

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	0	0	NA
1,250,001 - 1,500,000	6	2	33%
1,500,001 - 1,750,000	22	12	55%
1,750,001 - 2,000,000	47	17	36%
2,000,001 - 2,250,000	18	13	72%
2,250,001 - 2,500,000	33	18	55%
2,500,001 - 2,750,000	19	9	47%
2,750,001 - 3,000,000	22	3	14%
3,000,001 - 3,500,000	20	7	35%
3,500,001 - 4,000,000	19	3	16%
4,000,001 - 4,500,000	4	0	NA
4,500,001 - 5,000,000	10	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	1	0	NA
6,500,001 - 7,000,000	0	0	NA
7,000,001 & Greater	1	0	NA
TOTAL*	222	84	38%

2 Bedrooms & Less	6	0	NA
3 to 4 Bedrooms	72	27	38%
5 to 6 Bedrooms	90	39	43%
7 Bedrooms & More	54	18	33%
TOTAL*	222	84	38%

SnapStats®	March	April	Variance
Inventory	217	222	2%
Solds	92	84	-9%
Sale Price	\$2,190,000	\$2,216,000	1%
Sale Price SQFT	\$773	\$813	5%
Sale to List Price Ratio	105%	111%	6%
Days on Market	8	8	0%

## Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Big Bend	6	0	NA
Brentwood Park	11	1	9%
Buckingham Heights	6	0	NA
Burnaby Hospital	5	3	60%
Burnaby Lake	7	1	14%
Cariboo	0	0	NA
Capitol Hill	9	6	67%
Central	5	0	NA
Central Park	7	2	29%
Deer Lake	6	2	33%
Deer Lake Place	3	3	100%
East Burnaby	11	8	73%
Edmonds	7	2	29%
Forest Glen	12	1	8%
Forest Hills	1	0	NA
Garden Village	4	1	25%
Government Road	5	3	60%
Greentree Village	2	1	50%
Highgate	2	4	200%*
Metrotown	8	5	63%
Montecito	6	2	33%
Oakdale	0	2	NA*
Oaklands	0	0	NA
Parkcrest	19	7	37%
Simon Fraser Hills	0	0	NA
Simon Fraser University SFU	5	1	20%
South Slope	30	8	27%
Sperling-Duthie	10	5	50%
Sullivan Heights	1	1	100%
Suncrest	2	2	100%
The Crest	4	1	25%
Upper Deer Lake	8	2	25%
Vancouver Heights	3	3	100%
Westridge	8	0	NA
Willingdon Heights	9	7	78%
TOTAL*	222	84	38%

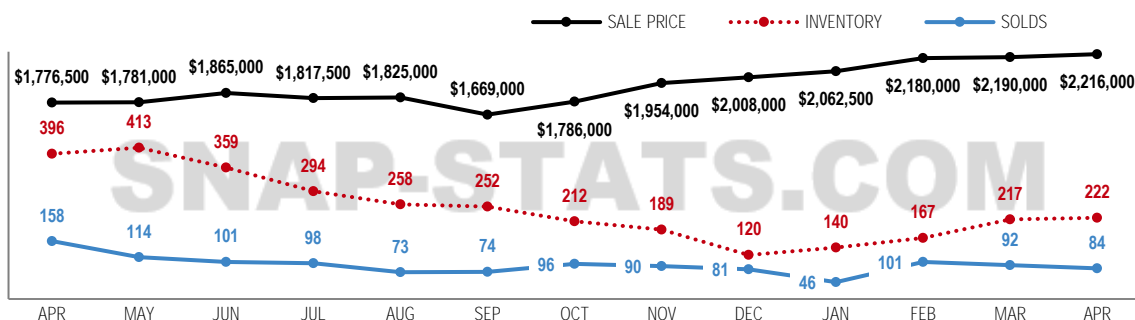
\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

## Market Summary

- Market Type Indicator **BURNABY DETACHED**: Sellers Market at 38% Sales Ratio average (3.8 in 10 homes selling rate)
- Homes are selling on average 11% above list price
- Most Active Price Band\*\* \$2 mil to \$2.25 mil with average 72% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$2.75 mil to \$3 mil, Brentwood Park, Forest Glen and minimum 7 bedroom properties
- Sellers Best Bet\*\* Selling homes in East Burnaby, Willingdon Heights and minimum 7 bedroom properties

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

## 13 Month Market Trend



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## Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	0	0	NA
300,001 – 400,000	1	1	100%
400,001 – 500,000	37	15	41%
500,001 – 600,000	91	31	34%
600,001 – 700,000	113	57	50%
700,001 – 800,000	112	61	54%
800,001 – 900,000	78	49	63%
900,001 – 1,000,000	68	30	44%
1,000,001 – 1,250,000	78	23	29%
1,250,001 – 1,500,000	40	20	50%
1,500,001 – 1,750,000	16	5	31%
1,750,001 – 2,000,000	12	1	8%
2,000,001 – 2,250,000	0	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	1	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*	652	293	45%

0 to 1 Bedroom	153	69	45%
2 Bedrooms	408	184	45%
3 Bedrooms	83	33	40%
4 Bedrooms & Greater	8	7	88%
TOTAL*	652	293	45%

SnapStats®	March	April	Variance
Inventory	500	652	30%
Solds	422	293	-31%
Sale Price	\$791,000	\$765,000	-3%
Sale Price SQFT	\$893	\$868	-3%
Sale to List Price Ratio	108%	105%	-3%
Days on Market	8	8	0%

