

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	2	0	NA
1,250,001 - 1,500,000	16	3	19%
1,500,001 - 1,750,000	29	12	41%
1,750,001 - 2,000,000	64	17	27%
2,000,001 - 2,250,000	21	5	24%
2,250,001 - 2,500,000	39	2	5%
2,500,001 - 2,750,000	23	5	22%
2,750,001 - 3,000,000	21	3	14%
3,000,001 - 3,500,000	19	4	21%
3,500,001 - 4,000,000	20	1	5%
4,000,001 - 4,500,000	3	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	3	0	NA
6,000,001 - 6,500,000	1	0	NA
6,500,001 - 7,000,000	1	0	NA
7,000,001 & Greater	1	0	NA
TOTAL*	267	52	19%

2 Bedrooms & Less	9	1	11%
3 to 4 Bedrooms	92	26	28%
5 to 6 Bedrooms	102	19	19%
7 Bedrooms & More	64	6	9%
TOTAL*	267	52	19%

SnapStats®	May	June	Variance
Inventory	267	267	0%
Solds	67	52	-22%
Sale Price	\$2,141,000	\$1,897,500	-11%
Sale Price SQFT	\$748	\$733	-2%
Sale to List Price Ratio	98%	98%	0%
Days on Market	8	12	50%

Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Big Bend	6	0	NA
Brentwood Park	12	4	33%
Buckingham Heights	6	1	17%
Burnaby Hospital	5	1	20%
Burnaby Lake	12	1	8%
Cariboo	0	0	NA
Capitol Hill	17	2	12%
Central	7	1	14%
Central Park	4	0	NA
Deer Lake	10	2	20%
Deer Lake Place	5	2	40%
East Burnaby	14	4	29%
Edmonds	5	0	NA
Forest Glen	10	1	10%
Forest Hills	2	1	50%
Garden Village	5	0	NA
Government Road	11	2	18%
Greentree Village	1	1	100%
Highgate	2	0	NA
Metrotown	6	2	33%
Montecito	9	3	33%
Oakdale	0	0	NA
Oaklands	0	0	NA
Parkcrest	19	2	11%
Simon Fraser Hills	0	0	NA
Simon Fraser University SFU	6	1	17%
South Slope	27	10	37%
Sperling-Duthie	15	2	13%
Sullivan Heights	6	0	NA
Suncrest	6	1	17%
The Crest	5	0	NA
Upper Deer Lake	10	4	40%
Vancouver Heights	8	4	50%
Westridge	5	0	NA
Willingdon Heights	11	0	NA
TOTAL*	267	52	19%

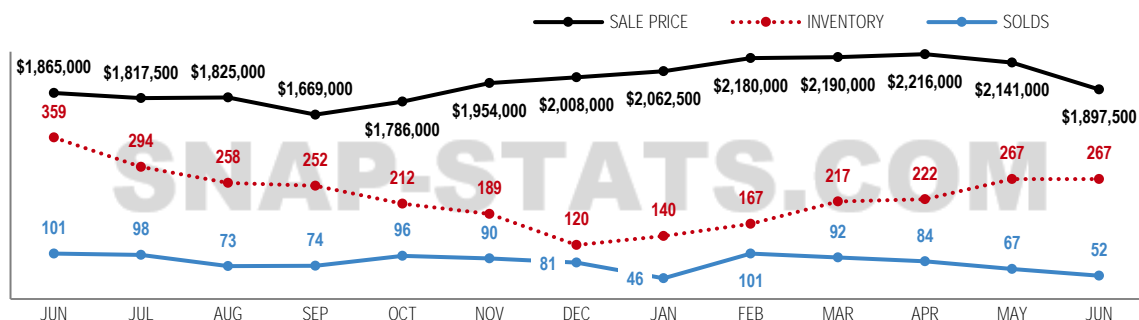
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **BURNABY DETACHED**: Balanced Market at 19% Sales Ratio average (1.9 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band** \$1.5 mil to \$1.75 mil with average 41% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$2.25 mil to \$2.5 mil / \$3.5 mil to \$4 mil, Burnaby Lake and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Vancouver 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	1	NA*
300,001 – 400,000	5	2	40%
400,001 – 500,000	30	20	67%
500,001 – 600,000	69	47	68%
600,001 – 700,000	121	54	45%
700,001 – 800,000	135	54	40%
800,001 – 900,000	94	28	30%
900,001 – 1,000,000	72	15	21%
1,000,001 – 1,250,000	95	17	18%
1,250,001 – 1,500,000	41	5	12%
1,500,001 – 1,750,000	21	1	5%
1,750,001 – 2,000,000	9	1	11%
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	3	0	NA
3,000,001 – 3,500,000	1	0	NA
3,500,001 – 4,000,000	1	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	699	245	35%

0 to 1 Bedroom	159	78	49%
2 Bedrooms	418	142	34%
3 Bedrooms	111	22	20%
4 Bedrooms & Greater	11	3	27%
TOTAL*	699	245	35%

SnapStats®	May	June	Variance
Inventory	694	699	1%
Solds	289	245	-15%
Sale Price	\$710,000	\$699,900	-1%
Sale Price SQFT	\$827	\$817	-1%
Sale to List Price Ratio	102%	100%	-2%
Days on Market	9	11	22%

