

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	0	0	NA
900,001 – 1,000,000	0	1	NA*
1,000,001 – 1,250,000	2	0	NA
1,250,001 – 1,500,000	48	24	50%
1,500,001 – 1,750,000	84	44	52%
1,750,001 – 2,000,000	70	49	70%
2,000,001 – 2,250,000	36	8	22%
2,250,001 – 2,500,000	49	13	27%
2,500,001 – 2,750,000	22	7	32%
2,750,001 – 3,000,000	39	5	13%
3,000,001 – 3,500,000	26	6	23%
3,500,001 – 4,000,000	14	1	7%
4,000,001 & Greater	6	0	NA
<b>TOTAL*</b>	<b>396</b>	<b>158</b>	<b>40%</b>

2 Bedrooms & Less	9	2	22%
3 to 4 Bedrooms	119	52	44%
5 to 6 Bedrooms	155	76	49%
7 Bedrooms & More	113	28	25%
<b>TOTAL*</b>	<b>396</b>	<b>158</b>	<b>40%</b>

SnapStats®	March	April	Variance
Inventory	315	396	26%
Solds	155	158	2%
Sale Price	\$1,752,000	\$1,776,500	1%
Sale Price SQFT	\$676	\$655	-3%
Sale to List Price Ratio	103%	105%	2%
Days on Market	8	8	0%

## Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Big Bend	5	2	40%
Brentwood Park	9	8	89%
Buckingham Heights	7	3	43%
Burnaby Hospital	13	5	38%
Burnaby Lake	12	6	50%
Cariboo	0	0	NA
Capitol Hill	32	12	38%
Central	9	3	33%
Central Park	12	5	42%
Deer Lake	9	1	11%
Deer Lake Place	8	1	13%
East Burnaby	19	11	58%
Edmonds	18	1	6%
Forest Glen	18	4	22%
Forest Hills	1	2	200%*
Garden Village	6	1	17%
Government Road	12	2	17%
Greentree Village	2	1	50%
Highgate	11	6	55%
Metrotown	23	7	30%
Montecito	9	8	89%
Oakdale	3	1	33%
Oaklands	0	0	NA
Parkcrest	22	12	55%
Simon Fraser Hills	0	0	NA
Simon Fraser University SFU	10	1	10%
South Slope	45	13	29%
Sperling-Duthie	13	2	15%
Sullivan Heights	3	2	67%
Suncrest	11	2	18%
The Crest	8	10	125%*
Upper Deer Lake	14	5	36%
Vancouver Heights	9	12	133%*
Westridge	7	2	29%
Willingdon Heights	16	7	44%
<b>TOTAL*</b>	<b>396</b>	<b>158</b>	<b>40%</b>

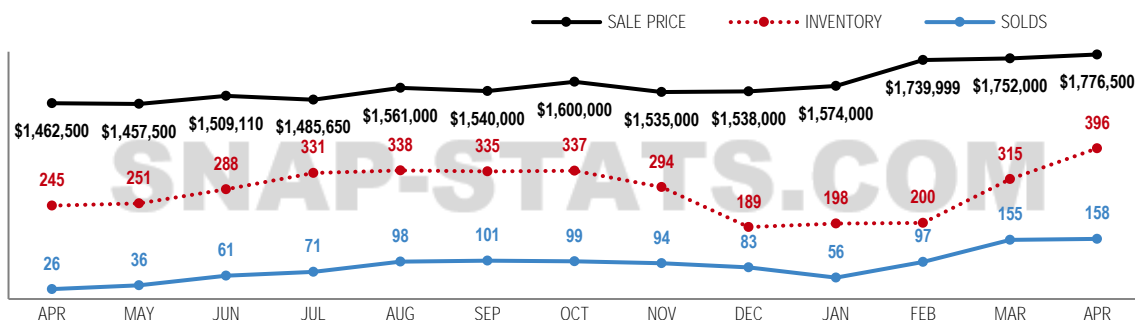
\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

## Market Summary

- Market Type Indicator **BURNABY DETACHED**: Sellers Market at 40% Sales Ratio average (4 in 10 homes selling rate)
- Homes are selling on average 5% above list price
- Most Active Price Band\*\* \$1.75 mil to \$2 mil with average 70% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes minimum \$3.5 mil, Deer Lake, Deer Lake Place, Edmonds, SFU, Sperling Duthie and Suncrest
- Sellers Best Bet\*\* Selling homes in Montecito, The Crest, Vancouver Heights and minimum 7 bedroom properties

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

## 13 Month Market Trend



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## Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	1	0	NA
300,001 – 400,000	21	22	105%*
400,001 – 500,000	83	59	71%
500,001 – 600,000	118	93	79%
600,001 – 700,000	151	102	68%
700,001 – 800,000	110	79	72%
800,001 – 900,000	89	47	53%
900,001 – 1,000,000	76	39	51%
1,000,001 – 1,250,000	46	25	54%
1,250,001 – 1,500,000	35	9	26%
1,500,001 – 1,750,000	8	1	13%
1,750,001 – 2,000,000	3	0	NA
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	1	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	0	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	742	476	64%

0 to 1 Bedroom	141	130	92%
2 Bedrooms	473	266	56%
3 Bedrooms	110	68	62%
4 Bedrooms & Greater	18	12	67%
TOTAL*	742	476	64%

SnapStats®	March	April	Variance
Inventory	737	742	1%
Solds	541	476	-12%
Sale Price	\$698,000	\$660,000	-5%
Sale Price SQFT	\$777	\$752	-3%
Sale to List Price Ratio	101%	100%	-1%
Days on Market	11	9	-18%