## Community CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
Big Bend	1	3	300%*
Brentwood Park	176	63	36%
Buckingham Heights	0	0	NA
Burnaby Hospital	5	1	20%
Burnaby Lake	1	2	200%*
Cariboo	7	5	71%
Capitol Hill	5	2	40%
Central	5	7	140%*
Central Park	9	5	56%
Deer Lake	0	0	NA
Deer Lake Place	0	0	NA
East Burnaby	3	0	NA
Edmonds	24	26	108%*
Forest Glen	39	21	54%
Forest Hills	4	2	50%
Garden Village	0	0	NA
Government Road	14	8	57%
Greentree Village	3	3	100%
Highgate	41	21	51%
Metrotown	195	73	37%
Montecito	1	0	NA
Oakdale	0	0	NA
Oaklands	3	1	33%
Parkcrest	3	2	67%
Simon Fraser Hills	3	3	100%
Simon Fraser University SFU	63	14	22%
South Slope	21	13	62%
Sperling-Duthie	2	0	NA
Sullivan Heights	8	10	125%*
Suncrest	0	0	NA
The Crest	2	1	50%
Upper Deer Lake	1	0	NA
Vancouver Heights	9	5	56%
Westridge	1	0	NA
Willington Heights	3	2	67%
TOTAL*	652	293	45%

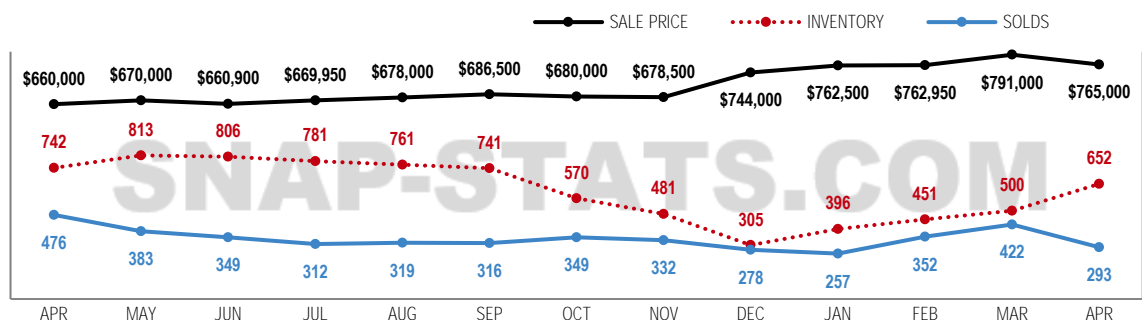
\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

## Market Summary

- Market Type Indicator **BURNABY ATTACHED**: Sellers Market at 45% Sales Ratio average (4.5 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 63% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.75 mil to \$2 mil, Simon Fraser University and 3 bedroom properties
- Sellers Best Bet\*\* Selling homes in Edmonds, Sullivan 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 - 700,000	0	0	NA
700,001 - 800,000	0	0	NA
800,001 - 900,000	1	0	NA
900,001 - 1,000,000	0	0	NA
1,000,001 - 1,250,000	2	2	100%
1,250,001 - 1,500,000	21	6	29%
1,500,001 - 1,750,000	15	5	33%
1,750,001 - 2,000,000	14	5	36%
2,000,001 - 2,250,000	8	1	13%
2,250,001 - 2,500,000	11	1	9%
2,500,001 - 2,750,000	5	4	80%
2,750,001 - 3,000,000	2	0	NA
3,000,001 - 3,500,000	1	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*	80	24	30%

2 Bedrooms & Less	11	0	NA
3 to 4 Bedrooms	35	19	54%
5 to 6 Bedrooms	26	4	15%
7 Bedrooms & More	8	1	13%
TOTAL*	80	24	30%

SnapStats®	March	April	Variance
Inventory	66	80	21%
Solds	29	24	-17%
Sale Price	\$1,640,000	\$1,701,500	4%
Sale Price SQFT	\$645	\$601	-7%
Sale to List Price Ratio	109%	95%	-13%
Days on Market	7	8	14%

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

## Community DETACHED HOUSES

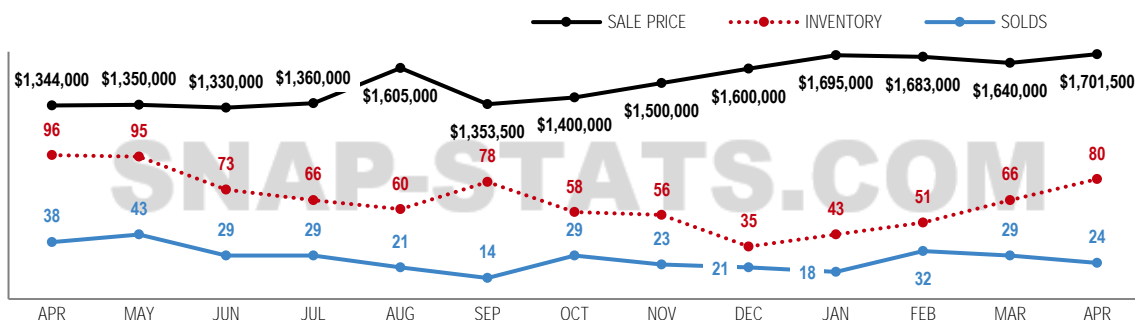
SnapStats®	Inventory	Sales	Sales Ratio
Brunette	0	0	NA
Connaught Heights	5	2	40%
Downtown	0	0	NA
Fraserview	1	0	NA
GlenBrooke North	5	1	20%
Moody Park	3	1	33%
North Arm	1	0	NA
Quay	0	0	NA
Queensborough	24	2	8%
Queens Park	5	5	100%
Sapperton	7	5	71%
The Heights	18	3	17%
Uptown	5	1	20%
West End	6	4	67%
TOTAL*	80	24	30%

## Market Summary

- Market Type Indicator **NEW WESTMINSTER DETACHED**: Sellers Market at 30% Sales Ratio average (3 in 10 homes selling rate)
- Homes are selling on average 5% below list price
- Most Active Price Band\*\* \$1.75 mil to \$2 mil with average 36% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$2.25 mil to \$2.5 mil, Queensborough and minimum 7 bedroom properties
- Sellers Best Bet\*\* Selling homes in The Heights and 3 to 4 bedroom properties

