

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

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SnapStats Publishing

604.229.0521
snapstatsinfo@gmail.com
snap-stats.com

SnapStats Publishing Company
1838 West 1 Avenue
Vancouver, BC V6J 1G5



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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 - 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	0	NA
1,250,001 - 1,500,000	20	16	80%
1,500,001 - 1,750,000	48	27	56%
1,750,001 - 2,000,000	48	9	19%
2,000,001 - 2,250,000	16	7	44%
2,250,001 - 2,500,000	33	8	24%
2,500,001 - 2,750,000	17	5	29%
2,750,001 - 3,000,000	20	1	5%
3,000,001 - 3,500,000	26	0	NA
3,500,001 - 4,000,000	10	1	10%
4,000,001 - 4,500,000	2	0	NA
4,500,001 - 5,000,000	4	0	NA
5,000,001 - 5,500,000	2	0	NA
5,500,001 - 6,000,000	0	0	NA
6,000,001 - 6,500,000	1	0	NA
6,500,001 - 7,000,000	0	0	NA
7,000,001 & Greater	2	0	NA
TOTAL*	252	74	29%

2 Bedrooms & Less	10	2	20%
3 to 4 Bedrooms	71	33	46%
5 to 6 Bedrooms	110	26	24%
7 Bedrooms & More	61	13	21%
TOTAL*	252	74	29%

SnapStats®	August	September	Variance
Inventory	258	252	-2%
Solds	73	74	1%
Sale Price	\$1,825,000	\$1,669,000	-9%
Sale Price SQFT	\$676	\$620	-8%
Sale to List Price Ratio	101%	98%	-3%
Days on Market	16	15	-6%

Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Big Bend	5	2	40%
Brentwood Park	3	2	67%
Buckingham Heights	4	0	NA
Burnaby Hospital	9	1	11%
Burnaby Lake	11	3	27%
Cariboo	0	0	NA
Capitol Hill	12	6	50%
Central	1	2	200%*
Central Park	8	1	13%
Deer Lake	11	1	9%
Deer Lake Place	3	1	33%
East Burnaby	11	7	64%
Edmonds	7	3	43%
Forest Glen	14	1	7%
Forest Hills	2	0	NA
Garden Village	2	0	NA
Government Road	10	1	10%
Greentree Village	3	1	33%
Highgate	5	3	60%
Metrotown	14	3	21%
Montecito	9	2	22%
Oakdale	5	2	40%
Oaklands	0	0	NA
Parkcrest	12	5	42%
Simon Fraser Hills	0	0	NA
Simon Fraser University SFU	2	0	NA
South Slope	25	9	36%
Sperling-Duthie	12	3	25%
Sullivan Heights	3	2	67%
Suncrest	8	3	38%
The Crest	2	2	100%
Upper Deer Lake	16	2	13%
Vancouver Heights	3	3	100%
Westridge	6	2	33%
Willingdon Heights	14	1	7%
TOTAL*	252	74	29%

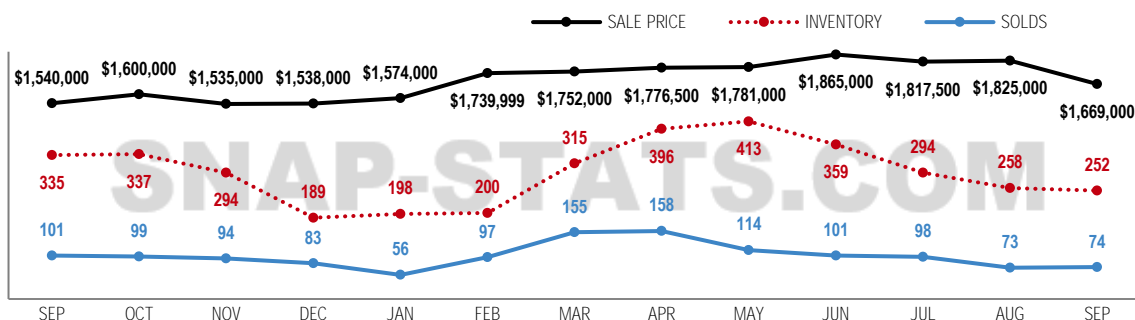
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **BURNABY DETACHED**: Sellers Market at 29% Sales Ratio average (2.9 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band** \$1.25 mil to \$1.5 mil with average 80% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$2.75 mil to \$3 mil, Forest Glen, Willingdon Heights and up to 2 bedroom properties
- Sellers Best Bet** Selling homes in East Burnaby 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	13	6	46%
400,001 – 500,000	65	22	34%
500,001 – 600,000	104	63	61%
600,001 – 700,000	150	82	55%
700,001 – 800,000	99	47	47%
800,001 – 900,000	105	34	32%
900,001 – 1,000,000	83	28	34%
1,000,001 – 1,250,000	57	25	44%
1,250,001 – 1,500,000	32	5	16%
1,500,001 – 1,750,000	23	3	13%
1,750,001 – 2,000,000	6	1	17%
2,000,001 – 2,250,000	2	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*	741	316	43%

0 to 1 Bedroom	145	85	59%
2 Bedrooms	484	168	35%
3 Bedrooms	103	53	51%
4 Bedrooms & Greater	9	10	111%*
TOTAL*	741	316	43%

SnapStats®	August	September	Variance
Inventory	761	741	-3%
Solds	319	316	-1%
Sale Price	\$678,000	\$686,500	1%
Sale Price SQFT	\$764	\$780	2%
Sale to List Price Ratio	100%	100%	0%
Days on Market	13	12	-8%

