

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

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**SnapStats Publishing**

604.229.0521  
snapstatsinfo@gmail.com  
snap-stats.com

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



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info@snap-stats.com | snap-stats.com

# 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	5	83%
1,500,001 - 1,750,000	19	16	84%
1,750,001 - 2,000,000	39	15	38%
2,000,001 - 2,250,000	21	12	57%
2,250,001 - 2,500,000	27	5	19%
2,500,001 - 2,750,000	20	3	15%
2,750,001 - 3,000,000	31	1	3%
3,000,001 - 3,500,000	34	0	NA
3,500,001 - 4,000,000	15	2	13%
4,000,001 - 4,500,000	5	0	NA
4,500,001 - 5,000,000	6	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	1	0	NA
6,500,001 - 7,000,000	1	0	NA
7,000,001 & Greater	0	0	NA
TOTAL*	226	59	26%

2 Bedrooms & Less	5	3	60%
3 to 4 Bedrooms	58	27	47%
5 to 6 Bedrooms	95	23	24%
7 Bedrooms & More	68	6	9%
TOTAL*	226	59	26%

SnapStats®	June	July	Variance
Inventory	221	226	2%
Solds	64	59	-8%
Sale Price	\$2,019,000	\$1,920,000	-5%
Sale Price SQFT	\$770	\$800	4%
Sale to List Price Ratio	101%	101%	0%
Days on Market	8	9	13%

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

## Community DETACHED HOUSES

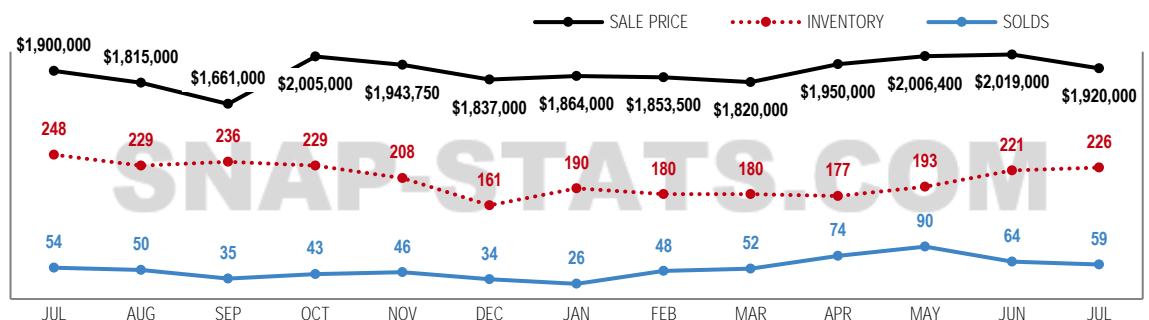
SnapStats®	Inventory	Sales	Sales Ratio
Big Bend	6	0	NA
Brentwood Park	2	2	100%
Buckingham Heights	6	0	NA
Burnaby Hospital	5	3	60%
Burnaby Lake	7	2	29%
Cariboo	0	0	NA
Capitol Hill	21	7	33%
Central	4	0	NA
Central Park	5	3	60%
Deer Lake	14	0	NA
Deer Lake Place	2	0	NA
East Burnaby	15	4	27%
Edmonds	10	0	NA
Forest Glen	9	6	67%
Forest Hills	3	0	NA
Garden Village	2	2	100%
Government Road	6	1	17%
Greentree Village	0	1	NA*
Highgate	1	1	100%
Metrotown	3	0	NA
Montecito	5	1	20%
Oakdale	0	1	NA*
Oaklands	0	0	NA
Parkcrest	10	1	10%
Simon Fraser Hills	0	0	NA
Simon Fraser University SFU	8	1	13%
South Slope	26	3	12%
Sperling-Duthie	5	4	80%
Sullivan Heights	2	1	50%
Suncrest	6	2	33%
The Crest	9	0	NA
Upper Deer Lake	11	1	9%
Vancouver Heights	8	3	38%
Westridge	7	2	29%
Willingdon Heights	8	7	88%
TOTAL*	226	59	26%