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

## 13 Month Market Trend



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## Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	0	0	NA
300,001 – 400,000	1	2	200%*
400,001 – 500,000	17	17	100%
500,001 – 600,000	29	26	90%
600,001 – 700,000	27	21	78%
700,001 – 800,000	34	17	50%
800,001 – 900,000	16	11	69%
900,001 – 1,000,000	11	6	55%
1,000,001 – 1,250,000	6	6	100%
1,250,001 – 1,500,000	10	2	20%
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*	151	109	72%

0 to 1 Bedroom	26	39	150%*
2 Bedrooms	97	57	59%
3 Bedrooms	26	12	46%
4 Bedrooms & Greater	2	1	50%
TOTAL*	151	109	72%

SnapStats®	March	April	Variance
Inventory	133	151	14%
Solds	174	109	-37%
Sale Price	\$685,000	\$640,000	-7%
Sale Price SQFT	\$726	\$707	-3%
Sale to List Price Ratio	106%	107%	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

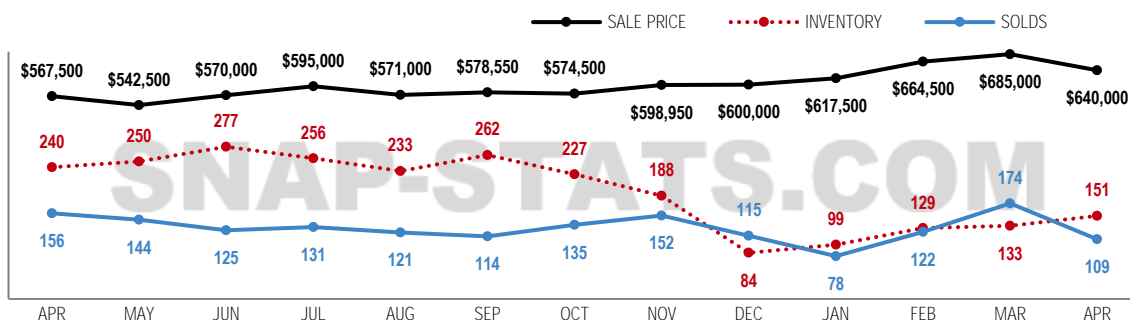
SnapStats®	Inventory	Sales	Sales Ratio
Brunette	0	0	NA
Connaught Heights	0	0	NA
Downtown	34	29	85%
Fraserview	25	18	72%
GlenBrooke North	4	4	100%
Moody Park	1	0	NA
North Arm	0	0	NA
Quay	22	20	91%
Queensborough	24	7	29%
Queens Park	0	1	NA*
Sapperton	9	11	122%*
The Heights	0	0	NA
Uptown	32	19	59%
West End	0	0	NA
TOTAL*	151	109	72%

## Market Summary

- Market Type Indicator **NEW WESTMINSTER ATTACHED**: Sellers Market at 72% Sales Ratio average (7.2 in 10 homes selling rate)
- Homes are selling on average 7% above list price
- Most Active Price Band\*\* \$400,000 to \$500,000 with average 100% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.25 mil to \$1.5 mil, Queensborough and 3 bedroom properties
- Sellers Best Bet\*\* Selling homes in Quay, 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	0	NA
800,001 - 900,000	0	0	NA
900,001 - 1,000,000	1	0	NA
1,000,001 - 1,250,000	4	0	NA
1,250,001 - 1,500,000	30	10	33%
1,500,001 - 1,750,000	32	22	69%
1,750,001 - 2,000,000	41	26	63%
2,000,001 - 2,250,000	22	11	50%
2,250,001 - 2,500,000	25	7	28%
2,500,001 - 2,750,000	11	5	45%
2,750,001 - 3,000,000	17	3	18%
3,000,001 - 3,500,000	22	2	9%
3,500,001 - 4,000,000	4	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*	213	86	40%

2 Bedrooms & Less	7	1	14%
3 to 4 Bedrooms	81	35	43%
5 to 6 Bedrooms	90	38	42%
7 Bedrooms & More	35	12	34%
TOTAL*	213	86	40%

SnapStats®	March	April	Variance
Inventory	187	213	14%
Solds	115	86	-25%
Sale Price	\$1,920,000	\$1,845,000	-4%
Sale Price SQFT	\$647	\$626	-3%
Sale to List Price Ratio	107%	104%	-3%
Days on Market	8	8	0%

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

## Community DETACHED HOUSES

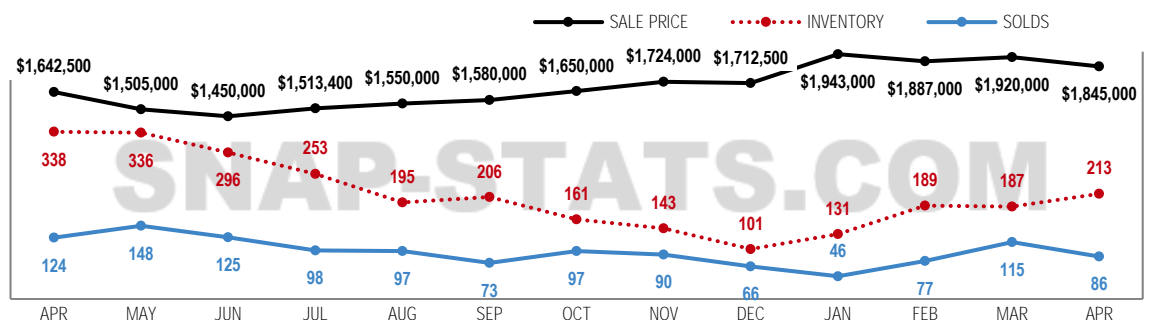
SnapStats®	Inventory	Sales	Sales Ratio
Burke Mountain	22	13	59%
Canyon Springs	2	1	50%
Cape Horn	8	3	38%
Central Coquitlam	38	16	42%
Chineside	2	2	100%
Coquitlam East	14	5	36%
Coquitlam West	43	6	14%
Eagle Ridge	3	3	100%
Harbour Chines	6	1	17%
Harbour Place	2	1	50%
Hockaday	1	0	NA
Maillardville	14	3	21%
Meadow Brook	5	1	20%
New Horizons	8	2	25%
North Coquitlam	0	0	NA
Park Ridge Estates	0	1	NA*
Ranch Park	12	4	33%
River Springs	6	0	NA
Scott Creek	4	2	50%
Summitt View	2	1	50%
Upper Eagle Ridge	1	3	300%*
Westwood Plateau	19	16	84%
Westwood Summit	1	2	200%*
TOTAL*	213	86	40%