Community CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
Big Bend	0	1	NA*
Brentwood Park	162	75	46%
Buckingham Heights	0	0	NA
Burnaby Hospital	1	3	300%*
Burnaby Lake	2	4	200%*
Cariboo	9	3	33%
Capitol Hill	5	2	40%
Central	36	9	25%
Central Park	18	9	50%
Deer Lake	0	0	NA
Deer Lake Place	0	0	NA
East Burnaby	5	0	NA
Edmonds	43	18	42%
Forest Glen	40	7	18%
Forest Hills	6	5	83%
Garden Village	0	0	NA
Government Road	20	8	40%
Greentree Village	2	2	100%
Highgate	56	26	46%
Metrotown	206	67	33%
Montecito	7	2	29%
Oakdale	0	0	NA
Oaklands	4	4	100%
Parkcrest	0	2	NA*
Simon Fraser Hills	3	2	67%
Simon Fraser University SFU	42	27	64%
South Slope	34	21	62%
Sperling-Duthie	3	0	NA
Sullivan Heights	19	9	47%
Suncrest	0	0	NA
The Crest	4	5	125%*
Upper Deer Lake	1	0	NA
Vancouver Heights	9	2	22%
Westridge	2	0	NA
Willington Heights	2	3	150%*
TOTAL*	741	316	43%

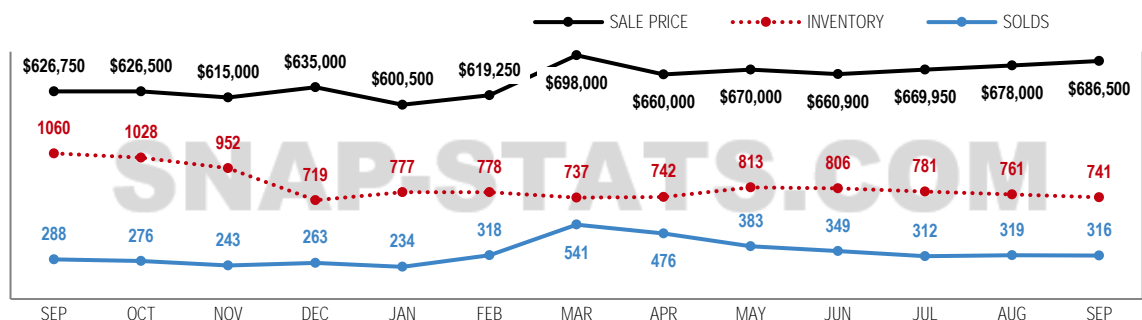
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

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** \$500,000 to \$600,000 with average 61% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.5 mil to \$1.75 mil, Central, Forest Glen, Vancouver Heights and 2 bedroom properties
- Sellers Best Bet** Selling homes in Simon Fraser University, South Slope and minimum 4 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 - 700,000	0	1	NA*
700,001 - 800,000	1	0	NA
800,001 - 900,000	1	0	NA
900,001 - 1,000,000	4	0	NA
1,000,001 - 1,250,000	10	1	10%
1,250,001 - 1,500,000	24	8	33%
1,500,001 - 1,750,000	10	3	30%
1,750,001 - 2,000,000	11	1	9%
2,000,001 - 2,250,000	1	0	NA
2,250,001 - 2,500,000	7	0	NA
2,500,001 - 2,750,000	4	0	NA
2,750,001 - 3,000,000	2	0	NA
3,000,001 - 3,500,000	1	0	NA
3,500,001 - 4,000,000	2	0	NA
4,000,001 - 4,500,000	0	0	NA
4,500,001 - 5,000,000	0	0	NA
5,000,001 - 5,500,000	0	0	NA
5,500,001 - 6,000,000	0	0	NA
6,000,001 - 6,500,000	0	0	NA
6,500,001 - 7,000,000	0	0	NA
7,000,001 & Greater	0	0	NA
TOTAL*	78	14	18%

2 Bedrooms & Less	16	1	6%
3 to 4 Bedrooms	28	10	36%
5 to 6 Bedrooms	29	2	7%
7 Bedrooms & More	5	1	20%
TOTAL*	78	14	18%

SnapStats®	August	September	Variance
Inventory	60	78	30%
Solds	21	14	-33%
Sale Price	\$1,605,000	\$1,353,500	-16%
Sale Price SQFT	\$632	\$590	-7%
Sale to List Price Ratio	104%	104%	0%
Days on Market	7	9	29%

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

Community DETACHED HOUSES

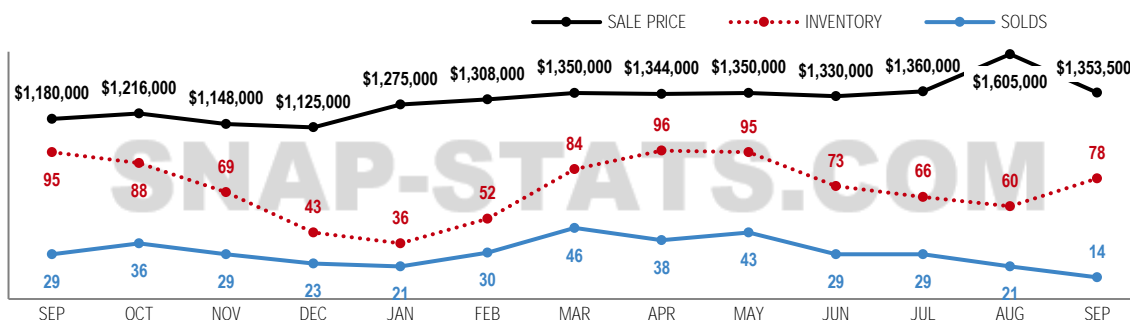
SnapStats®	Inventory	Sales	Sales Ratio
Brunette	0	0	NA
Connaught Heights	2	0	NA
Downtown	0	0	NA
Fraserview	1	1	100%
GlenBrooke North	4	2	50%
Moody Park	2	0	NA
North Arm	0	0	NA
Quay	0	0	NA
Queensborough	21	4	19%
Queens Park	5	0	NA
Sapperton	18	1	6%
The Heights	11	5	45%
Uptown	9	0	NA
West End	5	1	20%
TOTAL*	78	14	18%

