

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	5	2	40%
1,500,001 - 1,750,000	26	15	58%
1,750,001 - 2,000,000	34	28	82%
2,000,001 - 2,250,000	15	14	93%
2,250,001 - 2,500,000	29	12	41%
2,500,001 - 2,750,000	17	8	47%
2,750,001 - 3,000,000	24	3	13%
3,000,001 - 3,500,000	22	7	32%
3,500,001 - 4,000,000	11	1	9%
4,000,001 - 4,500,000	3	0	NA
4,500,001 - 5,000,000	4	0	NA
5,000,001 - 5,500,000	1	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	1	0	NA
7,000,001 & Greater	0	0	NA
TOTAL*	193	90	47%

2 Bedrooms & Less	4	6	150%*
3 to 4 Bedrooms	54	29	54%
5 to 6 Bedrooms	74	37	50%
7 Bedrooms & More	61	18	30%
TOTAL*	193	90	47%

SnapStats®	April	May	Variance
Inventory	177	193	9%
Solds	74	90	22%
Sale Price	\$1,950,000	\$2,006,400	3%
Sale Price SQFT	\$729	\$779	7%
Sale to List Price Ratio	99%	100%	1%
Days on Market	11	8	-27%

Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Big Bend	2	2	100%
Brentwood Park	4	6	150%*
Buckingham Heights	3	2	67%
Burnaby Hospital	2	2	100%
Burnaby Lake	9	4	44%
Cariboo	0	0	NA
Capitol Hill	18	8	44%
Central	1	0	NA
Central Park	3	2	67%
Deer Lake	4	0	NA
Deer Lake Place	1	0	NA
East Burnaby	21	5	24%
Edmonds	11	2	18%
Forest Glen	9	5	56%
Forest Hills	4	1	25%
Garden Village	1	1	100%
Government Road	7	2	29%
Greentree Village	3	2	67%
Highgate	3	2	67%
Metrotown	5	3	60%
Montecito	5	2	40%
Oakdale	0	0	NA
Oaklands	0	0	NA
Parkcrest	11	8	73%
Simon Fraser Hills	0	0	NA
Simon Fraser University SFU	6	1	17%
South Slope	16	9	56%
Sperling-Duthie	5	4	80%
Sullivan Heights	2	2	100%
Suncrest	3	2	67%
The Crest	7	2	29%
Upper Deer Lake	6	4	67%
Vancouver Heights	6	3	50%
Westridge	7	1	14%
Willingdon Heights	8	3	38%
TOTAL*	193	90	47%

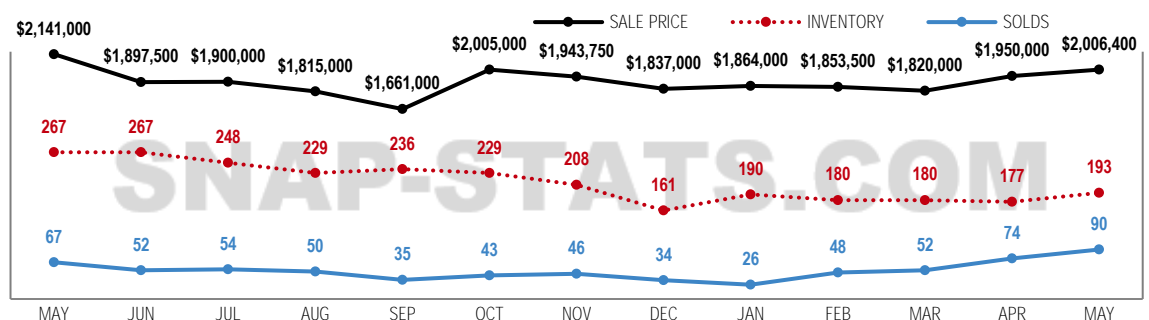
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Market Summary

- Market Type Indicator **BURNABY DETACHED**: Sellers Market at 47% Sales Ratio average (4.7 in 10 homes selling rate)
- Homes are selling on average 100% of list price
- Most Active Price Band** \$2 mil to \$2.25 mil with average 93% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$3.5 mil to \$4 mil, East Burnaby, Edmonds and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Forest Glen, Parkcrest, South Slope and 3 to 4 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



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Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	0	0	NA
300,001 – 400,000	1	0	NA
400,001 – 500,000	15	14	93%
500,001 – 600,000	62	49	79%
600,001 – 700,000	106	83	78%
700,001 – 800,000	108	69	64%
800,001 – 900,000	86	40	47%
900,001 – 1,000,000	99	46	46%
1,000,001 – 1,250,000	92	36	39%
1,250,001 – 1,500,000	48	13	27%
1,500,001 – 1,750,000	24	4	17%
1,750,001 – 2,000,000	14	1	7%
2,000,001 – 2,250,000	2	0	NA
2,250,001 – 2,500,000	3	1	33%
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	1	0	NA
4,000,001 & Greater	1	0	NA
TOTAL*	667	356	53%

0 to 1 Bedroom	158	119	75%
2 Bedrooms	383	168	44%
3 Bedrooms	109	61	56%
4 Bedrooms & Greater	17	8	47%
TOTAL*	667	356	53%

SnapStats®	April	May	Variance
Inventory	617	667	8%
Solds	339	356	5%
Sale Price	\$778,000	\$746,000	-4%
Sale Price SQFT	\$900	\$876	-3%
Sale to List Price Ratio	98%	100%	2%
Days on Market	9	9	0%