## Market Summary

- Market Type Indicator **COQUITLAM 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\*\* \$1.5 mil to \$1.75 mil with average 69% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$3 mil to \$3.5 mil, Coquitlam West, Maillardville and minimum 7 bedroom properties
- Sellers Best Bet\*\* Selling homes in Westwood Plateau and 3 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	0	0	NA
300,001 – 400,000	4	0	NA
400,001 – 500,000	10	11	110%*
500,001 – 600,000	35	22	63%
600,001 – 700,000	52	43	83%
700,001 – 800,000	45	33	73%
800,001 – 900,000	45	26	58%
900,001 – 1,000,000	31	13	42%
1,000,001 – 1,250,000	34	18	53%
1,250,001 – 1,500,000	24	18	75%
1,500,001 – 1,750,000	11	0	NA
1,750,001 – 2,000,000	2	0	NA
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	1	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	0	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	294	184	63%

0 to 1 Bedroom	59	51	86%
2 Bedrooms	155	87	56%
3 Bedrooms	62	35	56%
4 Bedrooms & Greater	18	11	61%
TOTAL*	294	184	63%

SnapStats®	March	April	Variance
Inventory	265	294	11%
Solds	276	184	-33%
Sale Price	\$815,000	\$754,950	-7%
Sale Price SQFT	\$864	\$839	-3%
Sale to List Price Ratio	105%	106%	1%
Days on Market	8	8	0%

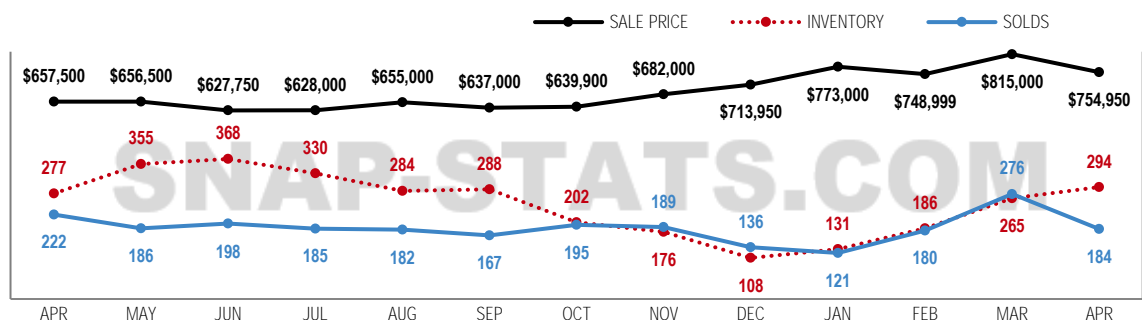
\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

## Market Summary

- Market Type Indicator **COQUITLAM ATTACHED**: Sellers Market at 63% Sales Ratio average (6.3 in 10 homes selling rate)
- Homes are selling on average 6% above list price
- Most Active Price Band\*\* \$400,000 to \$500,000 with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$900,000 to \$1 mil, Central Coquitlam, Maillardville, Westwood Plateau and 2 to 3 bedrooms
- Sellers Best Bet\*\* Selling homes in Canyon Springs and up to 1 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	0	0	NA
700,001 - 800,000	0	0	NA
800,001 - 900,000	0	0	NA
900,001 - 1,000,000	1	0	NA
1,000,001 - 1,250,000	3	3	100%
1,250,001 - 1,500,000	25	16	64%
1,500,001 - 1,750,000	22	10	45%
1,750,001 - 2,000,000	18	4	22%
2,000,001 - 2,250,000	5	2	40%
2,250,001 - 2,500,000	7	1	14%
2,500,001 - 2,750,000	1	0	NA
2,750,001 - 3,000,000	3	0	NA
3,000,001 - 3,500,000	1	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*	86	36	42%

2 Bedrooms & Less	3	1	33%
3 to 4 Bedrooms	40	21	53%
5 to 6 Bedrooms	32	12	38%
7 Bedrooms & More	11	2	18%
TOTAL*	86	36	42%

SnapStats®	March	April	Variance
Inventory	66	86	30%
Solds	50	36	-28%
Sale Price	\$1,555,500	\$1,500,000	-4%
Sale Price SQFT	\$695	\$691	-1%
Sale to List Price Ratio	104%	105%	1%
Days on Market	8	8	0%

## Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Birchland Manor	3	3	100%
Central Port Coquitlam	7	0	NA
Citadel	11	4	36%
Glenwood	20	10	50%
Lincoln Park	6	6	100%
Lower Mary Hill	1	4	400%*
Mary Hill	12	1	8%
Oxford Heights	10	3	30%
Riverwood	6	1	17%
Woodland Acres	10	4	40%
TOTAL*	86	36	42%

