

Everything you need to know about your Real Estate Market Today!

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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	0	NA
1,000,001 – 1,250,000	17	13	76%
1,250,001 – 1,500,000	79	33	42%
1,500,001 – 1,750,000	52	22	42%
1,750,001 – 2,000,000	53	11	21%
2,000,001 – 2,250,000	22	9	41%
2,250,001 – 2,500,000	29	7	24%
2,500,001 – 2,750,000	30	3	10%
2,750,001 – 3,000,000	26	1	4%
3,000,001 – 3,500,000	12	1	8%
3,500,001 – 4,000,000	6	0	NA
4,000,001 & Greater	6	1	17%
<b>TOTAL*</b>	<b>335</b>	<b>101</b>	<b>30%</b>

2 Bedrooms & Less	15	2	13%
3 to 4 Bedrooms	96	34	35%
5 to 6 Bedrooms	145	46	32%
7 Bedrooms & More	79	19	24%
<b>TOTAL*</b>	<b>335</b>	<b>101</b>	<b>30%</b>

SnapStats®	August	September	Variance
Inventory	338	335	-1%
Solds	98	101	3%
Sale Price	\$1,561,000	\$1,540,000	-1%
Sale Price SQFT	\$590	\$561	-5%
Sale to List Price Ratio	99%	97%	-2%
Days on Market	13	23	77%

## Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Big Bend	5	1	20%
Brentwood Park	12	7	58%
Buckingham Heights	10	2	20%
Burnaby Hospital	11	5	45%
Burnaby Lake	19	5	26%
Cariboo	0	0	NA
Capitol Hill	30	10	33%
Central	4	4	100%
Central Park	6	2	33%
Deer Lake	7	0	NA
Deer Lake Place	1	0	NA
East Burnaby	18	8	44%
Edmonds	12	1	8%
Forest Glen	13	3	23%
Forest Hills	0	1	NA*
Garden Village	2	2	100%
Government Road	12	4	33%
Greentree Village	5	1	20%
Highgate	7	5	71%
Metrotown	21	2	10%
Montecito	16	0	NA
Oakdale	1	0	NA
Oaklands	0	0	NA
Parkcrest	16	7	44%
Simon Fraser Hills	0	0	NA
Simon Fraser University SFU	2	3	150%*
South Slope	38	8	21%
Sperling-Duthie	11	6	55%
Sullivan Heights	0	1	NA*
Suncrest	10	1	10%
The Crest	11	2	18%
Upper Deer Lake	8	3	38%
Vancouver Heights	9	2	22%
Westridge	10	0	NA
Willingdon Heights	8	5	63%
<b>TOTAL*</b>	<b>335</b>	<b>101</b>	<b>30%</b>

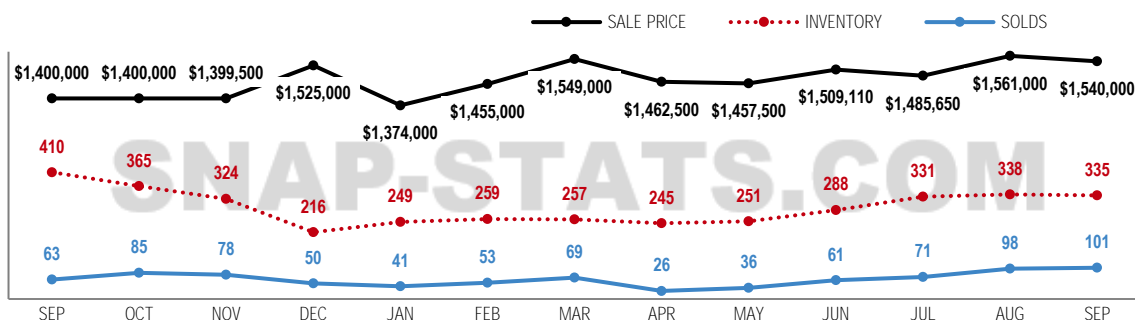
\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

## Market Summary

- Market Type Indicator **BURNABY DETACHED**: Sellers Market at 30% Sales Ratio average (3 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 76% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$2.75 mil to \$3 mil, Edmonds, Metrotown, Suncrest & up to 2 bedroom properties
- Sellers Best Bet\*\* Selling homes in Brentwood Park, Burnaby Hospital, E. Burnaby, Parkcrest, Sperling-Duthie & Willingdon Heights

\*\*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	39	11	28%
400,001 – 500,000	137	45	33%
500,001 – 600,000	180	71	39%
600,001 – 700,000	217	55	25%
700,001 – 800,000	171	49	29%
800,001 – 900,000	142	34	24%
900,001 – 1,000,000	77	10	13%
1,000,001 – 1,250,000	53	8	15%
1,250,001 – 1,500,000	30	1	3%
1,500,001 – 1,750,000	8	3	38%
1,750,001 – 2,000,000	5	1	20%
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*	1060	288	27%

0 to 1 Bedroom	211	72	34%
2 Bedrooms	659	161	24%
3 Bedrooms	173	47	27%
4 Bedrooms & Greater	17	8	47%
TOTAL*	1060	288	27%

SnapStats®	August	September	Variance
Inventory	988	1060	7%
Solds	253	288	14%
Sale Price	\$616,000	\$626,750	2%
Sale Price SQFT	\$689	\$683	-1%
Sale to List Price Ratio	99%	97%	-2%
Days on Market	15	17	13%