*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

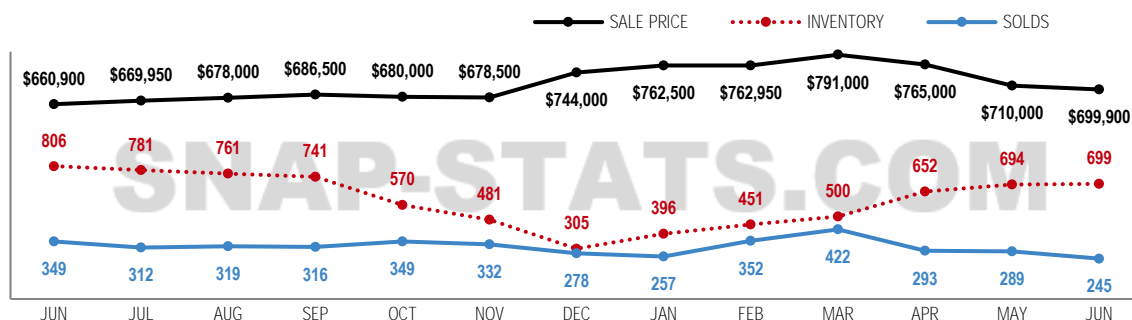
SnapStats®	Inventory	Sales	Sales Ratio
Big Bend	0	0	NA
Brentwood Park	186	50	27%
Buckingham Heights	0	0	NA
Burnaby Hospital	6	2	33%
Burnaby Lake	5	1	20%
Cariboo	12	4	33%
Capitol Hill	7	1	14%
Central	7	3	43%
Central Park	18	5	28%
Deer Lake	0	1	NA*
Deer Lake Place	0	0	NA
East Burnaby	3	3	100%
Edmonds	39	12	31%
Forest Glen	42	19	45%
Forest Hills	3	3	100%
Garden Village	0	0	NA
Government Road	6	12	200%*
Greentree Village	1	0	NA
Highgate	42	23	55%
Metrotown	195	54	28%
Montecito	4	4	100%
Oakdale	0	0	NA
Oaklands	3	0	NA
Parkcrest	0	1	NA*
Simon Fraser Hills	4	2	50%
Simon Fraser University SFU	60	21	35%
South Slope	20	9	45%
Sperling-Duthie	0	2	NA*
Sullivan Heights	20	6	30%
Suncrest	0	0	NA
The Crest	3	3	100%
Upper Deer Lake	0	0	NA
Vancouver Heights	6	2	33%
Westridge	0	0	NA
Willington Heights	7	2	29%
TOTAL*	699	245	35%

Market Summary

- Market Type Indicator **BURNABY ATTACHED**: Sellers Market at 35% Sales Ratio average (3.5 in 10 homes selling rate)
- Homes are selling on average 100% of list price
- Most Active Price Band** \$400,000 to \$600,000 with average 68% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.5 mil to \$1.75 mil, Brentwood Park, Central Park, Metrotown and 3 bedroom properties
- Sellers Best Bet** Selling homes in Government Road, Highgate 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	1	2	200%*
900,001 - 1,000,000	0	0	NA
1,000,001 - 1,250,000	2	1	50%
1,250,001 - 1,500,000	14	6	43%
1,500,001 - 1,750,000	22	1	5%
1,750,001 - 2,000,000	17	2	12%
2,000,001 - 2,250,000	6	0	NA
2,250,001 - 2,500,000	12	0	NA
2,500,001 - 2,750,000	3	1	33%
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	2	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*	83	13	16%

2 Bedrooms & Less	13	0	NA
3 to 4 Bedrooms	27	11	41%
5 to 6 Bedrooms	33	2	6%
7 Bedrooms & More	10	0	NA
TOTAL*	83	13	16%

SnapStats®	May	June	Variance
Inventory	86	83	-3%
Solds	19	13	-32%
Sale Price	\$1,485,000	\$1,341,000	-10%
Sale Price SQFT	\$651	\$594	-9%
Sale to List Price Ratio	99%	98%	-1%
Days on Market	11	10	-9%

*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

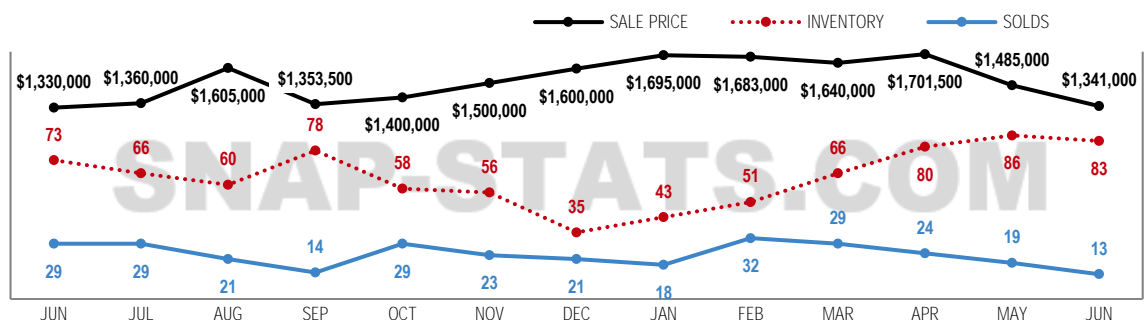
SnapStats®	Inventory	Sales	Sales Ratio
Brunette	0	0	NA
Connaught Heights	3	1	33%
Downtown	0	0	NA
Fraserview	1	0	NA
GlenBrooke North	7	1	14%
Moody Park	1	0	NA
North Arm	1	0	NA
Quay	0	0	NA
Queensborough	35	2	6%
Queens Park	5	0	NA
Sapperton	7	4	57%
The Heights	12	3	25%
Uptown	3	1	33%
West End	8	1	13%
TOTAL*	83	13	16%