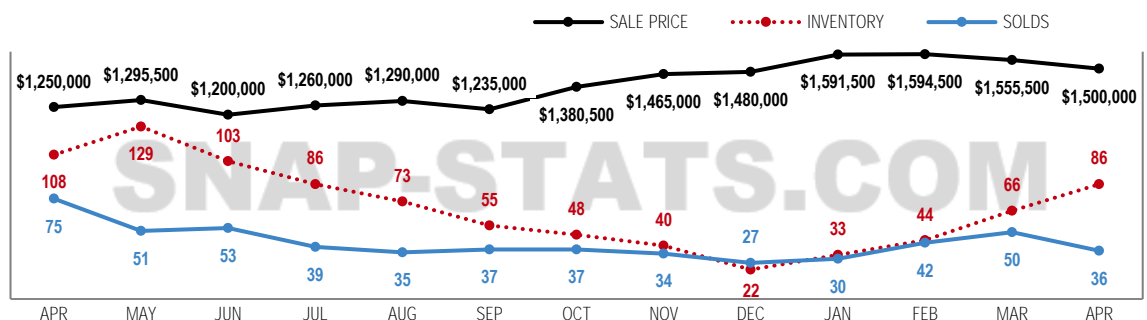
\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

## Market Summary

- Market Type Indicator **PORT COQUITLAM DETACHED**: Sellers Market at 42% Sales Ratio average (4.2 in 10 homes selling rate)
- Homes are selling on average 5% above list price
- Most Active Price Band\*\* \$1.25 mil to \$1.5 mil with average 64% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.75 mil to \$2 mil, Mary Hill and minimum 7 bedroom properties
- Sellers Best Bet\*\* Selling homes in Glenwood 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	4	2	50%
400,001 – 500,000	9	10	111%*
500,001 – 600,000	19	16	84%
600,001 – 700,000	11	10	91%
700,001 – 800,000	6	11	183%*
800,001 – 900,000	5	3	60%
900,001 – 1,000,000	7	11	157%*
1,000,001 – 1,250,000	5	14	280%*
1,250,001 – 1,500,000	4	4	100%
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*	70	81	116%*

0 to 1 Bedroom	16	23	144%*
2 Bedrooms	32	29	91%
3 Bedrooms	15	23	153%*
4 Bedrooms & Greater	7	6	86%
TOTAL*	70	81	116%*

SnapStats®	March	April	Variance
Inventory	68	70	3%
Solds	89	81	-9%
Sale Price	\$681,000	\$732,500	8%
Sale Price SQFT	\$686	\$722	5%
Sale to List Price Ratio	107%	109%	2%
Days on Market	7	7	0%

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

## Community CONDOS & TOWNHOMES

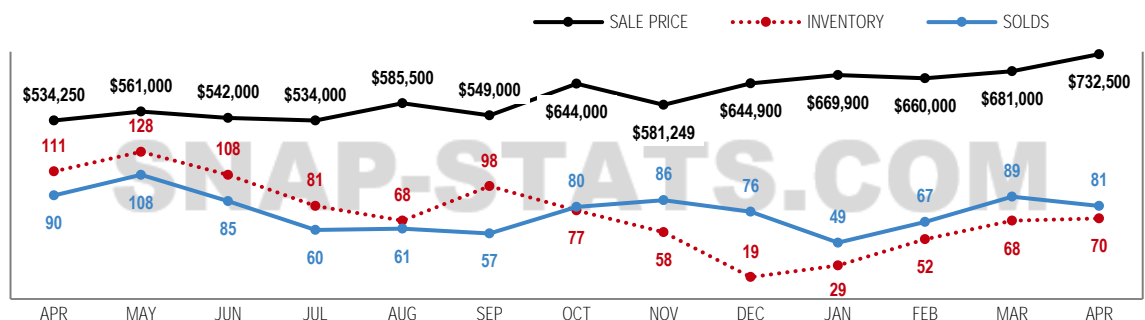
SnapStats®	Inventory	Sales	Sales Ratio
Birchland Manor	0	1	NA*
Central Port Coquitlam	44	44	100%
Citadel	1	12	1200%*
Glenwood	15	6	40%
Lincoln Park	2	0	NA
Lower Mary Hill	0	1	NA*
Mary Hill	1	3	300%*
Oxford Heights	0	0	NA
Riverwood	7	14	200%*
Woodland Acres	0	0	NA
TOTAL*	70	81	116%*

## Market Summary

- Market Type Indicator **PORT COQUITLAM ATTACHED**: Sellers Market at 116% Sales Ratio average (11.6 in 10 homes selling rate)
- Homes are selling on average 9% 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 \$500,000 to \$600,000, Glenwood and 2 bedroom properties
- Sellers Best Bet\*\* Selling homes in Central Port Coquitlam, Citadel, 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	0	NA
1,000,001 - 1,250,000	0	0	NA
1,250,001 - 1,500,000	3	1	33%
1,500,001 - 1,750,000	5	0	NA
1,750,001 - 2,000,000	7	1	14%
2,000,001 - 2,250,000	6	4	67%
2,250,001 - 2,500,000	5	1	20%
2,500,001 - 2,750,000	3	2	67%
2,750,001 - 3,000,000	3	0	NA
3,000,001 - 3,500,000	5	1	20%
3,500,001 - 4,000,000	2	2	100%
4,000,001 - 4,500,000	1	1	100%
4,500,001 - 5,000,000	0	1	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*	40	14	35%

2 Bedrooms & Less	0	1	NA*
3 to 4 Bedrooms	18	5	28%
5 to 6 Bedrooms	22	4	18%
7 Bedrooms & More	0	4	NA*
TOTAL*	40	14	35%

SnapStats®	March	April	Variance
Inventory	38	40	5%
Solds	32	14	-56%
Sale Price	\$2,112,500	\$2,440,000	16%
Sale Price SQFT	\$678	\$667	-2%
Sale to List Price Ratio	106%	105%	-1%
Days on Market	8	16	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.