Community CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
Big Bend	1	1	100%
Brentwood Park	216	89	41%
Buckingham Heights	0	0	NA
Burnaby Hospital	0	2	NA*
Burnaby Lake	4	2	50%
Cariboo	9	2	22%
Capitol Hill	7	5	71%
Central	4	2	50%
Central Park	5	7	140%*
Deer Lake	0	0	NA
Deer Lake Place	1	1	100%
East Burnaby	1	1	100%
Edmonds	38	23	61%
Forest Glen	28	16	57%
Forest Hills	6	4	67%
Garden Village	0	0	NA
Government Road	10	9	90%
Greentree Village	3	1	33%
Highgate	30	21	70%
Metrotown	193	95	49%
Montecito	2	0	NA
Oakdale	0	0	NA
Oaklands	5	2	40%
Parkcrest	1	0	NA
Simon Fraser Hills	7	12	171%*
Simon Fraser University SFU	49	18	37%
South Slope	23	31	135%*
Sperling-Duthie	0	0	NA
Sullivan Heights	17	6	35%
Suncrest	0	0	NA
The Crest	1	2	200%*
Upper Deer Lake	0	0	NA
Vancouver Heights	5	2	40%
Westridge	0	1	NA*
Willingdon Heights	1	1	100%
TOTAL*	667	356	53%

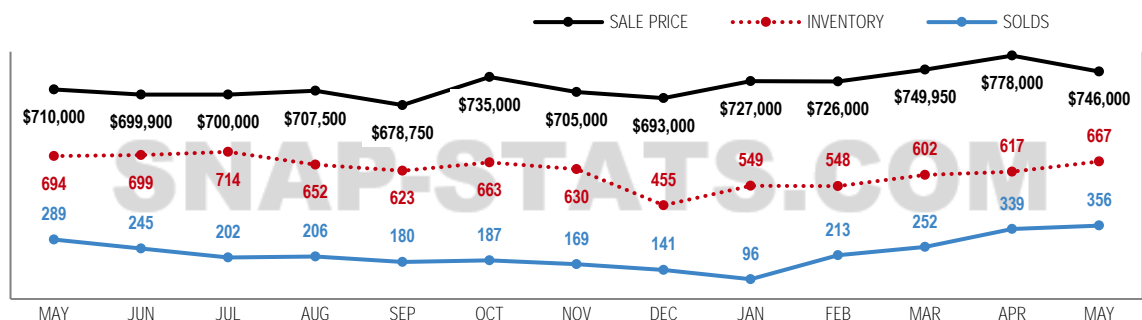
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Market Summary

- Market Type Indicator **BURNABY ATTACHED**: Sellers Market at 53% Sales Ratio average (5.3 in 10 homes selling rate)
- Homes are selling on average 100% of list price
- Most Active Price Band** \$400,000 to \$500,000 with average 93% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.75 mil to \$2 mil, Cariboo, SFU, Sullivan Heights and 2 bedroom properties
- Sellers Best Bet** Selling homes in Government Road, Simon Fraser Hills, South Slope 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	0	NA
900,001 - 1,000,000	2	0	NA
1,000,001 - 1,250,000	3	3	100%
1,250,001 - 1,500,000	18	7	39%
1,500,001 - 1,750,000	10	6	60%
1,750,001 - 2,000,000	12	8	67%
2,000,001 - 2,250,000	7	3	43%
2,250,001 - 2,500,000	9	2	22%
2,500,001 - 2,750,000	3	1	33%
2,750,001 - 3,000,000	6	0	NA
3,000,001 - 3,500,000	5	0	NA
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	0	0	NA
7,000,001 & Greater	0	0	NA
TOTAL*	80	30	38%

2 Bedrooms & Less	16	2	13%
3 to 4 Bedrooms	29	13	45%
5 to 6 Bedrooms	25	12	48%
7 Bedrooms & More	10	3	30%
TOTAL*	80	30	38%

SnapStats®	April	May	Variance
Inventory	72	80	11%
Solds	19	30	58%
Sale Price	\$1,549,000	\$1,665,000	7%
Sale Price SQFT	\$636	\$655	3%
Sale to List Price Ratio	103%	101%	-2%
Days on Market	8	8	0%

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

Community DETACHED HOUSES

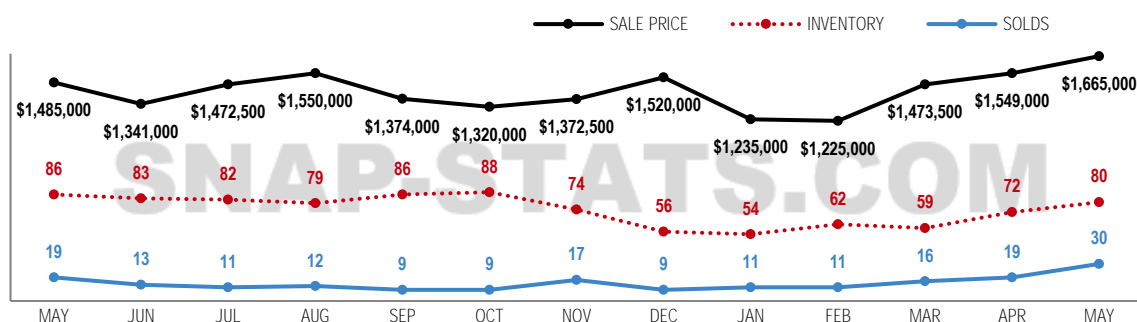
SnapStats®	Inventory	Sales	Sales Ratio
Brunette	0	0	NA
Connaught Heights	3	2	67%
Downtown	0	0	NA
Fraserview	0	1	NA*
GlenBrooke North	8	6	75%
Moody Park	4	0	NA
North Arm	0	0	NA
Quay	0	0	NA
Queensborough	29	6	21%
Queens Park	5	3	60%
Sapperton	6	3	50%
The Heights	14	3	21%
Uptown	1	3	300%*
West End	10	3	30%
TOTAL*	80	30	38%