Market Summary

- Market Type Indicator **NEW WESTMINSTER DETACHED**: Balanced Market at 18% Sales Ratio average (1.8 in 10 homes selling rate)
- Homes are selling on average 4% above list price
- Most Active Price Band** \$1.25 mil to \$1.5 mil with average 33% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.75 mil to \$2 mil, Sapperton and up to 2 bedroom properties
- Sellers Best Bet** Selling homes in The Heights 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	5	2	40%
300,001 – 400,000	13	8	62%
400,001 – 500,000	44	20	45%
500,001 – 600,000	57	38	67%
600,001 – 700,000	43	22	51%
700,001 – 800,000	30	8	27%
800,001 – 900,000	32	7	22%
900,001 – 1,000,000	17	5	29%
1,000,001 – 1,250,000	8	2	25%
1,250,001 – 1,500,000	10	1	10%
1,500,001 – 1,750,000	0	0	NA
1,750,001 – 2,000,000	2	1	50%
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*	262	114	44%

0 to 1 Bedroom	51	33	65%
2 Bedrooms	166	72	43%
3 Bedrooms	37	8	22%
4 Bedrooms & Greater	8	1	13%
TOTAL*	262	114	44%

SnapStats®	August	September	Variance
Inventory	233	262	12%
Solds	121	114	-6%
Sale Price	\$571,000	\$578,550	1%
Sale Price SQFT	\$656	\$638	-3%
Sale to List Price Ratio	98%	100%	2%
Days on Market	14	12	-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

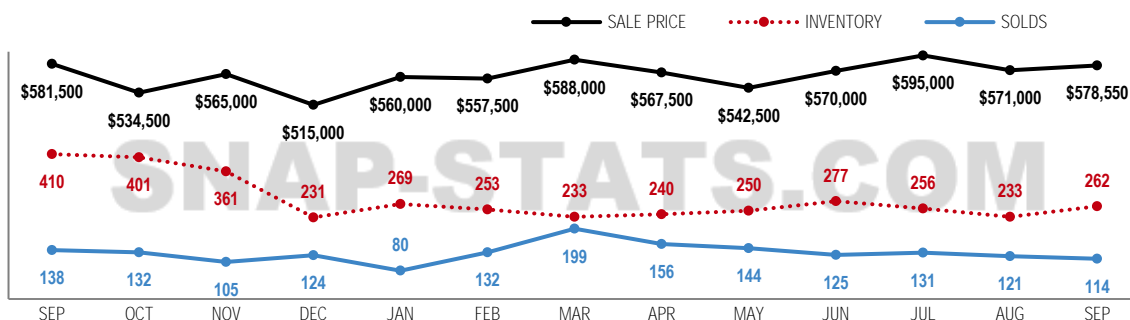
SnapStats®	Inventory	Sales	Sales Ratio
Brunette	0	0	NA
Connaught Heights	1	0	NA
Downtown	81	31	38%
Fraserview	20	11	55%
GlenBrooke North	10	3	30%
Moody Park	0	1	NA*
North Arm	0	0	NA
Quay	48	15	31%
Queensborough	24	15	63%
Queens Park	0	0	NA
Sapperton	16	10	63%
The Heights	0	0	NA
Uptown	61	28	46%
West End	1	0	NA
TOTAL*	262	114	44%

Market Summary

- Market Type Indicator **NEW WESTMINSTER ATTACHED**: Sellers Market at 44% Sales Ratio average (4.4 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 67% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.25 mil to \$1.5 mil, GlenBrooke North, Quay and minimum 4 bedroom properties
- Sellers Best Bet** Selling homes in Queensborough, Sapperton and up to 1 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 - 700,000	0	0	NA
700,001 - 800,000	1	0	NA
800,001 - 900,000	0	1	NA*
900,001 - 1,000,000	0	2	NA*
1,000,001 - 1,250,000	7	11	157%*
1,250,001 - 1,500,000	26	16	62%
1,500,001 - 1,750,000	37	19	51%
1,750,001 - 2,000,000	32	15	47%
2,000,001 - 2,250,000	8	5	63%
2,250,001 - 2,500,000	30	2	7%
2,500,001 - 2,750,000	17	0	NA
2,750,001 - 3,000,000	20	0	NA
3,000,001 - 3,500,000	22	2	9%
3,500,001 - 4,000,000	6	0	NA
4,000,001 - 4,500,000	0	0	NA
4,500,001 - 5,000,000	0	0	NA
5,000,001 - 5,500,000	0	0	NA
5,500,001 - 6,000,000	0	0	NA
6,000,001 - 6,500,000	0	0	NA
6,500,001 - 7,000,000	0	0	NA
7,000,001 & Greater	0	0	NA
TOTAL*	206	73	35%

2 Bedrooms & Less	12	1	8%
3 to 4 Bedrooms	74	31	42%
5 to 6 Bedrooms	82	35	43%
7 Bedrooms & More	38	6	16%
TOTAL*	206	73	35%

SnapStats®	August	September	Variance
Inventory	195	206	6%
Solds	97	73	-25%
Sale Price	\$1,550,000	\$1,580,000	2%
Sale Price SQFT	\$516	\$535	4%
Sale to List Price Ratio	103%	105%	2%
Days on Market	15	9	-40%

