

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 - 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	1	1	100%
1,250,001 - 1,500,000	14	7	50%
1,500,001 - 1,750,000	30	37	123%*
1,750,001 - 2,000,000	36	20	56%
2,000,001 - 2,250,000	15	9	60%
2,250,001 - 2,500,000	32	11	34%
2,500,001 - 2,750,000	17	4	24%
2,750,001 - 3,000,000	18	4	22%
3,000,001 - 3,500,000	24	2	8%
3,500,001 - 4,000,000	13	1	8%
4,000,001 - 4,500,000	4	0	NA
4,500,001 - 5,000,000	3	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*	212	96	45%

2 Bedrooms & Less	12	3	25%
3 to 4 Bedrooms	53	25	47%
5 to 6 Bedrooms	91	51	56%
7 Bedrooms & More	56	17	30%
TOTAL*	212	96	45%

SnapStats®	September	October	Variance
Inventory	252	212	-16%
Solds	74	96	30%
Sale Price	\$1,669,000	\$1,786,000	7%
Sale Price SQFT	\$620	\$664	7%
Sale to List Price Ratio	98%	102%	4%
Days on Market	15	12	-20%

Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Big Bend	4	1	25%
Brentwood Park	2	2	100%
Buckingham Heights	4	0	NA
Burnaby Hospital	10	3	30%
Burnaby Lake	8	6	75%
Cariboo	0	0	NA
Capitol Hill	6	6	100%
Central	0	1	NA*
Central Park	6	2	33%
Deer Lake	12	1	8%
Deer Lake Place	3	0	NA
East Burnaby	6	9	150%*
Edmonds	6	2	33%
Forest Glen	11	4	36%
Forest Hills	1	1	100%
Garden Village	6	0	NA
Government Road	11	3	27%
Greentree Village	3	1	33%
Highgate	3	3	100%
Metrotown	12	6	50%
Montecito	5	4	80%
Oakdale	3	2	67%
Oaklands	0	0	NA
Parkcrest	12	4	33%
Simon Fraser Hills	0	0	NA
Simon Fraser University SFU	3	0	NA
South Slope	24	6	25%
Sperling-Duthie	14	4	29%
Sullivan Heights	3	0	NA
Suncrest	4	2	50%
The Crest	0	4	NA*
Upper Deer Lake	10	9	90%
Vancouver Heights	2	3	150%*
Westridge	8	0	NA
Willingdon Heights	10	7	70%
TOTAL*	212	96	45%

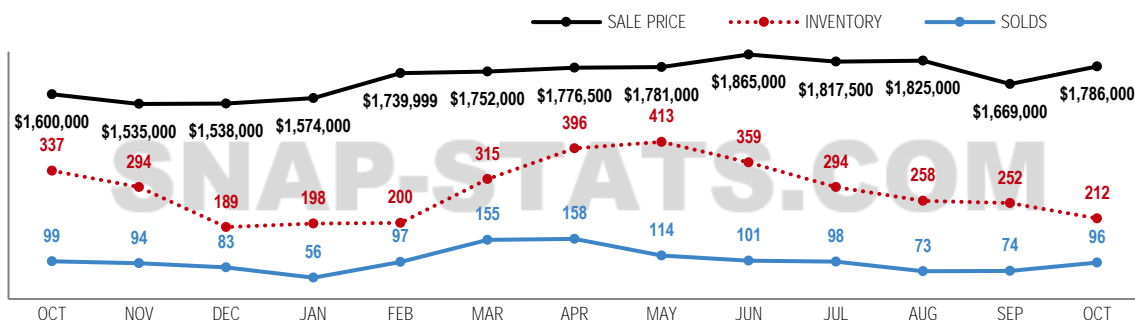
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **BURNABY DETACHED**: Sellers Market at 45% Sales Ratio average (4.5 in 10 homes selling rate)
- Homes are selling on average 2% above 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 \$3 mil to \$4 mil, Deer Lake and up to 2 bedroom properties
- Sellers Best Bet** Selling homes in East Burnaby, Upper Deer Lake 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	0	NA
300,001 – 400,000	10	9	90%
400,001 – 500,000	54	36	67%
500,001 – 600,000	89	63	71%
600,001 – 700,000	92	81	88%
700,001 – 800,000	77	56	73%
800,001 – 900,000	89	46	52%
900,001 – 1,000,000	58	27	47%
1,000,001 – 1,250,000	50	21	42%
1,250,001 – 1,500,000	26	6	23%
1,500,001 – 1,750,000	17	3	18%
1,750,001 – 2,000,000	6	1	17%
2,000,001 – 2,250,000	1	0	NA
2,250,001 – 2,500,000	1	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	0	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	570	349	61%

0 to 1 Bedroom	103	94	91%
2 Bedrooms	390	204	52%
3 Bedrooms	69	45	65%
4 Bedrooms & Greater	8	6	75%
TOTAL*	570	349	61%

SnapStats®	September	October	Variance
Inventory	741	570	-23%
Solds	316	349	10%
Sale Price	\$686,500	\$680,000	-1%
Sale Price SQFT	\$780	\$762	-2%
Sale to List Price Ratio	100%	100%	0%
Days on Market	12	16	33%