Market Summary

- Market Type Indicator **NEW WESTMINSTER DETACHED**: Balanced Market at 16% Sales Ratio average (1.6 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 43% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.5 mil to \$1.75 mil, Queensborough and 5 to 6 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	1	0	NA
300,001 – 400,000	4	6	150%*
400,001 – 500,000	19	14	74%
500,001 – 600,000	42	25	60%
600,001 – 700,000	33	17	52%
700,001 – 800,000	39	17	44%
800,001 – 900,000	11	7	64%
900,001 – 1,000,000	18	3	17%
1,000,001 – 1,250,000	15	6	40%
1,250,001 – 1,500,000	5	1	20%
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*	187	96	51%

0 to 1 Bedroom	50	28	56%
2 Bedrooms	104	59	57%
3 Bedrooms	30	7	23%
4 Bedrooms & Greater	3	2	67%
TOTAL*	187	96	51%

SnapStats®	May	June	Variance
Inventory	206	187	-9%
Solds	94	96	2%
Sale Price	\$643,750	\$620,000	-4%
Sale Price SQFT	\$705	\$666	-6%
Sale to List Price Ratio	100%	99%	-1%
Days on Market	8	8	0%

Community CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
Brunette	0	0	NA
Connaught Heights	0	0	NA
Downtown	31	25	81%
Fraserview	27	12	44%
GlenBrooke North	4	5	125%*
Moody Park	0	1	NA*
North Arm	0	0	NA
Quay	31	14	45%
Queensborough	38	7	18%
Queens Park	0	0	NA
Sapperton	11	6	55%
The Heights	0	0	NA
Uptown	45	26	58%
West End	0	0	NA
TOTAL*	187	96	51%

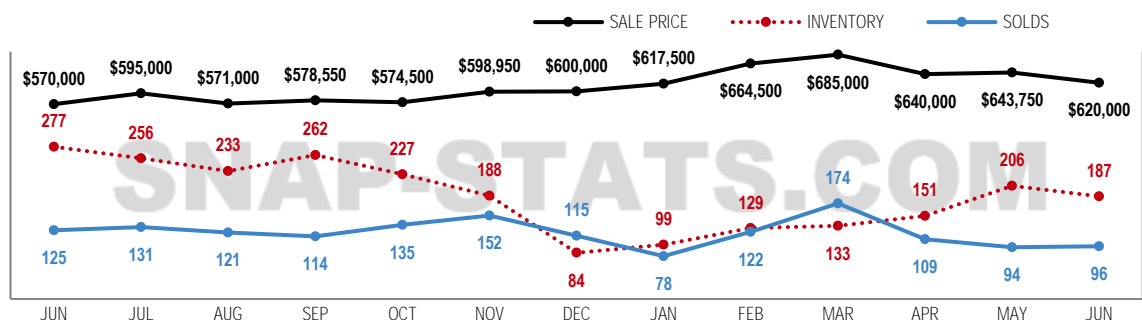
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **NEW WESTMINSTER ATTACHED**: Sellers Market at 51% Sales Ratio average (5.1 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band** \$400,000 to \$500,000 with average 74% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$900,000 to \$1 mil, Queensborough and 3 bedroom properties
- Sellers Best Bet** Selling homes in Downtown and up to 2 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



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Price Band & Bedroom 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	8	1	13%
1,250,001 - 1,500,000	26	12	46%
1,500,001 - 1,750,000	39	16	41%
1,750,001 - 2,000,000	54	13	24%
2,000,001 - 2,250,000	17	2	12%
2,250,001 - 2,500,000	26	0	NA
2,500,001 - 2,750,000	12	1	8%
2,750,001 - 3,000,000	20	0	NA
3,000,001 - 3,500,000	24	2	8%
3,500,001 - 4,000,000	4	0	NA
4,000,001 - 4,500,000	3	0	NA
4,500,001 - 5,000,000	2	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*	236	47	20%

2 Bedrooms & Less	11	1	9%
3 to 4 Bedrooms	104	22	21%
5 to 6 Bedrooms	81	20	25%
7 Bedrooms & More	40	4	10%
TOTAL*	236	47	20%

SnapStats®	May	June	Variance
Inventory	243	236	-3%
Solds	67	47	-30%
Sale Price	\$1,790,800	\$1,702,000	-5%
Sale Price SQFT	\$591	\$574	-3%
Sale to List Price Ratio	100%	102%	2%
Days on Market	10	12	20%

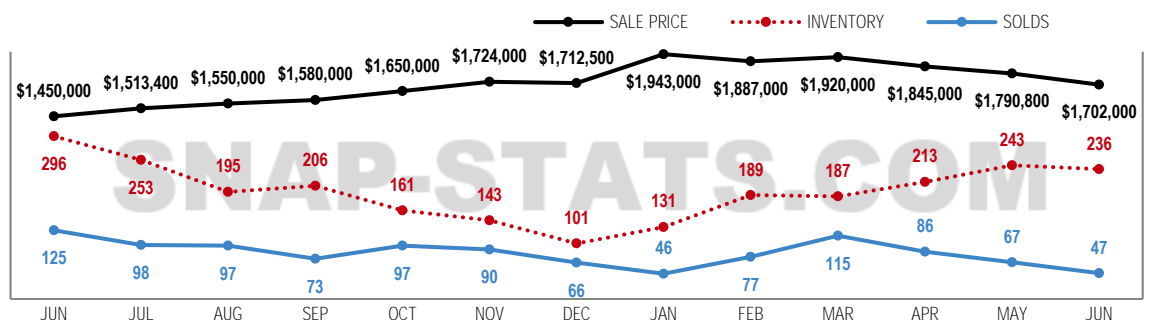
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **COQUITLAM DETACHED**: Balanced Market at 20% Sales Ratio average (2 in 10 homes selling rate)
- Homes are selling on average 2% above list price
- Most Active Price Band** \$1.25 mil to \$1.5 mil with average 46% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$2.5 mil to \$2.75 mil / \$3 mil to \$3.5 mil, Maillardville, New Horizons and up to 2 bedrooms
- Sellers Best Bet** Selling homes in Westwood Plateau and 5 to 6 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	2	200%*
400,001 – 500,000	6	11	183%*
500,001 – 600,000	46	32	70%
600,001 – 700,000	48	27	56%
700,001 – 800,000	67	27	40%
800,001 – 900,000	46	16	35%
900,001 – 1,000,000	31	10	32%
1,000,001 – 1,250,000	41	10	24%
1,250,001 – 1,500,000	28	5	18%
1,500,001 – 1,750,000	11	0	NA
1,750,001 – 2,000,000	2	0	NA
2,000,001 – 2,250,000	3	1	33%
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*	331	141	43%