## Market Summary

- Market Type Indicator **BURNABY DETACHED**: Sellers Market at 26% Sales Ratio average (2.6 in 10 homes selling rate)
- Homes are selling on average 1% above list price
- Most Active Price Band\*\* \$1.5 mil to \$1.75 mil with average 84% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$2.75 mil to \$3 mil, Parkcrest, SFU, South Slope, Upper Deer Lake and minimum 7 bedrooms
- Sellers Best Bet\*\* Selling homes in Forest Glen, Willingdon 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	0	0	NA
400,001 – 500,000	18	10	56%
500,001 – 600,000	74	34	46%
600,001 – 700,000	110	55	50%
700,001 – 800,000	114	44	39%
800,001 – 900,000	109	32	29%
900,001 – 1,000,000	103	24	23%
1,000,001 – 1,250,000	90	37	41%
1,250,001 – 1,500,000	52	13	25%
1,500,001 – 1,750,000	22	3	14%
1,750,001 – 2,000,000	12	1	8%
2,000,001 – 2,250,000	1	0	NA
2,250,001 – 2,500,000	2	0	NA
2,500,001 – 2,750,000	2	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	1	0	NA
TOTAL*	714	253	35%

0 to 1 Bedroom	178	64	36%
2 Bedrooms	403	142	35%
3 Bedrooms	112	41	37%
4 Bedrooms & Greater	21	6	29%
TOTAL*	714	253	35%

SnapStats®	June	July	Variance
Inventory	667	714	7%
Solds	312	253	-19%
Sale Price	\$745,450	\$769,900	3%
Sale Price SQFT	\$864	\$876	1%
Sale to List Price Ratio	100%	100%	0%
Days on Market	9	9	0%

## Community CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
Big Bend	4	1	25%
Brentwood Park	216	61	28%
Buckingham Heights	0	0	NA
Burnaby Hospital	0	1	NA*
Burnaby Lake	3	1	33%
Cariboo	10	5	50%
Capitol Hill	7	1	14%
Central	8	4	50%
Central Park	6	5	83%
Deer Lake	0	0	NA
Deer Lake Place	1	0	NA
East Burnaby	1	0	NA
Edmonds	40	18	45%
Forest Glen	31	8	26%
Forest Hills	4	1	25%
Garden Village	0	0	NA
Government Road	13	5	38%
Greentree Village	2	0	NA
Highgate	14	13	93%
Metrotown	221	66	30%
Montecito	1	1	100%
Oakdale	0	0	NA
Oaklands	2	4	200%*
Parkcrest	0	0	NA
Simon Fraser Hills	8	1	13%
Simon Fraser University SFU	56	27	48%
South Slope	15	11	73%
Sperling-Duthie	0	0	NA
Sullivan Heights	39	11	28%
Suncrest	0	0	NA
The Crest	4	2	50%
Upper Deer Lake	0	0	NA
Vancouver Heights	7	3	43%
Westridge	1	1	100%
Willingdon Heights	0	2	NA*
TOTAL*	714	253	35%

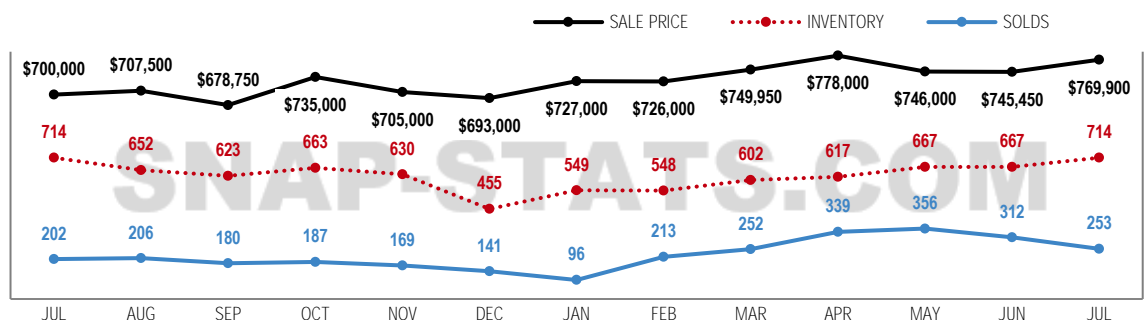
\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