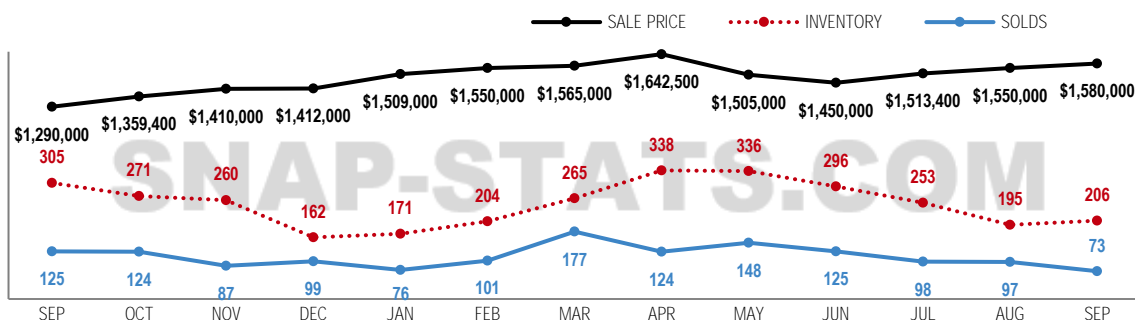
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **COQUITLAM DETACHED**: Sellers Market at 35% Sales Ratio average (3.5 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** Homes between \$2.25 mil to \$2.5 mil, Coquitlam West, Maillardville and up to 2 bedroom properties
- Sellers Best Bet** Selling homes in Coquitlam East and 3 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	0	NA
300,001 – 400,000	7	3	43%
400,001 – 500,000	33	18	55%
500,001 – 600,000	56	48	86%
600,001 – 700,000	62	34	55%
700,001 – 800,000	38	26	68%
800,001 – 900,000	31	9	29%
900,001 – 1,000,000	24	13	54%
1,000,001 – 1,250,000	24	14	58%
1,250,001 – 1,500,000	8	1	13%
1,500,001 – 1,750,000	4	1	25%
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*	288	167	58%

0 to 1 Bedroom	53	46	87%
2 Bedrooms	167	83	50%
3 Bedrooms	63	27	43%
4 Bedrooms & Greater	5	11	220%*
TOTAL*	288	167	58%

SnapStats®	August	September	Variance
Inventory	284	288	1%
Solds	182	167	-8%
Sale Price	\$655,000	\$637,000	-3%
Sale Price SQFT	\$705	\$688	-2%
Sale to List Price Ratio	101%	100%	-1%
Days on Market	12	12	0%

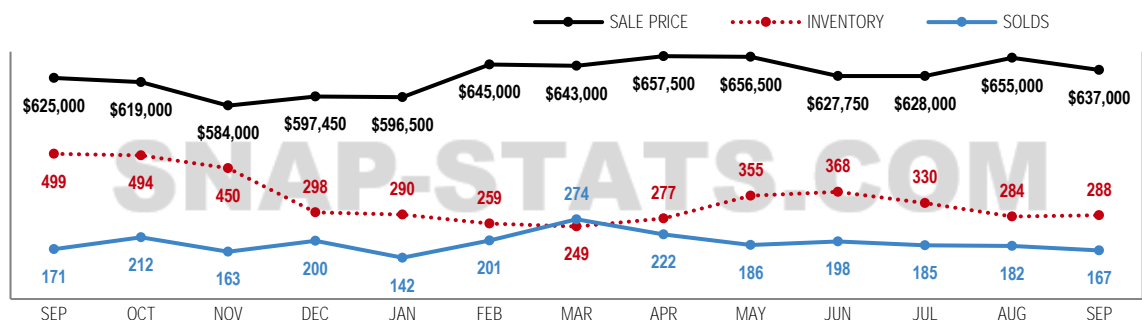
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **COQUITLAM ATTACHED**: Sellers Market at 58% Sales Ratio average (5.8 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 86% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.25 mil to \$1.5 mil, Central Coquitlam and 3 bedroom properties
- Sellers Best Bet** Selling homes in Burke Mountain, Canyon Springs and minimum 4 bedroom properties

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Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 - 700,000	0	0	NA
700,001 - 800,000	0	0	NA
800,001 - 900,000	1	0	NA
900,001 - 1,000,000	2	2	100%
1,000,001 - 1,250,000	5	19	380%*
1,250,001 - 1,500,000	24	10	42%
1,500,001 - 1,750,000	14	6	43%
1,750,001 - 2,000,000	5	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	2	0	NA
4,000,001 - 4,500,000	0	0	NA
4,500,001 - 5,000,000	0	0	NA
5,000,001 - 5,500,000	1	0	NA
5,500,001 - 6,000,000	0	0	NA
6,000,001 - 6,500,000	0	0	NA
6,500,001 - 7,000,000	0	0	NA
7,000,001 & Greater	0	0	NA
TOTAL*	55	37	67%

2 Bedrooms & Less	5	1	20%
3 to 4 Bedrooms	25	25	100%
5 to 6 Bedrooms	23	9	39%
7 Bedrooms & More	2	2	100%
TOTAL*	55	37	67%

SnapStats®	August	September	Variance
Inventory	73	55	-25%
Solds	35	37	6%
Sale Price	\$1,290,000	\$1,235,000	-4%
Sale Price SQFT	\$586	\$561	-4%
Sale to List Price Ratio	99%	103%	4%
Days on Market	13	13	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