## Community CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
Big Bend	2	0	NA
Brentwood Park	151	96	64%
Buckingham Heights	0	0	NA
Burnaby Hospital	1	0	NA
Burnaby Lake	7	8	114%*
Cariboo	7	8	114%*
Capitol Hill	5	4	80%
Central	15	12	80%
Central Park	32	6	19%
Deer Lake	0	0	NA
Deer Lake Place	0	0	NA
East Burnaby	3	5	167%*
Edmonds	46	39	85%
Forest Glen	37	22	59%
Forest Hills	7	9	129%*
Garden Village	0	0	NA
Government Road	22	19	86%
Greentree Village	2	0	NA
Highgate	64	29	45%
Metrotown	197	107	54%
Montecito	5	3	60%
Oakdale	0	0	NA
Oaklands	5	4	80%
Parkcrest	1	2	200%*
Simon Fraser Hills	3	6	200%*
Simon Fraser University SFU	60	30	50%
South Slope	27	18	67%
Sperling-Duthie	0	2	NA*
Sullivan Heights	16	25	156%*
Suncrest	0	0	NA
The Crest	3	6	200%*
Upper Deer Lake	3	0	NA
Vancouver Heights	9	8	89%
Westridge	0	2	NA*
Willington Heights	12	6	50%
TOTAL*	742	476	64%

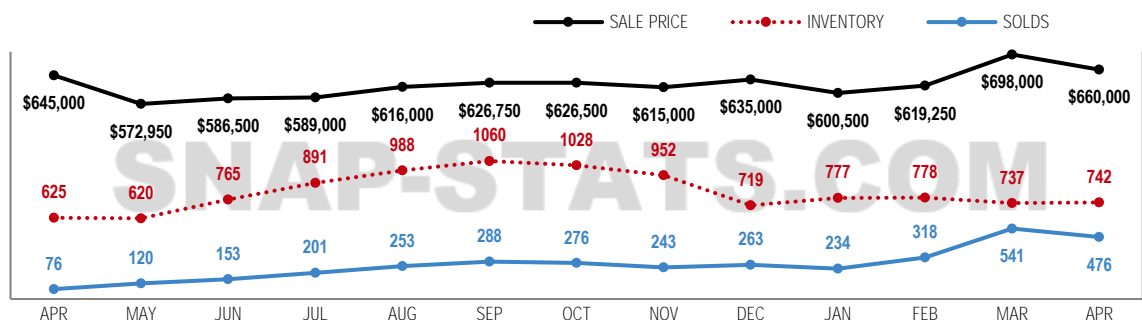
\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

## Market Summary

- Market Type Indicator **BURNABY ATTACHED**: Sellers Market at 64% Sales Ratio average (6.4 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 >100% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.5 mil to \$1.75 mil, Central Park and 2 bedroom properties
- Sellers Best Bet\*\* Selling homes in Burnaby Lake, Cariboo, Forest Hills, Sullivan Heights 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	1	2	200%*
900,001 – 1,000,000	6	0	NA
1,000,001 – 1,250,000	19	13	68%
1,250,001 – 1,500,000	31	12	39%
1,500,001 – 1,750,000	14	6	43%
1,750,001 – 2,000,000	8	3	38%
2,000,001 – 2,250,000	4	2	50%
2,250,001 – 2,500,000	3	0	NA
2,500,001 – 2,750,000	6	0	NA
2,750,001 – 3,000,000	1	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	3	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	96	38	40%

2 Bedrooms & Less	13	3	23%
3 to 4 Bedrooms	37	23	62%
5 to 6 Bedrooms	37	10	27%
7 Bedrooms & More	9	2	22%
TOTAL*	96	38	40%

SnapStats®	March	April	Variance
Inventory	84	96	14%
Solds	46	38	-17%
Sale Price	\$1,350,000	\$1,344,000	0%
Sale Price SQFT	\$591	\$603	2%
Sale to List Price Ratio	104%	104%	0%
Days on Market	7	8	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

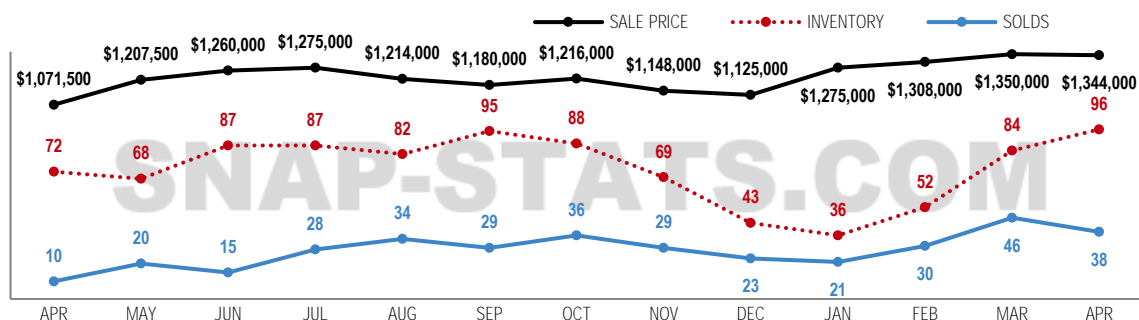
SnapStats®	Inventory	Sales	Sales Ratio
Brunette	0	0	NA
Connaught Heights	6	2	33%
Downtown	0	0	NA
Fraserview	1	0	NA
GlenBrooke North	7	5	71%
Moody Park	3	0	NA
North Arm	0	0	NA
Quay	0	0	NA
Queensborough	22	9	41%
Queens Park	9	2	22%
Sapperton	14	6	43%
The Heights	17	7	41%
Uptown	9	3	33%
West End	8	4	50%
TOTAL*	96	38	40%

## Market Summary

- Market Type Indicator **NEW WESTMINSTER DETACHED**: Sellers Market at 40% Sales Ratio average (4 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 68% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.75 mil to \$2 mil, Queens Park, Uptown and minimum 7 bedroom properties
- Sellers Best Bet\*\* Selling homes in Queensborough, Sapperton, The Heights, West End and 3 to 4 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	0	3	NA*
300,001 – 400,000	35	19	54%
400,001 – 500,000	41	35	85%
500,001 – 600,000	44	36	82%
600,001 – 700,000	29	28	97%
700,001 – 800,000	26	15	58%
800,001 – 900,000	29	15	52%
900,001 – 1,000,000	14	2	14%
1,000,001 – 1,250,000	11	2	18%
1,250,001 – 1,500,000	10	1	10%
1,500,001 – 1,750,000	0	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>240</b>	<b>156</b>	<b>65%</b>