0 to 1 Bedroom	67	40	60%
2 Bedrooms	166	76	46%
3 Bedrooms	75	20	27%
4 Bedrooms & Greater	23	5	22%
TOTAL*	331	141	43%

SnapStats®	May	June	Variance
Inventory	338	331	-2%
Solds	171	141	-18%
Sale Price	\$750,000	\$696,750	-7%
Sale Price SQFT	\$802	\$753	-6%
Sale to List Price Ratio	103%	101%	-2%
Days on Market	8	11	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.

Community CONDOS & TOWNHOMES

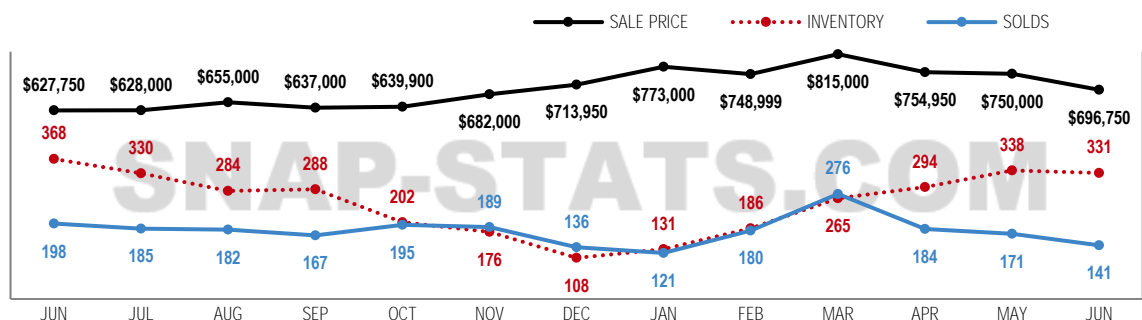
SnapStats®	Inventory	Sales	Sales Ratio
Burke Mountain	23	6	26%
Canyon Springs	8	4	50%
Cape Horn	0	0	NA
Central Coquitlam	14	8	57%
Chineside	0	0	NA
Coquitlam East	6	2	33%
Coquitlam West	126	48	38%
Eagle Ridge	6	2	33%
Harbour Chines	0	0	NA
Harbour Place	0	0	NA
Hockaday	0	0	NA
Maillardville	19	11	58%
Meadow Brook	0	0	NA
New Horizons	21	11	52%
North Coquitlam	80	32	40%
Park Ridge Estates	0	0	NA
Ranch Park	1	1	100%
River Springs	0	0	NA
Scott Creek	1	1	100%
Summitt View	0	0	NA
Upper Eagle Ridge	1	0	NA
Westwood Plateau	25	15	60%
Westwood Summit	0	0	NA
TOTAL*	331	141	43%

Market Summary

- Market Type Indicator **COQUITLAM ATTACHED**: Sellers Market at 43% Sales Ratio average (4.3 in 10 homes selling rate)
- Homes are selling on average 1% 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, Burke Mountain and minimum 4 bedroom properties
- Sellers Best Bet** Selling homes in Maillardville, Westwood Plateau 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	3	0	NA
1,000,001 - 1,250,000	4	7	175%*
1,250,001 - 1,500,000	33	18	55%
1,500,001 - 1,750,000	16	4	25%
1,750,001 - 2,000,000	18	2	11%
2,000,001 - 2,250,000	8	0	NA
2,250,001 - 2,500,000	4	0	NA
2,500,001 - 2,750,000	2	0	NA
2,750,001 - 3,000,000	2	0	NA
3,000,001 - 3,500,000	2	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*	92	31	34%

2 Bedrooms & Less	4	1	25%
3 to 4 Bedrooms	39	22	56%
5 to 6 Bedrooms	38	7	18%
7 Bedrooms & More	11	1	9%
TOTAL*	92	31	34%

SnapStats®	May	June	Variance
Inventory	116	92	-21%
Solds	25	31	24%
Sale Price	\$1,475,000	\$1,350,000	-8%
Sale Price SQFT	\$631	\$620	-2%
Sale to List Price Ratio	98%	98%	0%
Days on Market	12	11	-8%

Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Birchland Manor	5	1	20%
Central Port Coquitlam	5	2	40%
Citadel	12	2	17%
Glenwood	18	4	22%
Lincoln Park	8	6	75%
Lower Mary Hill	3	1	33%
Mary Hill	13	3	23%
Oxford Heights	17	6	35%
Riverwood	5	3	60%
Woodland Acres	6	3	50%
TOTAL*	92	31	34%

