

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	1	0	NA
1,000,001 – 1,250,000	3	3	100%
1,250,001 – 1,500,000	39	21	54%
1,500,001 – 1,750,000	92	30	33%
1,750,001 – 2,000,000	86	20	23%
2,000,001 – 2,250,000	29	11	38%
2,250,001 – 2,500,000	51	15	29%
2,500,001 – 2,750,000	24	7	29%
2,750,001 – 3,000,000	41	5	12%
3,000,001 – 3,500,000	24	1	4%
3,500,001 – 4,000,000	13	1	8%
4,000,001 & Greater	10	0	NA
TOTAL*	413	114	28%

2 Bedrooms & Less	8	3	38%
3 to 4 Bedrooms	132	41	31%
5 to 6 Bedrooms	165	48	29%
7 Bedrooms & More	108	22	20%
TOTAL*	413	114	28%

SnapStats®	April	May	Variance
Inventory	396	413	4%
Solds	158	114	-28%
Sale Price	\$1,776,500	\$1,781,000	0%
Sale Price SQFT	\$655	\$618	-6%
Sale to List Price Ratio	105%	101%	-4%
Days on Market	8	10	25%

Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Big Bend	5	1	20%
Brentwood Park	14	2	14%
Buckingham Heights	8	1	13%
Burnaby Hospital	10	2	20%
Burnaby Lake	12	6	50%
Cariboo	0	0	NA
Capitol Hill	33	5	15%
Central	6	2	33%
Central Park	9	6	67%
Deer Lake	11	1	9%
Deer Lake Place	7	3	43%
East Burnaby	20	9	45%
Edmonds	17	3	18%
Forest Glen	17	4	24%
Forest Hills	1	2	200%*
Garden Village	12	1	8%
Government Road	14	4	29%
Greentree Village	4	1	25%
Highgate	13	5	38%
Metrotown	24	2	8%
Montecito	9	3	33%
Oakdale	3	1	33%
Oaklands	0	0	NA
Parkcrest	25	7	28%
Simon Fraser Hills	0	0	NA
Simon Fraser University SFU	6	5	83%
South Slope	39	13	33%
Sperling-Duthie	14	3	21%
Sullivan Heights	3	1	33%
Suncrest	14	2	14%
The Crest	8	2	25%
Upper Deer Lake	23	4	17%
Vancouver Heights	7	7	100%
Westridge	8	1	13%
Willingdon Heights	17	5	29%
TOTAL*	413	114	28%

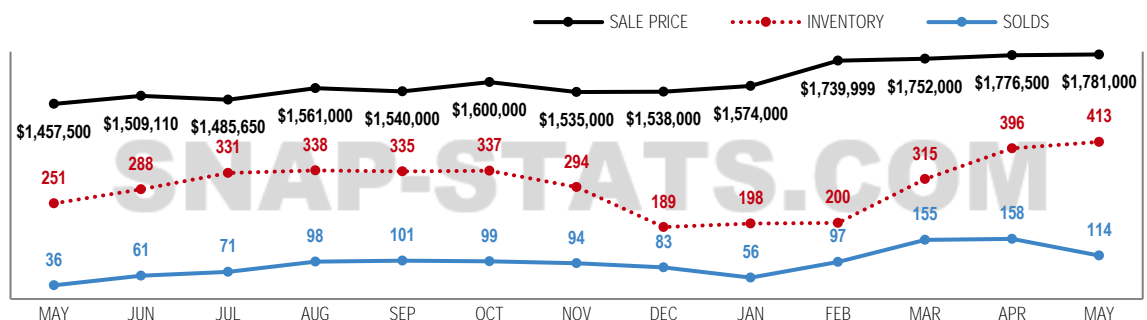
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Market Summary

- Market Type Indicator **BURNABY DETACHED**: Sellers Market at 28% Sales Ratio average (2.8 in 10 homes selling rate)
- Homes are selling on average 1% above list price
- Most Active Price Band** \$1.25 mil to \$1.5 mil with average 54% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$3 mil to \$3.5 mil, Deer Lake, Garden Village, Metrotown and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Central Park 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 CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	2	0	NA
300,001 – 400,000	26	12	46%
400,001 – 500,000	89	41	46%
500,001 – 600,000	126	77	61%
600,001 – 700,000	168	90	54%
700,001 – 800,000	121	61	50%
800,001 – 900,000	107	44	41%
900,001 – 1,000,000	72	29	40%
1,000,001 – 1,250,000	55	23	42%
1,250,001 – 1,500,000	31	5	16%
1,500,001 – 1,750,000	11	0	NA
1,750,001 – 2,000,000	2	1	50%
2,000,001 – 2,250,000	1	0	NA
2,250,001 – 2,500,000	2	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	0	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	813	383	47%

0 to 1 Bedroom	160	93	58%
2 Bedrooms	526	218	41%
3 Bedrooms	109	56	51%
4 Bedrooms & Greater	18	16	89%
TOTAL*	813	383	47%

SnapStats®	April	May	Variance
Inventory	742	813	10%
Solds	476	383	-20%
Sale Price	\$660,000	\$670,000	2%
Sale Price SQFT	\$752	\$740	-2%
Sale to List Price Ratio	100%	102%	2%
Days on Market	9	8	-11%