0 to 1 Bedroom	63	45	71%
2 Bedrooms	144	83	58%
3 Bedrooms	28	26	93%
4 Bedrooms & Greater	5	2	40%
<b>TOTAL*</b>	<b>240</b>	<b>156</b>	<b>65%</b>

SnapStats®	March	April	Variance
Inventory	233	240	3%
Solds	199	156	-22%
Sale Price	\$588,000	\$567,500	-3%
Sale Price SQFT	\$601	\$597	-1%
Sale to List Price Ratio	100%	101%	1%
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 CONDOS & TOWNHOMES

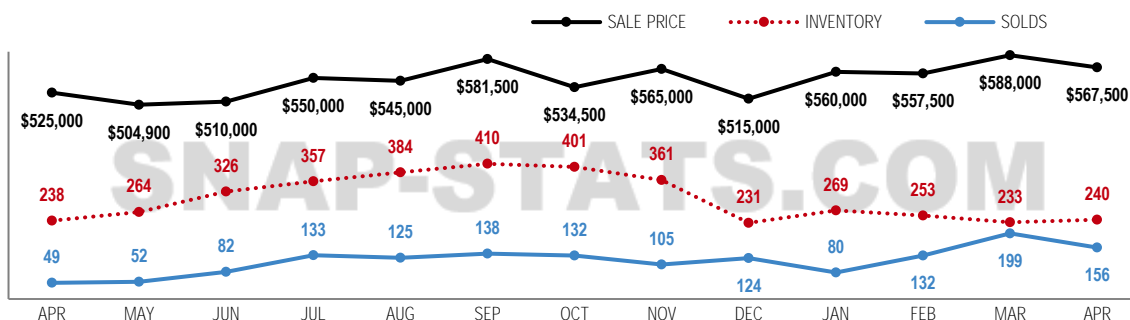
SnapStats®	Inventory	Sales	Sales Ratio
Brunette	0	0	NA
Connaught Heights	0	0	NA
Downtown	76	27	36%
Fraserview	25	28	112%*
GlenBrooke North	9	3	33%
Moody Park	0	0	NA
North Arm	0	0	NA
Quay	38	27	71%
Queensborough	21	14	67%
Queens Park	0	0	NA
Sapperton	16	11	69%
The Heights	0	0	NA
Uptown	52	44	85%
West End	3	2	67%
<b>TOTAL*</b>	<b>240</b>	<b>156</b>	<b>65%</b>

## Market Summary

- Market Type Indicator **NEW WESTMINSTER ATTACHED**: Sellers Market at 65% Sales Ratio average (6.5 in 10 homes selling rate)
- Homes are selling on average 1% above list price
- Most Active Price Band\*\* \$600,000 to \$700,000 with average 97% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.25 mil to \$1.5 mil, Downtown, GlenBrooke North and minimum 4 bedroom properties
- Sellers Best Bet\*\* Selling homes in Fraserview, Uptown and 3 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	1	0	NA
700,001 – 800,000	2	1	50%
800,001 – 900,000	1	1	100%
900,001 – 1,000,000	8	0	NA
1,000,001 – 1,250,000	28	10	36%
1,250,001 – 1,500,000	80	32	40%
1,500,001 – 1,750,000	65	41	63%
1,750,001 – 2,000,000	42	28	67%
2,000,001 – 2,250,000	17	4	24%
2,250,001 – 2,500,000	27	3	11%
2,500,001 – 2,750,000	17	3	18%
2,750,001 – 3,000,000	24	1	4%
3,000,001 – 3,500,000	18	0	NA
3,500,001 – 4,000,000	5	0	NA
4,000,001 & Greater	3	0	NA
<b>TOTAL*</b>	<b>338</b>	<b>124</b>	<b>37%</b>

2 Bedrooms & Less	18	4	22%
3 to 4 Bedrooms	145	45	31%
5 to 6 Bedrooms	129	58	45%
7 Bedrooms & More	46	17	37%
<b>TOTAL*</b>	<b>338</b>	<b>124</b>	<b>37%</b>

SnapStats®	March	April	Variance
Inventory	265	338	28%
Solds	177	124	-30%
Sale Price	\$1,565,000	\$1,642,500	5%
Sale Price SQFT	\$560	\$493	-12%
Sale to List Price Ratio	104%	106%	2%
Days on Market	8	8	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 DETACHED HOUSES