Market Summary

- Market Type Indicator **NEW WESTMINSTER DETACHED**: Sellers Market at 38% Sales Ratio average (3.8 in 10 homes selling rate)
- Homes are selling on average 1% above list price
- Most Active Price Band** \$1.75 mil to \$2 mil with average 67% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$2.25 mil to \$2.5 mil, Queensborough, The Heights and up to 2 bedroom properties
- Sellers Best Bet** Selling homes in GlenBrooke North and 5 to 6 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	1	33%
300,001 – 400,000	3	0	NA
400,001 – 500,000	10	12	120%*
500,001 – 600,000	26	25	96%
600,001 – 700,000	30	25	83%
700,001 – 800,000	35	25	71%
800,001 – 900,000	15	7	47%
900,001 – 1,000,000	15	5	33%
1,000,001 – 1,250,000	12	5	42%
1,250,001 – 1,500,000	3	1	33%
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	1	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*	154	107	69%

0 to 1 Bedroom	36	28	78%
2 Bedrooms	88	64	73%
3 Bedrooms	24	15	63%
4 Bedrooms & Greater	6	0	NA
TOTAL*	154	107	69%

SnapStats®	April	May	Variance
Inventory	145	154	6%
Solds	91	107	18%
Sale Price	\$650,000	\$658,000	1%
Sale Price SQFT	\$663	\$700	6%
Sale to List Price Ratio	100%	101%	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.

Community CONDOS & TOWNHOMES

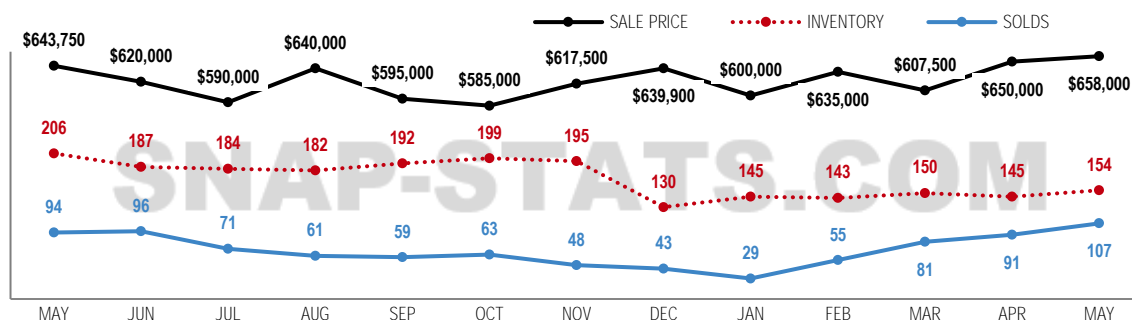
SnapStats®	Inventory	Sales	Sales Ratio
Brunette	0	0	NA
Connaught Heights	0	0	NA
Downtown	36	21	58%
Fraserview	19	14	74%
GlenBrooke North	2	2	100%
Moody Park	5	0	NA
North Arm	0	0	NA
Quay	21	13	62%
Queensborough	27	11	41%
Queens Park	2	0	NA
Sapperton	8	13	163%*
The Heights	0	1	NA*
Uptown	33	31	94%
West End	1	1	100%
TOTAL*	154	107	69%

Market Summary

- Market Type Indicator **NEW WESTMINSTER ATTACHED**: Sellers Market at 69% Sales Ratio average (6.9 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 \$900,000 to \$1 mil, Queensborough and 3 bedroom properties
- Sellers Best Bet** Selling homes in Sapperton, Uptown 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	1	100%
1,000,001 - 1,250,000	2	0	NA
1,250,001 - 1,500,000	19	17	89%
1,500,001 - 1,750,000	28	24	86%
1,750,001 - 2,000,000	44	19	43%
2,000,001 - 2,250,000	18	14	78%
2,250,001 - 2,500,000	26	9	35%
2,500,001 - 2,750,000	10	0	NA
2,750,001 - 3,000,000	18	0	NA
3,000,001 - 3,500,000	14	5	36%
3,500,001 - 4,000,000	13	1	8%
4,000,001 - 4,500,000	2	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	1	0	NA
6,500,001 - 7,000,000	0	0	NA
7,000,001 & Greater	0	0	NA
TOTAL*	197	90	46%

2 Bedrooms & Less	8	1	13%
3 to 4 Bedrooms	69	38	55%
5 to 6 Bedrooms	75	36	48%
7 Bedrooms & More	45	15	33%
TOTAL*	197	90	46%

SnapStats®	April	May	Variance
Inventory	173	197	14%
Solds	66	90	36%
Sale Price	\$1,706,500	\$1,774,000	4%
Sale Price SQFT	\$659	\$672	2%
Sale to List Price Ratio	100%	99%	-1%
Days on Market	10	9	-10%