Community CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
Big Bend	1	2	200%*
Brentwood Park	164	73	45%
Buckingham Heights	0	0	NA
Burnaby Hospital	1	1	100%
Burnaby Lake	4	5	125%*
Cariboo	18	7	39%
Capitol Hill	5	5	100%
Central	13	9	69%
Central Park	30	8	27%
Deer Lake	0	0	NA
Deer Lake Place	0	0	NA
East Burnaby	3	1	33%
Edmonds	56	26	46%
Forest Glen	50	17	34%
Forest Hills	7	6	86%
Garden Village	0	0	NA
Government Road	16	19	119%*
Greentree Village	2	2	100%
Highgate	58	35	60%
Metrotown	207	80	39%
Montecito	6	3	50%
Oakdale	0	0	NA
Oaklands	8	1	13%
Parkcrest	4	1	25%
Simon Fraser Hills	7	9	129%*
Simon Fraser University SFU	71	24	34%
South Slope	40	14	35%
Sperling-Duthie	1	0	NA
Sullivan Heights	11	14	127%*
Suncrest	0	0	NA
The Crest	2	6	300%*
Upper Deer Lake	3	0	NA
Vancouver Heights	8	7	88%
Westridge	1	0	NA
Willingdon Heights	16	8	50%
TOTAL*	813	383	47%

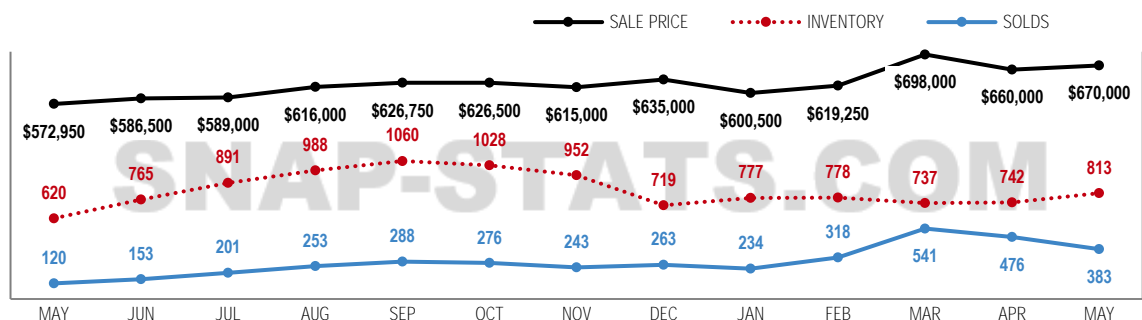
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Market Summary

- Market Type Indicator **BURNABY ATTACHED**: Sellers Market at 47% Sales Ratio average (4.7 in 10 homes selling rate)
- Homes are selling on average 2% above list price
- Most Active Price Band** \$500,000 to \$600,000 with average 61% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.25 mil to \$1.5 mil, Central Park, Oaklands and 2 bedrooms
- Sellers Best Bet** Selling homes in Government Road, Simon Fraser Hills, Sullivan Heights, Vancouver Heights and 4 plus bedrooms

**With minimum inventory of 10 in most instances

13 Month Market Trend



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Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	0	0	NA
300,001 – 400,000	1	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	2	0	NA
900,001 – 1,000,000	5	1	20%
1,000,001 – 1,250,000	20	15	75%
1,250,001 – 1,500,000	32	16	50%
1,500,001 – 1,750,000	11	5	45%
1,750,001 – 2,000,000	11	2	18%
2,000,001 – 2,250,000	2	2	100%
2,250,001 – 2,500,000	2	1	50%
2,500,001 – 2,750,000	7	0	NA
2,750,001 – 3,000,000	0	1	NA*
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	2	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	95	43	45%

2 Bedrooms & Less	12	1	8%
3 to 4 Bedrooms	40	23	58%
5 to 6 Bedrooms	33	16	48%
7 Bedrooms & More	10	3	30%
TOTAL*	95	43	45%

SnapStats®	April	May	Variance
Inventory	96	95	-1%
Solds	38	43	13%
Sale Price	\$1,344,000	\$1,350,000	0%
Sale Price SQFT	\$603	\$589	-2%
Sale to List Price Ratio	104%	104%	0%
Days on Market	8	10	25%

Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Brunette	0	0	NA
Connaught Heights	4	2	50%
Downtown	0	0	NA
Fraserview	0	1	NA*
GlenBrooke North	8	4	50%
Moody Park	5	4	80%
North Arm	1	1	100%
Quay	0	0	NA
Queensborough	26	6	23%
Queens Park	5	5	100%
Sapperton	13	5	38%
The Heights	15	7	47%
Uptown	8	2	25%
West End	10	6	60%
TOTAL*	95	43	45%

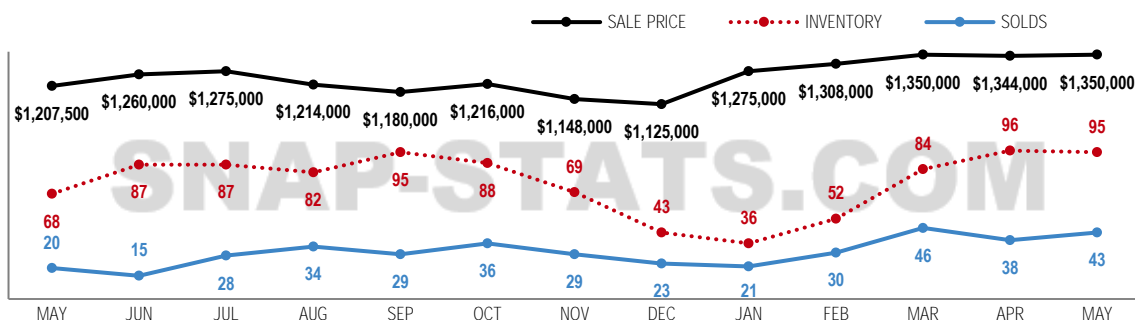
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Market Summary

- Market Type Indicator **NEW WESTMINSTER DETACHED**: Sellers Market at 45% Sales Ratio average (4.5 in 10 homes selling rate)
- Homes are selling on average 4% above list price
- Most Active Price Band** \$1 mil to \$1.25 mil with average 75% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.75 mil to \$2 mil, Queensborough, Uptown and up to 2 bedroom properties
- Sellers Best Bet** Selling homes in 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	1	2	200%*
300,001 – 400,000	28	19	68%
400,001 – 500,000	35	37	106%*
500,001 – 600,000	50	35	70%
600,001 – 700,000	36	24	67%
700,001 – 800,000	28	13	46%
800,001 – 900,000	31	7	23%
900,001 – 1,000,000	14	6	43%
1,000,001 – 1,250,000	11	1	9%
1,250,001 – 1,500,000	15	0	NA
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
TOTAL*	250	144	58%