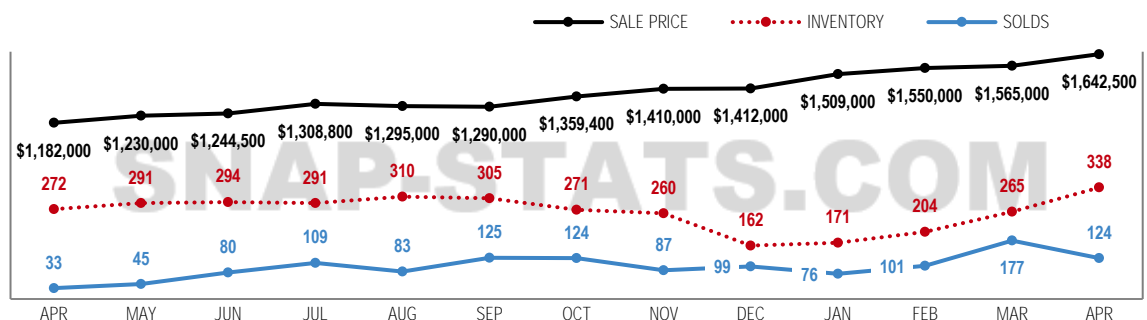
SnapStats®	Inventory	Sales	Sales Ratio
Burke Mountain	27	18	67%
Canyon Springs	5	2	40%
Cape Horn	12	2	17%
Central Coquitlam	49	20	41%
Chineside	6	4	67%
Coquitlam East	14	14	100%
Coquitlam West	83	12	14%
Eagle Ridge	4	2	50%
Harbour Chines	5	0	NA
Harbour Place	7	5	71%
Hockaday	2	4	200%*
Maillardville	33	2	6%
Meadow Brook	11	2	18%
New Horizons	7	1	14%
North Coquitlam	1	0	NA
Park Ridge Estates	0	0	NA
Ranch Park	23	8	35%
River Springs	6	2	33%
Scott Creek	1	5	500%*
Summitt View	2	1	50%
Upper Eagle Ridge	3	2	67%
Westwood Plateau	37	18	49%
Westwood Summit	0	0	NA
<b>TOTAL*</b>	<b>338</b>	<b>124</b>	<b>37%</b>

## 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 6% above list price
- Most Active Price Band\*\* \$1.75 mil to \$2 mil with average 67% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$2.75 mil to \$3 mil, Maillardville and up to 2 bedroom properties
- Sellers Best Bet\*\* Selling homes in Coquitlam East and 5 to 6 bedroom properties

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

## 13 Month Market Trend



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### Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	1	0	NA
300,001 – 400,000	11	7	64%
400,001 – 500,000	30	21	70%
500,001 – 600,000	53	54	102%*
600,001 – 700,000	58	55	95%
700,001 – 800,000	37	23	62%
800,001 – 900,000	28	15	54%
900,001 – 1,000,000	12	19	158%*
1,000,001 – 1,250,000	37	27	73%
1,250,001 – 1,500,000	4	0	NA
1,500,001 – 1,750,000	4	1	25%
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
<b>TOTAL*</b>	<b>277</b>	<b>222</b>	<b>80%</b>

0 to 1 Bedroom	50	48	96%
2 Bedrooms	145	107	74%
3 Bedrooms	60	51	85%
4 Bedrooms & Greater	22	16	73%
<b>TOTAL*</b>	<b>277</b>	<b>222</b>	<b>80%</b>

SnapStats®	March	April	Variance
Inventory	249	277	11%
Solds	274	222	-19%
Sale Price	\$643,000	\$657,500	2%
Sale Price SQFT	\$691	\$685	-1%
Sale to List Price Ratio	101%	101%	0%
Days on Market	8	9	13%

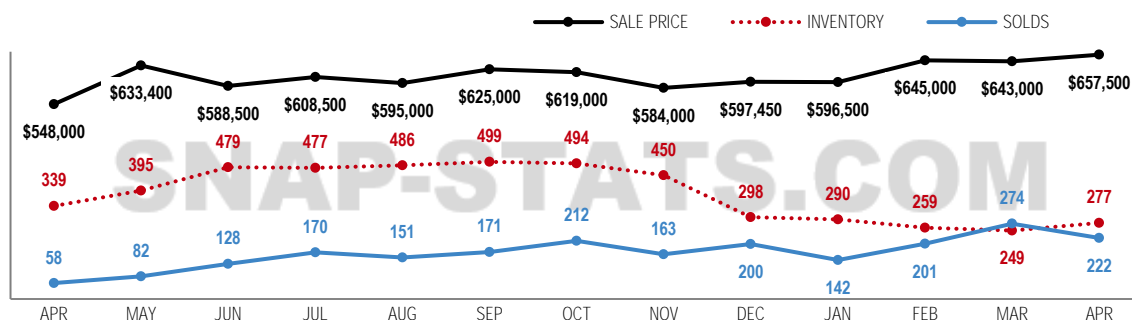
\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

### Market Summary

- Market Type Indicator **COQUITLAM ATTACHED**: Sellers Market at 80% Sales Ratio average (8 in 10 homes selling rate)
- Homes are selling on average 1% above list price
- Most Active Price Band\*\* \$900,000 to \$1 mil with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$800,000 to \$900,000, Central Coquitlam, Coquitlam East and minimum 4 bedrooms
- Sellers Best Bet\*\* Selling homes in Burke Mountain, New Horizons, North Coquitlam, Westwood Plateau and up to 1 bedrooms

\*\*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	8	3	38%
1,000,001 – 1,250,000	34	35	103%*
1,250,001 – 1,500,000	39	31	79%
1,500,001 – 1,750,000	15	5	33%
1,750,001 – 2,000,000	6	0	NA
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	3	0	NA
2,500,001 – 2,750,000	2	1	50%
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	1	0	NA
<b>TOTAL*</b>	<b>108</b>	<b>75</b>	<b>69%</b>

2 Bedrooms & Less	3	0	NA
3 to 4 Bedrooms	53	41	77%
5 to 6 Bedrooms	40	29	73%
7 Bedrooms & More	12	5	42%
<b>TOTAL*</b>	<b>108</b>	<b>75</b>	<b>69%</b>

SnapStats®	March	April	Variance
Inventory	93	108	16%
Solds	79	75	-5%
Sale Price	\$1,268,000	\$1,250,000	-1%
Sale Price SQFT	\$600	\$545	-9%
Sale to List Price Ratio	112%	104%	-7%
Days on Market	8	7	-13%