Community CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
Big Bend	0	0	NA
Brentwood Park	119	68	57%
Buckingham Heights	0	0	NA
Burnaby Hospital	1	1	100%
Burnaby Lake	2	1	50%
Cariboo	10	4	40%
Capitol Hill	5	1	20%
Central	29	9	31%
Central Park	13	11	85%
Deer Lake	0	0	NA
Deer Lake Place	0	0	NA
East Burnaby	3	1	33%
Edmonds	30	19	63%
Forest Glen	24	20	83%
Forest Hills	3	3	100%
Garden Village	0	0	NA
Government Road	10	17	170%*
Greentree Village	0	3	NA*
Highgate	36	39	108%*
Metrotown	167	79	47%
Montecito	4	3	75%
Oakdale	0	0	NA
Oaklands	5	1	20%
Parkcrest	0	1	NA*
Simon Fraser Hills	1	1	100%
Simon Fraser University SFU	51	15	29%
South Slope	26	20	77%
Sperling-Duthie	1	2	200%*
Sullivan Heights	15	18	120%*
Suncrest	0	0	NA
The Crest	2	5	250%*
Upper Deer Lake	0	0	NA
Vancouver Heights	8	5	63%
Westridge	0	1	NA*
Willington Heights	5	1	20%
TOTAL*	570	349	61%

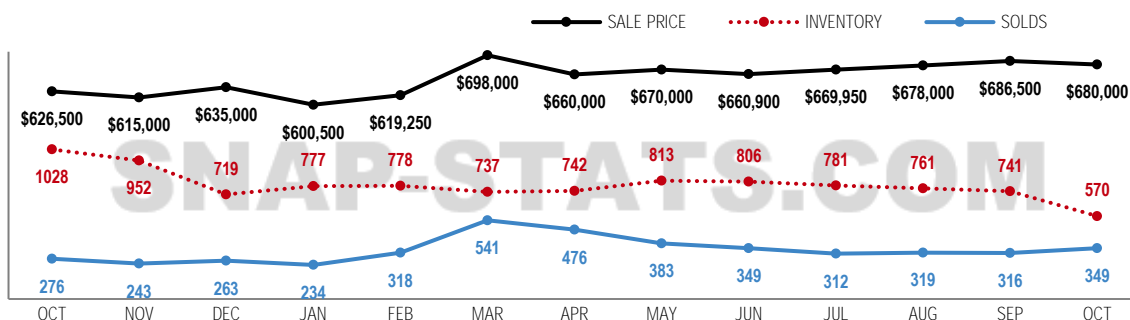
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **BURNABY ATTACHED**: Sellers Market at 61% Sales Ratio average (6.1 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 90% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.75 mil to \$2 mil, Central, Simon Fraser University and 2 bedroom properties
- Sellers Best Bet** Selling homes in Government Road, Highgate, Sullivan Heights 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	0	1	NA*
800,001 - 900,000	0	0	NA
900,001 - 1,000,000	2	2	100%
1,000,001 - 1,250,000	8	3	38%
1,250,001 - 1,500,000	16	13	81%
1,500,001 - 1,750,000	9	7	78%
1,750,001 - 2,000,000	7	1	14%
2,000,001 - 2,250,000	2	0	NA
2,250,001 - 2,500,000	7	1	14%
2,500,001 - 2,750,000	2	1	50%
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*	58	29	50%

2 Bedrooms & Less	14	1	7%
3 to 4 Bedrooms	18	15	83%
5 to 6 Bedrooms	20	13	65%
7 Bedrooms & More	6	0	NA
TOTAL*	58	29	50%

SnapStats®	September	October	Variance
Inventory	78	58	-26%
Solds	14	29	107%
Sale Price	\$1,353,500	\$1,400,000	3%
Sale Price SQFT	\$590	\$536	-9%
Sale to List Price Ratio	104%	100%	-4%
Days on Market	9	10	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 DETACHED HOUSES

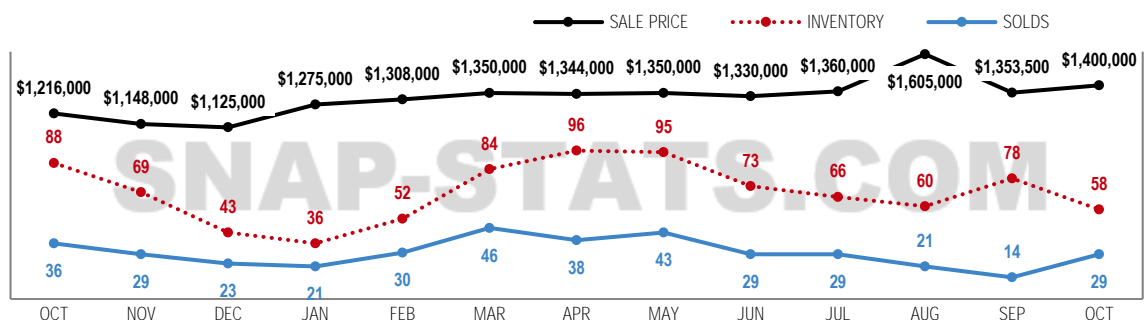
SnapStats®	Inventory	Sales	Sales Ratio
Brunette	0	0	NA
Connaught Heights	3	0	NA
Downtown	0	0	NA
Fraserview	0	1	NA*
GlenBrooke North	5	1	20%
Moody Park	3	1	33%
North Arm	0	0	NA
Quay	0	0	NA
Queensborough	16	8	50%
Queens Park	3	4	133%*
Sapperton	12	5	42%
The Heights	9	3	33%
Uptown	6	3	50%
West End	1	3	300%*
TOTAL*	58	29	50%