0 to 1 Bedroom	57	43	75%
2 Bedrooms	149	81	54%
3 Bedrooms	37	17	46%
4 Bedrooms & Greater	7	3	43%
TOTAL*	250	144	58%

SnapStats®	April	May	Variance
Inventory	240	250	4%
Solds	156	144	-8%
Sale Price	\$567,500	\$542,500	-4%
Sale Price SQFT	\$597	\$588	-2%
Sale to List Price Ratio	101%	99%	-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 CONDOS & TOWNHOMES

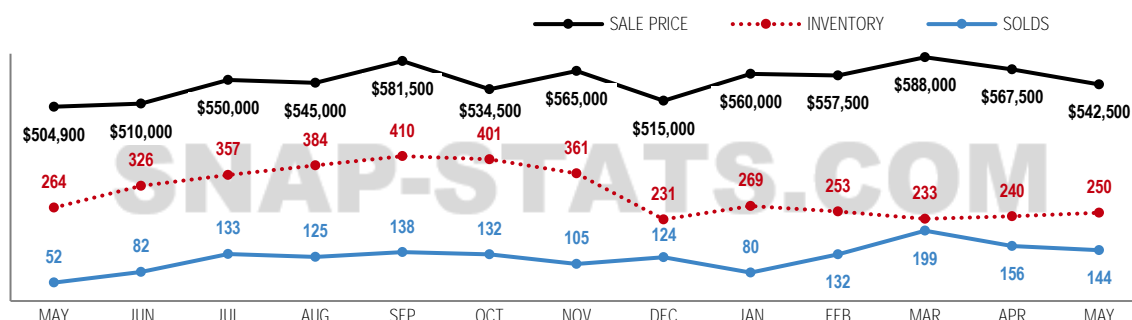
SnapStats®	Inventory	Sales	Sales Ratio
Brunette	0	0	NA
Connaught Heights	0	0	NA
Downtown	75	29	39%
Fraserview	28	21	75%
GlenBrooke North	11	8	73%
Moody Park	0	0	NA
North Arm	0	0	NA
Quay	40	24	60%
Queensborough	32	13	41%
Queens Park	0	0	NA
Sapperton	14	12	86%
The Heights	1	0	NA
Uptown	45	35	78%
West End	4	2	50%
TOTAL*	250	144	58%

Market Summary

- Market Type Indicator **NEW WESTMINSTER ATTACHED**: Sellers Market at 58% Sales Ratio average (5.8 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band** \$400,000 to \$500,000 with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1 mil to \$1.25 mil, Downtown, Queensborough and 3 bedroom properties
- Sellers Best Bet** Selling homes in Sapperton 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	1	NA*
700,001 – 800,000	2	0	NA
800,001 – 900,000	0	0	NA
900,001 – 1,000,000	5	4	80%
1,000,001 – 1,250,000	35	16	46%
1,250,001 – 1,500,000	82	52	63%
1,500,001 – 1,750,000	53	39	74%
1,750,001 – 2,000,000	50	17	34%
2,000,001 – 2,250,000	12	7	58%
2,250,001 – 2,500,000	28	5	18%
2,500,001 – 2,750,000	17	1	6%
2,750,001 – 3,000,000	28	4	14%
3,000,001 – 3,500,000	17	2	12%
3,500,001 – 4,000,000	5	0	NA
4,000,001 & Greater	2	0	NA
TOTAL*	336	148	44%

2 Bedrooms & Less	19	1	5%
3 to 4 Bedrooms	133	78	59%
5 to 6 Bedrooms	132	51	39%
7 Bedrooms & More	52	18	35%
TOTAL*	336	148	44%

SnapStats®	April	May	Variance
Inventory	338	336	-1%
Solds	124	148	19%
Sale Price	\$1,642,500	\$1,505,000	-8%
Sale Price SQFT	\$493	\$535	9%
Sale to List Price Ratio	106%	101%	-5%
Days on Market	8	8	0%

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Community DETACHED HOUSES

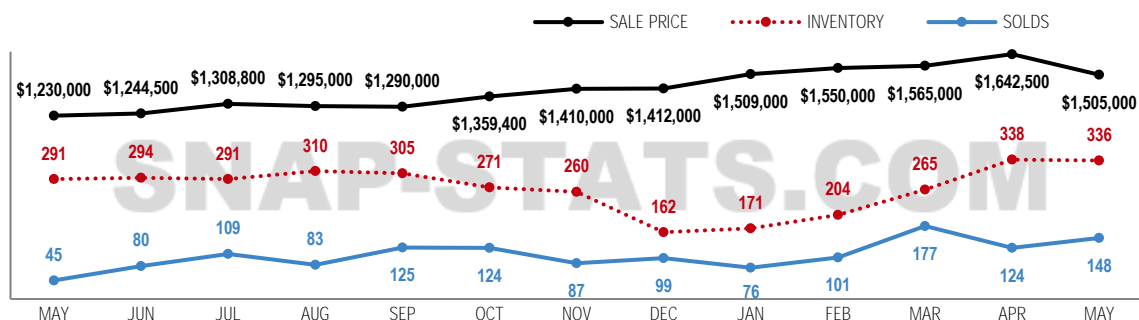
SnapStats®	Inventory	Sales	Sales Ratio
Burke Mountain	26	13	50%
Canyon Springs	4	4	100%
Cape Horn	15	6	40%
Central Coquitlam	55	25	45%
Chineside	3	5	167%*
Coquitlam East	12	13	108%*
Coquitlam West	80	13	16%
Eagle Ridge	5	1	20%
Harbour Chines	6	1	17%
Harbour Place	7	5	71%
Hockaday	4	3	75%
Maillardville	30	7	23%
Meadow Brook	11	4	36%
New Horizons	11	4	36%
North Coquitlam	1	0	NA
Park Ridge Estates	0	0	NA
Ranch Park	18	12	67%
River Springs	4	4	100%
Scott Creek	4	0	NA
Summitt View	1	2	200%*
Upper Eagle Ridge	5	2	40%
Westwood Plateau	34	23	68%
Westwood Summit	0	1	NA*
TOTAL*	336	148	44%