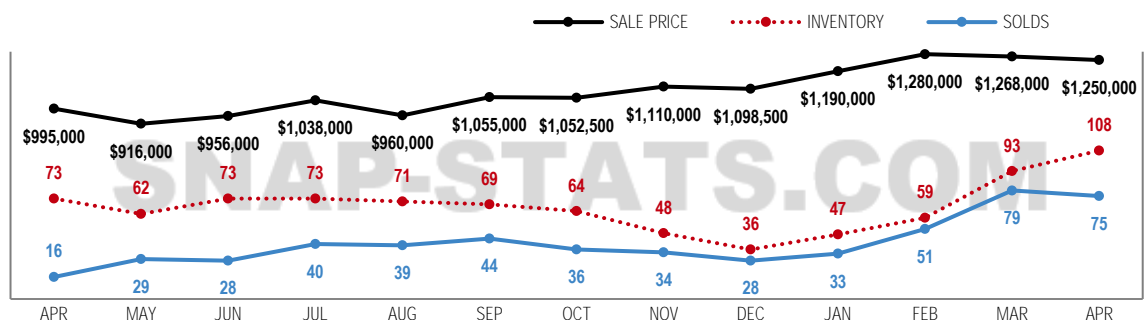
\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

## Market Summary

- Market Type Indicator **PORT COQUITLAM DETACHED**: Sellers Market at 69% Sales Ratio average (6.9 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 \$1.5 mil to \$1.75 mil, Woodland Acres and minimum 7 bedroom properties
- Sellers Best Bet\*\* Selling homes in Glenwood, Oxford Heights, Riverwood 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	1	5	500%*
300,001 – 400,000	10	5	50%
400,001 – 500,000	30	24	80%
500,001 – 600,000	26	28	108%*
600,001 – 700,000	16	11	69%
700,001 – 800,000	15	5	33%
800,001 – 900,000	5	7	140%*
900,001 – 1,000,000	7	4	57%
1,000,001 – 1,250,000	1	1	100%
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>111</b>	<b>90</b>	<b>81%</b>

0 to 1 Bedroom	33	32	97%
2 Bedrooms	47	43	91%
3 Bedrooms	25	13	52%
4 Bedrooms & Greater	6	2	33%
<b>TOTAL*</b>	<b>111</b>	<b>90</b>	<b>81%</b>

SnapStats®	March	April	Variance
Inventory	100	111	11%
Solds	116	90	-22%
Sale Price	\$551,500	\$534,250	-3%
Sale Price SQFT	\$546	\$565	3%
Sale to List Price Ratio	100%	104%	4%
Days on Market	7	7	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

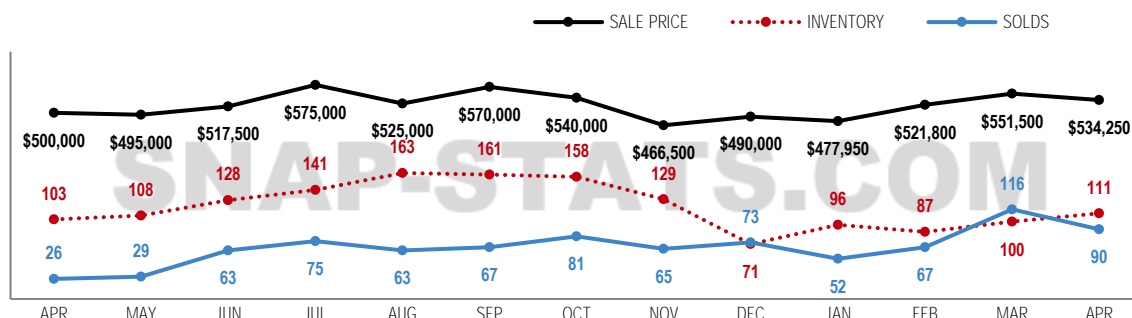
SnapStats®	Inventory	Sales	Sales Ratio
Birchland Manor	1	0	NA
Central Port Coquitlam	65	55	85%
Citadel	7	5	71%
Glenwood	20	16	80%
Lincoln Park	1	1	100%
Lower Mary Hill	0	0	NA
Mary Hill	1	1	100%
Oxford Heights	0	2	NA*
Riverwood	16	10	63%
Woodland Acres	0	0	NA
<b>TOTAL*</b>	<b>111</b>	<b>90</b>	<b>81%</b>

## Market Summary

- Market Type Indicator **PORT COQUITLAM ATTACHED**: Sellers Market at 81% Sales Ratio average (8.1 in 10 homes selling rate)
- Homes are selling on average 1% above list price
- Most Active Price Band\*\* \$500,000 to \$600,000 with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$700,000 to \$800,000, Riverwood and 3 bedroom properties
- Sellers Best Bet\*\* Selling homes in Central Port Coquitlam, Glenwood 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	0	0	NA
900,001 – 1,000,000	1	0	NA
1,000,001 – 1,250,000	1	1	100%
1,250,001 – 1,500,000	13	6	46%
1,500,001 – 1,750,000	14	5	36%
1,750,001 – 2,000,000	6	10	167%*
2,000,001 – 2,250,000	4	2	50%
2,250,001 – 2,500,000	7	1	14%
2,500,001 – 2,750,000	2	3	150%*
2,750,001 – 3,000,000	3	0	NA
3,000,001 – 3,500,000	3	1	33%
3,500,001 – 4,000,000	4	1	25%
4,000,001 & Greater	5	0	NA
<b>TOTAL*</b>	<b>63</b>	<b>30</b>	<b>48%</b>

2 Bedrooms & Less	2	0	NA
3 to 4 Bedrooms	25	17	68%
5 to 6 Bedrooms	29	12	41%
7 Bedrooms & More	7	1	14%
<b>TOTAL*</b>	<b>63</b>	<b>30</b>	<b>48%</b>

SnapStats®	March	April	Variance
Inventory	51	63	24%
Solds	40	30	-25%
Sale Price	\$1,557,500	\$1,837,750	18%
Sale Price SQFT	\$511	\$539	5%
Sale to List Price Ratio	104%	108%	4%
Days on Market	8	11	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 DETACHED HOUSES

