

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	0	0	NA
900,001 – 1,000,000	0	0	NA
1,000,001 – 1,250,000	3	4	133%*
1,250,001 – 1,500,000	35	14	40%
1,500,001 – 1,750,000	80	25	31%
1,750,001 – 2,000,000	72	18	25%
2,000,001 – 2,250,000	32	7	22%
2,250,001 – 2,500,000	44	11	25%
2,500,001 – 2,750,000	19	15	79%
2,750,001 – 3,000,000	29	4	14%
3,000,001 – 3,500,000	21	3	14%
3,500,001 – 4,000,000	14	0	NA
4,000,001 & Greater	10	0	NA
TOTAL*	359	101	28%

2 Bedrooms & Less	10	2	20%
3 to 4 Bedrooms	120	34	28%
5 to 6 Bedrooms	138	47	34%
7 Bedrooms & More	91	18	20%
TOTAL*	359	101	28%

SnapStats®	May	June	Variance
Inventory	413	359	-13%
Solds	114	101	-11%
Sale Price	\$1,781,000	\$1,865,000	5%
Sale Price SQFT	\$618	\$678	10%
Sale to List Price Ratio	101%	104%	3%
Days on Market	10	12	20%

## Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Big Bend	5	0	NA
Brentwood Park	8	4	50%
Buckingham Heights	6	2	33%
Burnaby Hospital	9	3	33%
Burnaby Lake	15	2	13%
Cariboo	0	0	NA
Capitol Hill	28	12	43%
Central	6	0	NA
Central Park	8	2	25%
Deer Lake	11	1	9%
Deer Lake Place	8	1	13%
East Burnaby	16	4	25%
Edmonds	13	3	23%
Forest Glen	12	3	25%
Forest Hills	2	0	NA
Garden Village	8	4	50%
Government Road	13	1	8%
Greentree Village	2	2	100%
Highgate	10	2	20%
Metrotown	19	4	21%
Montecito	11	2	18%
Oakdale	3	0	NA
Oaklands	0	0	NA
Parkcrest	22	8	36%
Simon Fraser Hills	0	0	NA
Simon Fraser University SFU	5	4	80%
South Slope	31	8	26%
Sperling-Duthie	14	5	36%
Sullivan Heights	5	0	NA
Suncrest	12	1	8%
The Crest	6	2	33%
Upper Deer Lake	22	4	18%
Vancouver Heights	8	7	88%
Westridge	10	2	20%
Willington Heights	11	8	73%
TOTAL*	359	101	28%

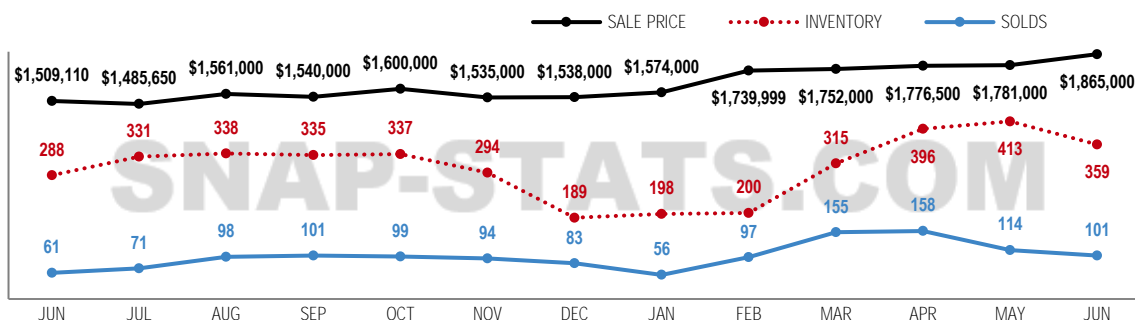
\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

## Market Summary

- Market Type Indicator **BURNABY DETACHED**: Sellers Market at 28% Sales Ratio average (2.8 in 10 homes selling rate)
- Homes are selling on average 4% above list price
- Most Active Price Band\*\* \$2.5 mil to \$2.75 mil with average 79% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$2.75 mil to \$3.5 mil, Deer Lake, Government Rd, Suncrest and up to 2 / minimum 7 bedrooms
- Sellers Best Bet\*\* Selling homes in Vancouver Heights and 5 to 6 bedroom properties

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

## 13 Month Market Trend



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## Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	0	1	NA*
300,001 – 400,000	17	14	82%
400,001 – 500,000	88	44	50%
500,001 – 600,000	125	55	44%
600,001 – 700,000	154	95	62%
700,001 – 800,000	116	56	48%
800,001 – 900,000	109	41	38%
900,001 – 1,000,000	88	17	19%
1,000,001 – 1,250,000	59	20	34%
1,250,001 – 1,500,000	29	4	14%
1,500,001 – 1,750,000	17	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	1	1	100%
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	0	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	806	349	43%

0 to 1 Bedroom	165	93	56%
2 Bedrooms	510	205	40%
3 Bedrooms	114	41	36%
4 Bedrooms & Greater	17	10	59%
TOTAL*	806	349	43%

SnapStats®	May	June	Variance
Inventory	813	806	-1%
Solds	383	349	-9%
Sale Price	\$670,000	\$660,900	-1%
Sale Price SQFT	\$740	\$740	0%
Sale to List Price Ratio	102%	100%	-2%
Days on Market	8	11	38%