## Community DETACHED HOUSES

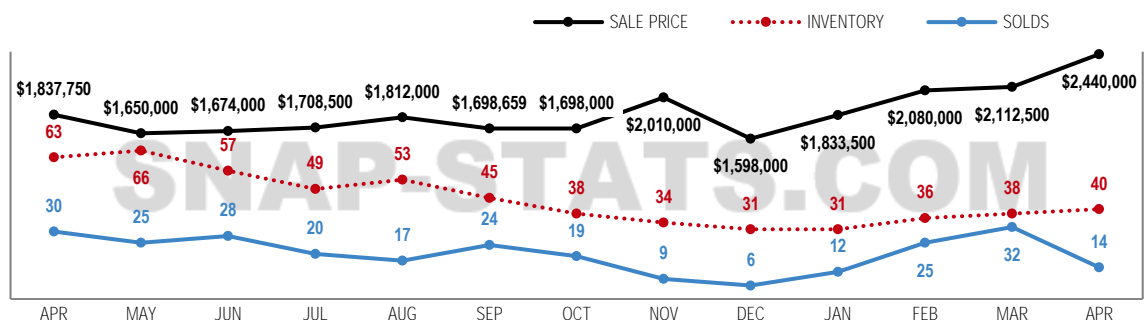
SnapStats®	Inventory	Sales	Sales Ratio
Anmore	6	3	50%
Barber Street	5	1	20%
Belcarra	1	1	100%
College Park	7	0	NA
Glenayre	1	0	NA
Heritage Mountain	2	1	50%
Heritage Woods	4	3	75%
loco	0	0	NA
Mountain Meadows	0	0	NA
North Shore	1	2	200%*
Port Moody Centre	13	3	23%
TOTAL*	40	14	35%

## Market Summary

- Market Type Indicator **PORT MOODY 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\*\* Insufficient data but with 4 sales price band of \$2 mil to \$2.25 mil
- Buyers Best Bet\*\* Insufficient data, however homes with 5 to 6 bedrooms
- Sellers Best Bet\*\* Selling homes in Port Moody Centre and 3 to 4 bedroom properties

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

## 13 Month Market Trend



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## Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	0	0	NA
300,001 – 400,000	0	0	NA
400,001 – 500,000	2	1	50%
500,001 – 600,000	2	5	250%*
600,001 – 700,000	6	4	67%
700,001 – 800,000	14	7	50%
800,001 – 900,000	12	9	75%
900,001 – 1,000,000	10	3	30%
1,000,001 – 1,250,000	16	12	75%
1,250,001 – 1,500,000	7	8	114%*
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	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*	70	49	70%

0 to 1 Bedroom	6	7	117%*
2 Bedrooms	39	21	54%
3 Bedrooms	22	17	77%
4 Bedrooms & Greater	3	4	133%*
TOTAL*	70	49	70%

SnapStats®	March	April	Variance
Inventory	59	70	19%
Solds	73	49	-33%
Sale Price	\$847,900	\$875,000	3%
Sale Price SQFT	\$838	\$752	-10%
Sale to List Price Ratio	107%	103%	-4%
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

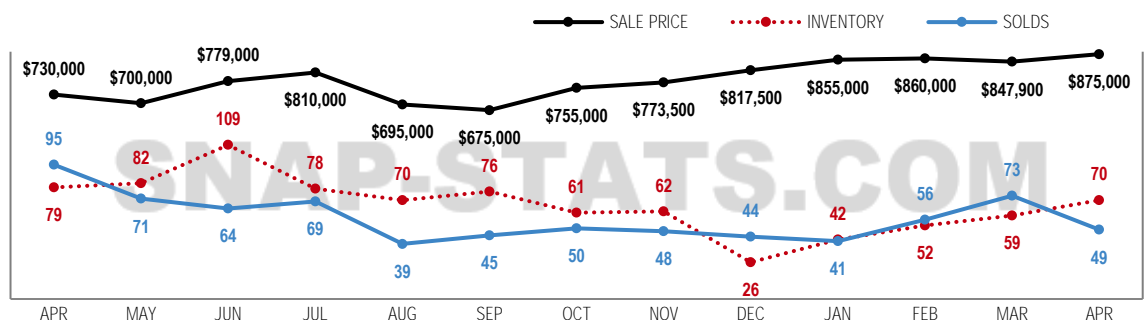
SnapStats®	Inventory	Sales	Sales Ratio
Anmore	0	0	NA
Barber Street	0	0	NA
Belcarra	0	0	NA
College Park	9	5	56%
Glenayre	0	0	NA
Heritage Mountain	2	2	100%
Heritage Woods	5	8	160%*
loco	0	0	NA
Mountain Meadows	0	0	NA
North Shore	11	4	36%
Port Moody Centre	43	30	70%
TOTAL*	70	49	70%

## Market Summary

- Market Type Indicator **PORT MOODY ATTACHED**: Sellers Market at 70% Sales Ratio average (7 in 10 homes selling rate)
- Homes are selling on average 3% above list price
- Most Active Price Band\*\* \$1.25 mil to \$1.5 mil with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$900,000 to \$1 mil, North Shore and 2 bedroom properties
- Sellers Best Bet\*\* Selling homes in Heritage Woods 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	0	NA
1,000,001 - 1,250,000	1	0	NA
1,250,001 - 1,500,000	8	9	113%*
1,500,001 - 1,750,000	3	6	200%*
1,750,001 - 2,000,000	0	1	NA*
2,000,001 - 2,250,000	0	1	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*	12	17	142%*

2 Bedrooms & Less	0	0	NA
3 to 4 Bedrooms	10	12	120%*
5 to 6 Bedrooms	2	5	250%*
7 Bedrooms & More	0	0	NA
TOTAL*	12	17	142%*