Market Summary

- Market Type Indicator **NEW WESTMINSTER DETACHED**: Sellers Market at 50% Sales Ratio average (5 in 10 homes selling rate)
- Homes are selling on average 100% of list price
- Most Active Price Band** \$1.25 mil to \$1.5 mil with average 81% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1 mil to \$1.25 mil, The Heights and up to 2 bedroom properties
- Sellers Best Bet** Selling homes in Queensborough 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	3	2	67%
300,001 – 400,000	11	13	118%*
400,001 – 500,000	37	26	70%
500,001 – 600,000	53	36	68%
600,001 – 700,000	29	24	83%
700,001 – 800,000	30	14	47%
800,001 – 900,000	31	9	29%
900,001 – 1,000,000	13	7	54%
1,000,001 – 1,250,000	10	2	20%
1,250,001 – 1,500,000	9	0	NA
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	1	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*	227	135	59%

0 to 1 Bedroom	48	34	71%
2 Bedrooms	142	83	58%
3 Bedrooms	32	16	50%
4 Bedrooms & Greater	5	2	40%
TOTAL*	227	135	59%

SnapStats®	September	October	Variance
Inventory	262	227	-13%
Solds	114	135	18%
Sale Price	\$578,550	\$574,500	-1%
Sale Price SQFT	\$640	\$616	-4%
Sale to List Price Ratio	100%	99%	-1%
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 CONDOS & TOWNHOMES

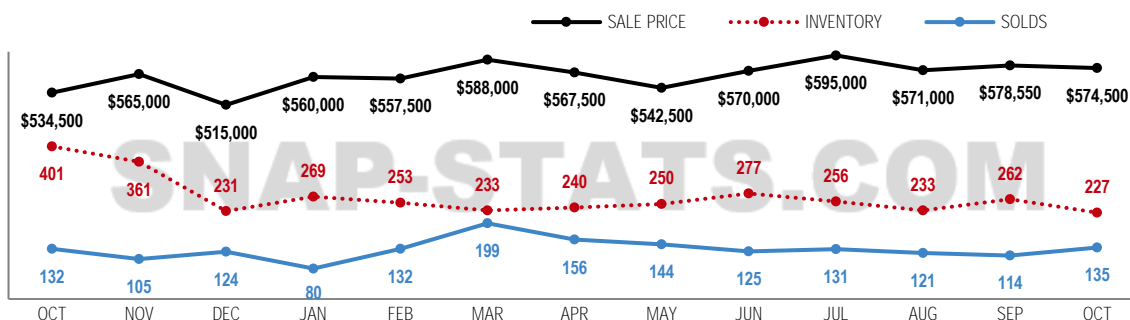
SnapStats®	Inventory	Sales	Sales Ratio
Brunette	0	0	NA
Connaught Heights	0	1	NA*
Downtown	69	34	49%
Fraserview	19	11	58%
GlenBrooke North	6	5	83%
Moody Park	0	0	NA
North Arm	0	0	NA
Quay	42	21	50%
Queensborough	21	16	76%
Queens Park	0	0	NA
Sapperton	10	13	130%*
The Heights	1	0	NA
Uptown	57	34	60%
West End	2	0	NA
TOTAL*	227	135	59%

Market Summary

- Market Type Indicator **NEW WESTMINSTER ATTACHED**: Sellers Market at 59% Sales Ratio average (5.9 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band** \$300,000 to \$400,000 with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1 mil to \$1.25 mil, Downtown, Quay and 3 bedroom properties
- Sellers Best Bet** Selling homes in GlenBrooke North, Sapperton 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 - 700,000	0	0	NA
700,001 - 800,000	0	1	NA*
800,001 - 900,000	0	0	NA
900,001 - 1,000,000	2	0	NA
1,000,001 - 1,250,000	3	5	167%*
1,250,001 - 1,500,000	18	25	139%*
1,500,001 - 1,750,000	22	31	141%*
1,750,001 - 2,000,000	17	22	129%*
2,000,001 - 2,250,000	8	6	75%
2,250,001 - 2,500,000	23	1	4%
2,500,001 - 2,750,000	15	5	33%
2,750,001 - 3,000,000	24	0	NA
3,000,001 - 3,500,000	24	1	4%
3,500,001 - 4,000,000	4	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	1	0	NA
7,000,001 & Greater	0	0	NA
TOTAL*	161	97	60%

2 Bedrooms & Less	12	1	8%
3 to 4 Bedrooms	51	38	75%
5 to 6 Bedrooms	68	49	72%
7 Bedrooms & More	30	9	30%
TOTAL*	161	97	60%

SnapStats®	September	October	Variance
Inventory	206	161	-22%
Solds	73	97	33%
Sale Price	\$1,580,000	\$1,650,000	4%
Sale Price SQFT	\$540	\$545	1%
Sale to List Price Ratio	105%	103%	-2%
Days on Market	9	8	-11%