## Community CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
Big Bend	0	0	NA
Brentwood Park	157	62	39%
Buckingham Heights	0	0	NA
Burnaby Hospital	3	1	33%
Burnaby Lake	5	3	60%
Cariboo	15	7	47%
Capitol Hill	2	2	100%
Central	18	2	11%
Central Park	32	6	19%
Deer Lake	0	0	NA
Deer Lake Place	0	0	NA
East Burnaby	3	0	NA
Edmonds	48	32	67%
Forest Glen	43	15	35%
Forest Hills	9	6	67%
Garden Village	0	0	NA
Government Road	16	7	44%
Greentree Village	4	3	75%
Highgate	65	30	46%
Metrotown	216	87	40%
Montecito	7	2	29%
Oakdale	0	0	NA
Oaklands	4	4	100%
Parkcrest	3	0	NA
Simon Fraser Hills	5	7	140%*
Simon Fraser University SFU	60	30	50%
South Slope	43	20	47%
Sperling-Duthie	1	0	NA
Sullivan Heights	18	9	50%
Suncrest	0	0	NA
The Crest	2	2	100%
Upper Deer Lake	3	0	NA
Vancouver Heights	13	1	8%
Westridge	0	2	NA*
Willington Heights	11	9	82%
TOTAL*	806	349	43%

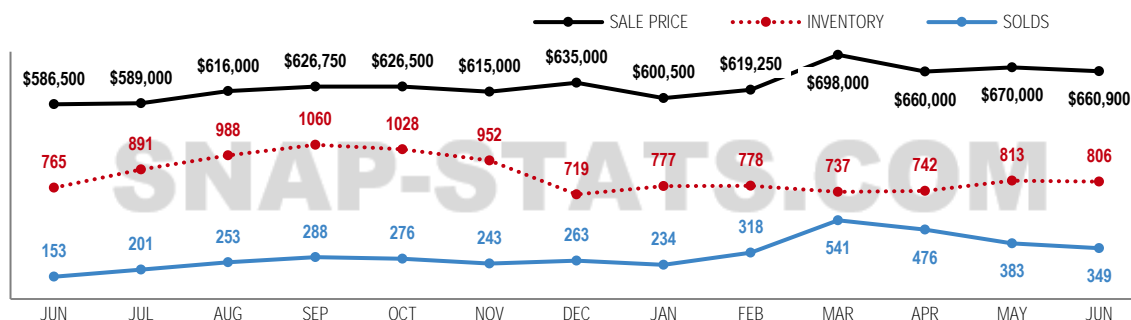
\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

## Market Summary

- Market Type Indicator **BURNABY ATTACHED**: Sellers Market at 43% Sales Ratio average (4.3 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 82% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.25 mil to \$1.5 mil, Central, Vancouver Heights and 2 bedroom properties
- Sellers Best Bet\*\* Selling homes in Edmonds, Forest Hills, Willington 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	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	1	0	NA
900,001 – 1,000,000	1	1	100%
1,000,001 – 1,250,000	11	9	82%
1,250,001 – 1,500,000	29	10	34%
1,500,001 – 1,750,000	12	5	42%
1,750,001 – 2,000,000	10	3	30%
2,000,001 – 2,250,000	2	0	NA
2,250,001 – 2,500,000	1	1	100%
2,500,001 – 2,750,000	3	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	2	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	73	29	40%

2 Bedrooms & Less	10	0	NA
3 to 4 Bedrooms	28	13	46%
5 to 6 Bedrooms	28	14	50%
7 Bedrooms & More	7	2	29%
TOTAL*	73	29	40%

SnapStats®	May	June	Variance
Inventory	95	73	-23%
Solds	43	29	-33%
Sale Price	\$1,350,000	\$1,330,000	-1%
Sale Price SQFT	\$589	\$561	-5%
Sale to List Price Ratio	104%	104%	0%
Days on Market	10	11	10%

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

## Community DETACHED HOUSES

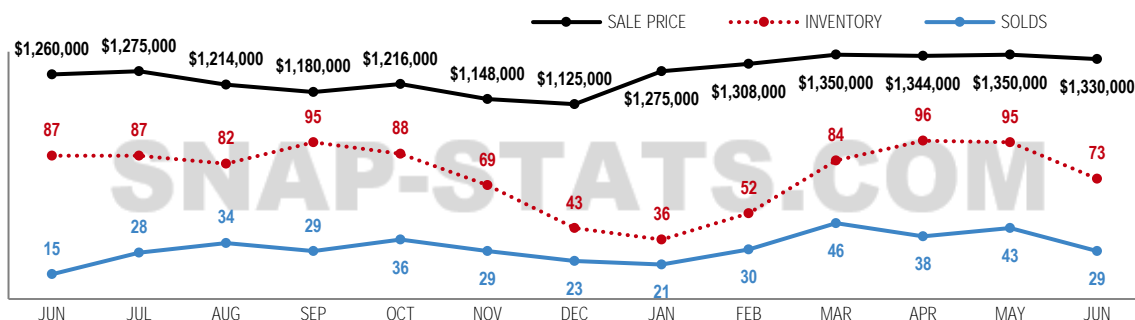
SnapStats®	Inventory	Sales	Sales Ratio
Brunette	0	0	NA
Connaught Heights	5	0	NA
Downtown	0	0	NA
Fraserview	0	0	NA
GlenBrooke North	8	1	13%
Moody Park	5	3	60%
North Arm	0	0	NA
Quay	0	0	NA
Queensborough	22	8	36%
Queens Park	3	4	133%*
Sapperton	12	3	25%
The Heights	8	7	88%
Uptown	4	1	25%
West End	6	2	33%
TOTAL*	73	29	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 82% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.75 mil to \$2 mil, GlenBrooke North and 3 to 4 bedroom properties
- Sellers Best Bet\*\* Selling homes in The Heights and 5 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	1	100%
300,001 – 400,000	22	14	64%
400,001 – 500,000	35	27	77%
500,001 – 600,000	69	31	45%
600,001 – 700,000	48	19	40%
700,001 – 800,000	21	15	71%
800,001 – 900,000	36	9	25%
900,001 – 1,000,000	16	7	44%
1,000,001 – 1,250,000	14	1	7%
1,250,001 – 1,500,000	13	1	8%
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	1	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*	277	125	45%

