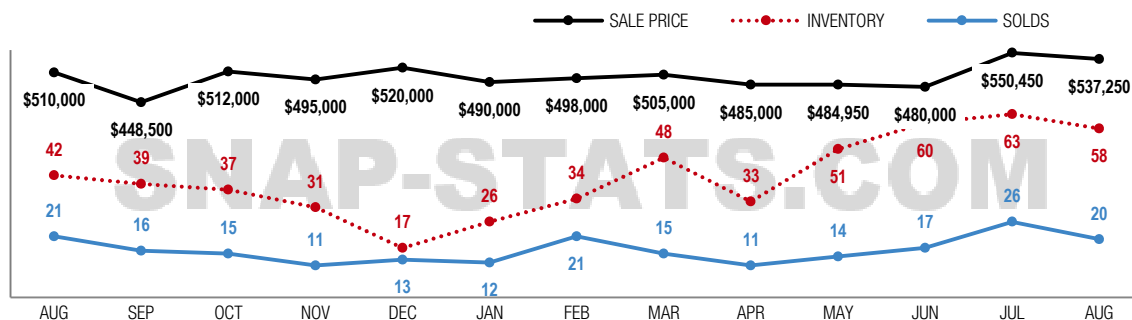
SnapStats®	Inventory	Sales	Sales Ratio
Central Meadows	19	3	16%
Mid Meadows	22	8	36%
North Meadows	9	0	NA
South Meadows	8	9	113%*
West Meadows	0	0	NA
TOTAL*	58	20	34%

Market Summary

- Market Type Indicator **PITT MEADOWS ATTACHED**: Sellers Market at 34% Sales Ratio average (3.4 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 33% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$400,000 to \$500,000, Central Meadows and 2 bedroom properties
- Sellers Best Bet** Selling homes in South 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	2	2	100%
600,001 – 700,000	19	6	32%
700,001 – 800,000	33	20	61%
800,001 – 900,000	40	23	58%
900,001 – 1,000,000	50	25	50%
1,000,001 – 1,250,000	71	24	34%
1,250,001 – 1,500,000	29	7	24%
1,500,001 – 1,750,000	6	1	17%
1,750,001 – 2,000,000	6	2	33%
2,000,001 – 2,250,000	3	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	2	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*	266	110	41%

2 Bedrooms & Less	20	1	5%
3 to 4 Bedrooms	129	69	53%
5 to 6 Bedrooms	102	36	35%
7 Bedrooms & More	12	4	33%
TOTAL*	266	110	41%

SnapStats®	July	August	Variance
Inventory	276	266	-4%
Solds	112	110	-2%
Sale Price	\$892,000	\$920,452	3%
Sale Price SQFT	\$300	\$335	12%
Sale to List Price Ratio	99%	99%	0%
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 DETACHED HOUSES

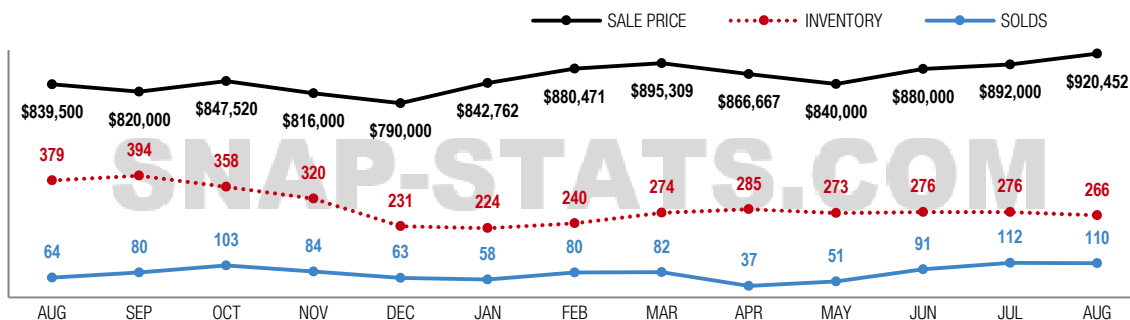
SnapStats®	Inventory	Sales	Sales Ratio
Albion	50	15	30%
Cottonwood	33	18	55%
East Central	39	15	38%
North	1	0	NA
Northeast	5	0	NA
Northwest	23	10	43%
Silver Valley	45	15	33%
Southwest	28	13	46%
Thornhill	5	4	80%
Websters Corners	9	3	33%
West Central	26	17	65%
Whonnock	2	0	NA
TOTAL*	266	110	41%

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** \$700,000 to \$800,000 with average 61% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.25 mil to \$1.5 mil, Albion, Silver Valley, Websters Corner and up to 2 bedroom properties
- Sellers Best Bet** Selling homes in Cottonwood, 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	0	1	NA*
200,001 – 300,000	9	5	56%
300,001 – 400,000	49	22	45%
400,001 – 500,000	73	21	29%
500,001 – 600,000	56	29	52%
600,001 – 700,000	40	10	25%
700,001 – 800,000	13	1	8%
800,001 – 900,000	1	1	100%
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*	242	90	37%

0 to 1 Bedroom	28	14	50%
2 Bedrooms	105	27	26%
3 Bedrooms	91	45	49%
4 Bedrooms & Greater	18	4	22%
TOTAL*	242	90	37%

SnapStats®	July	August	Variance
Inventory	235	242	3%
Solds	117	90	-23%
Sale Price	\$485,900	\$490,450	1%
Sale Price SQFT	\$380	\$399	5%
Sale to List Price Ratio	99%	99%	0%
Days on Market	19	17	-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 CONDOS & TOWNHOMES

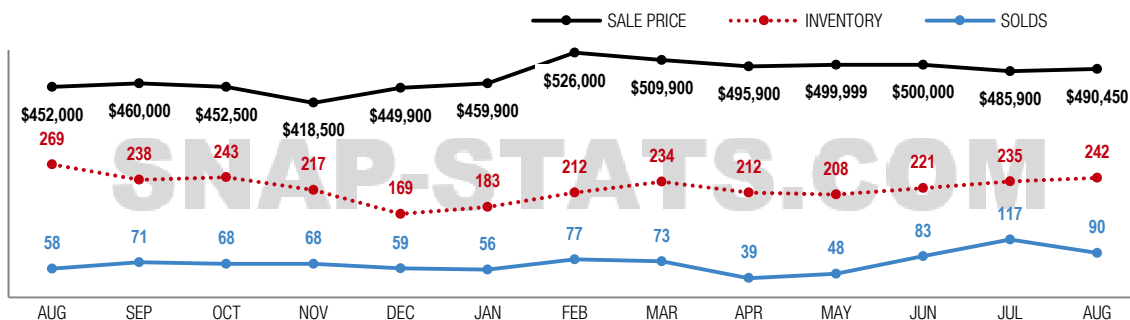
SnapStats®	Inventory	Sales	Sales Ratio
Albion	15	5	33%
Cottonwood	38	18	47%
East Central	106	32	30%
North	1	0	NA
Northeast	0	0	NA
Northwest	11	0	NA
Silver Valley	7	4	57%
Southwest	7	8	114%*
Thornhill	4	2	50%
Websters Corners	0	0	NA
West Central	53	21	40%
Whonnock	0	0	NA
TOTAL*	242	90	37%

Market Summary

- Market Type Indicator **MAPLE RIDGE ATTACHED**: Sellers Market at 37% Sales Ratio average (3.7 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band** \$200,000 to \$300,000 with average 56% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$700,000 to \$800,000, Albion, East Central and minimum 4 bedroom properties
- Sellers Best Bet** Selling homes in Cottonwood, Southwest and up to 1 bedroom properties

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