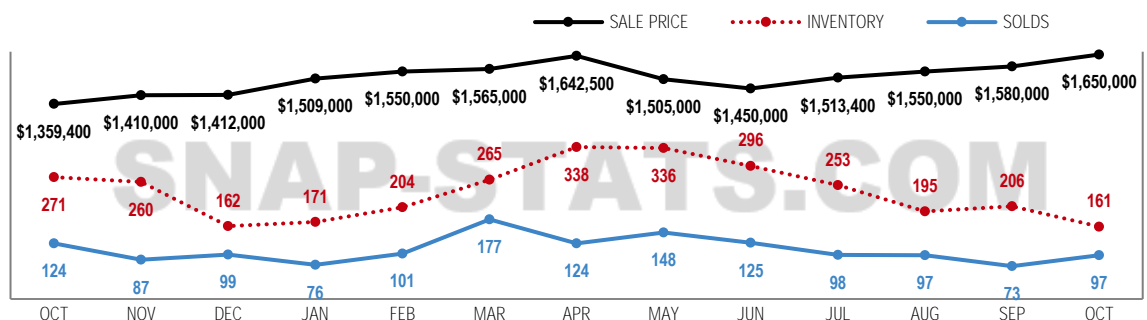
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **COQUITLAM DETACHED**: Sellers Market at 60% Sales Ratio average (6 in 10 homes selling rate)
- Homes are selling on average 3% above list price
- Most Active Price Band** \$1.25 mil to \$2 mil with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$2.25 mil to \$2.5 mil / \$3 mil to \$3.5 mil, Coquitlam West, Maillardville and up to 2 bedrooms
- Sellers Best Bet** Selling homes in Burke Mountain, Coquitlam East, 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	2	3	150%*
400,001 – 500,000	19	27	142%*
500,001 – 600,000	37	50	135%*
600,001 – 700,000	46	48	104%*
700,001 – 800,000	24	34	142%*
800,001 – 900,000	25	8	32%
900,001 – 1,000,000	22	9	41%
1,000,001 – 1,250,000	14	15	107%*
1,250,001 – 1,500,000	6	0	NA
1,500,001 – 1,750,000	4	1	25%
1,750,001 – 2,000,000	2	0	NA
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	0	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	0	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	202	195	97%

0 to 1 Bedroom	43	47	109%*
2 Bedrooms	106	115	108%*
3 Bedrooms	46	30	65%
4 Bedrooms & Greater	7	3	43%
TOTAL*	202	195	97%

SnapStats®	September	October	Variance
Inventory	288	202	-30%
Solds	167	195	17%
Sale Price	\$637,000	\$639,900	0%
Sale Price SQFT	\$690	\$696	1%
Sale to List Price Ratio	100%	102%	2%
Days on Market	12	10	-17%

*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

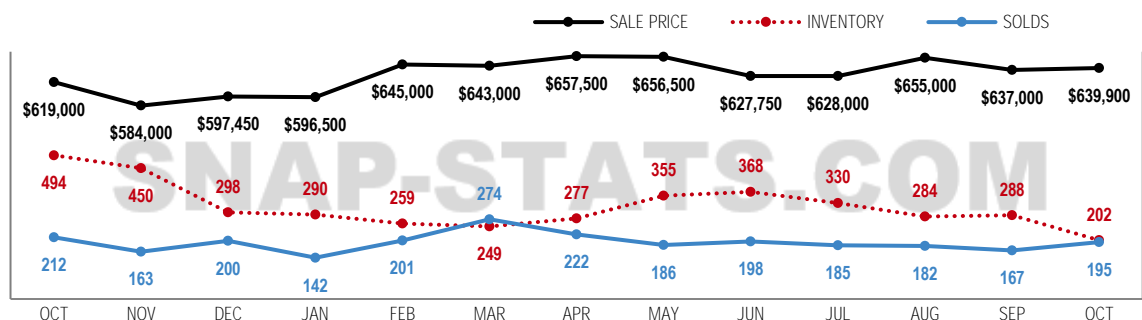
SnapStats®	Inventory	Sales	Sales Ratio
Burke Mountain	9	5	56%
Canyon Springs	0	11	NA*
Cape Horn	0	0	NA
Central Coquitlam	11	6	55%
Chineside	0	0	NA
Coquitlam East	1	3	300%*
Coquitlam West	93	63	68%
Eagle Ridge	1	5	500%*
Harbour Chines	0	0	NA
Harbour Place	0	0	NA
Hockaday	0	0	NA
Maillardville	1	7	700%*
Meadow Brook	0	0	NA
New Horizons	11	28	255%*
North Coquitlam	61	42	69%
Park Ridge Estates	0	0	NA
Ranch Park	0	0	NA
River Springs	0	0	NA
Scott Creek	0	1	NA*
Summitt View	0	0	NA
Upper Eagle Ridge	0	1	NA*
Westwood Plateau	14	23	164%*
Westwood Summit	0	0	NA
TOTAL*	202	195	97%

Market Summary

- Market Type Indicator **COQUITLAM ATTACHED**: Sellers Market at 97% Sales Ratio average (9.7 in 10 homes selling rate)
- Homes are selling on average 2% above list price
- Most Active Price Band** \$400,000 to \$800,000 with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$800,000 to \$900,000, Burke Mountain, Central Coquitlam and 3 bedroom properties
- Sellers Best Bet** Selling homes in New Horizons, Westwood Plateau and up to 2 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	1	100%
1,000,001 - 1,250,000	4	7	175%*
1,250,001 - 1,500,000	23	17	74%
1,500,001 - 1,750,000	10	10	100%
1,750,001 - 2,000,000	5	1	20%
2,000,001 - 2,250,000	1	1	100%
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*	48	37	77%

2 Bedrooms & Less	3	1	33%
3 to 4 Bedrooms	26	17	65%
5 to 6 Bedrooms	17	17	100%
7 Bedrooms & More	2	2	100%
TOTAL*	48	37	77%

SnapStats®	September	October	Variance
Inventory	55	48	-13%
Solds	37	37	0%
Sale Price	\$1,235,000	\$1,380,500	12%
Sale Price SQFT	\$561	\$593	6%
Sale to List Price Ratio	103%	102%	-1%
Days on Market	13	8	-38%

Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Birchland Manor	2	2	100%
Central Port Coquitlam	5	1	20%
Citadel	1	6	600%*
Glenwood	13	7	54%
Lincoln Park	1	5	500%*
Lower Mary Hill	6	1	17%
Mary Hill	9	6	67%
Oxford Heights	4	3	75%
Riverwood	2	3	150%*
Woodland Acres	5	3	60%
TOTAL*	48	37	77%