0 to 1 Bedroom	59	32	54%
2 Bedrooms	164	80	49%
3 Bedrooms	45	11	24%
4 Bedrooms & Greater	9	2	22%
TOTAL*	277	125	45%

SnapStats®	May	June	Variance
Inventory	250	277	11%
Solds	144	125	-13%
Sale Price	\$542,500	\$570,000	5%
Sale Price SQFT	\$588	\$625	6%
Sale to List Price Ratio	99%	99%	0%
Days on Market	8	10	25%

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

## Community CONDOS & TOWNHOMES

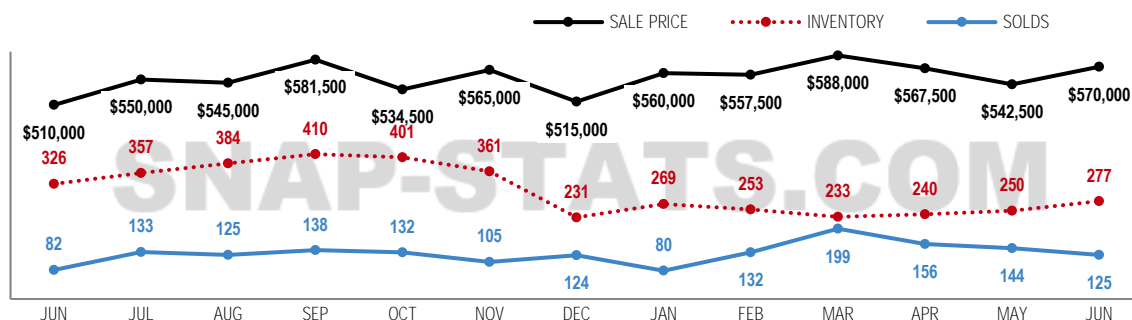
SnapStats®	Inventory	Sales	Sales Ratio
Brunette	0	0	NA
Connaught Heights	0	0	NA
Downtown	94	26	28%
Fraserview	27	18	67%
GlenBrooke North	11	5	45%
Moody Park	2	0	NA
North Arm	0	0	NA
Quay	37	21	57%
Queensborough	32	16	50%
Queens Park	0	0	NA
Sapperton	17	8	47%
The Heights	0	1	NA*
Uptown	56	27	48%
West End	1	3	300%*
TOTAL*	277	125	45%

## Market Summary

- Market Type Indicator **NEW WESTMINSTER ATTACHED**: Sellers Market at 45% Sales Ratio average (4.5 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 77% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1 mil to \$1.5 mil, Downtown and minimum 4 bedroom properties
- Sellers Best Bet\*\* Selling homes in Fraserview 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	2	0	NA
800,001 – 900,000	2	0	NA
900,001 – 1,000,000	6	6	100%
1,000,001 – 1,250,000	23	24	104%*
1,250,001 – 1,500,000	69	42	61%
1,500,001 – 1,750,000	47	23	49%
1,750,001 – 2,000,000	41	18	44%
2,000,001 – 2,250,000	11	2	18%
2,250,001 – 2,500,000	25	3	12%
2,500,001 – 2,750,000	17	2	12%
2,750,001 – 3,000,000	25	2	8%
3,000,001 – 3,500,000	22	2	9%
3,500,001 – 4,000,000	4	0	NA
4,000,001 & Greater	2	1	50%
TOTAL*	296	125	42%

2 Bedrooms & Less	17	2	12%
3 to 4 Bedrooms	116	59	51%
5 to 6 Bedrooms	110	52	47%
7 Bedrooms & More	53	12	23%
TOTAL*	296	125	42%

SnapStats®	May	June	Variance
Inventory	336	296	-12%
Solds	148	125	-16%
Sale Price	\$1,505,000	\$1,450,000	-4%
Sale Price SQFT	\$535	\$563	5%
Sale to List Price Ratio	101%	100%	-1%
Days on Market	8	15	88%

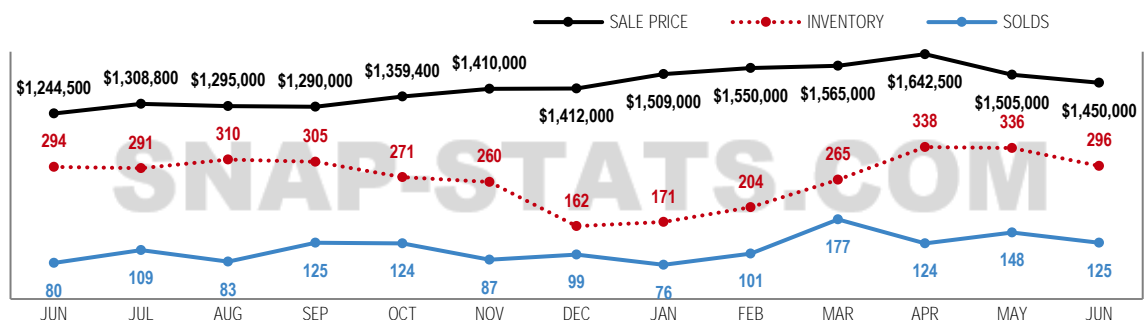
\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