## Community CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
Big Bend	1	1	100%
Brentwood Park	209	63	30%
Buckingham Heights	0	0	NA
Burnaby Hospital	7	4	57%
Burnaby Lake	6	0	NA
Cariboo	13	6	46%
Capitol Hill	12	1	8%
Central	23	7	30%
Central Park	23	9	39%
Deer Lake	0	0	NA
Deer Lake Place	0	0	NA
East Burnaby	10	0	NA
Edmonds	59	23	39%
Forest Glen	71	14	20%
Forest Hills	9	8	89%
Garden Village	0	0	NA
Government Road	24	7	29%
Greentree Village	4	2	50%
Highgate	91	19	21%
Metrotown	244	64	26%
Montecito	4	3	75%
Oakdale	0	0	NA
Oaklands	11	2	18%
Parkcrest	2	2	100%
Simon Fraser Hills	10	3	30%
Simon Fraser University SFU	91	14	15%
South Slope	61	11	18%
Sperling-Duthie	1	1	100%
Sullivan Heights	33	11	33%
Suncrest	0	0	NA
The Crest	12	3	25%
Upper Deer Lake	0	0	NA
Vancouver Heights	18	8	44%
Westridge	1	2	200%*
Willingdon Heights	10	0	NA
TOTAL*	1060	288	27%

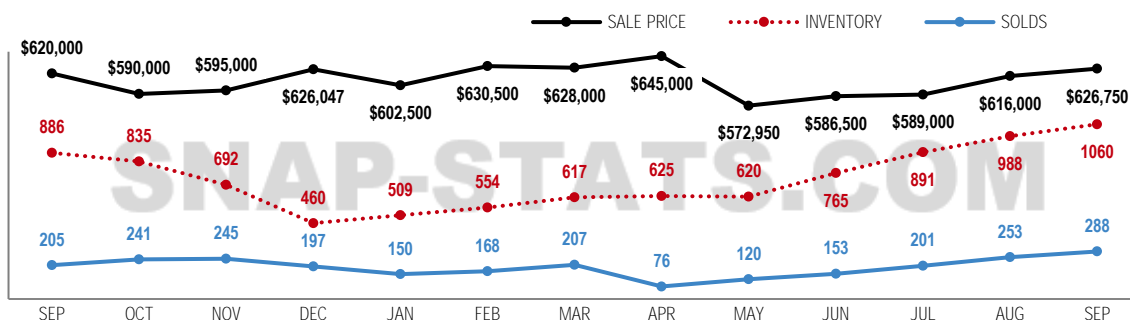
\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

## Market Summary

- Market Type Indicator **BURNABY 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\*\* \$500,000 to \$600,000 with average 39% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.25 mil to \$1.5 mil, Capitol Hill, Oaklands, SFU, South Slope and 2 bedroom properties
- Sellers Best Bet\*\* Selling homes in Cariboo, Forest Hills, Vancouver Heights and minimum 4 bedroom properties

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

## 13 Month Market Trend



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### Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	0	0	NA
300,001 – 400,000	0	0	NA
400,001 – 500,000	0	0	NA
500,001 – 600,000	0	0	NA
600,001 – 700,000	0	0	NA
700,001 – 800,000	1	0	NA
800,001 – 900,000	4	0	NA
900,001 – 1,000,000	12	5	42%
1,000,001 – 1,250,000	28	15	54%
1,250,001 – 1,500,000	26	5	19%
1,500,001 – 1,750,000	8	3	38%
1,750,001 – 2,000,000	5	1	20%
2,000,001 – 2,250,000	3	0	NA
2,250,001 – 2,500,000	5	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
<b>TOTAL*</b>	<b>95</b>	<b>29</b>	<b>31%</b>

2 Bedrooms & Less	7	2	29%
3 to 4 Bedrooms	45	16	36%
5 to 6 Bedrooms	34	11	32%
7 Bedrooms & More	9	0	NA
<b>TOTAL*</b>	<b>95</b>	<b>29</b>	<b>31%</b>

SnapStats®	August	September	Variance
Inventory	82	95	16%
Solds	34	29	-15%
Sale Price	\$1,214,000	\$1,180,000	-3%
Sale Price SQFT	\$496	\$482	-3%
Sale to List Price Ratio	99%	100%	1%
Days on Market	18	7	-61%

\*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

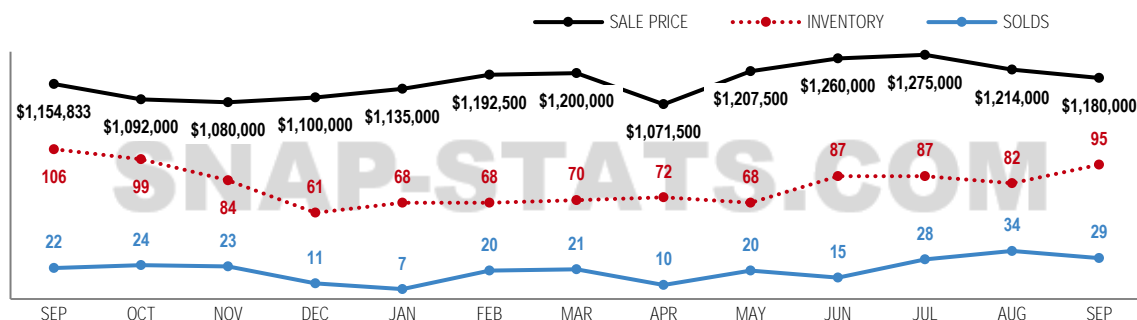
SnapStats®	Inventory	Sales	Sales Ratio
Brunette	0	0	NA
Connaught Heights	12	0	NA
Downtown	0	0	NA
Fraserview	0	1	NA*
GlenBrooke North	7	1	14%
Moody Park	5	2	40%
North Arm	0	0	NA
Quay	0	0	NA
Queensborough	32	5	16%
Queens Park	11	5	45%
Sapperton	6	4	67%
The Heights	12	4	33%
Uptown	3	1	33%
West End	7	6	86%
<b>TOTAL*</b>	<b>95</b>	<b>29</b>	<b>31%</b>