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Community DETACHED HOUSES

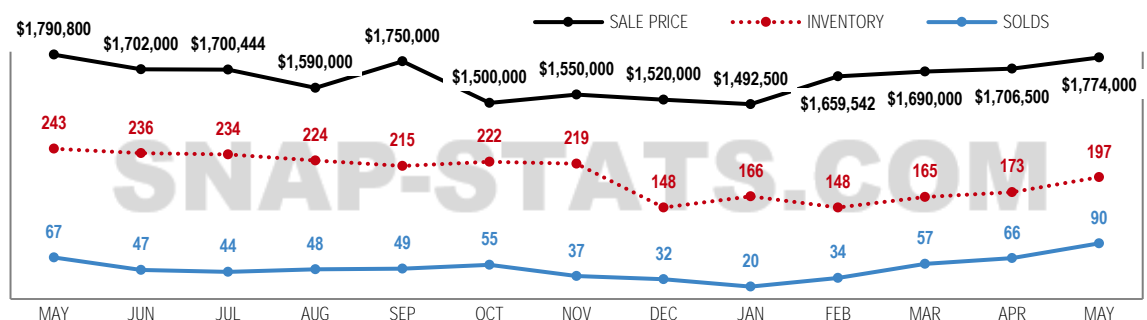
SnapStats®	Inventory	Sales	Sales Ratio
Burke Mountain	25	17	68%
Canyon Springs	0	0	NA
Cape Horn	5	3	60%
Central Coquitlam	43	17	40%
Chineside	2	1	50%
Coquitlam East	13	5	38%
Coquitlam West	37	12	32%
Eagle Ridge	1	1	100%
Harbour Chines	5	1	20%
Harbour Place	5	2	40%
Hockaday	6	1	17%
Maillardville	11	3	27%
Meadow Brook	5	2	40%
New Horizons	4	7	175%*
North Coquitlam	0	0	NA
Park Ridge Estates	1	1	100%
Ranch Park	10	4	40%
River Springs	3	3	100%
Scott Creek	0	1	NA*
Summitt View	0	0	NA
Upper Eagle Ridge	1	0	NA
Westwood Plateau	20	9	45%
Westwood Summit	0	0	NA
TOTAL*	197	90	46%

Market Summary

- Market Type Indicator **COQUITLAM DETACHED**: Sellers Market at 46% Sales Ratio average (4.6 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band** \$1.25 mil to \$1.5 mil with average 89% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$3.5 mil to \$4 mil, Maillardville and up to 2 bedroom properties
- Sellers Best Bet** Selling homes in Burke Mountain and 3 to 4 bedroom properties

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Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	0	0	NA
300,001 – 400,000	1	1	100%
400,001 – 500,000	13	15	115%*
500,001 – 600,000	40	29	73%
600,001 – 700,000	38	35	92%
700,001 – 800,000	42	27	64%
800,001 – 900,000	37	25	68%
900,001 – 1,000,000	33	9	27%
1,000,001 – 1,250,000	52	25	48%
1,250,001 – 1,500,000	28	15	54%
1,500,001 – 1,750,000	7	1	14%
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	1	0	NA
TOTAL*	295	182	62%

0 to 1 Bedroom	65	49	75%
2 Bedrooms	140	80	57%
3 Bedrooms	63	42	67%
4 Bedrooms & Greater	27	11	41%
TOTAL*	295	182	62%

SnapStats®	April	May	Variance
Inventory	256	295	15%
Solds	133	182	37%
Sale Price	\$736,000	\$740,000	1%
Sale Price SQFT	\$793	\$800	1%
Sale to List Price Ratio	99%	100%	1%
Days on Market	10	9	-10%

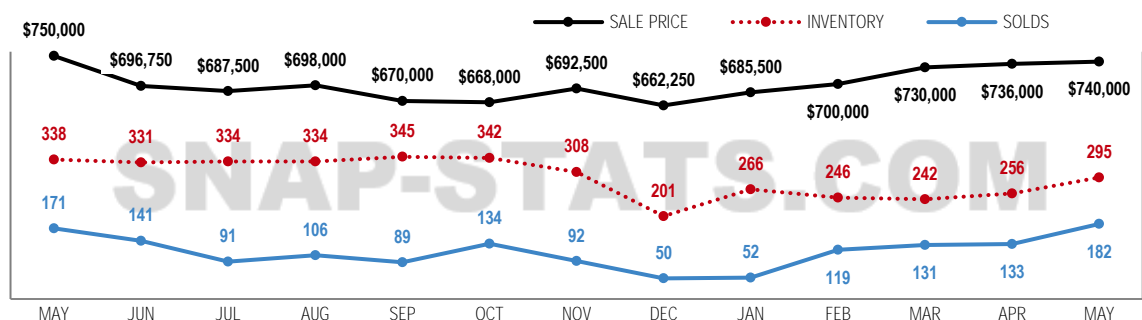
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Market Summary

- Market Type Indicator **COQUITLAM ATTACHED**: Sellers Market at 62% Sales Ratio average (6.2 in 10 homes selling rate)
- Homes are selling on average 100% of list price
- Most Active Price Band** \$400,000 to \$500,000 with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.5 mil to \$1.75 mil, Burke Mountain, Canyon Springs, Central Coquitlam and 4+ bedrooms
- Sellers Best Bet** Selling homes in Westwood Plateau 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	1	1	100%
900,001 - 1,000,000	0	0	NA
1,000,001 - 1,250,000	6	6	100%
1,250,001 - 1,500,000	23	14	61%
1,500,001 - 1,750,000	13	5	38%
1,750,001 - 2,000,000	19	3	16%
2,000,001 - 2,250,000	3	0	NA
2,250,001 - 2,500,000	3	1	33%
2,500,001 - 2,750,000	2	1	50%
2,750,001 - 3,000,000	0	0	NA
3,000,001 - 3,500,000	3	0	NA
3,500,001 - 4,000,000	1	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*	74	31	42%

2 Bedrooms & Less	3	0	NA
3 to 4 Bedrooms	43	23	53%
5 to 6 Bedrooms	21	7	33%
7 Bedrooms & More	7	1	14%
TOTAL*	74	31	42%

SnapStats®	April	May	Variance
Inventory	57	74	30%
Solds	20	31	55%
Sale Price	\$1,357,500	\$1,402,000	3%
Sale Price SQFT	\$626	\$672	7%
Sale to List Price Ratio	98%	102%	4%
Days on Market	9	8	-11%

Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Birchland Manor	3	4	133%*
Central Port Coquitlam	7	2	29%
Citadel	10	4	40%
Glenwood	20	6	30%
Lincoln Park	5	4	80%
Lower Mary Hill	5	0	NA
Mary Hill	10	2	20%
Oxford Heights	7	5	71%
Riverwood	3	4	133%*
Woodland Acres	4	0	NA
TOTAL*	74	31	42%