## Market Summary

- Market Type Indicator **COQUITLAM DETACHED**: 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\*\* \$1 mil to \$1.25 mil with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$2.75 mil to \$3.5 mil, Coquitlam East, Coquitlam West and up to 2 bedroom properties
- Sellers Best Bet\*\* Selling homes in Burke Mountain, Ranch 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	0	0	NA
200,001 – 300,000	1	0	NA
300,001 – 400,000	8	10	125%*
400,001 – 500,000	31	29	94%
500,001 – 600,000	94	51	54%
600,001 – 700,000	81	38	47%
700,001 – 800,000	59	23	39%
800,001 – 900,000	31	18	58%
900,001 – 1,000,000	16	10	63%
1,000,001 – 1,250,000	33	17	52%
1,250,001 – 1,500,000	6	2	33%
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*	368	198	54%

0 to 1 Bedroom	78	50	64%
2 Bedrooms	201	106	53%
3 Bedrooms	73	27	37%
4 Bedrooms & Greater	16	15	94%
TOTAL*	368	198	54%

SnapStats®	May	June	Variance
Inventory	355	368	4%
Solds	186	198	6%
Sale Price	\$656,500	\$627,750	-4%
Sale Price SQFT	\$672	\$691	3%
Sale to List Price Ratio	101%	103%	2%
Days on Market	8	8	0%

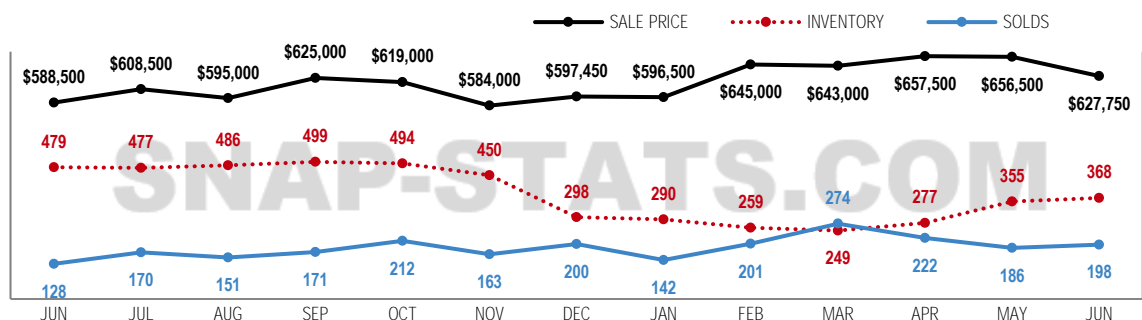
\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

### Market Summary

- Market Type Indicator **COQUITLAM ATTACHED**: Sellers Market at 54% Sales Ratio average (5.4 in 10 homes selling rate)
- Homes are selling on average 3% above list price
- Most Active Price Band\*\* \$300,000 to \$400,000 with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$700,000 to \$800,000, Maillardville, New Horizons, North Coquitlam and 3 bedroom properties
- Sellers Best Bet\*\* Selling homes in Burke Mountain, Canyon Springs, Central Coquitlam and minimum 4 bedroom properties

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

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## Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	0	0	NA
300,001 – 400,000	0	0	NA
400,001 – 500,000	0	0	NA
500,001 – 600,000	0	0	NA
600,001 – 700,000	0	0	NA
700,001 – 800,000	2	0	NA
800,001 – 900,000	0	1	NA*
900,001 – 1,000,000	6	3	50%
1,000,001 – 1,250,000	26	31	119%*
1,250,001 – 1,500,000	38	15	39%
1,500,001 – 1,750,000	15	2	13%
1,750,001 – 2,000,000	12	1	8%
2,000,001 – 2,250,000	2	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	1	0	NA
TOTAL*	103	53	51%

2 Bedrooms & Less	7	0	NA
3 to 4 Bedrooms	53	38	72%
5 to 6 Bedrooms	36	15	42%
7 Bedrooms & More	7	0	NA
TOTAL*	103	53	51%

SnapStats®	May	June	Variance
Inventory	129	103	-20%
Solds	51	53	4%
Sale Price	\$1,295,500	\$1,200,000	-7%
Sale Price SQFT	\$579	\$558	-4%
Sale to List Price Ratio	108%	100%	-7%
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.

## Community DETACHED HOUSES

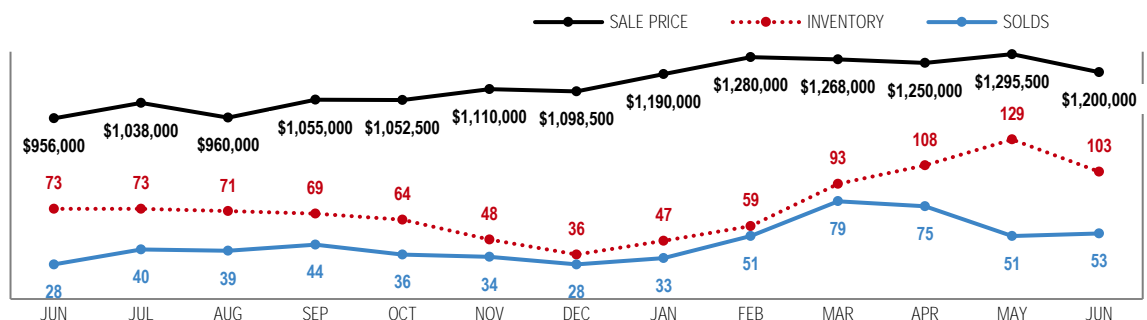
SnapStats®	Inventory	Sales	Sales Ratio
Birchland Manor	0	0	NA
Central Port Coquitlam	13	2	15%
Citadel	9	9	100%
Glenwood	16	7	44%
Lincoln Park	12	6	50%
Lower Mary Hill	7	4	57%
Mary Hill	13	9	69%
Oxford Heights	9	7	78%
Riverwood	9	5	56%
Woodland Acres	15	4	27%
TOTAL*	103	53	51%