### Market Summary

- Market Type Indicator **NEW WESTMINSTER DETACHED**: Sellers Market at 31% Sales Ratio average (3.1 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 54% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.25 mil to \$1.5 mil, Queensborough and 5 to 6 bedroom properties
- Sellers Best Bet\*\* Selling homes in Queens Park and 3 to 4 bedroom properties

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

### 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	0	NA
200,001 – 300,000	5	3	60%
300,001 – 400,000	35	17	49%
400,001 – 500,000	84	27	32%
500,001 – 600,000	105	26	25%
600,001 – 700,000	76	34	45%
700,001 – 800,000	53	22	42%
800,001 – 900,000	25	6	24%
900,001 – 1,000,000	7	3	43%
1,000,001 – 1,250,000	11	0	NA
1,250,001 – 1,500,000	6	0	NA
1,500,001 – 1,750,000	1	0	NA
1,750,001 – 2,000,000	1	0	NA
2,000,001 – 2,250,000	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>410</b>	<b>138</b>	<b>34%</b>

0 to 1 Bedroom	100	36	36%
2 Bedrooms	235	70	30%
3 Bedrooms	70	31	44%
4 Bedrooms & Greater	5	1	20%
<b>TOTAL*</b>	<b>410</b>	<b>138</b>	<b>34%</b>

SnapStats®	August	September	Variance
Inventory	384	410	7%
Solds	125	138	10%
Sale Price	\$545,000	\$581,500	7%
Sale Price SQFT	\$594	\$592	0%
Sale to List Price Ratio	98%	99%	1%
Days on Market	17	17	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

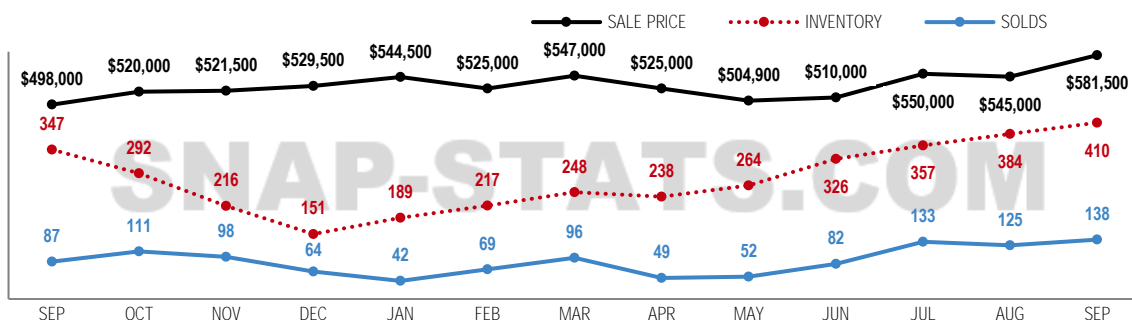
SnapStats®	Inventory	Sales	Sales Ratio
Brunette	0	0	NA
Connaught Heights	0	0	NA
Downtown	96	19	20%
Fraserview	45	21	47%
GlenBrooke North	7	3	43%
Moody Park	2	0	NA
North Arm	0	0	NA
Quay	76	19	25%
Queensborough	38	36	95%
Queens Park	2	0	NA
Sapperton	39	11	28%
The Heights	1	0	NA
Uptown	101	28	28%
West End	3	1	33%
<b>TOTAL*</b>	<b>410</b>	<b>138</b>	<b>34%</b>

## Market Summary

- Market Type Indicator **NEW WESTMINSTER ATTACHED**: Sellers Market at 34% Sales Ratio average (3.4 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 49% 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 Fraserview, Queensborough 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	1	0	NA
800,001 – 900,000	4	6	150%*
900,001 – 1,000,000	13	8	62%
1,000,001 – 1,250,000	34	41	121%*
1,250,001 – 1,500,000	82	28	34%
1,500,001 – 1,750,000	47	24	51%
1,750,001 – 2,000,000	27	6	22%
2,000,001 – 2,250,000	19	4	21%
2,250,001 – 2,500,000	29	5	17%
2,500,001 – 2,750,000	16	2	13%
2,750,001 – 3,000,000	21	1	5%
3,000,001 – 3,500,000	9	0	NA
3,500,001 – 4,000,000	2	0	NA
4,000,001 & Greater	1	0	NA
TOTAL*	305	125	41%

2 Bedrooms & Less	11	2	18%
3 to 4 Bedrooms	111	52	47%
5 to 6 Bedrooms	116	53	46%
7 Bedrooms & More	67	18	27%
TOTAL*	305	125	41%

SnapStats®	August	September	Variance
Inventory	310	305	-2%
Solds	83	125	51%
Sale Price	\$1,295,000	\$1,290,000	0%
Sale Price SQFT	\$418	\$408	-2%
Sale to List Price Ratio	100%	96%	-4%
Days on Market	14	13	-7%