## Market Summary

- Market Type Indicator **BURNABY ATTACHED**: Sellers Market at 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 \$500,000 with average 56% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.75 mil to \$2 mil, Simon Fraser Hills and minimum 4 bedroom properties
- Sellers Best Bet\*\* Selling homes in Highgate, South Slope 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	2	0	NA
900,001 - 1,000,000	1	0	NA
1,000,001 - 1,250,000	5	0	NA
1,250,001 - 1,500,000	22	10	45%
1,500,001 - 1,750,000	11	8	73%
1,750,001 - 2,000,000	11	2	18%
2,000,001 - 2,250,000	4	2	50%
2,250,001 - 2,500,000	7	0	NA
2,500,001 - 2,750,000	0	2	NA*
2,750,001 - 3,000,000	8	0	NA
3,000,001 - 3,500,000	3	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*	78	24	31%

2 Bedrooms & Less	10	0	NA
3 to 4 Bedrooms	35	13	37%
5 to 6 Bedrooms	22	11	50%
7 Bedrooms & More	11	0	NA
TOTAL*	78	24	31%

SnapStats®	June	July	Variance
Inventory	87	78	-10%
Solds	19	24	26%
Sale Price	\$1,730,000	\$1,610,000	-7%
Sale Price SQFT	\$609	\$688	13%
Sale to List Price Ratio	99%	103%	4%
Days on Market	8	10	25%

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

## Community DETACHED HOUSES

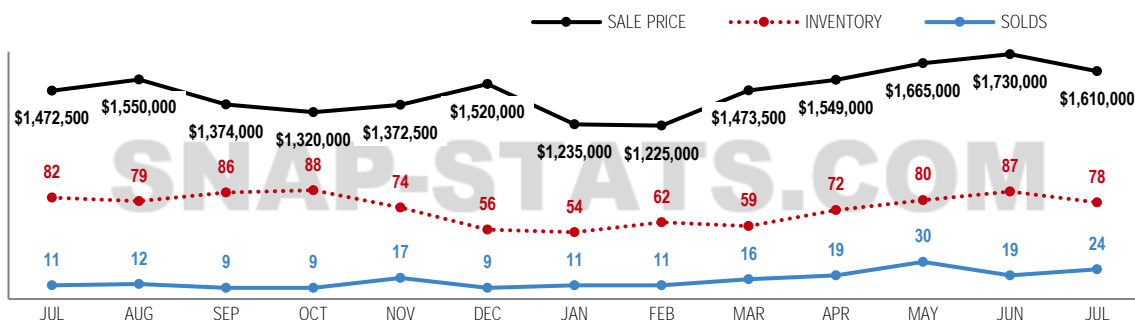
SnapStats®	Inventory	Sales	Sales Ratio
Brunette	0	0	NA
Connaught Heights	4	0	NA
Downtown	0	0	NA
Fraserview	0	0	NA
GlenBrooke North	9	5	56%
Moody Park	4	1	25%
North Arm	0	0	NA
Quay	0	0	NA
Queensborough	28	8	29%
Queens Park	3	4	133%*
Sapperton	10	1	10%
The Heights	6	2	33%
Uptown	3	0	NA
West End	11	3	27%
TOTAL*	78	24	31%

## Market Summary

- Market Type Indicator **NEW WESTMINSTER DETACHED**: Sellers Market at 31% Sales Ratio average (3.1 in 10 homes selling rate)
- Homes are selling on average 3% above list price
- Most Active Price Band\*\* \$1.5 mil to \$1.75 mil with average 73% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.75 mil to \$2 mil, Sapperton and 3 to 4 bedroom properties
- Sellers Best Bet\*\* Selling homes in GlenBrooke North and 5 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	3	2	67%
300,001 – 400,000	2	1	50%
400,001 – 500,000	19	13	68%
500,001 – 600,000	36	21	58%
600,001 – 700,000	34	21	62%
700,001 – 800,000	34	16	47%
800,001 – 900,000	27	2	7%
900,001 – 1,000,000	22	6	27%
1,000,001 – 1,250,000	20	9	45%
1,250,001 – 1,500,000	7	2	29%
1,500,001 – 1,750,000	2	1	50%
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	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
<b>TOTAL*</b>	<b>207</b>	<b>94</b>	<b>45%</b>

0 to 1 Bedroom	60	29	48%
2 Bedrooms	108	50	46%
3 Bedrooms	33	11	33%
4 Bedrooms & Greater	6	4	67%
<b>TOTAL*</b>	<b>207</b>	<b>94</b>	<b>45%</b>

SnapStats®	June	July	Variance
Inventory	178	207	16%
Solds	99	94	-5%
Sale Price	\$650,000	\$658,750	1%
Sale Price SQFT	\$691	\$704	2%
Sale to List Price Ratio	102%	99%	-3%
Days on Market	8	8	0%