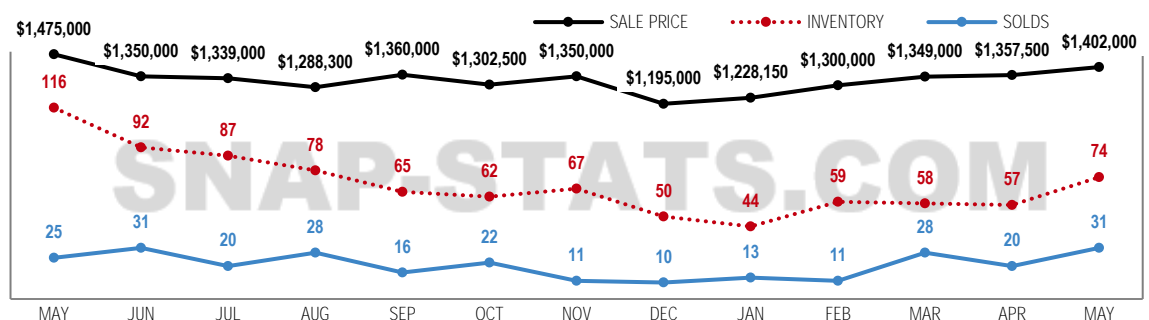
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Market Summary

- 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 2% above list price
- Most Active Price Band** \$1.25 mil to \$1.5 mil with average 61% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.75 mil to \$2 mil, Mary Hill and 5 to 6 bedroom properties
- Sellers Best Bet** Selling homes in Citadel and 3 to 4 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



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Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	0	0	NA
300,001 – 400,000	1	0	NA
400,001 – 500,000	8	7	88%
500,001 – 600,000	18	18	100%
600,001 – 700,000	10	9	90%
700,001 – 800,000	9	8	89%
800,001 – 900,000	6	4	67%
900,001 – 1,000,000	5	5	100%
1,000,001 – 1,250,000	6	6	100%
1,250,001 – 1,500,000	1	2	200%*
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*	64	59	92%

0 to 1 Bedroom	17	17	100%
2 Bedrooms	31	28	90%
3 Bedrooms	13	8	62%
4 Bedrooms & Greater	3	6	200%*
TOTAL*	64	59	92%

SnapStats®	April	May	Variance
Inventory	68	64	-6%
Solds	56	59	5%
Sale Price	\$627,750	\$675,000	8%
Sale Price SQFT	\$658	\$680	3%
Sale to List Price Ratio	99%	99%	0%
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

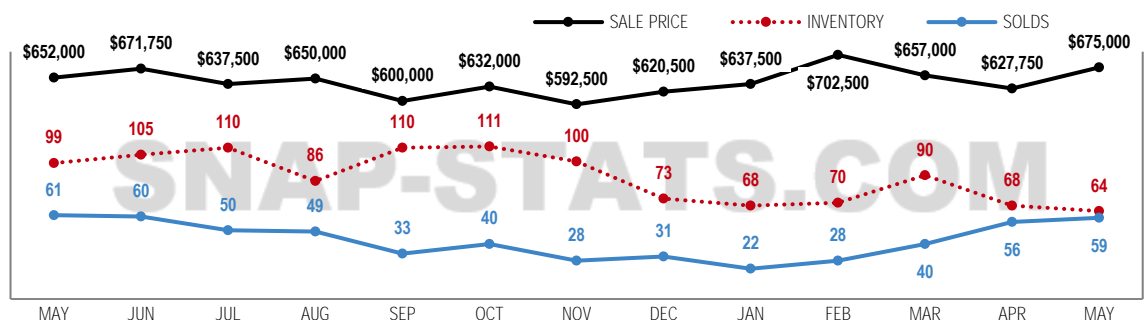
SnapStats®	Inventory	Sales	Sales Ratio
Birchland Manor	0	0	NA
Central Port Coquitlam	37	37	100%
Citadel	4	3	75%
Glenwood	13	9	69%
Lincoln Park	1	1	100%
Lower Mary Hill	0	0	NA
Mary Hill	2	0	NA
Oxford Heights	1	0	NA
Riverwood	5	9	180%*
Woodland Acres	1	0	NA
TOTAL*	64	59	92%

Market Summary

- Market Type Indicator **PORT COQUITLAM ATTACHED**: Sellers Market at 92% Sales Ratio average (9.2 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band** \$500,000 to \$600,000 with average 100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$400,000 to \$500,000, Glenwood and 3 bedroom properties
- Sellers Best Bet** Selling homes in Central Port Coquitlam, Riverwood 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	0	0	NA
1,000,001 - 1,250,000	0	0	NA
1,250,001 - 1,500,000	1	3	300%*
1,500,001 - 1,750,000	6	2	33%
1,750,001 - 2,000,000	10	4	40%
2,000,001 - 2,250,000	6	2	33%
2,250,001 - 2,500,000	8	2	25%
2,500,001 - 2,750,000	4	0	NA
2,750,001 - 3,000,000	0	0	NA
3,000,001 - 3,500,000	3	0	NA
3,500,001 - 4,000,000	3	1	33%
4,000,001 - 4,500,000	1	0	NA
4,500,001 - 5,000,000	1	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	1	0	NA
6,500,001 - 7,000,000	0	0	NA
7,000,001 & Greater	3	0	NA
TOTAL*	48	14	29%

2 Bedrooms & Less	0	0	NA
3 to 4 Bedrooms	24	9	38%
5 to 6 Bedrooms	23	5	22%
7 Bedrooms & More	1	0	NA
TOTAL*	48	14	29%

SnapStats®	April	May	Variance
Inventory	32	48	50%
Solds	21	14	-33%
Sale Price	\$1,750,000	\$1,870,000	7%
Sale Price SQFT	\$703	\$718	2%
Sale to List Price Ratio	97%	104%	7%
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.