## Market Summary

- Market Type Indicator **PORT COQUITLAM DETACHED**: 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\*\* \$1 mil to \$1.25 mil with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.75 mil to \$2 mil, Central Port Coquitlam and 5 to 6 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

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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	9	5	56%
400,001 – 500,000	21	24	114%*
500,001 – 600,000	28	21	75%
600,001 – 700,000	18	7	39%
700,001 – 800,000	10	8	80%
800,001 – 900,000	14	9	64%
900,001 – 1,000,000	7	8	114%*
1,000,001 – 1,250,000	0	3	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*	108	85	79%

0 to 1 Bedroom	30	20	67%
2 Bedrooms	48	38	79%
3 Bedrooms	27	23	85%
4 Bedrooms & Greater	3	4	133%*
TOTAL*	108	85	79%

SnapStats®	May	June	Variance
Inventory	128	108	-16%
Solds	108	85	-21%
Sale Price	\$561,000	\$542,000	-3%
Sale Price SQFT	\$578	\$530	-8%
Sale to List Price Ratio	102%	99%	-3%
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

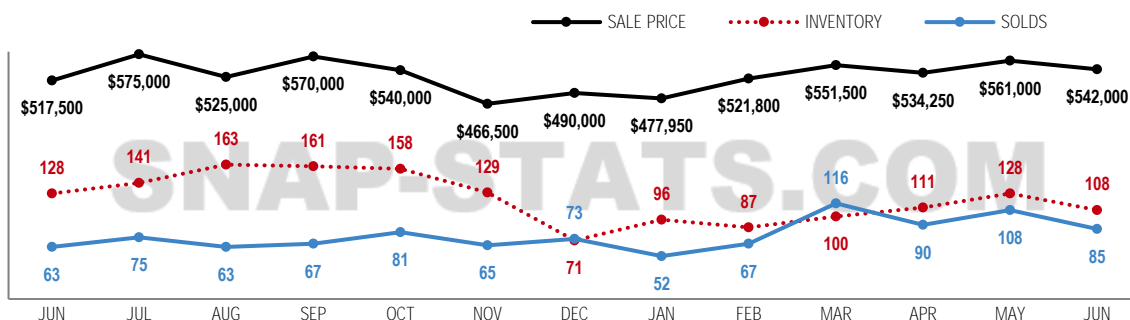
SnapStats®	Inventory	Sales	Sales Ratio
Birchland Manor	1	0	NA
Central Port Coquitlam	64	49	77%
Citadel	7	7	100%
Glenwood	18	12	67%
Lincoln Park	0	0	NA
Lower Mary Hill	0	0	NA
Mary Hill	3	3	100%
Oxford Heights	0	2	NA*
Riverwood	15	12	80%
Woodland Acres	0	0	NA
TOTAL*	108	85	79%

## Market Summary

- Market Type Indicator **PORT COQUITLAM ATTACHED**: Sellers Market at 79% Sales Ratio average (7.9 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band\*\* \$400,000 to \$500,000 / \$900,000 to \$1 mil with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$600,000 to \$700,000, Glenwood and up to 1 bedroom properties
- Sellers Best Bet\*\* Selling homes in Central Port Coquitlam, 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	0	0	NA
900,001 – 1,000,000	0	0	NA
1,000,001 – 1,250,000	0	4	NA*
1,250,001 – 1,500,000	14	4	29%
1,500,001 – 1,750,000	8	9	113%*
1,750,001 – 2,000,000	10	2	20%
2,000,001 – 2,250,000	6	5	83%
2,250,001 – 2,500,000	1	1	100%
2,500,001 – 2,750,000	1	1	100%
2,750,001 – 3,000,000	3	0	NA
3,000,001 – 3,500,000	2	0	NA
3,500,001 – 4,000,000	5	0	NA
4,000,001 & Greater	7	2	29%
<b>TOTAL*</b>	<b>57</b>	<b>28</b>	<b>49%</b>

2 Bedrooms & Less	2	0	NA
3 to 4 Bedrooms	23	17	74%
5 to 6 Bedrooms	26	9	35%
7 Bedrooms & More	6	2	33%
<b>TOTAL*</b>	<b>57</b>	<b>28</b>	<b>49%</b>

SnapStats®	May	June	Variance
Inventory	66	57	-14%
Solds	25	28	12%
Sale Price	\$1,650,000	\$1,674,000	1%
Sale Price SQFT	\$568	\$549	-3%
Sale to List Price Ratio	103%	100%	-3%
Days on Market	9	9	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