\*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

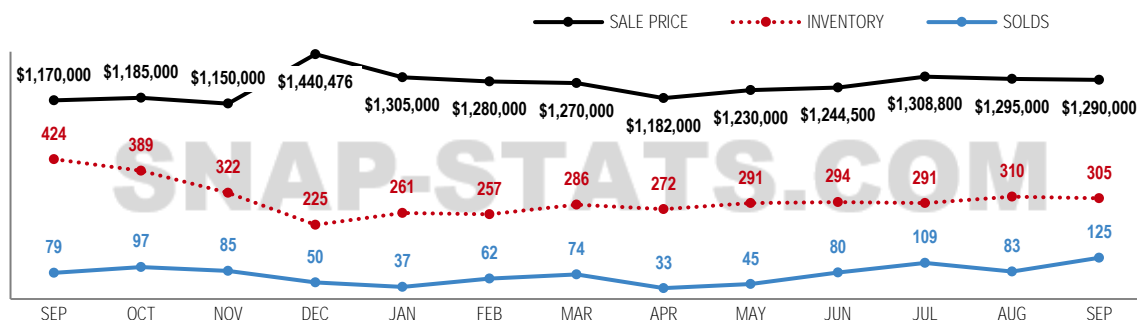
SnapStats®	Inventory	Sales	Sales Ratio
Burke Mountain	40	18	45%
Canyon Springs	3	4	133%*
Cape Horn	6	5	83%
Central Coquitlam	50	38	76%
Chineside	2	2	100%
Coquitlam East	9	8	89%
Coquitlam West	64	4	6%
Eagle Ridge	4	1	25%
Harbour Chines	10	1	10%
Harbour Place	3	2	67%
Hockaday	3	1	33%
Maillardville	44	6	14%
Meadow Brook	1	0	NA
New Horizons	8	5	63%
North Coquitlam	1	0	NA
Park Ridge Estates	0	1	NA*
Ranch Park	14	8	57%
River Springs	1	0	NA
Scott Creek	3	5	167%*
Summitt View	0	0	NA
Upper Eagle Ridge	3	0	NA
Westwood Plateau	36	16	44%
Westwood Summit	0	0	NA
TOTAL*	305	125	41%

## Market Summary

- Market Type Indicator **COQUITLAM 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 \$2.75 mil to \$3 mil, Coquitlam West, Harbour Chines, Maillardville and up to 2 bedroom properties
- Sellers Best Bet\*\* Selling homes in Central Coquitlam, Coquitlam East, New Horizons and 3 to 6 bedroom properties

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

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## Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	1	2	200%*
300,001 – 400,000	32	8	25%
400,001 – 500,000	79	37	47%
500,001 – 600,000	111	29	26%
600,001 – 700,000	119	31	26%
700,001 – 800,000	54	20	37%
800,001 – 900,000	41	16	39%
900,001 – 1,000,000	28	17	61%
1,000,001 – 1,250,000	27	10	37%
1,250,001 – 1,500,000	4	0	NA
1,500,001 – 1,750,000	3	0	NA
1,750,001 – 2,000,000	0	0	NA
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	0	1	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>499</b>	<b>171</b>	<b>34%</b>

0 to 1 Bedroom	105	41	39%
2 Bedrooms	275	67	24%
3 Bedrooms	81	34	42%
4 Bedrooms & Greater	38	29	76%
<b>TOTAL*</b>	<b>499</b>	<b>171</b>	<b>34%</b>

SnapStats®	August	September	Variance
Inventory	486	499	3%
Solds	151	171	13%
Sale Price	\$595,000	\$625,000	5%
Sale Price SQFT	\$593	\$631	6%
Sale to List Price Ratio	99%	97%	-2%
Days on Market	19	18	-5%

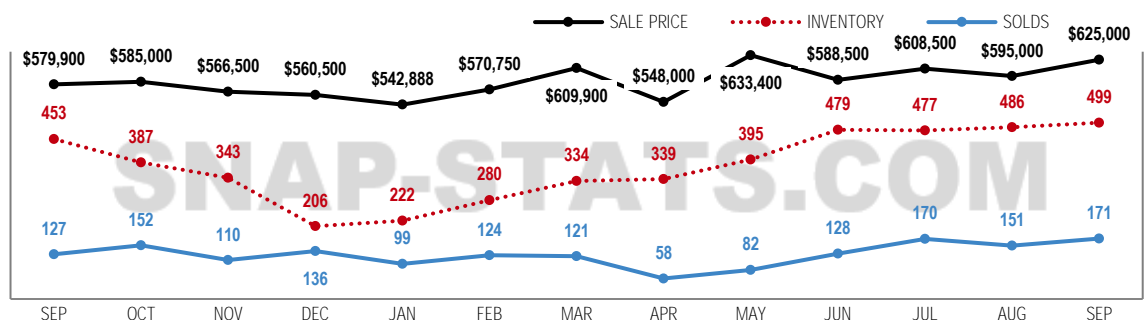
\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

## Market Summary

- Market Type Indicator **COQUITLAM ATTACHED**: Sellers Market at 34% Sales Ratio average (3.4 in 10 homes selling rate)
- Homes are selling on average 3% below list price
- Most Active Price Band\*\* \$900,000 to \$1 mil with average 61% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$300,000 to \$400,000, Coquitlam West, Maillardville and 2 bedroom properties
- Sellers Best Bet\*\* Selling homes in Burke Mountain, Canyon Springs, New Horizons 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	1	0	NA
600,001 – 700,000	0	0	NA
700,001 – 800,000	2	2	100%
800,001 – 900,000	7	2	29%
900,001 – 1,000,000	12	14	117%*
1,000,001 – 1,250,000	18	11	61%
1,250,001 – 1,500,000	18	11	61%
1,500,001 – 1,750,000	7	3	43%
1,750,001 – 2,000,000	1	0	NA
2,000,001 – 2,250,000	1	1	100%
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	0	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	69	44	64%

2 Bedrooms & Less	4	2	50%
3 to 4 Bedrooms	38	23	61%
5 to 6 Bedrooms	16	18	113%*
7 Bedrooms & More	11	1	9%
TOTAL*	69	44	64%

SnapStats®	August	September	Variance
Inventory	71	69	-3%
Solds	39	44	13%
Sale Price	\$960,000	\$1,055,000	10%
Sale Price SQFT	\$457	\$471	3%
Sale to List Price Ratio	102%	106%	4%
Days on Market	9	7	-22%

### Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Birchland Manor	2	1	50%
Central Port Coquitlam	3	1	33%
Citadel	5	7	140%*
Glenwood	19	12	63%
Lincoln Park	12	7	58%
Lower Mary Hill	7	3	43%
Mary Hill	10	2	20%
Oxford Heights	3	4	133%*
Riverwood	3	5	167%*
Woodland Acres	5	2	40%
TOTAL*	69	44	64%