Community DETACHED HOUSES

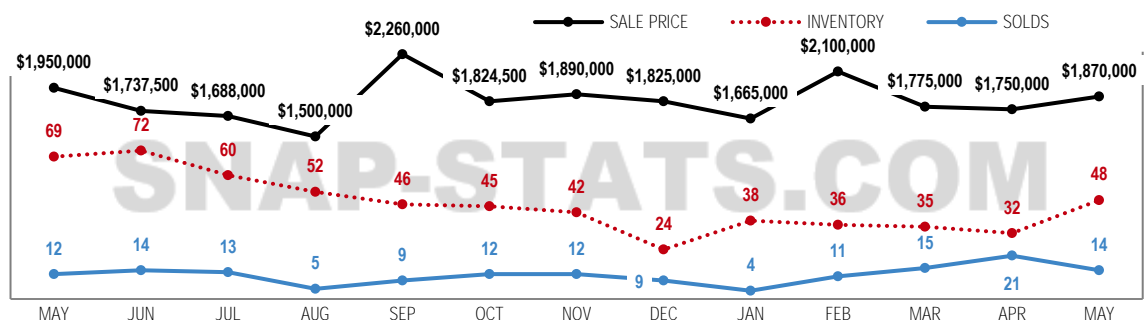
SnapStats®	Inventory	Sales	Sales Ratio
Anmore	10	2	20%
Barber Street	4	1	25%
Belcarra	3	0	NA
College Park	6	1	17%
Glenayre	4	4	100%
Heritage Mountain	2	1	50%
Heritage Woods	3	3	100%
Ioco	0	0	NA
Mountain Meadows	1	0	NA
North Shore	6	1	17%
Port Moody Centre	9	1	11%
TOTAL*	48	14	29%

Market Summary

- Market Type Indicator **PORT MOODY DETACHED**: Sellers Market at 29% Sales Ratio average (2.9 in 10 homes selling rate)
- Homes are selling on average 4% above list price
- Most Active Price Band** \$1.75 mil to \$2 mil with average 40% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$2.25 mil to \$2.5 mil, Port Moody Centre and 5 to 6 bedroom properties
- Sellers Best Bet** Selling homes in Anmore and 3 to 4 bedroom properties

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SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	0	0	NA
300,001 – 400,000	2	1	50%
400,001 – 500,000	5	3	60%
500,001 – 600,000	12	7	58%
600,001 – 700,000	17	15	88%
700,001 – 800,000	18	11	61%
800,001 – 900,000	17	10	59%
900,001 – 1,000,000	11	8	73%
1,000,001 – 1,250,000	15	9	60%
1,250,001 – 1,500,000	6	3	50%
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	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*	104	68	65%

0 to 1 Bedroom	26	16	62%
2 Bedrooms	56	37	66%
3 Bedrooms	20	10	50%
4 Bedrooms & Greater	2	5	250%*
TOTAL*	104	68	65%

SnapStats®	April	May	Variance
Inventory	96	104	8%
Solds	67	68	1%
Sale Price	\$798,000	\$782,500	-2%
Sale Price SQFT	\$806	\$820	2%
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

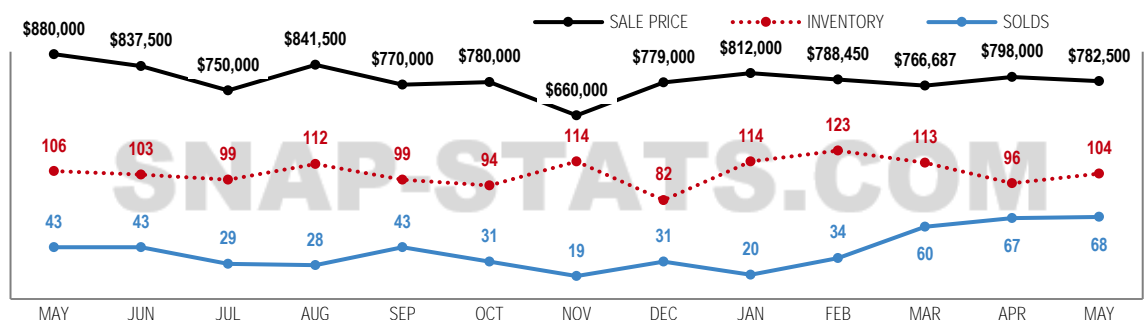
SnapStats®	Inventory	Sales	Sales Ratio
Anmore	0	0	NA
Barber Street	0	0	NA
Belcarra	0	0	NA
College Park	7	5	71%
Glenayre	0	0	NA
Heritage Mountain	3	0	NA
Heritage Woods	2	3	150%*
loco	0	0	NA
Mountain Meadows	0	0	NA
North Shore	7	10	143%*
Port Moody Centre	85	50	59%
TOTAL*	104	68	65%

Market Summary

- Market Type Indicator **PORT MOODY ATTACHED**: Sellers Market at 65% Sales Ratio average (6.5 in 10 homes selling rate)
- Homes are selling on average 100% of list price
- Most Active Price Band** \$600,000 to \$700,000 with average 88% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$500,000 to \$600,000, Port Moody Centre and 3 bedroom properties
- Sellers Best Bet** Selling homes in North Shore and 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	0	0	NA
1,000,001 - 1,250,000	4	3	75%
1,250,001 - 1,500,000	9	5	56%
1,500,001 - 1,750,000	4	0	NA
1,750,001 - 2,000,000	2	1	50%
2,000,001 - 2,250,000	1	0	NA
2,250,001 - 2,500,000	1	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	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*	22	9	41%
2 Bedrooms & Less	0	0	NA
3 to 4 Bedrooms	9	6	67%
5 to 6 Bedrooms	13	3	23%
7 Bedrooms & More	0	0	NA
TOTAL*	22	9	41%