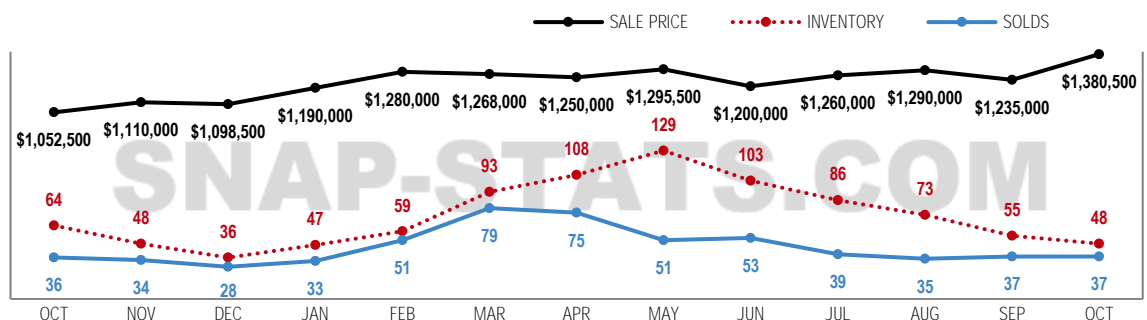
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **PORT COQUITLAM DETACHED**: Sellers Market at 77% Sales Ratio average (7.7 in 10 homes selling rate)
- Homes are selling on average 2% above 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 \$1.25 mil to \$1.5 mil, Glenwood and 3 to 4 bedroom properties
- Sellers Best Bet** Selling homes in Mary Hill 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	0	NA
300,001 – 400,000	5	3	60%
400,001 – 500,000	23	17	74%
500,001 – 600,000	21	14	67%
600,001 – 700,000	11	15	136%*
700,001 – 800,000	6	11	183%*
800,001 – 900,000	3	10	333%*
900,001 – 1,000,000	6	5	83%
1,000,001 – 1,250,000	1	5	500%*
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*	77	80	104%*

0 to 1 Bedroom	24	18	75%
2 Bedrooms	38	38	100%
3 Bedrooms	11	20	182%*
4 Bedrooms & Greater	4	4	100%
TOTAL*	77	80	104%*

SnapStats®	September	October	Variance
Inventory	98	77	-21%
Solds	57	80	40%
Sale Price	\$549,000	\$644,000	17%
Sale Price SQFT	\$574	\$621	8%
Sale to List Price Ratio	105%	101%	-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

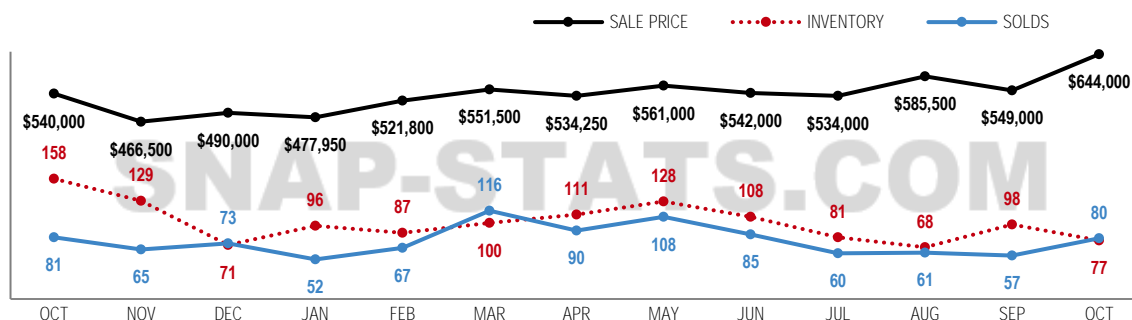
SnapStats®	Inventory	Sales	Sales Ratio
Birchland Manor	0	0	NA
Central Port Coquitlam	50	40	80%
Citadel	3	9	300%*
Glenwood	16	12	75%
Lincoln Park	0	1	NA*
Lower Mary Hill	0	0	NA
Mary Hill	1	6	600%*
Oxford Heights	1	0	NA
Riverwood	6	12	200%*
Woodland Acres	0	0	NA
TOTAL*	77	80	104%*

Market Summary

- Market Type Indicator **PORT COQUITLAM ATTACHED**: Sellers Market at 104% Sales Ratio average (10.4 in 10 homes selling rate)
- Homes are selling on average 1% above list price
- Most Active Price Band** \$600,000 to \$900,000 with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$500,000 to \$600,000, Central Port Coquitlam, Glenwood and up to 1 bedroom properties
- Sellers Best Bet** Selling homes in Citadel, Riverwood 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 - 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	1	NA*
1,250,001 - 1,500,000	3	2	67%
1,500,001 - 1,750,000	3	8	267%*
1,750,001 - 2,000,000	8	5	63%
2,000,001 - 2,250,000	5	1	20%
2,250,001 - 2,500,000	3	1	33%
2,500,001 - 2,750,000	0	0	NA
2,750,001 - 3,000,000	4	0	NA
3,000,001 - 3,500,000	2	1	50%
3,500,001 - 4,000,000	6	0	NA
4,000,001 - 4,500,000	1	0	NA
4,500,001 - 5,000,000	3	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*	38	19	50%

2 Bedrooms & Less	1	1	100%
3 to 4 Bedrooms	16	9	56%
5 to 6 Bedrooms	17	8	47%
7 Bedrooms & More	4	1	25%
TOTAL*	38	19	50%

SnapStats®	September	October	Variance
Inventory	45	38	-16%
Solds	24	19	-21%
Sale Price	\$1,698,659	\$1,698,000	0%
Sale Price SQFT	\$627	\$572	-9%
Sale to List Price Ratio	107%	97%	-9%
Days on Market	9	8	-11%

Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Anmore	8	1	13%
Barber Street	5	3	60%
Belcarra	0	0	NA
College Park	5	2	40%
Glenayre	0	2	NA*
Heritage Mountain	4	3	75%
Heritage Woods	1	3	300%*
loco	1	0	NA
Mountain Meadows	0	1	NA*
North Shore	4	1	25%
Port Moody Centre	10	3	30%
TOTAL*	38	19	50%

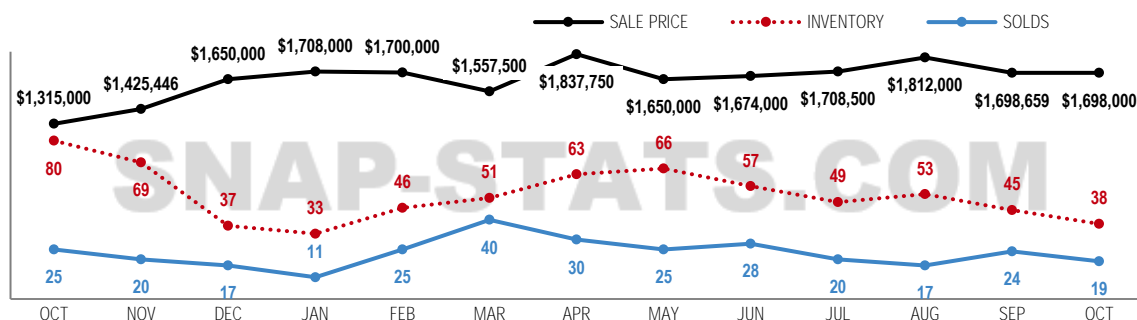
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **PORT MOODY DETACHED**: Sellers Market at 50% Sales Ratio average (5 in 10 homes selling rate)
- Homes are selling on average 3% below 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, 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	1	NA*
300,001 – 400,000	3	0	NA
400,001 – 500,000	1	3	300%*
500,001 – 600,000	4	2	50%
600,001 – 700,000	16	14	88%
700,001 – 800,000	20	10	50%
800,001 – 900,000	6	6	100%
900,001 – 1,000,000	5	6	120%*
1,000,001 – 1,250,000	2	8	400%*
1,250,001 – 1,500,000	1	0	NA
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	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*	61	50	82%

0 to 1 Bedroom	4	6	150%*
2 Bedrooms	42	30	71%
3 Bedrooms	13	13	100%
4 Bedrooms & Greater	2	1	50%
TOTAL*	61	50	82%

SnapStats®	September	October	Variance
Inventory	76	61	-20%
Solds	45	50	11%
Sale Price	\$675,000	\$755,000	12%
Sale Price SQFT	\$697	\$753	8%
Sale to List Price Ratio	98%	101%	3%
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

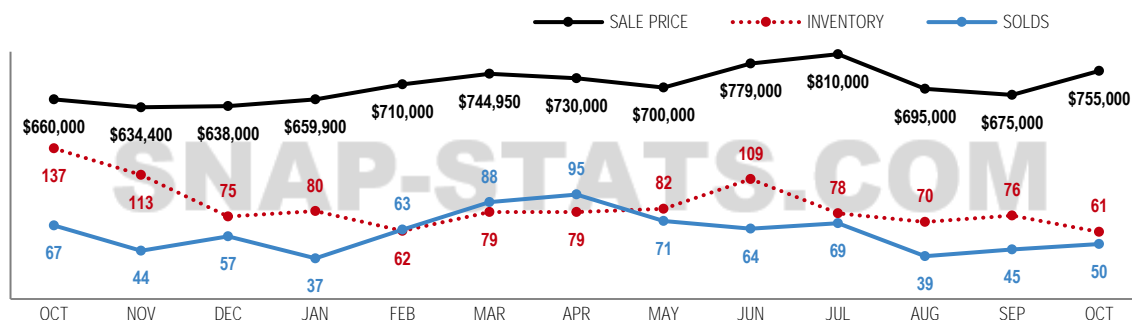
SnapStats®	Inventory	Sales	Sales Ratio
Anmore	0	0	NA
Barber Street	0	0	NA
Belcarra	0	0	NA
College Park	22	2	9%
Glenayre	0	0	NA
Heritage Mountain	0	1	NA*
Heritage Woods	0	4	NA*
loco	0	0	NA
Mountain Meadows	0	0	NA
North Shore	9	12	133%*
Port Moody Centre	30	31	103%*
TOTAL*	61	50	82%

Market Summary

- Market Type Indicator **PORT MOODY ATTACHED**: Sellers Market at 82% Sales Ratio average (8.2 in 10 homes selling rate)
- Homes are selling on average 1% 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 \$700,000 to \$800,000, College Park and 2 bedroom properties
- Sellers Best Bet** Selling homes in North Shore, Port Moody Centre 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	1	0	NA
1,000,001 - 1,250,000	2	4	200%*
1,250,001 - 1,500,000	4	6	150%*
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	1	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	10	100%

2 Bedrooms & Less	0	0	NA
3 to 4 Bedrooms	6	9	150%*
5 to 6 Bedrooms	3	1	33%
7 Bedrooms & More	1	0	NA
TOTAL*	10	10	100%

SnapStats®	September	October	Variance
Inventory	10	10	0%
Solds	11	10	-9%
Sale Price	\$1,239,000	\$1,277,000	3%
Sale Price SQFT	\$489	\$558	14%
Sale to List Price Ratio	103%	114%	11%
Days on Market	11	6	-45%

Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Central Meadows	5	2	40%
Mid Meadows	3	1	33%
North Meadows	1	0	NA
South Meadows	1	7	700%*
West Meadows	0	0	NA
TOTAL*	10	10	100%

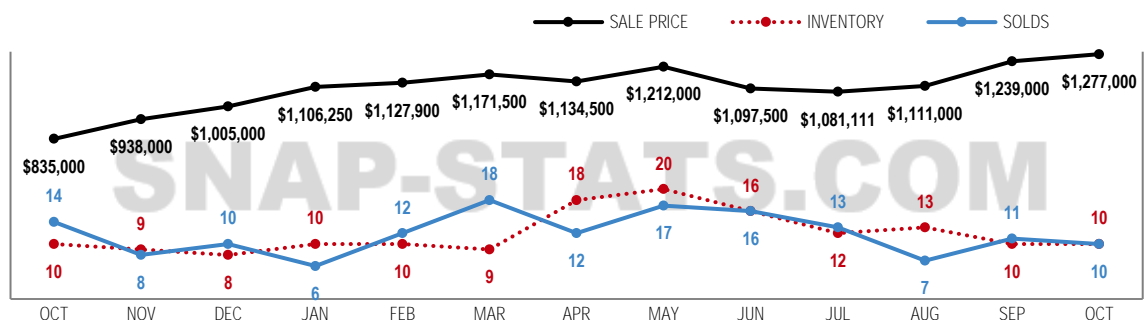
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **PITT MEADOWS DETACHED**: Sellers Market at 100% Sales Ratio average (10 in 10 homes selling rate)
- Homes are selling on average 14% above list price
- Most Active Price Band** Insufficient data but with 6 sales price band of \$1.25 mil to \$1.5 mil
- Buyers Best Bet** Insufficient data
- Sellers Best Bet** Insufficient data but homes with 3 to 4 bedrooms

**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	0	1	NA*
400,001 – 500,000	1	6	600%*
500,001 – 600,000	6	5	83%
600,001 – 700,000	2	6	300%*
700,001 – 800,000	1	3	300%*
800,001 – 900,000	1	0	NA
900,001 – 1,000,000	0	0	NA
1,000,001 – 1,250,000	2	1	50%
1,250,001 – 1,500,000	0	1	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*	13	23	177%*

0 to 1 Bedroom	1	3	300%*
2 Bedrooms	8	17	213%*
3 Bedrooms	2	3	150%*
4 Bedrooms & Greater	2	0	NA
TOTAL*	13	23	177%*

SnapStats®	September	October	Variance
Inventory	24	13	-46%
Solds	27	23	-15%
Sale Price	\$603,000	\$571,500	-5%
Sale Price SQFT	\$490	\$480	-2%
Sale to List Price Ratio	101%	106%	5%
Days on Market	8	10	25%

Community CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
Central Meadows	2	12	600%*
Mid Meadows	5	4	80%
North Meadows	3	1	33%
South Meadows	3	6	200%*
West Meadows	0	0	NA
TOTAL*	13	23	177%*

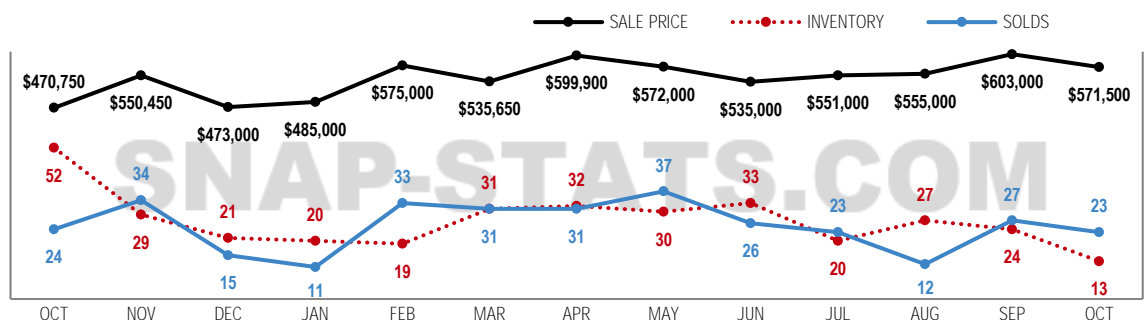
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **PITT MEADOWS ATTACHED**: Sellers Market at 177% Sales Ratio average (17.7 in 10 homes selling rate)
- Homes are selling on average 6% above list price
- Most Active Price Band** Insufficient data but with 6 sales price bands of \$400,000 to \$500,000 and \$600,000 to \$700,000
- Buyers Best Bet** Insufficient data
- Sellers Best Bet** Insufficient data

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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	2	0	NA
700,001 - 800,000	1	1	100%
800,001 - 900,000	5	4	80%
900,001 - 1,000,000	6	7	117%*
1,000,001 - 1,250,000	22	36	164%*
1,250,001 - 1,500,000	19	33	174%*
1,500,001 - 1,750,000	14	10	71%
1,750,001 - 2,000,000	6	1	17%
2,000,001 - 2,250,000	0	2	NA*
2,250,001 - 2,500,000	8	1	13%
2,500,001 - 2,750,000	4	0	NA
2,750,001 - 3,000,000	2	1	50%
3,000,001 - 3,500,000	1	0	NA
3,500,001 - 4,000,000	1	1	100%
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*	92	97	105%*

2 Bedrooms & Less	10	2	20%
3 to 4 Bedrooms	45	55	122%*
5 to 6 Bedrooms	32	37	116%*
7 Bedrooms & More	5	3	60%
TOTAL*	92	97	105%*