Market Summary

- Market Type Indicator **COQUITLAM DETACHED**: Sellers Market at 44% Sales Ratio average (4.4 in 10 homes selling rate)
- Homes are selling on average 1% above list price
- Most Active Price Band** \$1.5 mil to \$1.75 mil with average 74% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$2.5 mil to \$2.75 mil, Coquitlam West, Maillardville and up to 2 bedroom properties
- Sellers Best Bet** Selling homes in Chineside, Coquitlam East and 3 to 4 bedroom properties

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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	10	8	80%
400,001 – 500,000	33	21	64%
500,001 – 600,000	91	37	41%
600,001 – 700,000	59	41	69%
700,001 – 800,000	52	28	54%
800,001 – 900,000	38	16	42%
900,001 – 1,000,000	19	12	63%
1,000,001 – 1,250,000	39	19	49%
1,250,001 – 1,500,000	6	4	67%
1,500,001 – 1,750,000	5	0	NA
1,750,001 – 2,000,000	3	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*	355	186	52%

0 to 1 Bedroom	60	39	65%
2 Bedrooms	193	96	50%
3 Bedrooms	79	34	43%
4 Bedrooms & Greater	23	17	74%
TOTAL*	355	186	52%

SnapStats®	April	May	Variance
Inventory	277	355	28%
Solds	222	186	-16%
Sale Price	\$657,500	\$656,500	0%
Sale Price SQFT	\$685	\$672	-2%
Sale to List Price Ratio	101%	101%	0%
Days on Market	9	8	-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

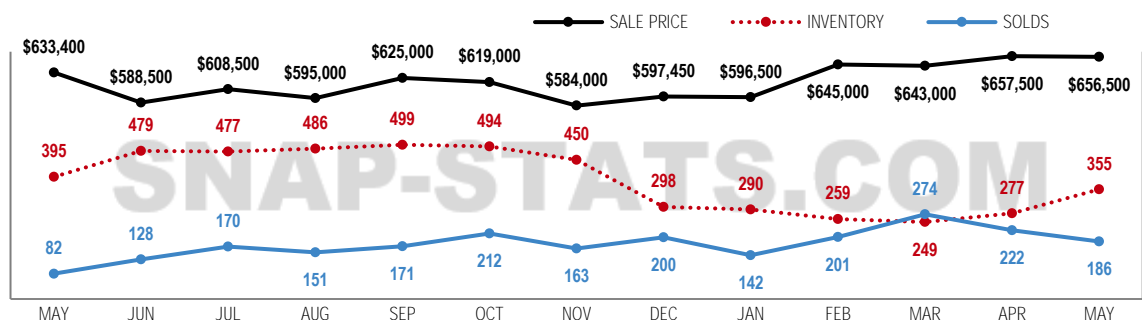
SnapStats®	Inventory	Sales	Sales Ratio
Burke Mountain	21	19	90%
Canyon Springs	10	7	70%
Cape Horn	0	0	NA
Central Coquitlam	20	4	20%
Chineside	0	0	NA
Coquitlam East	8	8	100%
Coquitlam West	146	60	41%
Eagle Ridge	4	5	125%*
Harbour Chines	0	0	NA
Harbour Place	0	0	NA
Hockaday	0	0	NA
Maillardville	20	10	50%
Meadow Brook	0	0	NA
New Horizons	18	14	78%
North Coquitlam	70	37	53%
Park Ridge Estates	0	0	NA
Ranch Park	2	0	NA
River Springs	0	0	NA
Scott Creek	2	2	100%
Summitt View	0	0	NA
Upper Eagle Ridge	2	1	50%
Westwood Plateau	32	19	59%
Westwood Summit	0	0	NA
TOTAL*	355	186	52%

Market Summary

- Market Type Indicator **COQUITLAM ATTACHED**: Sellers Market at 52% Sales Ratio average (5.2 in 10 homes selling rate)
- Homes are selling on average 1% above list price
- Most Active Price Band** \$300,000 to \$400,000 with average 80% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$500,000 to \$600,000, Central Coquitlam, Coquitlam West and 3 bedroom properties
- Sellers Best Bet** Selling homes in Burke Mountain, Coquitlam East and minimum 4 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	1	0	NA
900,001 – 1,000,000	8	4	50%
1,000,001 – 1,250,000	45	20	44%
1,250,001 – 1,500,000	45	21	47%
1,500,001 – 1,750,000	16	5	31%
1,750,001 – 2,000,000	10	1	10%
2,000,001 – 2,250,000	0	0	NA
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	1	0	NA
TOTAL*	129	51	40%

2 Bedrooms & Less	6	0	NA
3 to 4 Bedrooms	72	34	47%
5 to 6 Bedrooms	40	14	35%
7 Bedrooms & More	11	3	27%
TOTAL*	129	51	40%

SnapStats®	April	May	Variance
Inventory	108	129	19%
Solds	75	51	-32%
Sale Price	\$1,250,000	\$1,295,500	4%
Sale Price SQFT	\$545	\$579	6%
Sale to List Price Ratio	104%	108%	4%
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