SnapStats®	April	May	Variance
Inventory	19	22	16%
Solds	6	9	50%
Sale Price	\$1,327,500	\$1,305,000	-2%
Sale Price SQFT	\$604	\$530	-12%
Sale to List Price Ratio	99%	102%	3%
Days on Market	10	11	10%

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

Community DETACHED HOUSES

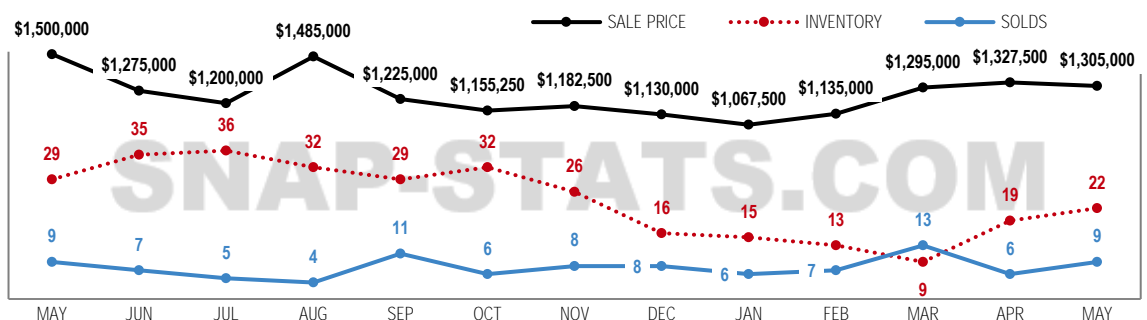
SnapStats®	Inventory	Sales	Sales Ratio
Central Meadows	8	4	50%
Mid Meadows	5	1	20%
North Meadows	1	0	NA
South Meadows	8	4	50%
West Meadows	0	0	NA
TOTAL*	22	9	41%

Market Summary

- Market Type Indicator **PITT MEADOWS DETACHED**: Sellers Market at 41% Sales Ratio average (4.1 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 56% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes in Mid Meadows and 5 to 6 bedroom properties
- Sellers Best Bet** Selling homes in Central Meadows, South Meadows and 3 to 4 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	0	1	NA*
400,001 – 500,000	2	2	100%
500,001 – 600,000	5	9	180%*
600,001 – 700,000	4	3	75%
700,001 – 800,000	2	2	100%
800,001 – 900,000	1	5	500%*
900,001 – 1,000,000	3	0	NA
1,000,001 – 1,250,000	2	1	50%
1,250,001 – 1,500,000	3	1	33%
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*	22	24	109%*

0 to 1 Bedroom	3	6	200%*
2 Bedrooms	9	11	122%*
3 Bedrooms	7	5	71%
4 Bedrooms & Greater	3	2	67%
TOTAL*	22	24	109%*

SnapStats®	April	May	Variance
Inventory	33	22	-33%
Solds	18	24	33%
Sale Price	\$589,500	\$607,500	3%
Sale Price SQFT	\$532	\$605	14%
Sale to List Price Ratio	99%	100%	1%
Days on Market	8	12	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 CONDOS & TOWNHOMES

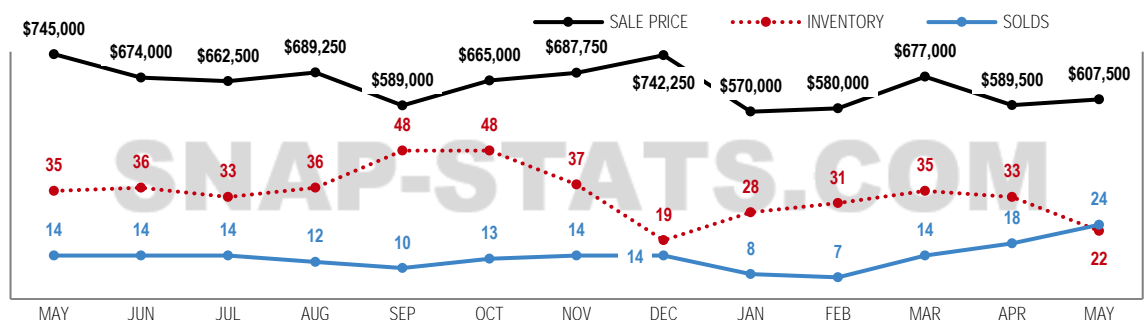
SnapStats®	Inventory	Sales	Sales Ratio
Central Meadows	2	8	400%*
Mid Meadows	10	14	140%*
North Meadows	2	0	NA
South Meadows	8	2	25%
West Meadows	0	0	NA
TOTAL*	22	24	109%*

Market Summary

- Market Type Indicator **PITT MEADOWS ATTACHED**: Sellers Market at 109% Sales Ratio average (10.9 in 10 homes selling rate)
- Homes are selling on average 100% of list price
- Most Active Price Band** \$500,000 to \$600,000 with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes in South Meadows
- Sellers Best Bet** Selling homes in Central Meadows, Mid Meadows and 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	3	1	33%
900,001 - 1,000,000	9	9	100%
1,000,001 - 1,250,000	42	30	71%
1,250,001 - 1,500,000	50	39	78%
1,500,001 - 1,750,000	69	11	16%
1,750,001 - 2,000,000	47	6	13%
2,000,001 - 2,250,000	10	2	20%
2,250,001 - 2,500,000	13	0	NA
2,500,001 - 2,750,000	6	0	NA
2,750,001 - 3,000,000	4	0	NA
3,000,001 - 3,500,000	1	0	NA
3,500,001 - 4,000,000	3	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	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*	261	98	38%