SnapStats®	September	October	Variance
Inventory	121	92	-24%
Solds	91	97	7%
Sale Price	\$1,215,000	\$1,260,000	4%
Sale Price SQFT	\$510	\$534	5%
Sale to List Price Ratio	101%	105%	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

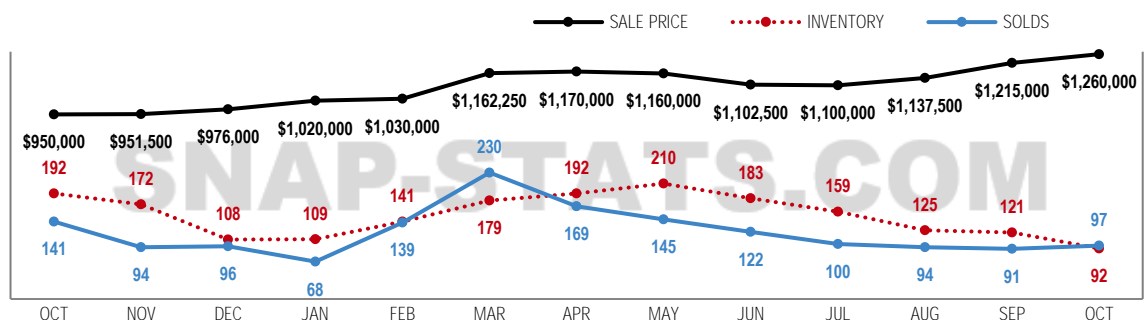
SnapStats®	Inventory	Sales	Sales Ratio
Albion	8	13	163%*
Cottonwood	5	16	320%*
East Central	13	20	154%*
North	0	1	NA*
Northeast	1	0	NA
Northwest	6	9	150%*
Silver Valley	7	9	129%*
Southwest	15	8	53%
Thornhill	7	2	29%
Websters Corners	5	7	140%*
West Central	22	12	55%
Whonnock	3	0	NA
TOTAL*	92	97	105%*

Market Summary

- Market Type Indicator **MAPLE RIDGE DETACHED**: Sellers Market at 105% Sales Ratio average (10.5 in 10 homes selling rate)
- Homes are selling on average 5% 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 \$2.25 mil to \$2.5 mil, Southwest, West Central and up to 2 bedrooms
- Sellers Best Bet** Selling homes in Albion, Cottonwood, East Central, Northwest, Silver Valley and 3 to 6 bedrooms

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Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	0	3	NA*
300,001 – 400,000	7	10	143%*
400,001 – 500,000	22	18	82%
500,001 – 600,000	16	12	75%
600,001 – 700,000	10	10	100%
700,001 – 800,000	13	12	92%
800,001 – 900,000	6	6	100%
900,001 – 1,000,000	0	2	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*	75	73	97%

0 to 1 Bedroom	18	10	56%
2 Bedrooms	35	38	109%*
3 Bedrooms	21	21	100%
4 Bedrooms & Greater	1	4	400%*
TOTAL*	75	73	97%

SnapStats®	September	October	Variance
Inventory	101	75	-26%
Solds	80	73	-9%
Sale Price	\$547,450	\$520,000	-5%
Sale Price SQFT	\$492	\$488	-1%
Sale to List Price Ratio	100%	100%	0%
Days on Market	10	8	-20%

*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

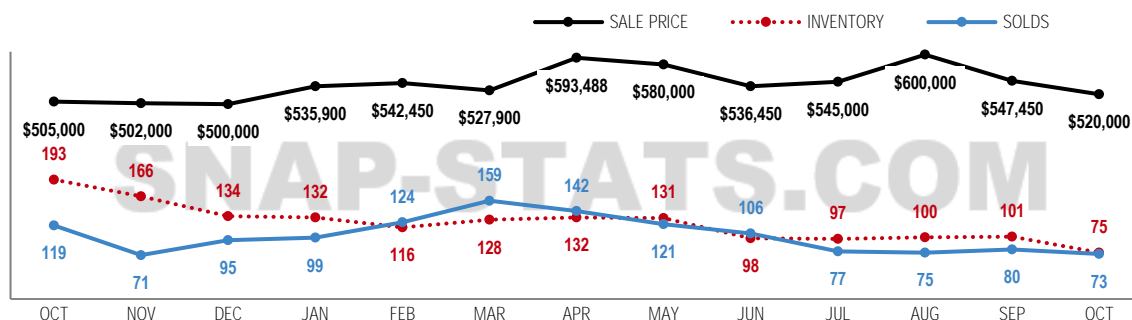
SnapStats®	Inventory	Sales	Sales Ratio
Albion	3	6	200%*
Cottonwood	3	7	233%*
East Central	37	34	92%
North	0	0	NA
Northeast	0	0	NA
Northwest	1	4	400%*
Silver Valley	2	1	50%
Southwest	6	2	33%
Thornhill	0	0	NA
Websters Corners	0	0	NA
West Central	23	19	83%
Whonnock	0	0	NA
TOTAL*	75	73	97%

Market Summary

- Market Type Indicator **MAPLE RIDGE ATTACHED**: Sellers Market at 97% Sales Ratio average (9.7 in 10 homes selling rate)
- Homes are selling on average 100% of list price
- Most Active Price Band** \$300,000 to \$400,000 with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$500,000 to \$600,000, West Central and up to 1 bedroom properties
- Sellers Best Bet** Selling homes in East Central and 2 to 3 bedroom properties

**With minimum inventory of 10 in most instances

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