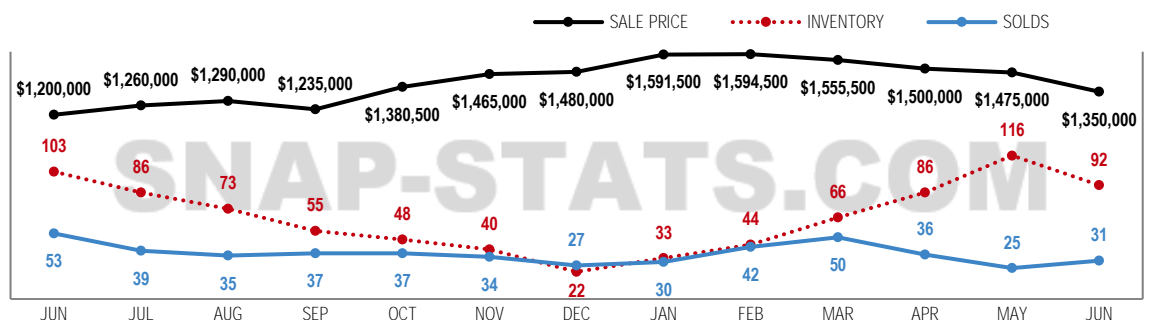
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **PORT COQUITLAM DETACHED**: Sellers Market at 34% Sales Ratio average (3.4 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 55% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.75 mil to \$2 mil, Citadel and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Lincoln 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	0	0	NA
300,001 – 400,000	3	1	33%
400,001 – 500,000	17	6	35%
500,001 – 600,000	19	15	79%
600,001 – 700,000	18	11	61%
700,001 – 800,000	15	12	80%
800,001 – 900,000	7	4	57%
900,001 – 1,000,000	14	6	43%
1,000,001 – 1,250,000	9	3	33%
1,250,001 – 1,500,000	3	2	67%
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*	105	60	57%

0 to 1 Bedroom	33	12	36%
2 Bedrooms	42	33	79%
3 Bedrooms	25	10	40%
4 Bedrooms & Greater	5	5	100%
TOTAL*	105	60	57%

SnapStats®	May	June	Variance
Inventory	99	105	6%
Solds	61	60	-2%
Sale Price	\$652,000	\$671,750	3%
Sale Price SQFT	\$674	\$644	-4%
Sale to List Price Ratio	100%	104%	4%
Days on Market	7	8	14%

Community CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
Birchland Manor	0	0	NA
Central Port Coquitlam	63	35	56%
Citadel	8	8	100%
Glenwood	15	12	80%
Lincoln Park	2	0	NA
Lower Mary Hill	0	0	NA
Mary Hill	1	0	NA
Oxford Heights	1	2	200%*
Riverwood	14	3	21%
Woodland Acres	1	0	NA
TOTAL*	105	60	57%

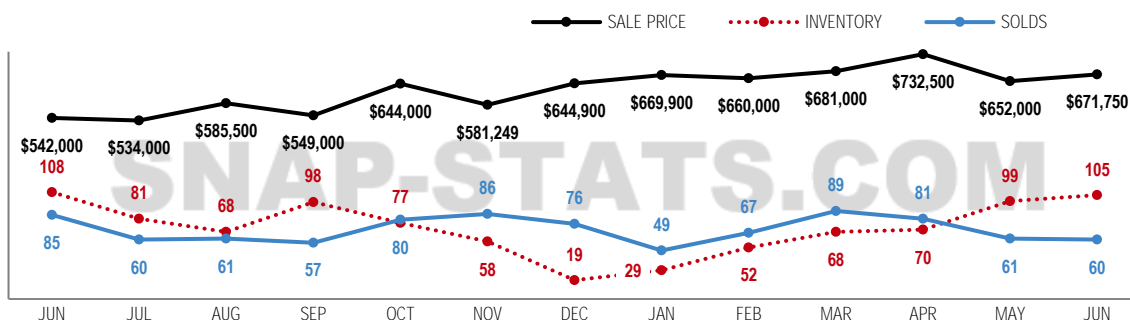
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **PORT COQUITLAM ATTACHED**: Sellers Market at 57% Sales Ratio average (5.7 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 80% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1 mil to \$1.25 mil, Riverwood and up to 1 bedroom properties
- Sellers Best Bet** Selling homes in Citadel, Glenwood 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	0	NA
900,001 - 1,000,000	0	0	NA
1,000,001 - 1,250,000	2	0	NA
1,250,001 - 1,500,000	7	4	57%
1,500,001 - 1,750,000	8	4	50%
1,750,001 - 2,000,000	9	2	22%
2,000,001 - 2,250,000	8	3	38%
2,250,001 - 2,500,000	11	1	9%
2,500,001 - 2,750,000	5	0	NA
2,750,001 - 3,000,000	4	0	NA
3,000,001 - 3,500,000	5	0	NA
3,500,001 - 4,000,000	6	0	NA
4,000,001 - 4,500,000	1	0	NA
4,500,001 - 5,000,000	1	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	0	0	NA
6,500,001 - 7,000,000	0	0	NA
7,000,001 & Greater	2	0	NA
TOTAL*	72	14	19%

2 Bedrooms & Less	2	0	NA
3 to 4 Bedrooms	31	9	29%
5 to 6 Bedrooms	31	5	16%
7 Bedrooms & More	8	0	NA
TOTAL*	72	14	19%

SnapStats®	May	June	Variance
Inventory	69	72	4%
Solds	12	14	17%
Sale Price	\$1,950,000	\$1,737,500	-11%
Sale Price SQFT	\$778	\$711	-9%
Sale to List Price Ratio	107%	97%	-9%
Days on Market	7	11	57%