SnapStats®	March	April	Variance
Inventory	18	12	-33%
Solds	21	17	-19%
Sale Price	\$1,430,000	\$1,499,000	5%
Sale Price SQFT	\$608	\$670	10%
Sale to List Price Ratio	99%	100%	1%
Days on Market	7	7	0%

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

## Community DETACHED HOUSES

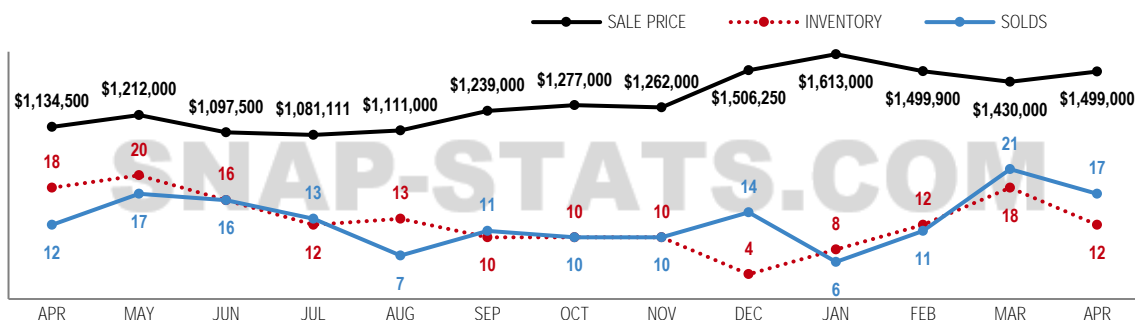
SnapStats®	Inventory	Sales	Sales Ratio
Central Meadows	4	4	100%
Mid Meadows	3	6	200%*
North Meadows	0	1	NA*
South Meadows	5	6	120%*
West Meadows	0	0	NA
TOTAL*	12	17	142%*

## Market Summary

- Market Type Indicator **PITT MEADOWS DETACHED**: Sellers Market at 142% Sales Ratio average (14.2 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 >100% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Insufficient data
- Sellers Best Bet\*\* Selling 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	1	0	NA
400,001 – 500,000	0	1	NA*
500,001 – 600,000	3	4	133%*
600,001 – 700,000	2	7	350%*
700,001 – 800,000	7	4	57%
800,001 – 900,000	2	4	200%*
900,001 – 1,000,000	0	3	NA*
1,000,001 – 1,250,000	4	0	NA
1,250,001 – 1,500,000	2	1	50%
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*	21	24	114%*

0 to 1 Bedroom	1	5	500%*
2 Bedrooms	8	10	125%*
3 Bedrooms	10	9	90%
4 Bedrooms & Greater	2	0	NA
TOTAL*	21	24	114%*

SnapStats®	March	April	Variance
Inventory	18	21	17%
Solds	30	24	-20%
Sale Price	\$715,000	\$715,000	0%
Sale Price SQFT	\$602	\$675	12%
Sale to List Price Ratio	107%	108%	1%
Days on Market	6	8	33%

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

## Community CONDOS & TOWNHOMES

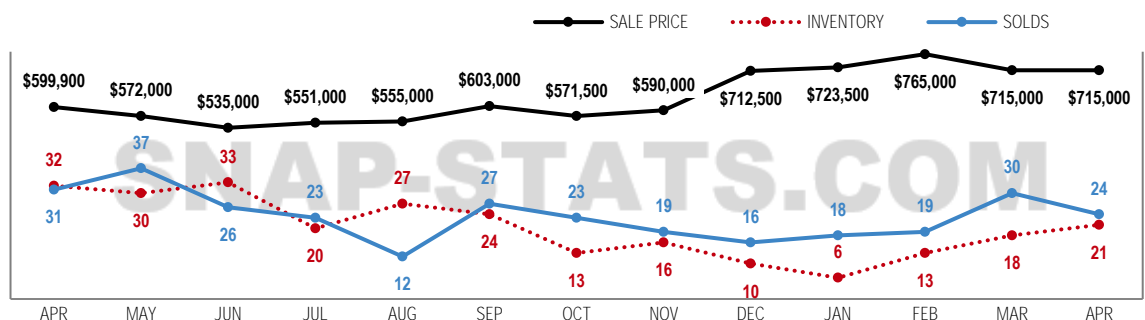
SnapStats®	Inventory	Sales	Sales Ratio
Central Meadows	7	5	71%
Mid Meadows	6	10	167%*
North Meadows	2	5	250%*
South Meadows	6	4	67%
West Meadows	0	0	NA
TOTAL*	21	24	114%*

## Market Summary

- Market Type Indicator **PITT MEADOWS ATTACHED**: Sellers Market at 114% Sales Ratio average (11.4 in 10 homes selling rate)
- Homes are selling on average 8% above list price
- Most Active Price Band\*\* Insufficient data but with 7 sales price band of \$600,000 to \$700,000
- Buyers Best Bet\*\* Insufficient data, however homes with 3 bedrooms
- Sellers Best Bet\*\* Selling homes in Mid Meadows and 2 bedroom properties

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

## 13 Month Market Trend



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## Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 - 700,000	0	0	NA
700,001 - 800,000	0	0	NA
800,001 - 900,000	1	1	100%
900,001 - 1,000,000	6	1	17%
1,000,001 - 1,250,000	33	18	55%
1,250,001 - 1,500,000	93	26	28%
1,500,001 - 1,750,000	45	15	33%
1,750,001 - 2,000,000	32	5	16%
2,000,001 - 2,250,000	8	4	50%
2,250,001 - 2,500,000	13	1	8%
2,500,001 - 2,750,000	7	0	NA
2,750,001 - 3,000,000	2	0	NA
3,000,001 - 3,500,000	1	1	100%
3,500,001 - 4,000,000	2	0	NA
4,000,001 - 4,500,000	2	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	1	0	NA
TOTAL*	247	72	29%