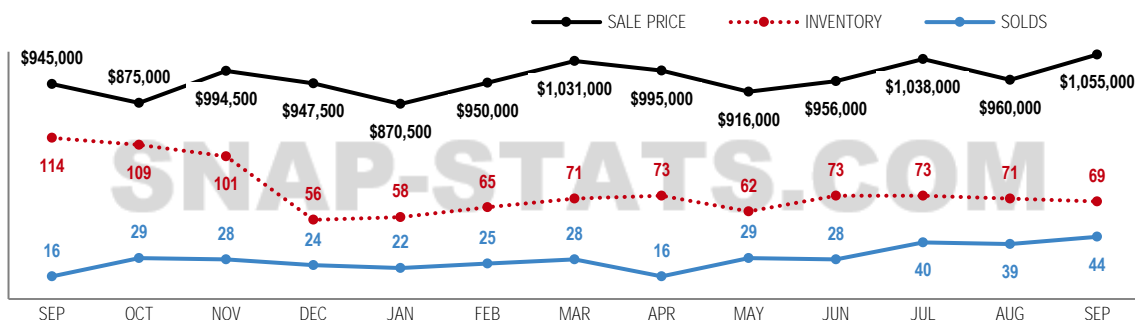
\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

### Market Summary

- Market Type Indicator **PORT COQUITLAM DETACHED**: Sellers Market at 64% Sales Ratio average (6.4 in 10 homes selling rate)
- Homes are selling on average 6% above list price
- Most Active Price Band\*\* \$900,000 to \$1 mil with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1 mil to \$1.5 mil, Mary Hill and minimum 7 bedroom properties
- Sellers Best Bet\*\* Selling homes in Glenwood, Lincoln Park 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	6	1	17%
300,001 – 400,000	17	8	47%
400,001 – 500,000	50	11	22%
500,001 – 600,000	33	18	55%
600,001 – 700,000	25	14	56%
700,001 – 800,000	26	12	46%
800,001 – 900,000	2	3	150%*
900,001 – 1,000,000	2	0	NA
1,000,001 – 1,250,000	0	0	NA
1,250,001 – 1,500,000	0	0	NA
1,500,001 – 1,750,000	0	0	NA
1,750,001 – 2,000,000	0	0	NA
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	0	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	0	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
<b>TOTAL*</b>	<b>161</b>	<b>67</b>	<b>42%</b>

0 to 1 Bedroom	37	6	16%
2 Bedrooms	81	35	43%
3 Bedrooms	39	23	59%
4 Bedrooms & Greater	4	3	75%
<b>TOTAL*</b>	<b>161</b>	<b>67</b>	<b>42%</b>

SnapStats®	August	September	Variance
Inventory	163	161	-1%
Solds	63	67	6%
Sale Price	\$525,000	\$570,000	9%
Sale Price SQFT	\$498	\$502	1%
Sale to List Price Ratio	100%	97%	-3%
Days on Market	10	14	40%

## Community CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
Birchland Manor	0	1	NA*
Central Port Coquitlam	101	36	36%
Citadel	16	3	19%
Glenwood	25	10	40%
Lincoln Park	0	1	NA*
Lower Mary Hill	0	0	NA
Mary Hill	3	1	33%
Oxford Heights	1	0	NA
Riverwood	15	15	100%
Woodland Acres	0	0	NA
<b>TOTAL*</b>	<b>161</b>	<b>67</b>	<b>42%</b>

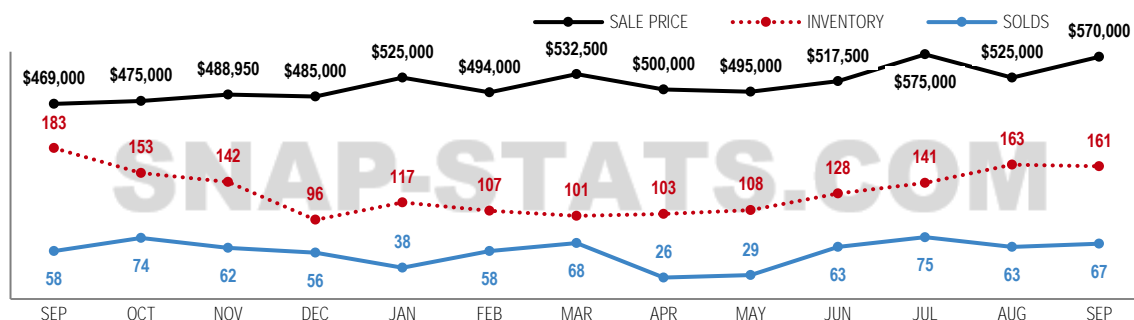
\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

## Market Summary

- Market Type Indicator **PORT COQUITLAM ATTACHED**: Sellers Market at 42% Sales Ratio average (4.2 in 10 homes selling rate)
- Homes are selling on average 3% below list price
- Most Active Price Band\*\* \$500,000 to \$700,000 with average 56% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$400,000 to \$500,000, Citadel and up to 1 bedroom properties
- Sellers Best Bet\*\* Selling homes in 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	1	0	NA
900,001 – 1,000,000	2	2	100%
1,000,001 – 1,250,000	9	5	56%
1,250,001 – 1,500,000	22	7	32%
1,500,001 – 1,750,000	4	5	125%*
1,750,001 – 2,000,000	12	3	25%
2,000,001 – 2,250,000	5	0	NA
2,250,001 – 2,500,000	8	0	NA
2,500,001 – 2,750,000	3	0	NA
2,750,001 – 3,000,000	3	0	NA
3,000,001 – 3,500,000	9	0	NA
3,500,001 – 4,000,000	4	0	NA
4,000,001 & Greater	5	0	NA
TOTAL*	87	22	25%