*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

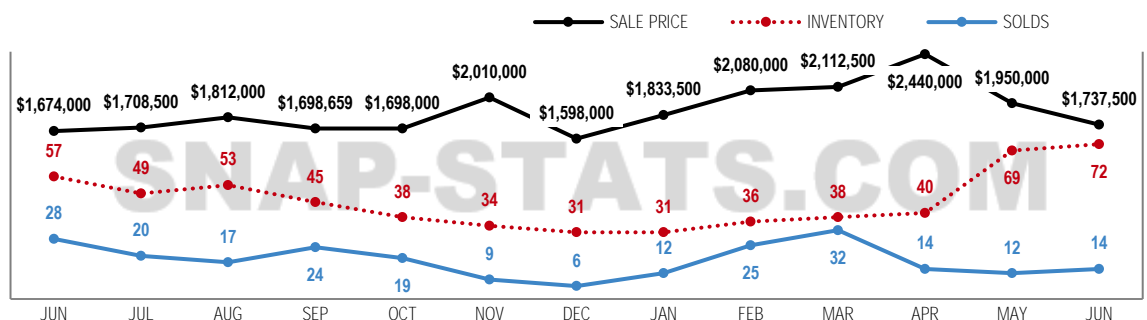
SnapStats®	Inventory	Sales	Sales Ratio
Anmore	15	1	7%
Barber Street	2	2	100%
Belcarra	4	0	NA
College Park	10	2	20%
Glenayre	2	3	150%*
Heritage Mountain	2	2	100%
Heritage Woods	12	2	17%
loco	0	0	NA
Mountain Meadows	1	1	100%
North Shore	7	1	14%
Port Moody Centre	17	0	NA
TOTAL*	72	14	19%

Market Summary

- Market Type Indicator **PORT MOODY DETACHED**: Balanced Market at 19% Sales Ratio average (1.9 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 50% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$2.25 mil to \$2.5 mil, Anmore and 5 to 6 bedroom properties
- Sellers Best Bet** Selling homes in College Park, Heritage Woods and 3 to 4 bedroom properties

**With minimum inventory of 10 in most instances

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Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	0	0	NA
300,001 – 400,000	0	0	NA
400,001 – 500,000	2	1	50%
500,001 – 600,000	6	4	67%
600,001 – 700,000	20	6	30%
700,001 – 800,000	17	6	35%
800,001 – 900,000	23	10	43%
900,001 – 1,000,000	11	2	18%
1,000,001 – 1,250,000	10	9	90%
1,250,001 – 1,500,000	11	4	36%
1,500,001 – 1,750,000	1	1	100%
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	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*	103	43	42%

0 to 1 Bedroom	16	5	31%
2 Bedrooms	60	20	33%
3 Bedrooms	22	15	68%
4 Bedrooms & Greater	5	3	60%
TOTAL*	103	43	42%

SnapStats®	May	June	Variance
Inventory	106	103	-3%
Solds	43	43	0%
Sale Price	\$880,000	\$837,500	-5%
Sale Price SQFT	\$850	\$693	-18%
Sale to List Price Ratio	104%	99%	-5%
Days on Market	9	8	-11%

Community CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
Anmore	0	0	NA
Barber Street	0	0	NA
Belcarra	0	0	NA
College Park	7	8	114%*
Glenayre	0	0	NA
Heritage Mountain	6	4	67%
Heritage Woods	5	5	100%
loco	0	0	NA
Mountain Meadows	0	0	NA
North Shore	18	7	39%
Port Moody Centre	67	19	28%
TOTAL*	103	43	42%

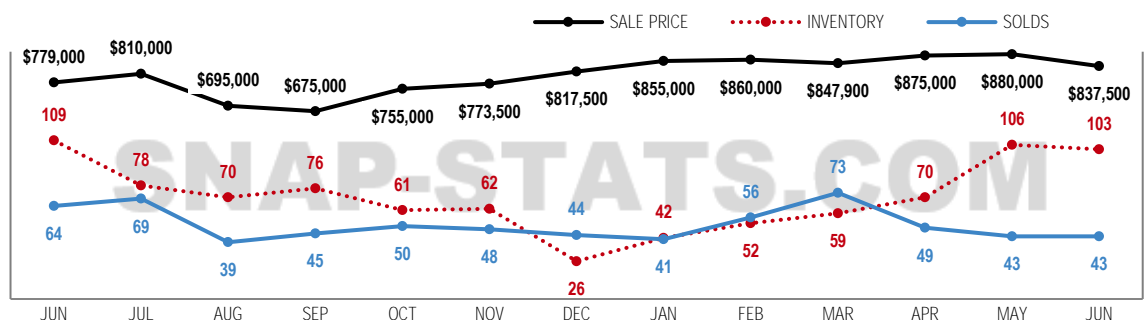
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **PORT MOODY ATTACHED**: Sellers Market at 42% Sales Ratio average (4.2 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band** \$1 mil to \$1.25 mil with average 90% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$900,000 to \$1 mil, Port Moody Centre and up to 1 bedroom properties
- Sellers Best Bet** Selling homes in College Park 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	6	3	50%
1,250,001 - 1,500,000	18	4	22%
1,500,001 - 1,750,000	5	0	NA
1,750,001 - 2,000,000	4	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 - 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*	35	7	20%

2 Bedrooms & Less	1	0	NA
3 to 4 Bedrooms	24	7	29%
5 to 6 Bedrooms	9	0	NA
7 Bedrooms & More	1	0	NA
TOTAL*	35	7	20%

SnapStats®	May	June	Variance
Inventory	29	35	21%
Solds	9	7	-22%
Sale Price	\$1,500,000	\$1,275,000	-15%
Sale Price SQFT	\$562	\$547	-3%
Sale to List Price Ratio	100%	106%	6%
Days on Market	5	6	20%

Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Central Meadows	17	2	12%
Mid Meadows	6	2	33%
North Meadows	1	0	NA
South Meadows	10	3	30%
West Meadows	1	0	NA
TOTAL*	35	7	20%

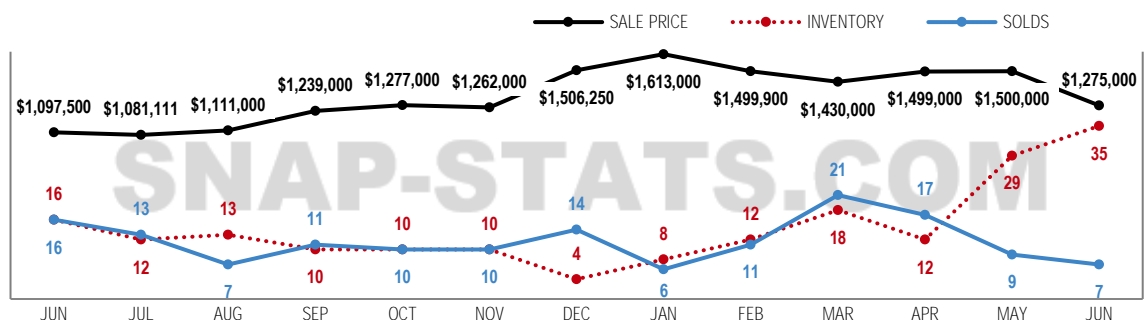
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **PITT MEADOWS DETACHED**: Balanced Market at 20% Sales Ratio average (2 in 10 homes selling rate)
- Homes are selling on average 6% above list price
- Most Active Price Band** \$1.25 mil to \$1.5 mil with average 22% Sales Ratio (Sellers market)
- Buyers Best Bet** Insufficient data however, homes in Central Meadows
- Sellers Best Bet** Selling homes in South Meadows and 3 to 4 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



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Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	0	0	NA
300,001 – 400,000	0	0	NA
400,001 – 500,000	1	1	100%
500,001 – 600,000	6	2	33%
600,001 – 700,000	11	6	55%
700,001 – 800,000	5	1	20%
800,001 – 900,000	4	2	50%
900,001 – 1,000,000	4	2	50%
1,000,001 – 1,250,000	2	0	NA
1,250,001 – 1,500,000	3	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*	36	14	39%

0 to 1 Bedroom	3	1	33%
2 Bedrooms	19	9	47%
3 Bedrooms	10	4	40%
4 Bedrooms & Greater	4	0	NA
TOTAL*	36	14	39%

SnapStats®	May	June	Variance
Inventory	35	36	3%
Solds	14	14	0%
Sale Price	\$745,000	\$674,000	-10%
Sale Price SQFT	\$596	\$568	-5%
Sale to List Price Ratio	99%	98%	-1%
Days on Market	6	15	150%

Community CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
Central Meadows	12	7	58%
Mid Meadows	10	2	20%
North Meadows	4	1	25%
South Meadows	10	4	40%
West Meadows	0	0	NA
TOTAL*	36	14	39%

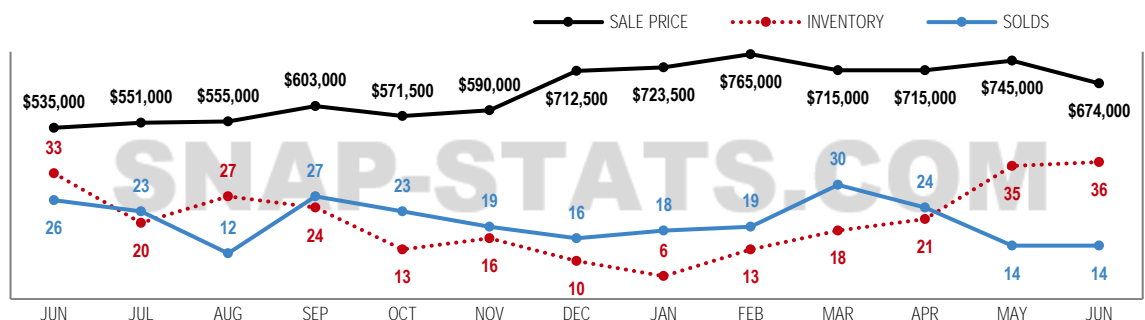
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **PITT MEADOWS ATTACHED**: Sellers Market at 39% Sales Ratio average (3.9 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 55% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes in Mid Meadows and 3 bedroom properties
- Sellers Best Bet** Selling homes in Central Meadows and 2 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	0	NA
800,001 - 900,000	2	4	200%*
900,001 - 1,000,000	16	2	13%
1,000,001 - 1,250,000	71	18	25%
1,250,001 - 1,500,000	107	21	20%
1,500,001 - 1,750,000	63	7	11%
1,750,001 - 2,000,000	31	3	10%
2,000,001 - 2,250,000	11	0	NA
2,250,001 - 2,500,000	15	0	NA
2,500,001 - 2,750,000	6	0	NA
2,750,001 - 3,000,000	3	0	NA
3,000,001 - 3,500,000	4	0	NA
3,500,001 - 4,000,000	2	0	NA
4,000,001 - 4,500,000	1	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	1	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*	334	55	16%

2 Bedrooms & Less	22	1	5%
3 to 4 Bedrooms	188	34	18%
5 to 6 Bedrooms	109	18	17%
7 Bedrooms & More	15	2	13%
TOTAL*	334	55	16%

SnapStats®	May	June	Variance
Inventory	284	334	18%
Solds	78	55	-29%
Sale Price	\$1,332,500	\$1,290,000	-3%
Sale Price SQFT	\$544	\$546	0%
Sale to List Price Ratio	103%	99%	-4%
Days on Market	10	15	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.