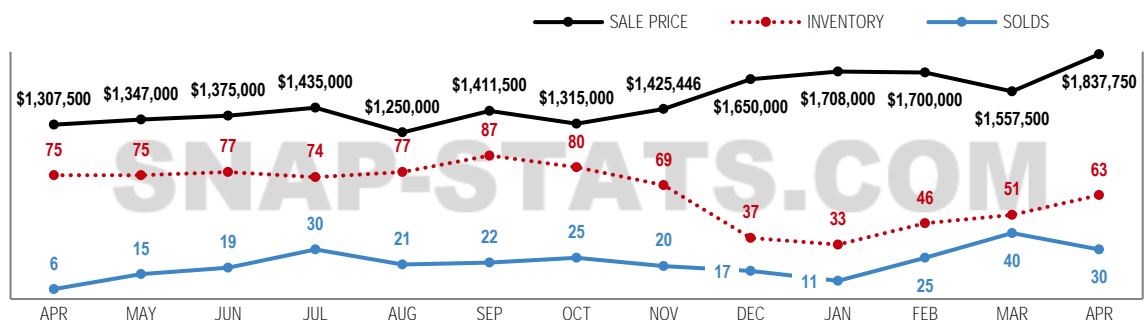
SnapStats®	Inventory	Sales	Sales Ratio
Anmore	16	7	44%
Barber Street	5	2	40%
Belcarra	2	2	100%
College Park	11	1	9%
Glenayre	4	1	25%
Heritage Mountain	5	5	100%
Heritage Woods	9	6	67%
loco	0	0	NA
Mountain Meadows	0	0	NA
North Shore	2	2	100%
Port Moody Centre	9	4	44%
<b>TOTAL*</b>	<b>63</b>	<b>30</b>	<b>48%</b>

## Market Summary

- Market Type Indicator **PORT MOODY DETACHED**: Sellers Market at 48% Sales Ratio average (4.8 in 10 homes selling rate)
- Homes are selling on average 8% above list price
- Most Active Price Band\*\* \$1.75 mil to \$2 mil with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.5 mil to \$1.75 mil, College Park and 5 to 6 bedroom properties
- Sellers Best Bet\*\* Selling homes in Heritage Woods 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	1	1	100%
400,001 – 500,000	1	5	500%*
500,001 – 600,000	10	11	110%*
600,001 – 700,000	18	21	117%*
700,001 – 800,000	23	30	130%*
800,001 – 900,000	6	11	183%*
900,001 – 1,000,000	5	9	180%*
1,000,001 – 1,250,000	8	5	63%
1,250,001 – 1,500,000	4	2	50%
1,500,001 – 1,750,000	2	0	NA
1,750,001 – 2,000,000	1	0	NA
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	0	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	0	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	79	95	120%*

0 to 1 Bedroom	9	11	122%*
2 Bedrooms	40	56	140%*
3 Bedrooms	24	24	100%
4 Bedrooms & Greater	6	4	67%
TOTAL*	79	95	120%*

SnapStats®	March	April	Variance
Inventory	79	79	0%
Solds	88	95	8%
Sale Price	\$744,950	\$730,000	-2%
Sale Price SQFT	\$714	\$701	-2%
Sale to List Price Ratio	105%	104%	-1%
Days on Market	7	7	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

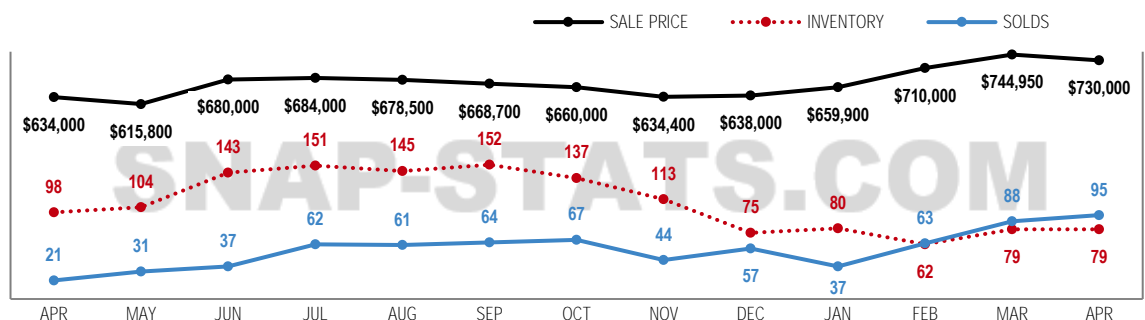
SnapStats®	Inventory	Sales	Sales Ratio
Anmore	0	0	NA
Barber Street	0	0	NA
Belcarra	0	0	NA
College Park	8	9	113%*
Glenayre	0	0	NA
Heritage Mountain	3	1	33%
Heritage Woods	4	9	225%*
loco	0	0	NA
Mountain Meadows	0	0	NA
North Shore	15	18	120%*
Port Moody Centre	49	58	118%*
TOTAL*	79	95	120%*

## Market Summary

- Market Type Indicator **PORT MOODY ATTACHED**: Sellers Market at 120% Sales Ratio average (12 in 10 homes selling rate)
- Homes are selling on average 4% above list price
- Most Active Price Band\*\* \$500,000 to \$1 mil with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1 mil to \$1.25 mil and 3 bedroom properties
- Sellers Best Bet\*\* Selling homes in College Park, Heritage Woods, North Shore, Port Moody Centre and up to 2 bedroom properties

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

## 13 Month Market Trend



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## Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	0	0	NA
300,001 – 400,000	0	0	NA
400,001 – 500,000	0	0	NA
500,001 – 600,000	1	0	NA
600,001 – 700,000	0	0	NA
700,001 – 800,000	0	0	NA
800,001 – 900,000	0	2	NA*
900,001 – 1,000,000	3	0	NA
1,000,001 – 1,250,000	7	7	100%
1,250,001 – 1,500,000	3	2	67%
1,500,001 – 1,750,000	2	1	50%
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	1	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	18	12	67%