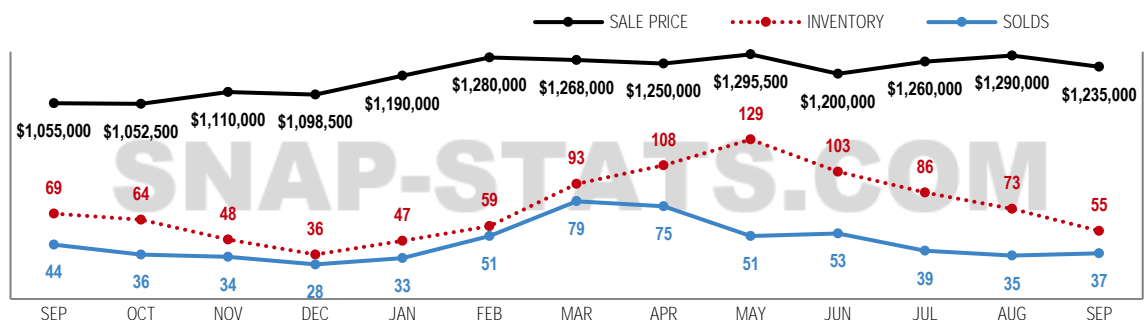
SnapStats®	Inventory	Sales	Sales Ratio
Birchland Manor	1	0	NA
Central Port Coquitlam	6	3	50%
Citadel	5	1	20%
Glenwood	9	8	89%
Lincoln Park	3	10	333%*
Lower Mary Hill	2	2	100%
Mary Hill	13	2	15%
Oxford Heights	6	5	83%
Riverwood	4	4	100%
Woodland Acres	6	2	33%
TOTAL*	55	37	67%

Market Summary

- Market Type Indicator **PORT COQUITLAM DETACHED**: Sellers Market at 67% Sales Ratio average (6.7 in 10 homes selling rate)
- Homes are selling on average 3% 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 \$1.25 mil to \$1.75 mil, Mary Hill and 5 to 6 bedroom properties
- Sellers Best Bet** Selling homes in Glenwood, Lincoln Park 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	4	4	100%
400,001 – 500,000	26	15	58%
500,001 – 600,000	22	17	77%
600,001 – 700,000	16	3	19%
700,001 – 800,000	13	3	23%
800,001 – 900,000	10	8	80%
900,001 – 1,000,000	3	6	200%*
1,000,001 – 1,250,000	3	1	33%
1,250,001 – 1,500,000	0	0	NA
1,500,001 – 1,750,000	1	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	57	58%

0 to 1 Bedroom	29	15	52%
2 Bedrooms	48	28	58%
3 Bedrooms	16	13	81%
4 Bedrooms & Greater	5	1	20%
TOTAL*	98	57	58%

SnapStats®	August	September	Variance
Inventory	68	98	44%
Solds	61	57	-7%
Sale Price	\$585,500	\$549,000	-6%
Sale Price SQFT	\$563	\$574	2%
Sale to List Price Ratio	101%	105%	4%
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

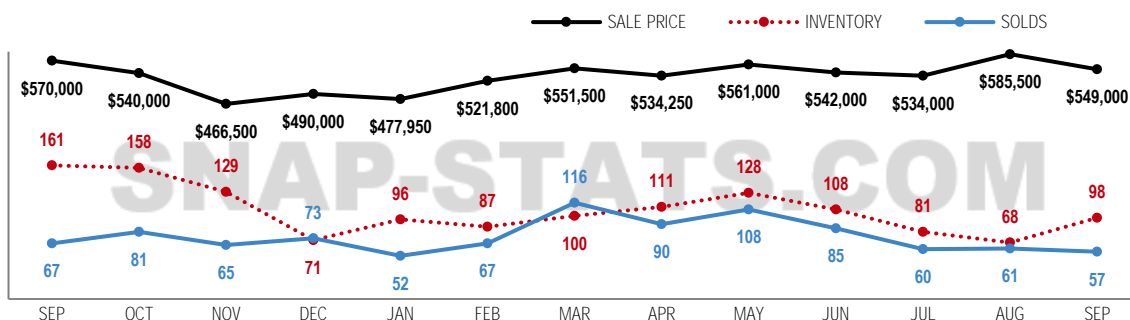
SnapStats®	Inventory	Sales	Sales Ratio
Birchland Manor	0	0	NA
Central Port Coquitlam	57	39	68%
Citadel	6	2	33%
Glenwood	18	4	22%
Lincoln Park	0	0	NA
Lower Mary Hill	0	0	NA
Mary Hill	3	0	NA
Oxford Heights	1	1	100%
Riverwood	13	10	77%
Woodland Acres	0	1	NA*
TOTAL*	98	57	58%

Market Summary

- Market Type Indicator **PORT COQUITLAM ATTACHED**: Sellers Market at 58% Sales Ratio average (5.8 in 10 homes selling rate)
- Homes are selling on average 5% above list price
- Most Active Price Band** \$800,000 to \$900,000 with average 80% 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 - 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	0	2	NA*
1,250,001 - 1,500,000	5	6	120%*
1,500,001 - 1,750,000	8	5	63%
1,750,001 - 2,000,000	10	5	50%
2,000,001 - 2,250,000	5	2	40%
2,250,001 - 2,500,000	1	1	100%
2,500,001 - 2,750,000	0	1	NA*
2,750,001 - 3,000,000	3	1	33%
3,000,001 - 3,500,000	3	0	NA
3,500,001 - 4,000,000	4	0	NA
4,000,001 - 4,500,000	1	0	NA
4,500,001 - 5,000,000	4	0	NA
5,000,001 - 5,500,000	0	0	NA
5,500,001 - 6,000,000	0	0	NA
6,000,001 - 6,500,000	0	0	NA
6,500,001 - 7,000,000	0	0	NA
7,000,001 & Greater	1	0	NA
TOTAL*	45	24	53%

2 Bedrooms & Less	2	1	50%
3 to 4 Bedrooms	21	17	81%
5 to 6 Bedrooms	18	5	28%
7 Bedrooms & More	4	1	25%
TOTAL*	45	24	53%

SnapStats®	August	September	Variance
Inventory	53	45	-15%
Solds	17	24	41%
Sale Price	\$1,812,000	\$1,698,659	-6%
Sale Price SQFT	\$628	\$627	0%
Sale to List Price Ratio	98%	107%	9%
Days on Market	12	9	-25%