## Community CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
Brunette	0	0	NA
Connaught Heights	0	0	NA
Downtown	83	17	20%
Fraserview	16	12	75%
GlenBrooke North	5	2	40%
Moody Park	5	1	20%
North Arm	0	0	NA
Quay	27	15	56%
Queensborough	21	13	62%
Queens Park	2	0	NA
Sapperton	6	7	117%*
The Heights	0	0	NA
Uptown	40	27	68%
West End	2	0	NA
<b>TOTAL*</b>	<b>207</b>	<b>94</b>	<b>45%</b>

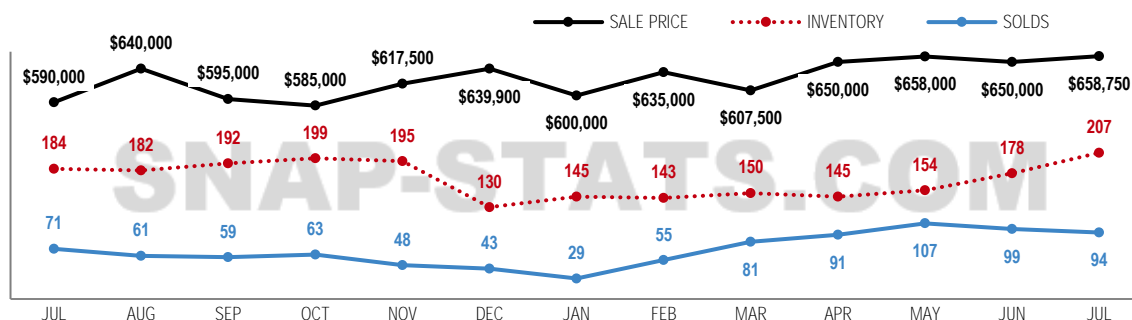
\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

## Market Summary

- Market Type Indicator **NEW WESTMINSTER ATTACHED**: Sellers Market at 45% Sales Ratio average (4.5 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 68% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$800,000 to \$900,000, Downtown and 3 bedroom properties
- Sellers Best Bet\*\* Selling homes in Fraserview, Queensborough, 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	0	0	NA
1,000,001 - 1,250,000	0	5	NA*
1,250,001 - 1,500,000	16	19	119%*
1,500,001 - 1,750,000	25	12	48%
1,750,001 - 2,000,000	52	13	25%
2,000,001 - 2,250,000	18	9	50%
2,250,001 - 2,500,000	40	3	8%
2,500,001 - 2,750,000	8	4	50%
2,750,001 - 3,000,000	17	0	NA
3,000,001 - 3,500,000	15	2	13%
3,500,001 - 4,000,000	16	1	6%
4,000,001 - 4,500,000	2	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	1	0	NA
6,500,001 - 7,000,000	0	0	NA
7,000,001 & Greater	1	0	NA
TOTAL*	213	68	32%

2 Bedrooms & Less	7	1	14%
3 to 4 Bedrooms	68	39	57%
5 to 6 Bedrooms	90	17	19%
7 Bedrooms & More	48	11	23%
TOTAL*	213	68	32%

SnapStats®	June	July	Variance
Inventory	204	213	4%
Solds	84	68	-19%
Sale Price	\$1,820,325	\$1,694,500	-7%
Sale Price SQFT	\$607	\$661	9%
Sale to List Price Ratio	101%	97%	-4%
Days on Market	7	8	14%