2 Bedrooms & Less	4	0	NA
3 to 4 Bedrooms	48	13	27%
5 to 6 Bedrooms	29	8	28%
7 Bedrooms & More	6	1	17%
TOTAL*	87	22	25%

SnapStats®	August	September	Variance
Inventory	77	87	13%
Solds	21	22	5%
Sale Price	\$1,250,000	\$1,411,500	13%
Sale Price SQFT	\$473	\$440	-7%
Sale to List Price Ratio	96%	102%	6%
Days on Market	14	7	-50%

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

### Community DETACHED HOUSES

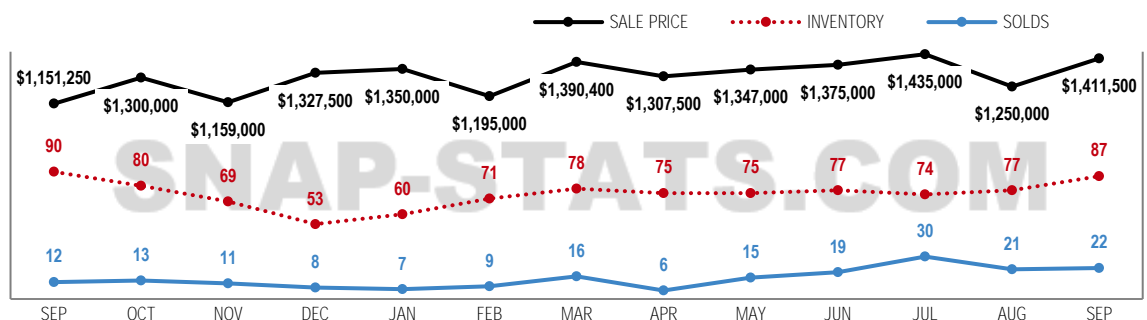
SnapStats®	Inventory	Sales	Sales Ratio
Anmore	16	0	NA
Barber Street	3	1	33%
Belcarra	9	0	NA
College Park	8	6	75%
Glenayre	4	1	25%
Heritage Mountain	6	3	50%
Heritage Woods	15	5	33%
loco	2	0	NA
Mountain Meadows	2	0	NA
North Shore	10	3	30%
Port Moody Centre	12	3	25%
TOTAL*	87	22	25%

### 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 2% above list price
- Most Active Price Band\*\* \$1 mil to \$1.25 mil with average 56% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.75 mil to \$2 mil and Port Moody Centre
- Sellers Best Bet\*\* Selling homes in College Park

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

### 13 Month Market Trend



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## Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	1	0	NA
300,001 – 400,000	3	1	33%
400,001 – 500,000	10	7	70%
500,001 – 600,000	36	13	36%
600,001 – 700,000	35	18	51%
700,001 – 800,000	20	10	50%
800,001 – 900,000	14	6	43%
900,001 – 1,000,000	13	5	38%
1,000,001 – 1,250,000	11	3	27%
1,250,001 – 1,500,000	7	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
<b>TOTAL*</b>	<b>152</b>	<b>64</b>	<b>42%</b>

0 to 1 Bedroom	19	10	53%
2 Bedrooms	83	24	29%
3 Bedrooms	36	23	64%
4 Bedrooms & Greater	14	7	50%
<b>TOTAL*</b>	<b>152</b>	<b>64</b>	<b>42%</b>

SnapStats®	August	September	Variance
Inventory	145	152	5%
Solds	61	64	5%
Sale Price	\$678,500	\$668,700	-1%
Sale Price SQFT	\$605	\$574	-5%
Sale to List Price Ratio	99%	100%	1%
Days on Market	10	23	130%

\*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

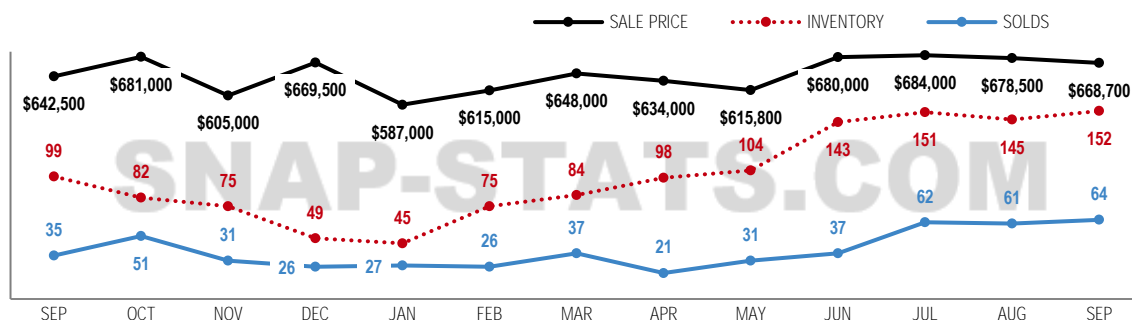
SnapStats®	Inventory	Sales	Sales Ratio
Anmore	0	0	NA
Barber Street	0	0	NA
Belcarra	0	0	NA
College Park	13	7	54%
Glenayre	0	0	NA
Heritage Mountain	7	4	57%
Heritage Woods	7	6	86%
loco	1	0	NA
Mountain Meadows	0	0	NA
North Shore	14	5	36%
Port Moody Centre	110	42	38%
<b>TOTAL*</b>	<b>152</b>	<b>64</b>	<b>42%</b>