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

Community DETACHED HOUSES

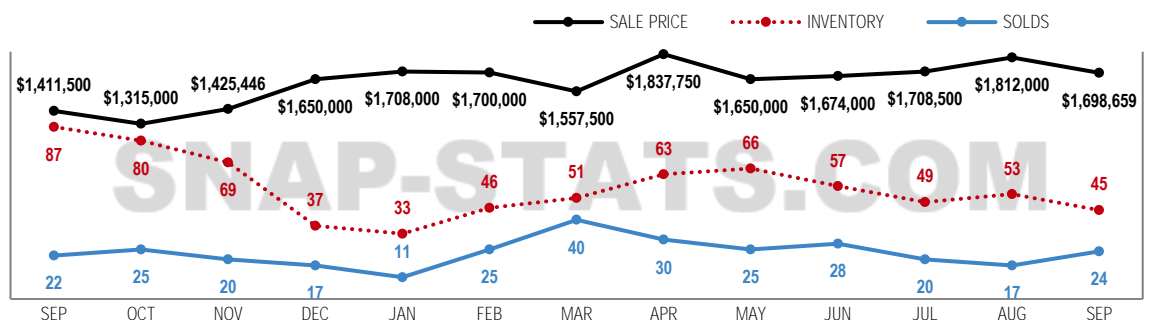
SnapStats®	Inventory	Sales	Sales Ratio
Anmore	8	2	25%
Barber Street	6	3	50%
Belcarra	2	2	100%
College Park	7	2	29%
Glenayre	2	3	150%*
Heritage Mountain	3	5	167%*
Heritage Woods	2	2	100%
loco	1	0	NA
Mountain Meadows	0	2	NA*
North Shore	3	1	33%
Port Moody Centre	11	2	18%
TOTAL*	45	24	53%

Market Summary

- Market Type Indicator **PORT MOODY DETACHED**: Sellers Market at 53% Sales Ratio average (5.3 in 10 homes selling rate)
- Homes are selling on average 7% above list price
- Most Active Price Band** \$1.5 mil to \$1.75 mil with average 63% 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 Anmore 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	3	1	33%
400,001 – 500,000	2	1	50%
500,001 – 600,000	6	5	83%
600,001 – 700,000	22	19	86%
700,001 – 800,000	23	4	17%
800,001 – 900,000	5	4	80%
900,001 – 1,000,000	5	5	100%
1,000,001 – 1,250,000	7	5	71%
1,250,001 – 1,500,000	1	1	100%
1,500,001 – 1,750,000	1	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	1	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*	76	45	59%

0 to 1 Bedroom	9	6	67%
2 Bedrooms	44	27	61%
3 Bedrooms	22	8	36%
4 Bedrooms & Greater	1	4	400%*
TOTAL*	76	45	59%

SnapStats®	August	September	Variance
Inventory	70	76	9%
Solds	39	45	15%
Sale Price	\$695,000	\$675,000	-3%
Sale Price SQFT	\$714	\$697	-2%
Sale to List Price Ratio	100%	98%	-2%
Days on Market	10	7	-30%

*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

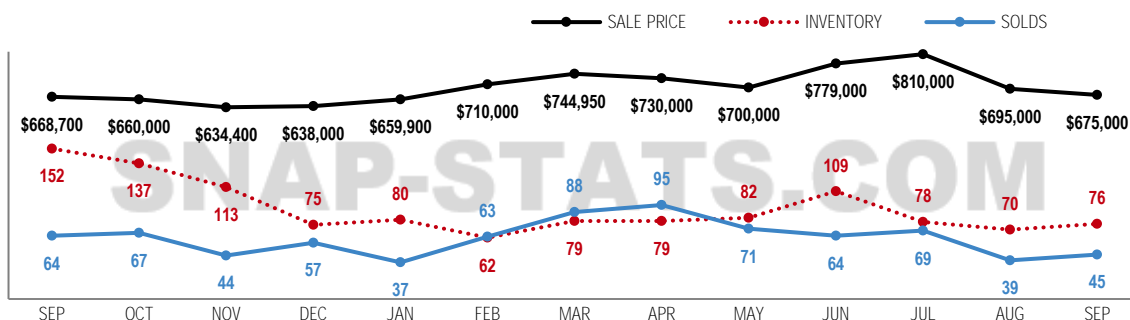
SnapStats®	Inventory	Sales	Sales Ratio
Anmore	0	0	NA
Barber Street	0	0	NA
Belcarra	0	0	NA
College Park	20	3	15%
Glenayre	0	0	NA
Heritage Mountain	1	2	200%*
Heritage Woods	2	5	250%*
loco	0	0	NA
Mountain Meadows	0	0	NA
North Shore	11	11	100%
Port Moody Centre	42	24	57%
TOTAL*	76	45	59%

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 2% below list price
- Most Active Price Band** \$600,000 to \$700,000 with average 86% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$700,000 to \$800,000, College Park and 3 bedroom properties
- Sellers Best Bet** Selling homes in North Shore and up to 1 bedroom properties

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Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 - 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	2	200%*
1,000,001 - 1,250,000	3	5	167%*
1,250,001 - 1,500,000	4	4	100%
1,500,001 - 1,750,000	2	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 - 4,500,000	0	0	NA
4,500,001 - 5,000,000	0	0	NA
5,000,001 - 5,500,000	0	0	NA
5,500,001 - 6,000,000	0	0	NA
6,000,001 - 6,500,000	0	0	NA
6,500,001 - 7,000,000	0	0	NA
7,000,001 & Greater	0	0	NA
TOTAL*	10	11	110%*