2 Bedrooms & Less	13	7	54%
3 to 4 Bedrooms	121	47	39%
5 to 6 Bedrooms	109	39	36%
7 Bedrooms & More	18	5	28%
TOTAL*	261	98	38%

SnapStats®	April	May	Variance
Inventory	233	261	12%
Solds	72	98	36%
Sale Price	\$1,245,000	\$1,306,500	5%
Sale Price SQFT	\$510	\$480	-6%
Sale to List Price Ratio	100%	101%	1%
Days on Market	12	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 DETACHED HOUSES

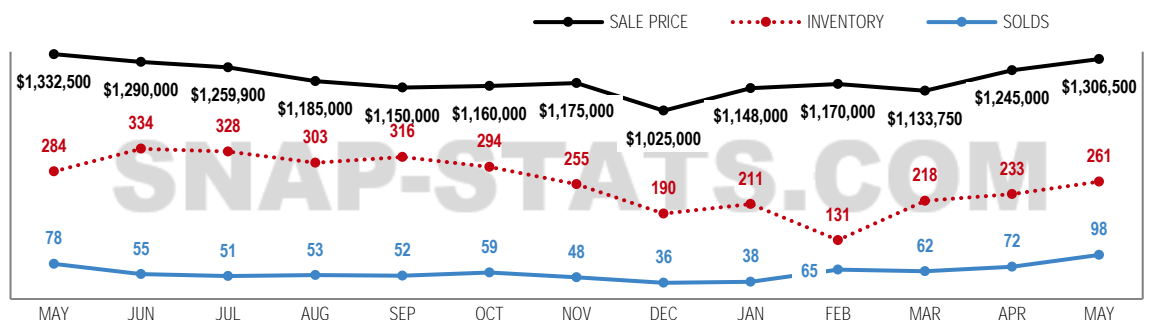
SnapStats®	Inventory	Sales	Sales Ratio
Albion	19	16	84%
Cottonwood	22	15	68%
East Central	38	19	50%
North	0	0	NA
Northeast	0	0	NA
Northwest	17	5	29%
Silver Valley	54	11	20%
Southwest	54	9	17%
Thornhill	10	5	50%
Websters Corners	7	4	57%
West Central	36	13	36%
Whonnock	4	1	25%
TOTAL*	261	98	38%

Market Summary

- Market Type Indicator **MAPLE RIDGE DETACHED**: Sellers Market at 38% Sales Ratio average (3.8 in 10 homes selling rate)
- Homes are selling on average 1% above list price
- Most Active Price Band** \$900,000 to \$1 mil with average 100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.75 mil to \$2 mil, Silver Valley, Southwest and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Albion, Cottonwood and up to 2 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	1	2	200%*
300,001 – 400,000	9	6	67%
400,001 – 500,000	30	17	57%
500,001 – 600,000	40	16	40%
600,001 – 700,000	29	19	66%
700,001 – 800,000	24	18	75%
800,001 – 900,000	27	20	74%
900,001 – 1,000,000	6	4	67%
1,000,001 – 1,250,000	5	3	60%
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*	171	105	61%

0 to 1 Bedroom	34	12	35%
2 Bedrooms	76	39	51%
3 Bedrooms	51	50	98%
4 Bedrooms & Greater	10	4	40%
TOTAL*	171	105	61%

SnapStats®	April	May	Variance
Inventory	175	171	-2%
Solds	73	105	44%
Sale Price	\$652,000	\$645,000	-1%
Sale Price SQFT	\$536	\$495	-8%
Sale to List Price Ratio	100%	99%	-1%
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.

Community CONDOS & TOWNHOMES

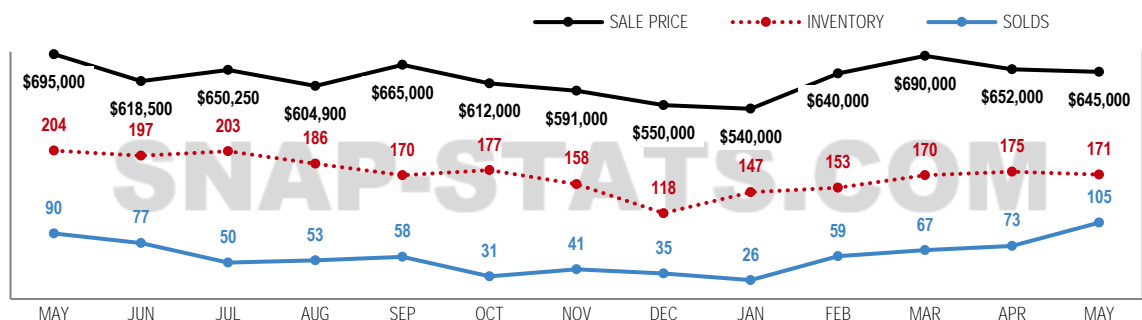
SnapStats®	Inventory	Sales	Sales Ratio
Albion	6	8	133%*
Cottonwood	9	14	156%*
East Central	86	49	57%
North	0	0	NA
Northeast	0	0	NA
Northwest	2	3	150%*
Silver Valley	9	2	22%
Southwest	6	4	67%
Thornhill	1	1	100%
Websters Corners	0	0	NA
West Central	52	24	46%
Whonnock	0	0	NA
TOTAL*	171	105	61%

Market Summary

- Market Type Indicator **MAPLE RIDGE ATTACHED**: Sellers Market at 61% Sales Ratio average (6.1 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band** \$700,000 to \$800,000 with average 75% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$500,000 to \$600,000, Silver Valley, West Central and up to 1 bedroom properties
- Sellers Best Bet** Selling homes in Albion, Cottonwood and 3 bedroom properties

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