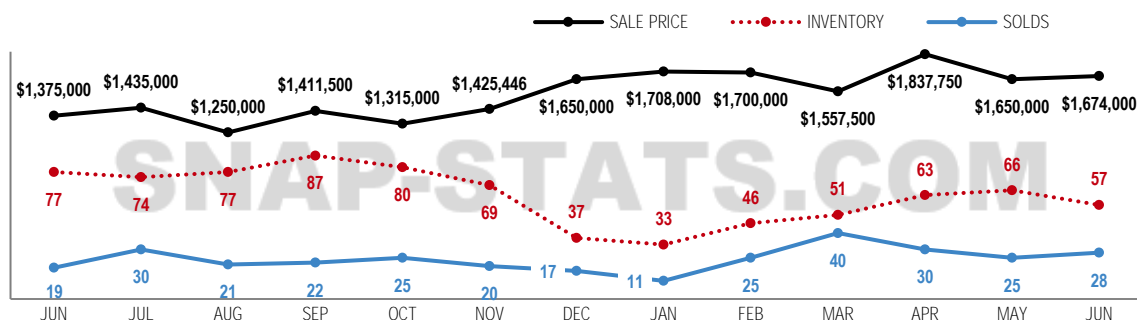
SnapStats®	Inventory	Sales	Sales Ratio
Anmore	14	3	21%
Barber Street	5	2	40%
Belcarra	3	1	33%
College Park	11	3	27%
Glenayre	3	4	133%*
Heritage Mountain	5	3	60%
Heritage Woods	5	10	200%*
loco	0	0	NA
Mountain Meadows	0	0	NA
North Shore	2	1	50%
Port Moody Centre	9	1	11%
<b>TOTAL*</b>	<b>57</b>	<b>28</b>	<b>49%</b>

## Market Summary

- Market Type Indicator **PORT MOODY DETACHED**: Sellers Market at 49% Sales Ratio average (4.9 in 10 homes selling rate)
- Homes are selling on average 100% of list price
- Most Active Price Band\*\* \$1.5 mil to \$1.75 mil with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.75 mil to \$2 mil, Port Moody Centre 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	0	NA
400,001 – 500,000	0	5	NA*
500,001 – 600,000	15	6	40%
600,001 – 700,000	25	13	52%
700,001 – 800,000	28	10	36%
800,001 – 900,000	9	12	133%*
900,001 – 1,000,000	12	6	50%
1,000,001 – 1,250,000	14	9	64%
1,250,001 – 1,500,000	5	2	40%
1,500,001 – 1,750,000	0	1	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*	109	64	59%

0 to 1 Bedroom	11	9	82%
2 Bedrooms	46	24	52%
3 Bedrooms	38	20	53%
4 Bedrooms & Greater	14	11	79%
TOTAL*	109	64	59%

SnapStats®	May	June	Variance
Inventory	82	109	33%
Solds	71	64	-10%
Sale Price	\$700,000	\$779,000	11%
Sale Price SQFT	\$701	\$690	-2%
Sale to List Price Ratio	100%	101%	1%
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 CONDOS & TOWNHOMES

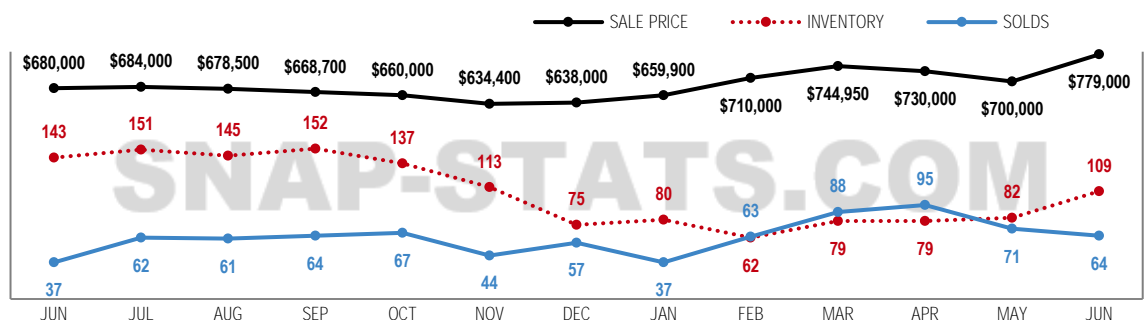
SnapStats®	Inventory	Sales	Sales Ratio
Anmore	0	0	NA
Barber Street	0	0	NA
Belcarra	0	0	NA
College Park	23	6	26%
Glenayre	0	0	NA
Heritage Mountain	3	2	67%
Heritage Woods	11	6	55%
loco	0	0	NA
Mountain Meadows	0	0	NA
North Shore	15	6	40%
Port Moody Centre	57	44	77%
TOTAL*	109	64	59%

## Market Summary

- Market Type Indicator **PORT MOODY ATTACHED**: Sellers Market at 59% Sales Ratio average (5.9 in 10 homes selling rate)
- Homes are selling on average 1% above list price
- Most Active Price Band\*\* \$800,000 to \$900,000 with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$700,000 to \$800,000, College Park and 2 to 3 bedroom properties
- Sellers Best Bet\*\* Selling homes in Port Moody Centre and up to 1 bedroom properties

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

## 13 Month Market Trend



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## Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	0	0	NA
300,001 – 400,000	0	0	NA
400,001 – 500,000	0	0	NA
500,001 – 600,000	0	0	NA
600,001 – 700,000	0	0	NA
700,001 – 800,000	0	0	NA
800,001 – 900,000	3	0	NA
900,001 – 1,000,000	2	2	100%
1,000,001 – 1,250,000	7	9	129%*
1,250,001 – 1,500,000	3	4	133%*
1,500,001 – 1,750,000	1	0	NA
1,750,001 – 2,000,000	0	1	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*	16	16	100%