2 Bedrooms & Less	0	0	NA
3 to 4 Bedrooms	6	7	117%*
5 to 6 Bedrooms	4	4	100%
7 Bedrooms & More	0	0	NA
TOTAL*	10	11	110%*

SnapStats®	August	September	Variance
Inventory	13	10	-23%
Solds	7	11	57%
Sale Price	\$1,111,000	\$1,239,000	12%
Sale Price SQFT	\$525	\$489	-7%
Sale to List Price Ratio	101%	103%	2%
Days on Market	14	11	-21%

*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

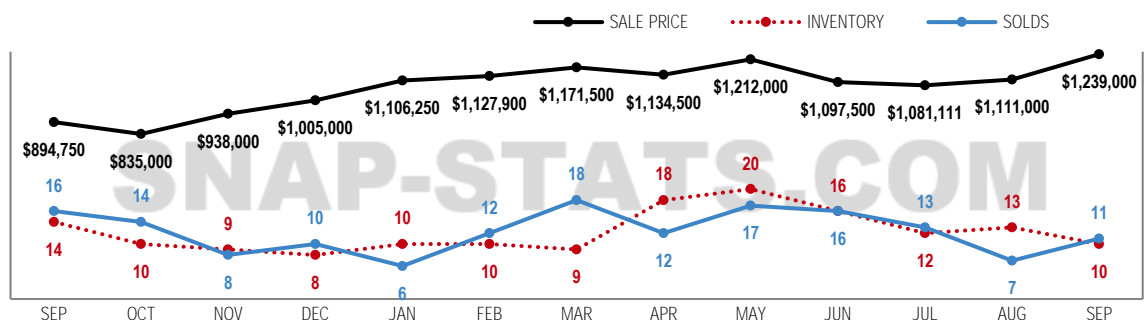
SnapStats®	Inventory	Sales	Sales Ratio
Central Meadows	2	6	300%*
Mid Meadows	4	2	50%
North Meadows	0	0	NA
South Meadows	4	3	75%
West Meadows	0	0	NA
TOTAL*	10	11	110%*

Market Summary

- Market Type Indicator **PITT MEADOWS DETACHED**: Sellers Market at 110% Sales Ratio average (11 in 10 homes selling rate)
- Homes are selling on average 3% above list price
- Most Active Price Band** Insufficient date but with 5 sales price band of \$1 mil to \$1.25 mil
- Buyers Best Bet** Insufficient data
- Sellers Best Bet** Insufficient data

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SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	0	0	NA
300,001 – 400,000	1	0	NA
400,001 – 500,000	7	3	43%
500,001 – 600,000	7	10	143%*
600,001 – 700,000	4	9	225%*
700,001 – 800,000	3	2	67%
800,001 – 900,000	1	2	200%*
900,001 – 1,000,000	0	0	NA
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
TOTAL*	24	27	113%*

0 to 1 Bedroom	4	2	50%
2 Bedrooms	17	19	112%*
3 Bedrooms	3	5	167%*
4 Bedrooms & Greater	0	1	NA*
TOTAL*	24	27	113%*

SnapStats®	August	September	Variance
Inventory	27	24	-11%
Solds	12	27	125%
Sale Price	\$555,000	\$603,000	9%
Sale Price SQFT	\$447	\$490	10%
Sale to List Price Ratio	101%	101%	0%
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

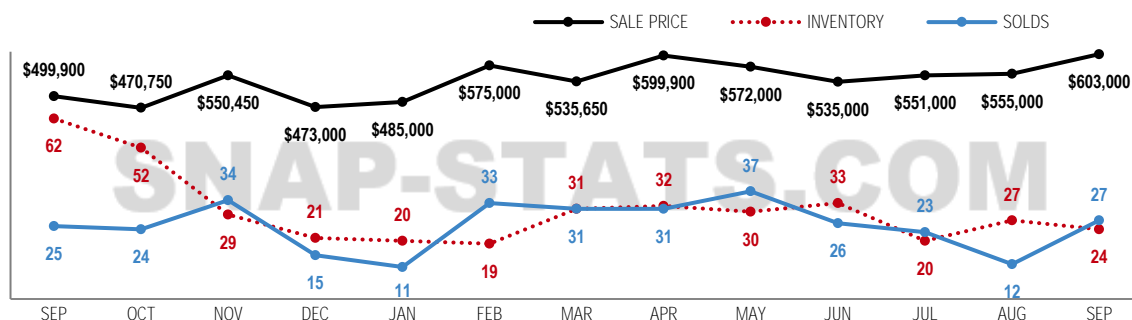
SnapStats®	Inventory	Sales	Sales Ratio
Central Meadows	10	13	130%*
Mid Meadows	6	9	150%*
North Meadows	2	2	100%
South Meadows	6	3	50%
West Meadows	0	0	NA
TOTAL*	24	27	113%*

Market Summary

- Market Type Indicator **PITT MEADOWS ATTACHED**: Sellers Market at 112% Sales Ratio average (11.2 in 10 homes selling rate)
- Homes are selling on average 1% above list price
- Most Active Price Band** \$500,000 to \$700,000 with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Insufficient data
- Sellers Best Bet** Selling homes in Central Meadows, Mid Meadows and 2 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 - 700,000	1	0	NA
700,001 - 800,000	0	1	NA*
800,001 - 900,000	7	4	57%
900,001 - 1,000,000	10	8	80%
1,000,001 - 1,250,000	27	43	159%*
1,250,001 - 1,500,000	26	26	100%
1,500,001 - 1,750,000	24	6	25%
1,750,001 - 2,000,000	8	3	38%
2,000,001 - 2,250,000	0	0	NA
2,250,001 - 2,500,000	7	0	NA
2,500,001 - 2,750,000	4	0	NA
2,750,001 - 3,000,000	3	0	NA
3,000,001 - 3,500,000	2	0	NA
3,500,001 - 4,000,000	1	0	NA
4,000,001 - 4,500,000	1	0	NA
4,500,001 - 5,000,000	0	0	NA
5,000,001 - 5,500,000	0	0	NA
5,500,001 - 6,000,000	0	0	NA
6,000,001 - 6,500,000	0	0	NA
6,500,001 - 7,000,000	0	0	NA
7,000,001 & Greater	0	0	NA
TOTAL*	121	91	75%