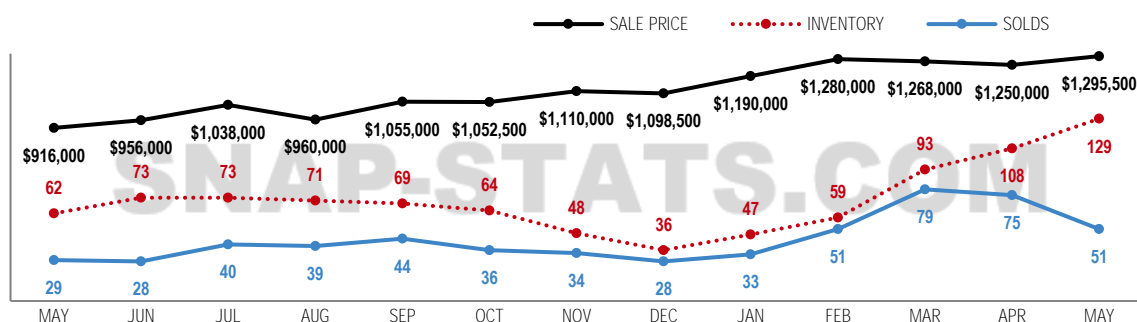
SnapStats®	Inventory	Sales	Sales Ratio
Birchland Manor	1	3	300%*
Central Port Coquitlam	14	3	21%
Citadel	13	8	62%
Glenwood	24	6	25%
Lincoln Park	13	2	15%
Lower Mary Hill	6	4	67%
Mary Hill	16	5	31%
Oxford Heights	11	11	100%
Riverwood	15	4	27%
Woodland Acres	16	5	31%
TOTAL*	129	51	40%

Market Summary

- Market Type Indicator **PORT COQUITLAM DETACHED**: Sellers Market at 40% Sales Ratio average (4 in 10 homes selling rate)
- Homes are selling on average 8% above list price
- Most Active Price Band** \$900,000 to \$1 mil with average 50% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.75 mil to \$2 mil, Central Port Coquitlam, Lincoln Park and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Citadel, Oxford Heights and 3 to 4 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



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Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	1	1	100%
300,001 – 400,000	6	7	117%*
400,001 – 500,000	36	31	86%
500,001 – 600,000	32	24	75%
600,001 – 700,000	15	14	93%
700,001 – 800,000	17	14	82%
800,001 – 900,000	11	9	82%
900,001 – 1,000,000	9	5	56%
1,000,001 – 1,250,000	1	3	300%*
1,250,001 – 1,500,000	0	0	NA
1,500,001 – 1,750,000	0	0	NA
1,750,001 – 2,000,000	0	0	NA
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	0	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	0	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	128	108	84%

0 to 1 Bedroom	35	30	86%
2 Bedrooms	54	48	89%
3 Bedrooms	33	25	76%
4 Bedrooms & Greater	6	5	83%
TOTAL*	128	108	84%

SnapStats®	April	May	Variance
Inventory	111	128	15%
Solds	90	108	20%
Sale Price	\$534,250	\$561,000	5%
Sale Price SQFT	\$565	\$578	2%
Sale to List Price Ratio	104%	102%	-2%
Days on Market	7	8	14%

Community CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
Birchland Manor	1	1	100%
Central Port Coquitlam	75	58	77%
Citadel	8	6	75%
Glenwood	21	19	90%
Lincoln Park	0	1	NA*
Lower Mary Hill	0	0	NA
Mary Hill	5	5	100%
Oxford Heights	1	0	NA
Riverwood	17	18	106%*
Woodland Acres	0	0	NA
TOTAL*	128	108	84%

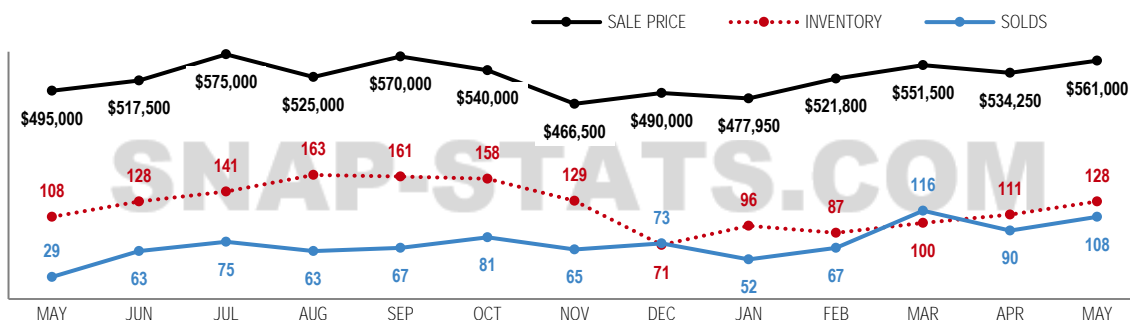
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **PORT COQUITLAM ATTACHED**: Sellers Market at 84% Sales Ratio average (8.4 in 10 homes selling rate)
- Homes are selling on average 2% above list price
- Most Active Price Band** \$600,000 to \$700,000 with average 93% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$900,000 to \$1 mil, Central Port Coquitlam, Citadel and 3 bedroom properties
- Sellers Best Bet** Selling homes in Glenwood, Riverwood and 2 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



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Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	0	0	NA
300,001 – 400,000	0	0	NA
400,001 – 500,000	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	2	NA*
1,000,001 – 1,250,000	3	1	33%
1,250,001 – 1,500,000	8	6	75%
1,500,001 – 1,750,000	13	6	46%
1,750,001 – 2,000,000	10	4	40%
2,000,001 – 2,250,000	7	0	NA
2,250,001 – 2,500,000	5	2	40%
2,500,001 – 2,750,000	0	1	NA*
2,750,001 – 3,000,000	5	1	20%
3,000,001 – 3,500,000	3	0	NA
3,500,001 – 4,000,000	4	1	25%
4,000,001 & Greater	8	1	13%
TOTAL*	66	25	38%