2 Bedrooms & Less	13	2	15%
3 to 4 Bedrooms	126	44	35%
5 to 6 Bedrooms	93	23	25%
7 Bedrooms & More	15	3	20%
TOTAL*	247	72	29%

SnapStats®	March	April	Variance
Inventory	192	247	29%
Solds	117	72	-38%
Sale Price	\$1,488,000	\$1,360,000	-9%
Sale Price SQFT	\$599	\$577	-4%
Sale to List Price Ratio	107%	97%	-9%
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

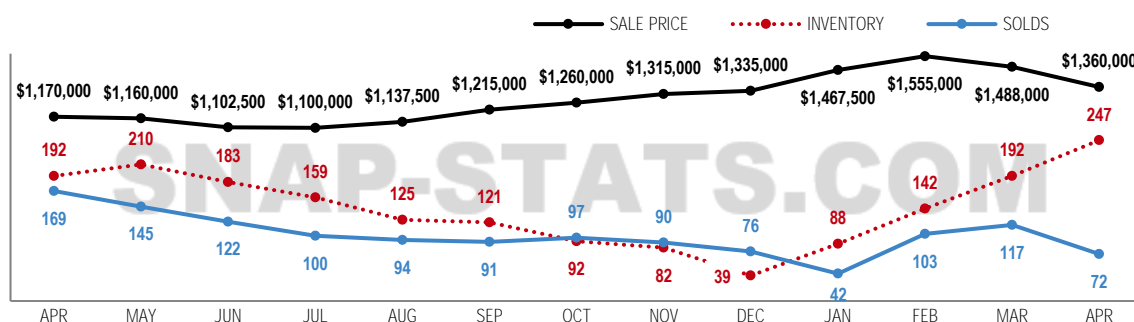
SnapStats®	Inventory	Sales	Sales Ratio
Albion	34	11	32%
Cottonwood	28	8	29%
East Central	52	14	27%
North	0	1	NA*
Northeast	1	0	NA
Northwest	16	6	38%
Silver Valley	24	9	38%
Southwest	34	10	29%
Thornhill	6	2	33%
Websters Corners	12	1	8%
West Central	34	10	29%
Whonnock	6	0	NA
TOTAL*	247	72	29%

## Market Summary

- Market Type Indicator **MAPLE RIDGE DETACHED**: Sellers Market at 29% Sales Ratio average (2.9 in 10 homes selling rate)
- Homes are selling on average 3% below list price
- Most Active Price Band\*\* \$1 mil to \$1.25 mil with average 55% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$2.25 mil to \$2.5 mil, Websters Corner and up to 2 bedroom properties
- Sellers Best Bet\*\* Selling homes in 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	0	NA
200,001 – 300,000	0	0	NA
300,001 – 400,000	4	0	NA
400,001 – 500,000	20	12	60%
500,001 – 600,000	25	17	68%
600,001 – 700,000	21	7	33%
700,001 – 800,000	19	13	68%
800,001 – 900,000	36	12	33%
900,001 – 1,000,000	38	15	39%
1,000,001 – 1,250,000	9	5	56%
1,250,001 – 1,500,000	2	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*	174	81	47%

0 to 1 Bedroom	21	15	71%
2 Bedrooms	53	22	42%
3 Bedrooms	81	37	46%
4 Bedrooms & Greater	19	7	37%
TOTAL*	174	81	47%

SnapStats®	March	April	Variance
Inventory	118	174	47%
Solds	129	81	-37%
Sale Price	\$660,000	\$725,000	10%
Sale Price SQFT	\$609	\$555	-9%
Sale to List Price Ratio	107%	104%	-3%
Days on Market	7	7	0%

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

## Community CONDOS & TOWNHOMES

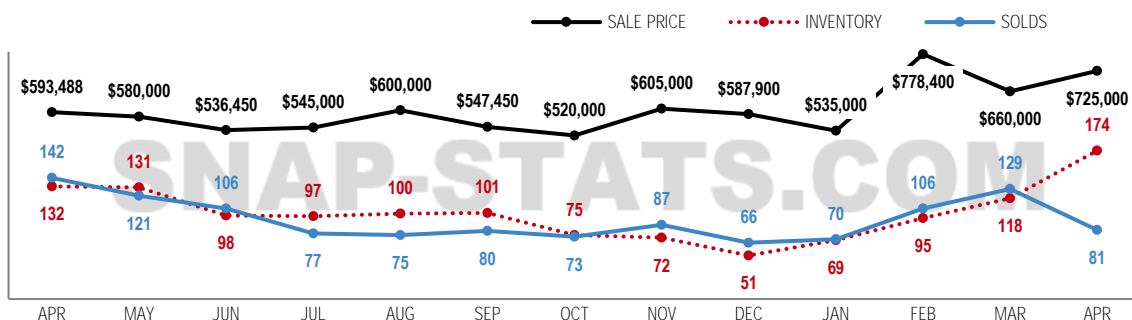
SnapStats®	Inventory	Sales	Sales Ratio
Albion	14	5	36%
Cottonwood	27	12	44%
East Central	52	34	65%
North	4	0	NA
Northeast	0	0	NA
Northwest	1	3	300%*
Silver Valley	16	7	44%
Southwest	11	1	9%
Thornhill	0	0	NA
Websters Corners	0	0	NA
West Central	49	19	39%
Whonnock	0	0	NA
TOTAL*	174	81	47%

## Market Summary

- Market Type Indicator **MAPLE RIDGE ATTACHED**: Sellers Market at 47% Sales Ratio average (4.7 in 10 homes selling rate)
- Homes are selling on average 4% above list price
- Most Active Price Band\*\* \$500,000 to \$600,000 / \$700,000 to \$800,000 with average 68% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$600,000 to \$700,000 / \$800,000 to \$900,000, Southwest and minimum 4 bedroom properties
- Sellers Best Bet\*\* Selling homes in East Central and up to 1 bedroom properties

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

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