2 Bedrooms & Less	10	2	20%
3 to 4 Bedrooms	61	52	85%
5 to 6 Bedrooms	42	36	86%
7 Bedrooms & More	8	1	13%
TOTAL*	121	91	75%

SnapStats®	August	September	Variance
Inventory	125	121	-3%
Solds	94	91	-3%
Sale Price	\$1,137,500	\$1,215,000	7%
Sale Price SQFT	\$447	\$510	14%
Sale to List Price Ratio	99%	101%	2%
Days on Market	11	7	-36%

Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Albion	11	15	136%*
Cottonwood	14	11	79%
East Central	20	7	35%
North	1	0	NA
Northeast	2	1	50%
Northwest	8	12	150%*
Silver Valley	10	13	130%*
Southwest	16	8	50%
Thornhill	9	1	11%
Websters Corners	6	6	100%
West Central	23	17	74%
Whonnock	1	0	NA
TOTAL*	121	91	75%

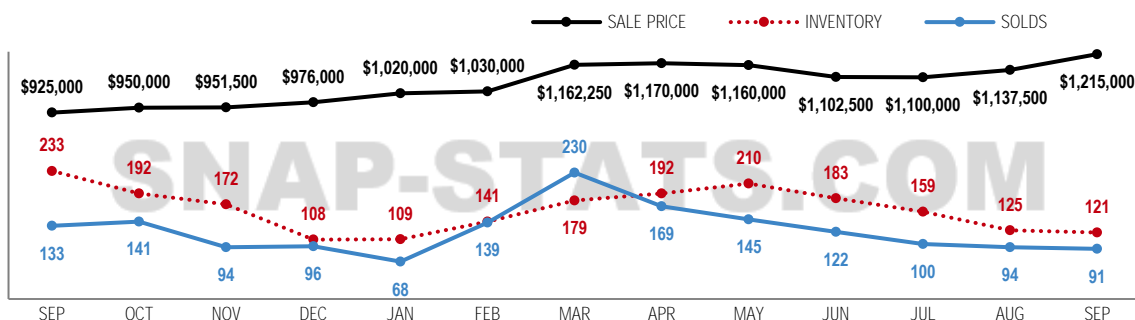
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **MAPLE RIDGE DETACHED**: Sellers Market at 75% Sales Ratio average (7.5 in 10 homes selling rate)
- Homes are selling on average 1% above list price
- Most Active Price Band** \$1 mil to \$1.5 mil with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.5 mil to \$1.75 mil, East Central, Thornhill and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Albion, Northwest, Silver Valley and 3 to 6 bedroom properties

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SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	3	1	33%
300,001 – 400,000	10	10	100%
400,001 – 500,000	34	22	65%
500,001 – 600,000	18	14	78%
600,001 – 700,000	14	7	50%
700,001 – 800,000	14	17	121%*
800,001 – 900,000	5	3	60%
900,001 – 1,000,000	2	5	250%*
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
TOTAL*	101	80	79%

0 to 1 Bedroom	22	15	68%
2 Bedrooms	56	35	63%
3 Bedrooms	20	26	130%*
4 Bedrooms & Greater	3	4	133%*
TOTAL*	101	80	79%

SnapStats®	August	September	Variance
Inventory	100	101	1%
Solds	75	80	7%
Sale Price	\$600,000	\$547,450	-9%
Sale Price SQFT	\$471	\$492	4%
Sale to List Price Ratio	103%	100%	-3%
Days on Market	9	10	11%

Community CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
Albion	4	5	125%*
Cottonwood	2	6	300%*
East Central	53	29	55%
North	0	0	NA
Northeast	0	0	NA
Northwest	2	3	150%*
Silver Valley	1	8	800%*
Southwest	4	2	50%
Thornhill	0	1	NA*
Websters Corners	0	0	NA
West Central	35	26	74%
Whonnock	0	0	NA
TOTAL*	101	80	79%

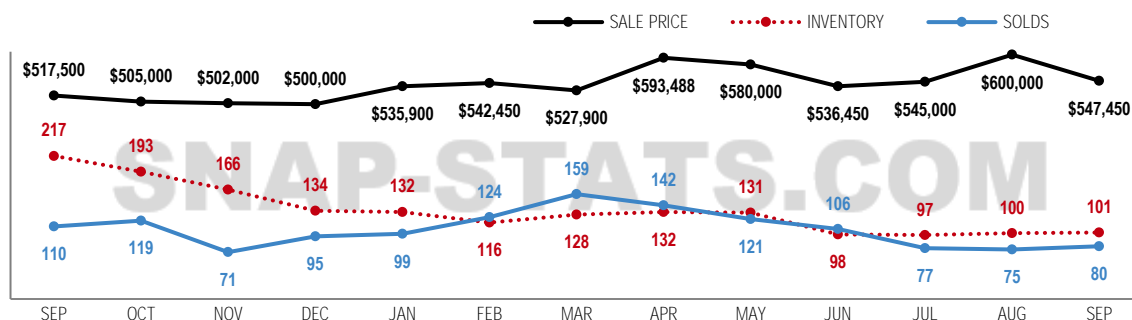
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **MAPLE RIDGE 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** \$700,000 to \$800,000 with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$600,000 to \$700,000, East Central and 2 bedroom properties
- Sellers Best Bet** Selling homes in Silver Valley and 3 bedroom properties

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