2 Bedrooms & Less	1	2	200%*
3 to 4 Bedrooms	27	15	56%
5 to 6 Bedrooms	30	8	27%
7 Bedrooms & More	8	0	NA
TOTAL*	66	25	38%

SnapStats®	April	May	Variance
Inventory	63	66	5%
Solds	30	25	-17%
Sale Price	\$1,837,750	\$1,650,000	-10%
Sale Price SQFT	\$539	\$568	5%
Sale to List Price Ratio	108%	103%	-5%
Days on Market	11	9	-18%

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

Community DETACHED HOUSES

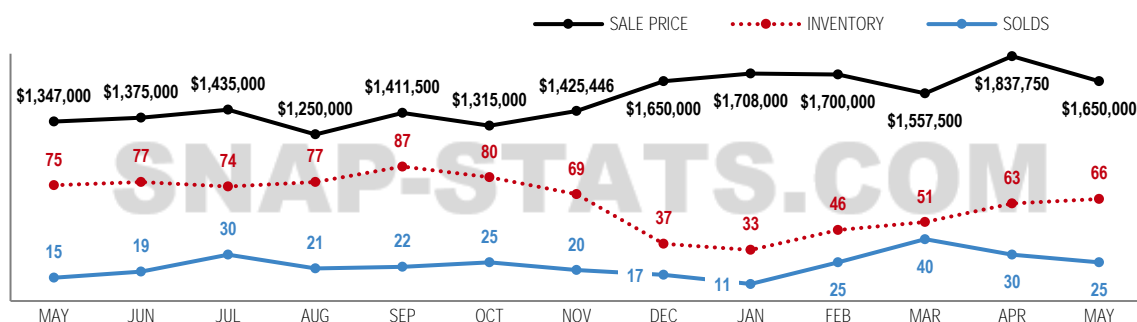
SnapStats®	Inventory	Sales	Sales Ratio
Anmore	17	5	29%
Barber Street	4	1	25%
Belcarra	3	0	NA
College Park	10	4	40%
Glenayre	5	0	NA
Heritage Mountain	7	0	NA
Heritage Woods	9	4	44%
loco	0	0	NA
Mountain Meadows	0	0	NA
North Shore	1	5	500%*
Port Moody Centre	10	6	60%
TOTAL*	66	25	38%

Market Summary

- Market Type Indicator **PORT MOODY DETACHED**: Sellers Market at 38% Sales Ratio average (3.8 in 10 homes selling rate)
- Homes are selling on average 3% above list price
- Most Active Price Band** \$1.25 mil to \$1.5 mil with average 75% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes minimum \$4 mil, Anmore and 5 to 6 bedroom properties
- Sellers Best Bet** Selling homes in Port Moody Centre 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	3	4	133%*
500,001 – 600,000	11	15	136%*
600,001 – 700,000	17	17	100%
700,001 – 800,000	20	11	55%
800,001 – 900,000	9	6	67%
900,001 – 1,000,000	5	9	180%*
1,000,001 – 1,250,000	8	6	75%
1,250,001 – 1,500,000	6	1	17%
1,500,001 – 1,750,000	1	1	100%
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*	82	71	87%

0 to 1 Bedroom	12	13	108%*
2 Bedrooms	40	31	78%
3 Bedrooms	23	22	96%
4 Bedrooms & Greater	7	5	71%
TOTAL*	82	71	87%

SnapStats®	April	May	Variance
Inventory	79	82	4%
Solds	95	71	-25%
Sale Price	\$730,000	\$700,000	-4%
Sale Price SQFT	\$701	\$701	0%
Sale to List Price Ratio	104%	100%	-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

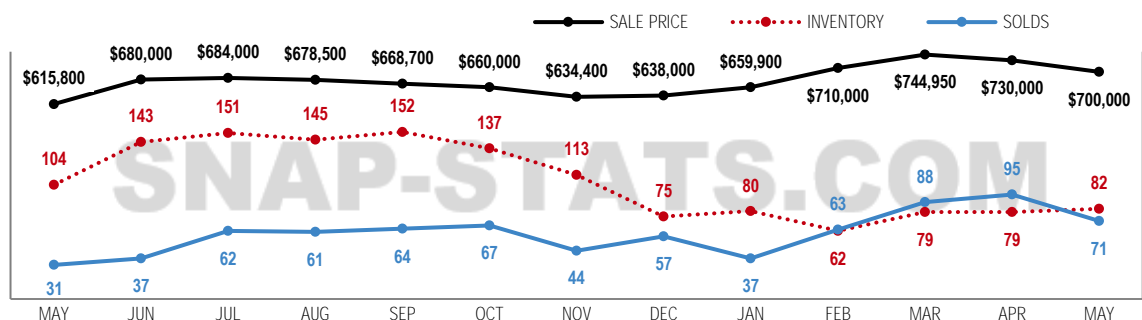
SnapStats®	Inventory	Sales	Sales Ratio
Anmore	0	0	NA
Barber Street	0	0	NA
Belcarra	0	0	NA
College Park	6	8	133%*
Glenayre	0	0	NA
Heritage Mountain	3	2	67%
Heritage Woods	8	8	100%
loco	0	0	NA
Mountain Meadows	0	0	NA
North Shore	13	11	85%
Port Moody Centre	52	42	81%
TOTAL*	82	71	87%

Market Summary

- Market Type Indicator **PORT MOODY ATTACHED**: Sellers Market at 87% Sales Ratio average (8.7 in 10 homes selling rate)
- Homes are selling on average 100% of list price
- Most Active Price Band** \$900,000 to \$1 mil with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$700,000 to \$800,000, North Shore, Port Moody Centre and 2 bedroom properties
- Sellers Best Bet** Selling homes in College Park, Heritage Woods 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	1	NA*
600,001 – 700,000	0	0	NA
700,001 – 800,000	0	0	NA
800,001 – 900,000	2	0	NA
900,001 – 1,000,000	5	3	60%
1,000,001 – 1,250,000	5	8	160%*
1,250,001 – 1,500,000	5	4	80%
1,500,001 – 1,750,000	1	1	100%
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*	20	17	85%