## 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 100% of list price
- Most Active Price Band\*\* \$400,000 to \$500,000 with average 70% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1 mil to \$1.25 mil, North Shore, Port Moody Centre and 2 bedroom properties
- Sellers Best Bet\*\* Selling homes in College Park 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	3	2	67%
800,001 – 900,000	4	6	150%*
900,001 – 1,000,000	3	4	133%*
1,000,001 – 1,250,000	2	4	200%*
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	1	0	NA
4,000,001 & Greater	0	0	NA
<b>TOTAL*</b>	<b>14</b>	<b>16</b>	<b>114%*</b>
2 Bedrooms & Less	0	0	NA
3 to 4 Bedrooms	9	14	156%*
5 to 6 Bedrooms	3	2	67%
7 Bedrooms & More	2	0	NA
<b>TOTAL*</b>	<b>14</b>	<b>16</b>	<b>114%*</b>

SnapStats®	August	September	Variance
Inventory	11	14	27%
Solds	16	16	0%
Sale Price	\$905,500	\$894,750	-1%
Sale Price SQFT	\$406	\$454	12%
Sale to List Price Ratio	98%	99%	1%
Days on Market	7	6	-14%

\*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

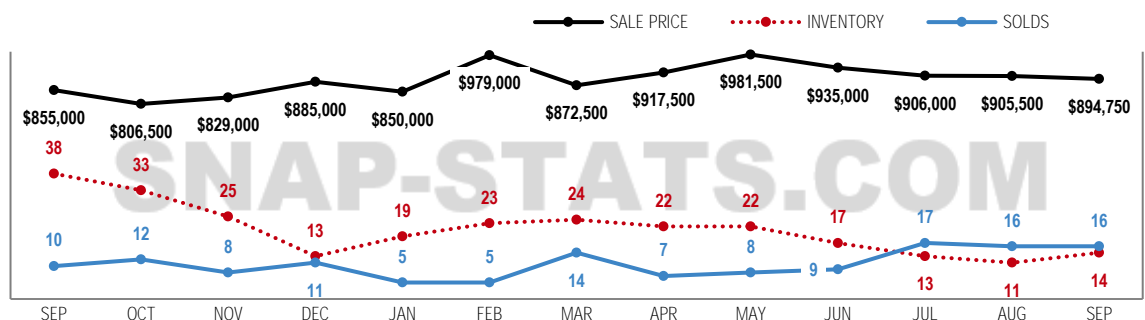
SnapStats®	Inventory	Sales	Sales Ratio
Central Meadows	7	6	86%
Mid Meadows	3	1	33%
North Meadows	1	0	NA
South Meadows	3	9	300%*
West Meadows	0	0	NA
<b>TOTAL*</b>	<b>14</b>	<b>16</b>	<b>114%*</b>

### Market Summary

- Market Type Indicator **PITT MEADOWS DETACHED**: Sellers Market at 114% Sales Ratio average (11.4 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band\*\* Insufficient data but with 6 sales \$800,000 to \$900,000 price band
- Buyers Best Bet\*\* Insufficient data
- Sellers Best Bet\*\* Selling homes in South Meadows and 3 to 4 bedroom properties

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

### 13 Month Market Trend



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## Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	0	0	NA
300,001 – 400,000	6	4	67%
400,001 – 500,000	27	11	41%
500,001 – 600,000	16	6	38%
600,001 – 700,000	8	1	13%
700,001 – 800,000	3	0	NA
800,001 – 900,000	2	2	100%
900,001 – 1,000,000	0	1	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*	62	25	40%

0 to 1 Bedroom	12	5	42%
2 Bedrooms	34	13	38%
3 Bedrooms	12	5	42%
4 Bedrooms & Greater	4	2	50%
TOTAL*	62	25	40%

SnapStats®	August	September	Variance
Inventory	58	62	7%
Solds	20	25	25%
Sale Price	\$537,250	\$490,000	-9%
Sale Price SQFT	\$441	\$422	-4%
Sale to List Price Ratio	98%	98%	0%
Days on Market	9	34	278%

## Community CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
Central Meadows	20	4	20%
Mid Meadows	26	9	35%
North Meadows	4	8	200%*
South Meadows	12	4	33%
West Meadows	0	0	NA
TOTAL*	62	25	40%

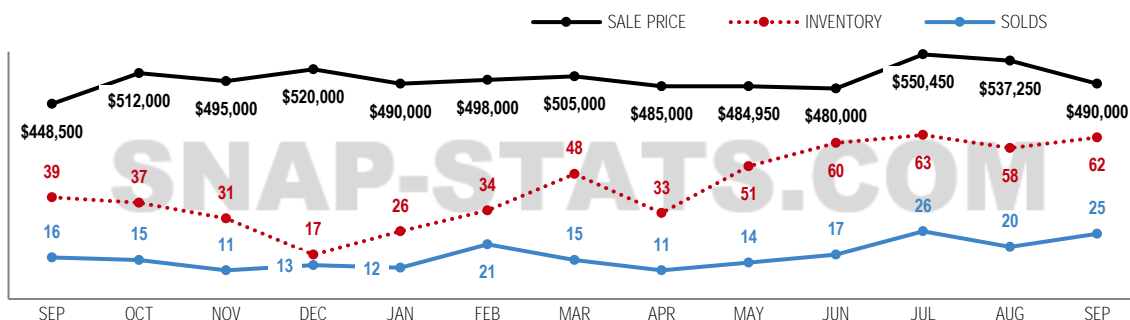
\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

## Market Summary

- Market Type Indicator **PITT MEADOWS ATTACHED**: Sellers Market at 40% Sales Ratio average (4 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 41% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$600,000 to \$700,000, Central Meadows and 2 bedroom properties
- Sellers Best Bet\*\* Selling homes in North Meadows and up to 1 / and 3 bedroom properties