2 Bedrooms & Less	0	0	NA
3 to 4 Bedrooms	12	10	83%
5 to 6 Bedrooms	4	2	50%
7 Bedrooms & More	2	0	NA
TOTAL*	18	12	67%

SnapStats®	March	April	Variance
Inventory	9	18	100%
Solds	18	12	-33%
Sale Price	\$1,171,500	\$1,134,500	-3%
Sale Price SQFT	\$523	\$435	-17%
Sale to List Price Ratio	118%	101%	-14%
Days on Market	7	6	-14%

## Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Central Meadows	8	5	63%
Mid Meadows	1	2	200%*
North Meadows	2	1	50%
South Meadows	6	4	67%
West Meadows	1	0	NA
TOTAL*	18	12	67%

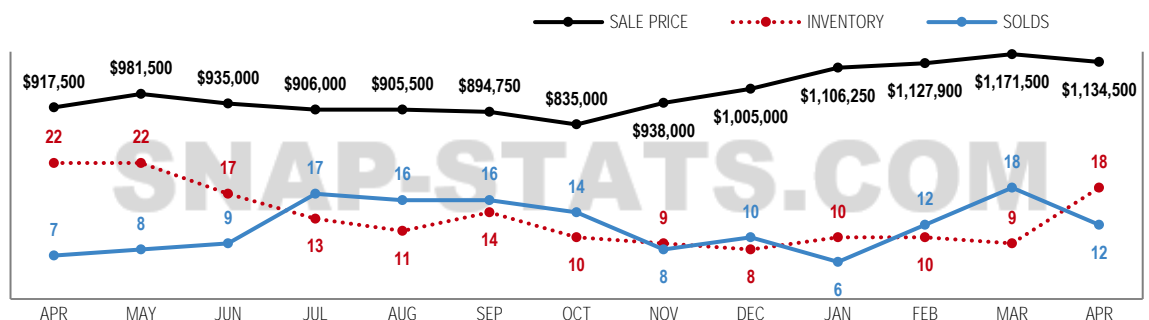
\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

## Market Summary

- Market Type Indicator **PITT MEADOWS DETACHED**: Sellers Market at 67% Sales Ratio average (6.7 in 10 homes selling rate)
- Homes are selling on average 1% above list price
- Most Active Price Band\*\* Insufficient data but with 7 sales \$1 mil to \$1.25 mil
- Buyers Best Bet\*\* Insufficient data
- Sellers Best Bet\*\* Selling homes in Central 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	1	0	NA
400,001 – 500,000	7	9	129%*
500,001 – 600,000	14	7	50%
600,001 – 700,000	8	5	63%
700,001 – 800,000	1	9	900%*
800,001 – 900,000	0	0	NA
900,001 – 1,000,000	1	1	100%
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*	32	31	97%

0 to 1 Bedroom	3	1	33%
2 Bedrooms	22	18	82%
3 Bedrooms	6	11	183%*
4 Bedrooms & Greater	1	1	100%
TOTAL*	32	31	97%

SnapStats®	March	April	Variance
Inventory	31	32	3%
Solds	31	31	0%
Sale Price	\$535,650	\$599,900	12%
Sale Price SQFT	\$448	\$488	9%
Sale to List Price Ratio	101%	100%	-1%
Days on Market	6	8	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

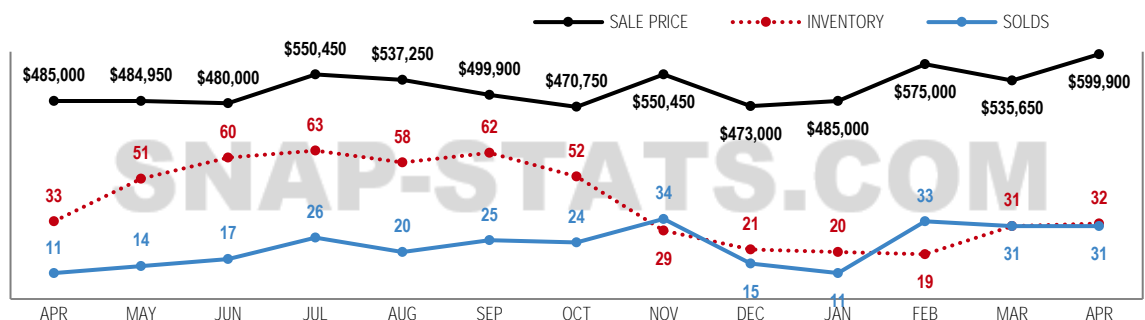
SnapStats®	Inventory	Sales	Sales Ratio
Central Meadows	8	16	200%*
Mid Meadows	13	7	54%
North Meadows	8	2	25%
South Meadows	3	6	200%*
West Meadows	0	0	NA
TOTAL*	32	31	97%

## Market Summary

- Market Type Indicator **PITT MEADOWS ATTACHED**: Sellers Market at 97% Sales Ratio average (9.7 in 10 homes selling rate)
- Homes are selling on average 100% of list price
- Most Active Price Band\*\* \$700,000 to \$800,000 with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$500,000 to \$600,000, North Meadows and 2 bedroom properties
- Sellers Best Bet\*\* Selling homes in Central Meadows 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	2	0	NA
600,001 – 700,000	3	1	33%
700,001 – 800,000	5	4	80%
800,001 – 900,000	19	15	79%
900,001 – 1,000,000	26	28	108%*
1,000,001 – 1,250,000	43	58	135%*
1,250,001 – 1,500,000	52	52	100%
1,500,001 – 1,750,000	14	6	43%
1,750,001 – 2,000,000	10	3	30%
2,000,001 – 2,250,000	2	0	NA
2,250,001 – 2,500,000	6	1	17%
2,500,001 – 2,750,000	2	1	50%
2,750,001 – 3,000,000	5	0	NA
3,000,001 – 3,500,000	1	0	NA
3,500,001 – 4,000,000	2	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	192	169	88%