2 Bedrooms & Less	0	0	NA
3 to 4 Bedrooms	14	11	79%
5 to 6 Bedrooms	5	5	100%
7 Bedrooms & More	1	1	100%
TOTAL*	20	17	85%

SnapStats®	April	May	Variance
Inventory	18	20	11%
Solds	12	17	42%
Sale Price	\$1,134,500	\$1,212,000	7%
Sale Price SQFT	\$435	\$481	11%
Sale to List Price Ratio	101%	105%	4%
Days on Market	6	7	17%

Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Central Meadows	10	6	60%
Mid Meadows	4	4	100%
North Meadows	1	1	100%
South Meadows	4	6	150%*
West Meadows	1	0	NA
TOTAL*	20	17	85%

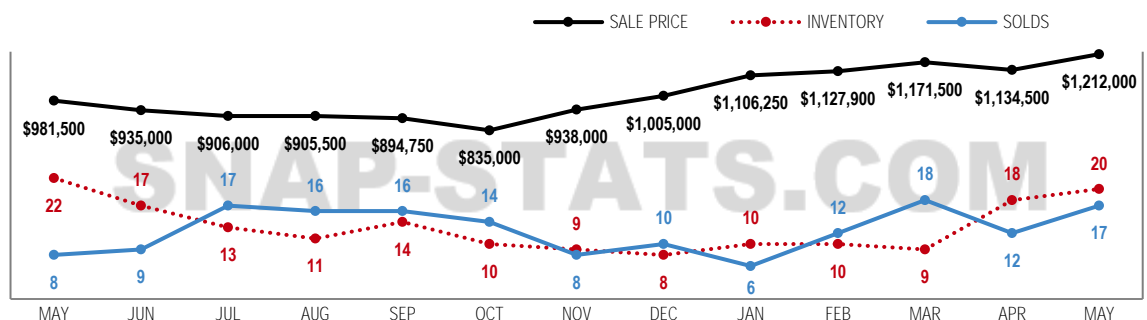
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **PITT MEADOWS DETACHED**: Sellers Market at 85% Sales Ratio average (8.5 in 10 homes selling rate)
- Homes are selling on average 5% above list price
- Most Active Price Band** \$1 mil to \$1.25 mil with average >100% Sales Ratio (Sellers market)
- 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	5	0	NA
400,001 – 500,000	7	7	100%
500,001 – 600,000	12	13	108%*
600,001 – 700,000	3	8	267%*
700,001 – 800,000	1	6	600%*
800,001 – 900,000	0	1	NA*
900,001 – 1,000,000	2	0	NA
1,000,001 – 1,250,000	0	2	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*	30	37	123%*

0 to 1 Bedroom	7	0	NA
2 Bedrooms	17	26	153%*
3 Bedrooms	5	10	200%*
4 Bedrooms & Greater	1	1	100%
TOTAL*	30	37	123%*

SnapStats®	April	May	Variance
Inventory	32	30	-6%
Solds	31	37	19%
Sale Price	\$599,900	\$572,000	-5%
Sale Price SQFT	\$488	\$472	-3%
Sale to List Price Ratio	100%	102%	2%
Days on Market	8	7	-13%

Community CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
Central Meadows	11	12	109%*
Mid Meadows	13	12	92%
North Meadows	4	8	200%*
South Meadows	2	5	250%*
West Meadows	0	0	NA
TOTAL*	30	37	123%*

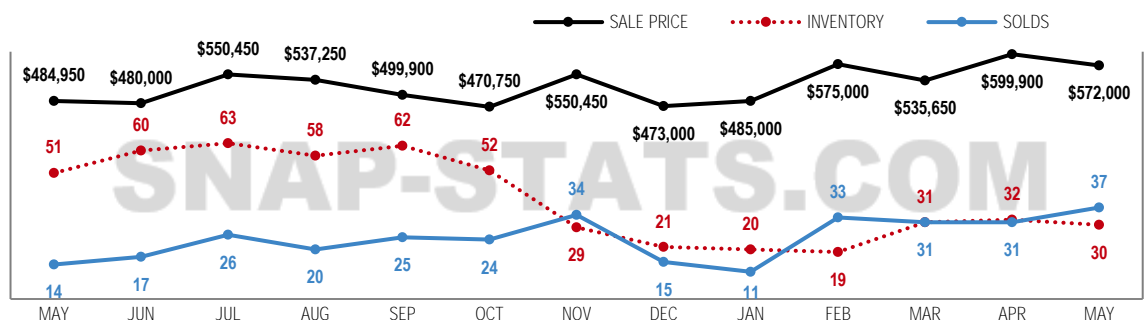
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **PITT MEADOWS ATTACHED**: Sellers Market at 123% Sales Ratio average (12.3 in 10 homes selling rate)
- Homes are selling on average 2% above list price
- Most Active Price Band** \$500,000 to \$700,000 with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Insufficient data but homes in Mid Meadows
- Sellers Best Bet** Selling homes in Central Meadows, North Meadows and 2 to 3 bedroom properties

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13 Month Market Trend



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Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	0	0	NA
300,001 – 400,000	0	0	NA
400,001 – 500,000	0	0	NA
500,001 – 600,000	1	1	100%
600,001 – 700,000	2	1	50%
700,001 – 800,000	6	2	33%
800,001 – 900,000	25	10	40%
900,001 – 1,000,000	27	27	100%
1,000,001 – 1,250,000	54	48	89%
1,250,001 – 1,500,000	57	42	74%
1,500,001 – 1,750,000	13	7	54%
1,750,001 – 2,000,000	7	3	43%
2,000,001 – 2,250,000	2	1	50%
2,250,001 – 2,500,000	8	2	25%
2,500,001 – 2,750,000	2	0	NA
2,750,001 – 3,000,000	4	1	25%
3,000,001 – 3,500,000	1	0	NA
3,500,001 – 4,000,000	1	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	210	145	69%