Community DETACHED HOUSES

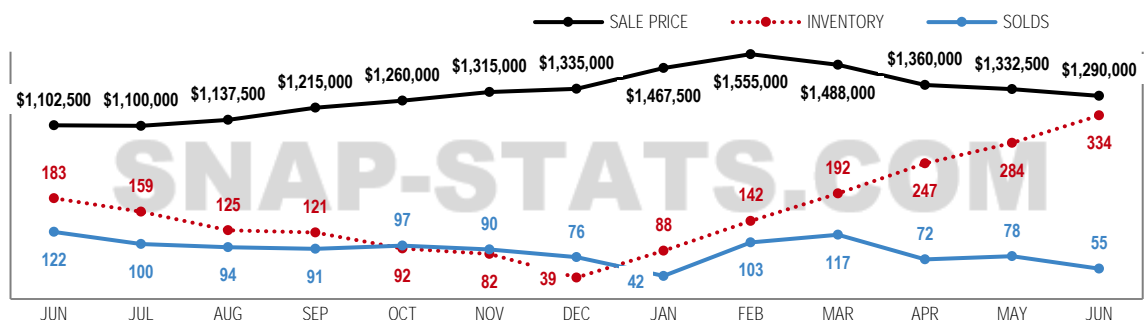
SnapStats®	Inventory	Sales	Sales Ratio
Albion	50	5	10%
Cottonwood	39	5	13%
East Central	66	17	26%
North	0	0	NA
Northeast	1	0	NA
Northwest	24	7	29%
Silver Valley	42	6	14%
Southwest	39	5	13%
Thornhill	12	0	NA
Websters Corners	10	4	40%
West Central	45	5	11%
Whonnock	6	1	17%
TOTAL*	334	55	16%

Market Summary

- Market Type Indicator **MAPLE RIDGE DETACHED**: Balanced Market at 16% Sales Ratio average (1.6 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band** \$1 mil to \$1.25 mil with average 25% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.5 mil to \$2 mil, Albion, West Central and up to 2 bedroom properties
- Sellers Best Bet** Selling homes in Websters Corners 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	0	0	NA
300,001 – 400,000	6	1	17%
400,001 – 500,000	24	18	75%
500,001 – 600,000	35	16	46%
600,001 – 700,000	33	14	42%
700,001 – 800,000	27	12	44%
800,001 – 900,000	46	7	15%
900,001 – 1,000,000	21	7	33%
1,000,001 – 1,250,000	4	2	50%
1,250,001 – 1,500,000	1	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*	197	77	39%

0 to 1 Bedroom	32	15	47%
2 Bedrooms	60	34	57%
3 Bedrooms	82	21	26%
4 Bedrooms & Greater	23	7	30%
TOTAL*	197	77	39%

SnapStats®	May	June	Variance
Inventory	204	197	-3%
Solds	90	77	-14%
Sale Price	\$695,000	\$618,500	-11%
Sale Price SQFT	\$556	\$554	0%
Sale to List Price Ratio	107%	103%	-4%
Days on Market	7	7	0%

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

Community CONDOS & TOWNHOMES

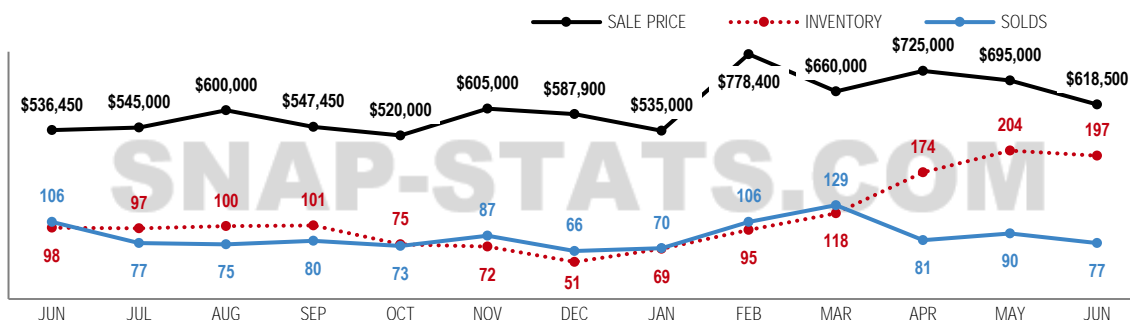
SnapStats®	Inventory	Sales	Sales Ratio
Albion	11	6	55%
Cottonwood	25	10	40%
East Central	82	28	34%
North	4	0	NA
Northeast	0	0	NA
Northwest	5	3	60%
Silver Valley	14	5	36%
Southwest	7	6	86%
Thornhill	0	1	NA*
Websters Corners	0	0	NA
West Central	49	18	37%
Whonnock	0	0	NA
TOTAL*	197	77	39%

Market Summary

- Market Type Indicator **MAPLE RIDGE ATTACHED**: Sellers Market at 39% Sales Ratio average (3.9 in 10 homes selling rate)
- Homes are selling on average 3% above list price
- Most Active Price Band** \$400,000 to \$500,000 with average 75% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$800,000 to \$900,000, East Central, Silver Valley, West Central and 3 bedroom properties
- Sellers Best Bet** Selling homes in Albion and 2 bedroom properties

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