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

## 13 Month Market Trend



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### Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	0	0	NA
300,001 – 400,000	0	0	NA
400,001 – 500,000	1	0	NA
500,001 – 600,000	2	0	NA
600,001 – 700,000	14	7	50%
700,001 – 800,000	42	20	48%
800,001 – 900,000	28	28	100%
900,001 – 1,000,000	37	39	105%*
1,000,001 – 1,250,000	56	28	50%
1,250,001 – 1,500,000	30	7	23%
1,500,001 – 1,750,000	10	0	NA
1,750,001 – 2,000,000	2	2	100%
2,000,001 – 2,250,000	3	0	NA
2,250,001 – 2,500,000	4	1	25%
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	2	1	50%
3,000,001 – 3,500,000	2	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	233	133	57%

2 Bedrooms & Less	20	2	10%
3 to 4 Bedrooms	114	69	61%
5 to 6 Bedrooms	89	57	64%
7 Bedrooms & More	10	5	50%
TOTAL*	233	133	57%

SnapStats®	August	September	Variance
Inventory	266	233	-12%
Solds	110	133	21%
Sale Price	\$920,452	\$925,000	0%
Sale Price SQFT	\$335	\$329	-2%
Sale to List Price Ratio	99%	99%	0%
Days on Market	19	12	-37%

\*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

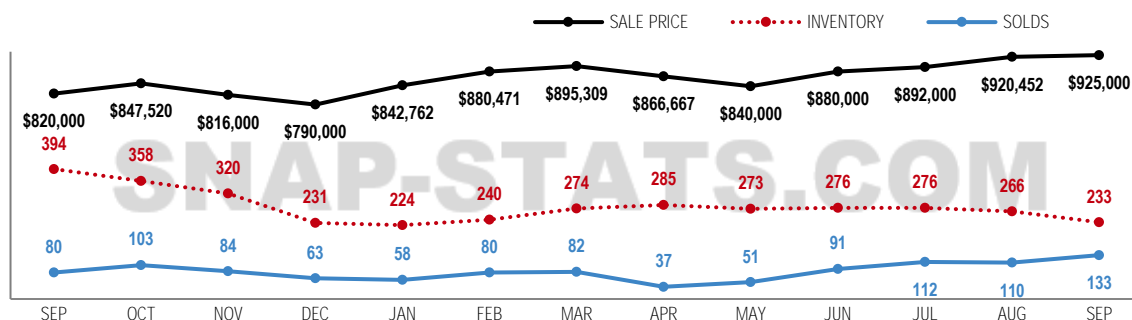
SnapStats®	Inventory	Sales	Sales Ratio
Albion	42	21	50%
Cottonwood	23	20	87%
East Central	30	25	83%
North	1	0	NA
Northeast	5	1	20%
Northwest	19	10	53%
Silver Valley	48	17	35%
Southwest	19	26	137%*
Thornhill	5	1	20%
Websters Corners	7	4	57%
West Central	29	8	28%
Whonnock	5	0	NA
TOTAL*	233	133	57%

### Market Summary

- Market Type Indicator **MAPLE RIDGE DETACHED**: Sellers Market at 57% Sales Ratio average (5.7 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band\*\* \$800,000 to \$1 mil with average >100% 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 Cottonwood, East Central, Southwest 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	1	0	NA
200,001 – 300,000	12	4	33%
300,001 – 400,000	51	22	43%
400,001 – 500,000	56	25	45%
500,001 – 600,000	47	35	74%
600,001 – 700,000	34	17	50%
700,001 – 800,000	13	7	54%
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*	217	110	51%

0 to 1 Bedroom	25	15	60%
2 Bedrooms	103	25	24%
3 Bedrooms	70	60	86%
4 Bedrooms & Greater	19	10	53%
TOTAL*	217	110	51%

SnapStats®	August	September	Variance
Inventory	242	217	-10%
Solds	90	110	22%
Sale Price	\$490,450	\$517,500	6%
Sale Price SQFT	\$399	\$370	-7%
Sale to List Price Ratio	99%	100%	1%
Days on Market	17	12	-29%

### Community CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
Albion	12	7	58%
Cottonwood	25	25	100%
East Central	93	39	42%
North	0	1	NA*
Northeast	0	0	NA
Northwest	12	4	33%
Silver Valley	11	4	36%
Southwest	6	8	133%*
Thornhill	1	4	400%*
Websters Corners	0	0	NA
West Central	57	18	32%
Whonnock	0	0	NA
TOTAL*	217	110	51%

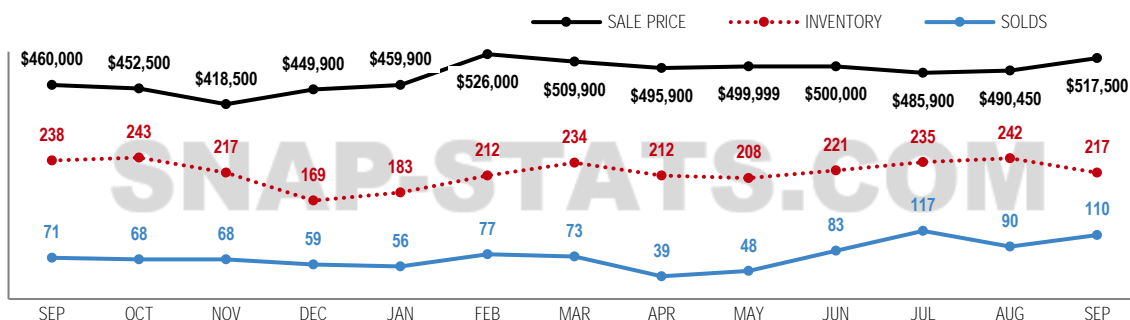
\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

### Market Summary

- Market Type Indicator **MAPLE RIDGE ATTACHED**: Sellers Market at 51% Sales Ratio average (5.1 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 74% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$200,000 to \$300,000, Northwest, Silver Valley, West Central and 2 bedroom properties
- Sellers Best Bet\*\* Selling homes in Cottonwood, Southwest and 3 bedroom properties

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

### 13 Month Market Trend



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