2 Bedrooms & Less	18	1	6%
3 to 4 Bedrooms	111	90	81%
5 to 6 Bedrooms	67	46	69%
7 Bedrooms & More	14	8	57%
TOTAL*	210	145	69%

SnapStats®	April	May	Variance
Inventory	192	210	9%
Solds	169	145	-14%
Sale Price	\$1,170,000	\$1,160,000	-1%
Sale Price SQFT	\$450	\$466	4%
Sale to List Price Ratio	108%	105%	-3%
Days on Market	7	7	0%

Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Albion	24	22	92%
Cottonwood	25	14	56%
East Central	29	25	86%
North	2	1	50%
Northeast	1	0	NA
Northwest	14	12	86%
Silver Valley	19	16	84%
Southwest	31	17	55%
Thornhill	8	7	88%
Websters Corners	8	5	63%
West Central	47	25	53%
Whonnock	2	1	50%
TOTAL*	210	145	69%

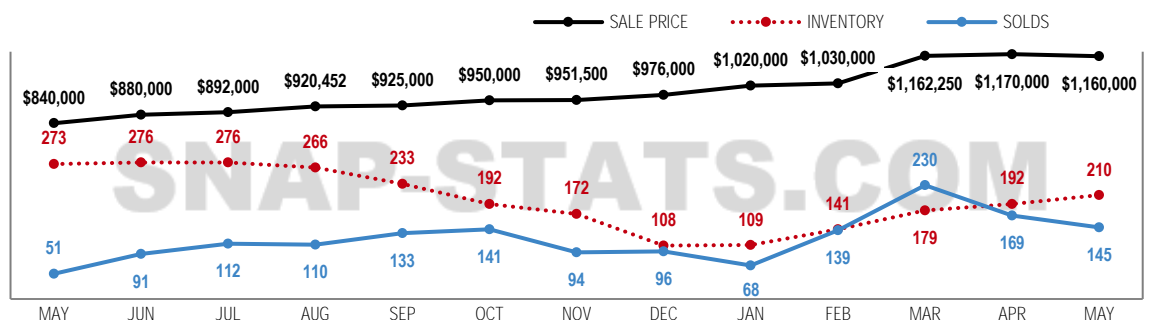
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **MAPLE RIDGE DETACHED**: Sellers Market at 69% Sales Ratio average (6.9 in 10 homes selling rate)
- Homes are selling on average 5% above list price
- Most Active Price Band** \$900,000 to \$1 mil with average 100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$2.25 mil to \$2.5 mil, Cottonwood, Southwest, West Central and up to 2 bedroom properties
- Sellers Best Bet** Selling homes in Albion and 3 to 4 bedroom properties

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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	2	200%*
200,001 – 300,000	4	5	125%*
300,001 – 400,000	17	12	71%
400,001 – 500,000	29	29	100%
500,001 – 600,000	25	19	76%
600,001 – 700,000	26	23	88%
700,001 – 800,000	21	20	95%
800,001 – 900,000	4	8	200%*
900,001 – 1,000,000	3	1	33%
1,000,001 – 1,250,000	1	2	200%*
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*	131	121	92%

0 to 1 Bedroom	24	20	83%
2 Bedrooms	45	35	78%
3 Bedrooms	57	51	89%
4 Bedrooms & Greater	5	15	300%*
TOTAL*	131	121	92%

SnapStats®	April	May	Variance
Inventory	132	131	-1%
Solds	142	121	-15%
Sale Price	\$593,488	\$580,000	-2%
Sale Price SQFT	\$456	\$451	-1%
Sale to List Price Ratio	104%	104%	0%
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.

Community CONDOS & TOWNHOMES

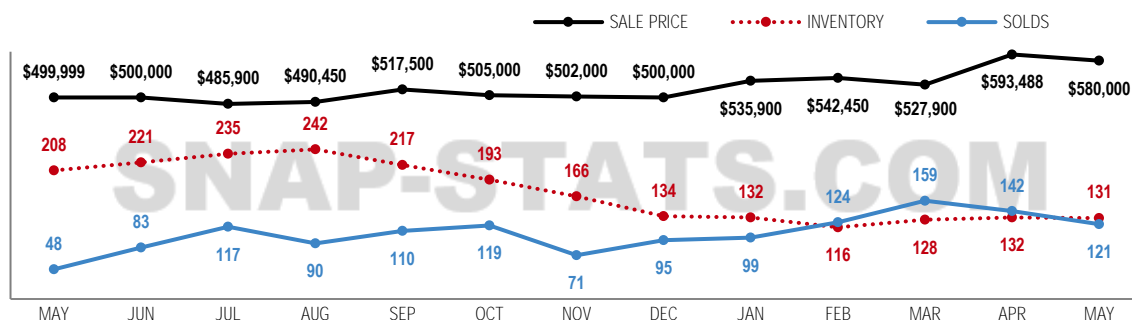
SnapStats®	Inventory	Sales	Sales Ratio
Albion	5	14	280%*
Cottonwood	17	15	88%
East Central	55	49	89%
North	0	0	NA
Northeast	0	0	NA
Northwest	5	4	80%
Silver Valley	6	9	150%*
Southwest	2	2	100%
Thornhill	1	1	100%
Websters Corners	0	0	NA
West Central	40	27	68%
Whonnock	0	0	NA
TOTAL*	131	121	92%

Market Summary

- Market Type Indicator **MAPLE RIDGE ATTACHED**: Sellers Market at 92% Sales Ratio average (9.2 in 10 homes selling rate)
- Homes are selling on average 4% above list price
- Most Active Price Band** \$800,000 to \$900,000 with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$300,000 to \$400,000, West Central and 2 bedroom properties
- Sellers Best Bet** Selling homes in Albion, Silver Valley and minimum 4 bedroom properties

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