2 Bedrooms & Less	0	0	NA
3 to 4 Bedrooms	14	14	100%
5 to 6 Bedrooms	2	2	100%
7 Bedrooms & More	0	0	NA
TOTAL*	16	16	100%

SnapStats®	May	June	Variance
Inventory	20	16	-20%
Solds	17	16	-6%
Sale Price	\$1,212,000	\$1,097,500	-9%
Sale Price SQFT	\$481	\$443	-8%
Sale to List Price Ratio	105%	98%	-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

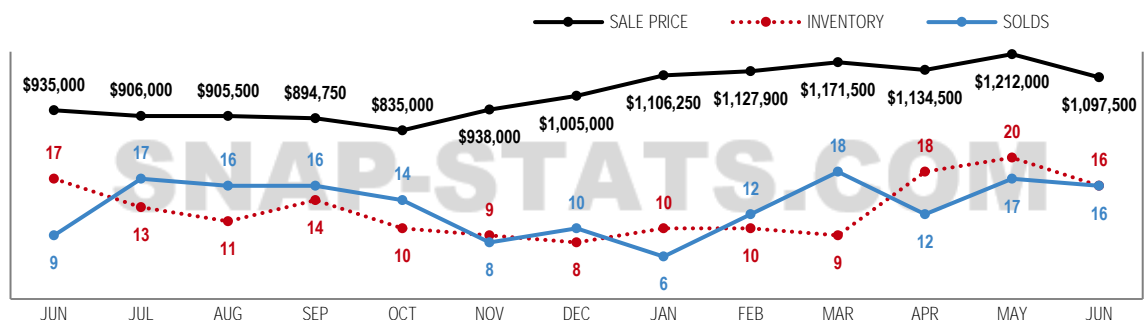
SnapStats®	Inventory	Sales	Sales Ratio
Central Meadows	8	7	88%
Mid Meadows	4	1	25%
North Meadows	1	0	NA
South Meadows	3	7	233%*
West Meadows	0	1	NA*
TOTAL*	16	16	100%

## Market Summary

- Market Type Indicator **PITT MEADOWS DETACHED**: Sellers Market at 100% Sales Ratio average (10 in 10 homes selling rate)
- Homes are selling on average 2% below 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	2	2	100%
400,001 – 500,000	10	6	60%
500,001 – 600,000	9	10	111%*
600,001 – 700,000	8	4	50%
700,001 – 800,000	3	3	100%
800,001 – 900,000	0	1	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*	33	26	79%

0 to 1 Bedroom	4	4	100%
2 Bedrooms	20	15	75%
3 Bedrooms	8	6	75%
4 Bedrooms & Greater	1	1	100%
TOTAL*	33	26	79%

SnapStats®	May	June	Variance
Inventory	30	33	10%
Solds	37	26	-30%
Sale Price	\$572,000	\$535,000	-6%
Sale Price SQFT	\$472	\$479	1%
Sale to List Price Ratio	102%	100%	-2%
Days on Market	7	8	14%

## Community CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
Central Meadows	11	14	127%*
Mid Meadows	15	8	53%
North Meadows	3	3	100%
South Meadows	4	1	25%
West Meadows	0	0	NA
TOTAL*	33	26	79%

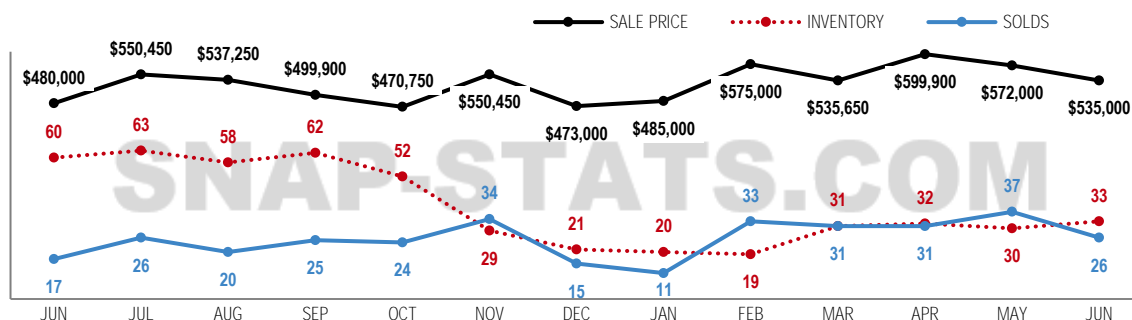
\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

## Market Summary

- Market Type Indicator **PITT MEADOWS ATTACHED**: Sellers Market at 79% Sales Ratio average (7.9 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 >100% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$600,000 to \$700,000 and Mid Meadows
- Sellers Best Bet\*\* Selling homes in Central Meadows and 2 to 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	1	0	NA
600,001 – 700,000	1	1	100%
700,001 – 800,000	8	0	NA
800,001 – 900,000	16	16	100%
900,001 – 1,000,000	22	26	118%*
1,000,001 – 1,250,000	45	44	98%
1,250,001 – 1,500,000	51	25	49%
1,500,001 – 1,750,000	11	6	55%
1,750,001 – 2,000,000	7	3	43%
2,000,001 – 2,250,000	2	0	NA
2,250,001 – 2,500,000	9	1	11%
2,500,001 – 2,750,000	1	0	NA
2,750,001 – 3,000,000	6	0	NA
3,000,001 – 3,500,000	2	0	NA
3,500,001 – 4,000,000	1	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	183	122	67%

2 Bedrooms & Less	16	5	31%
3 to 4 Bedrooms	99	77	78%
5 to 6 Bedrooms	61	36	59%
7 Bedrooms & More	7	4	57%
TOTAL*	183	122	67%