2 Bedrooms & Less	13	9	69%
3 to 4 Bedrooms	98	92	94%
5 to 6 Bedrooms	62	66	106%*
7 Bedrooms & More	19	2	11%
TOTAL*	192	169	88%

SnapStats®	March	April	Variance
Inventory	179	192	7%
Solds	230	169	-27%
Sale Price	\$1,162,250	\$1,170,000	1%
Sale Price SQFT	\$451	\$450	0%
Sale to List Price Ratio	116%	108%	-7%
Days on Market	7	7	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 DETACHED HOUSES

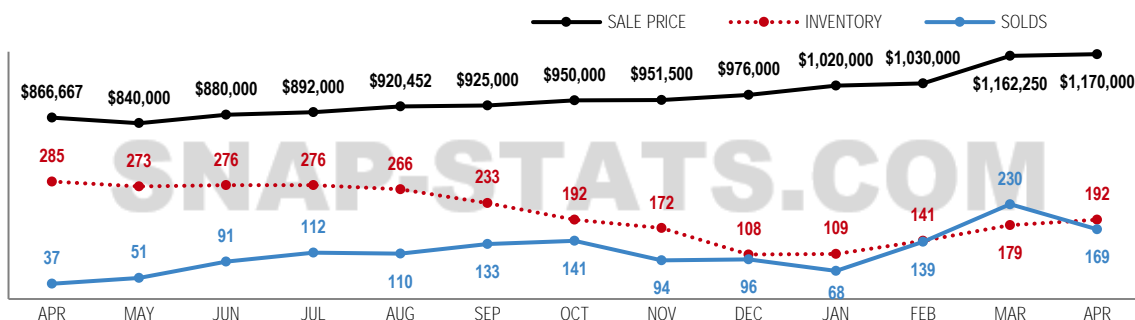
SnapStats®	Inventory	Sales	Sales Ratio
Albion	24	22	92%
Cottonwood	21	25	119%*
East Central	22	37	168%*
North	3	0	NA
Northeast	0	1	NA*
Northwest	11	14	127%*
Silver Valley	19	18	95%
Southwest	27	24	89%
Thornhill	11	3	27%
Websters Corners	9	4	44%
West Central	42	21	50%
Whonnock	3	0	NA
TOTAL*	192	169	88%

## Market Summary

- Market Type Indicator **MAPLE RIDGE DETACHED**: Sellers Market at 88% Sales Ratio average (8.8 in 10 homes selling rate)
- Homes are selling on average 8% above list price
- Most Active Price Band\*\* \$900,000 to \$1.5 mil with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.75 mil to \$2 mil, Thornhill, Websters Corners, West Central and minimum 7 bedroom properties
- Sellers Best Bet\*\* Selling homes in Cottonwood, East Central, Northwest 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	6	5	83%
300,001 – 400,000	15	13	87%
400,001 – 500,000	31	26	84%
500,001 – 600,000	25	30	120%*
600,001 – 700,000	26	37	142%*
700,001 – 800,000	18	22	122%*
800,001 – 900,000	4	7	175%*
900,001 – 1,000,000	3	1	33%
1,000,001 – 1,250,000	3	1	33%
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*	132	142	108%*

0 to 1 Bedroom	27	11	41%
2 Bedrooms	44	57	130%*
3 Bedrooms	49	62	127%*
4 Bedrooms & Greater	12	12	100%
TOTAL*	132	142	108%*

SnapStats®	March	April	Variance
Inventory	128	132	3%
Solds	159	142	-11%
Sale Price	\$527,900	\$593,488	12%
Sale Price SQFT	\$455	\$456	0%
Sale to List Price Ratio	105%	104%	-1%
Days on Market	8	8	0%

## Community CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
Albion	9	6	67%
Cottonwood	10	24	240%*
East Central	66	44	67%
North	0	0	NA
Northeast	0	0	NA
Northwest	2	5	250%*
Silver Valley	9	13	144%*
Southwest	2	7	350%*
Thornhill	0	3	NA*
Websters Corners	0	0	NA
West Central	34	40	118%*
Whonnock	0	0	NA
TOTAL*	132	142	108%*

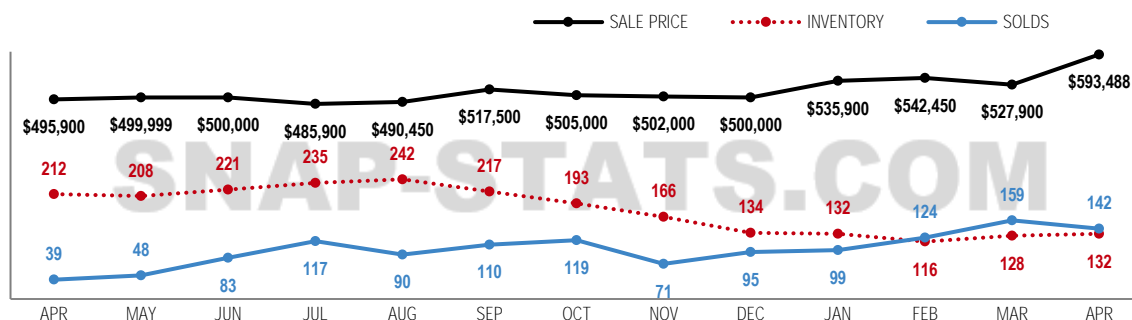
\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

## Market Summary

- Market Type Indicator **MAPLE RIDGE ATTACHED**: Sellers Market at 108% Sales Ratio average (10.8 in 10 homes selling rate)
- Homes are selling on average 4% above list price
- Most Active Price Band\*\* \$500,000 to \$800,000 with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$400,000 to \$500,000, Albion, East Central and up to 1 bedroom properties
- Sellers Best Bet\*\* Selling homes in Cottonwood, Silver Valley, West Central and minimum 2 bedroom properties

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

## 13 Month Market Trend



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