SnapStats®	May	June	Variance
Inventory	210	183	-13%
Solds	145	122	-16%
Sale Price	\$1,160,000	\$1,102,500	-5%
Sale Price SQFT	\$466	\$471	1%
Sale to List Price Ratio	105%	100%	-5%
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

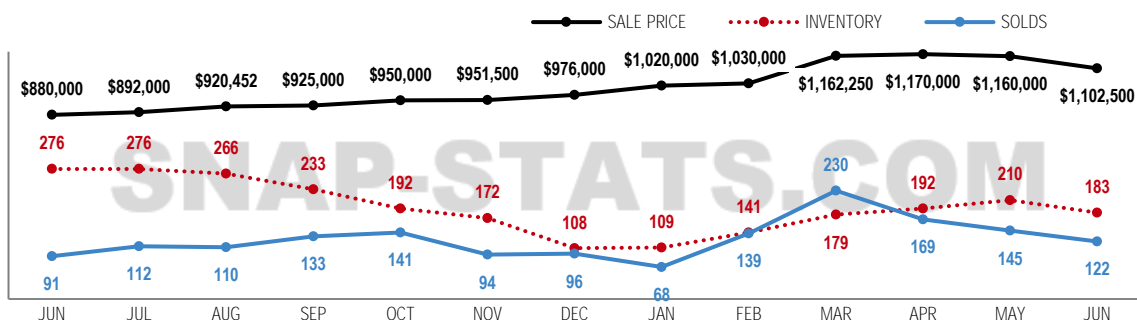
SnapStats®	Inventory	Sales	Sales Ratio
Albion	29	17	59%
Cottonwood	22	13	59%
East Central	19	24	126%*
North	3	0	NA
Northeast	1	0	NA
Northwest	9	9	100%
Silver Valley	13	21	162%*
Southwest	27	19	70%
Thornhill	7	1	14%
Websters Corners	9	4	44%
West Central	42	13	31%
Whonnock	2	1	50%
TOTAL*	183	122	67%

### Market Summary

- Market Type Indicator **MAPLE RIDGE DETACHED**: Sellers Market at 67% Sales Ratio average (6.7 in 10 homes selling rate)
- Homes are selling on average 100% of list price
- Most Active Price Band\*\* \$800,000 to \$1 mil with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$2.25 mil to \$2.5 mil, West Central and up to 2 bedroom properties
- Sellers Best Bet\*\* Selling homes in East Central, Northwest, Silver Valley 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	1	NA*
200,001 – 300,000	5	2	40%
300,001 – 400,000	12	15	125%*
400,001 – 500,000	28	24	86%
500,001 – 600,000	18	22	122%*
600,001 – 700,000	13	22	169%*
700,001 – 800,000	17	13	76%
800,001 – 900,000	2	7	350%*
900,001 – 1,000,000	2	0	NA
1,000,001 – 1,250,000	1	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*	98	106	108%*

0 to 1 Bedroom	27	17	63%
2 Bedrooms	35	38	109%*
3 Bedrooms	25	48	192%*
4 Bedrooms & Greater	11	3	27%
TOTAL*	98	106	108%*

SnapStats®	May	June	Variance
Inventory	131	98	-25%
Solds	121	106	-12%
Sale Price	\$580,000	\$536,450	-8%
Sale Price SQFT	\$451	\$460	2%
Sale to List Price Ratio	104%	100%	-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 CONDOS & TOWNHOMES

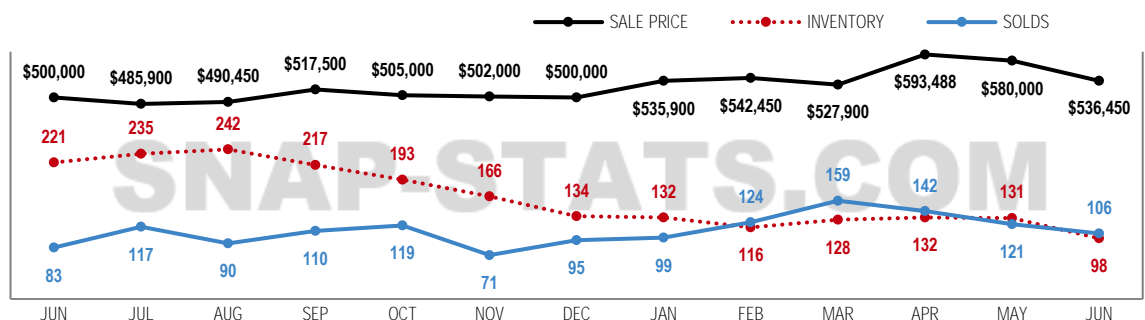
SnapStats®	Inventory	Sales	Sales Ratio
Albion	4	4	100%
Cottonwood	13	11	85%
East Central	41	48	117%*
North	0	0	NA
Northeast	0	0	NA
Northwest	3	3	100%
Silver Valley	6	6	100%
Southwest	3	4	133%*
Thornhill	2	1	50%
Websters Corners	0	0	NA
West Central	26	29	112%*
Whonnock	0	0	NA
TOTAL*	98	106	108%*

## 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 100% of list price
- Most Active Price Band\*\* \$300,000 to \$400,000 / \$500,000 to \$700,000 with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$700,000 to \$800,000, Cottonwood and minimum 4 bedroom properties
- Sellers Best Bet\*\* Selling homes in East Central / West Central and 2 to 3 bedroom properties

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

## 13 Month Market Trend



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