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

## Community DETACHED HOUSES

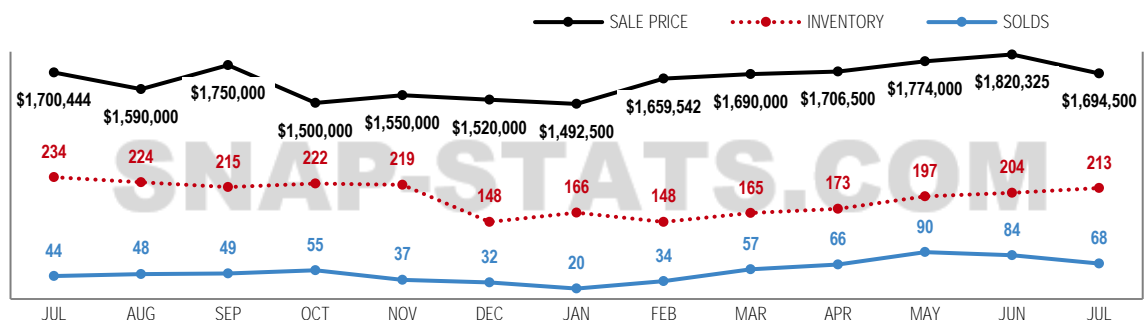
SnapStats®	Inventory	Sales	Sales Ratio
Burke Mountain	27	6	22%
Canyon Springs	0	2	NA*
Cape Horn	8	0	NA
Central Coquitlam	36	11	31%
Chineside	4	3	75%
Coquitlam East	13	4	31%
Coquitlam West	43	4	9%
Eagle Ridge	2	3	150%*
Harbour Chines	7	1	14%
Harbour Place	1	4	400%*
Hockaday	3	0	NA
Maillardville	15	0	NA
Meadow Brook	2	2	100%
New Horizons	5	5	100%
North Coquitlam	0	0	NA
Park Ridge Estates	1	1	100%
Ranch Park	17	9	53%
River Springs	2	3	150%*
Scott Creek	3	0	NA
Summitt View	1	1	100%
Upper Eagle Ridge	1	0	NA
Westwood Plateau	22	9	41%
Westwood Summit	0	0	NA
TOTAL*	213	68	32%

## Market Summary

- Market Type Indicator **COQUITLAM DETACHED**: Sellers Market at 32% Sales Ratio average (3.2 in 10 homes selling rate)
- Homes are selling on average 3% below 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 \$3.5 mil to \$4 mil, Coquitlam West and 5 to 6 bedroom properties
- Sellers Best Bet\*\* Selling homes in Ranch Park and 3 to 4 bedroom properties

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

## 13 Month Market Trend



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### Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	0	0	NA
300,001 – 400,000	2	1	50%
400,001 – 500,000	9	6	67%
500,001 – 600,000	41	25	61%
600,001 – 700,000	36	32	89%
700,001 – 800,000	66	27	41%
800,001 – 900,000	54	13	24%
900,001 – 1,000,000	31	13	42%
1,000,001 – 1,250,000	62	21	34%
1,250,001 – 1,500,000	41	8	20%
1,500,001 – 1,750,000	8	3	38%
1,750,001 – 2,000,000	1	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*	352	149	42%

0 to 1 Bedroom	73	39	53%
2 Bedrooms	161	72	45%
3 Bedrooms	85	29	34%
4 Bedrooms & Greater	33	9	27%
TOTAL*	352	149	42%

SnapStats®	June	July	Variance
Inventory	317	352	11%
Solds	174	149	-14%
Sale Price	\$735,000	\$739,900	1%
Sale Price SQFT	\$793	\$773	-3%
Sale to List Price Ratio	98%	101%	3%
Days on Market	11	9	-18%

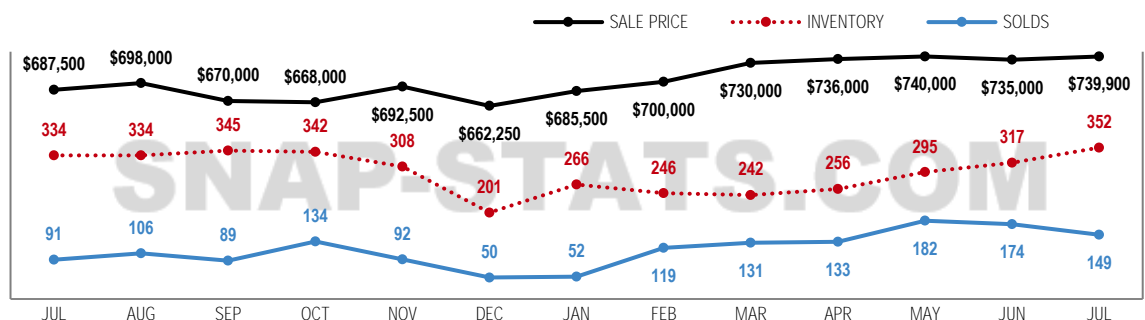
\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

### Market Summary

- Market Type Indicator **COQUITLAM ATTACHED**: Sellers Market at 42% Sales Ratio average (4.2 in 10 homes selling rate)
- Homes are selling on average 1% above list price
- Most Active Price Band\*\* \$600,000 to \$700,000 with average 89% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.25 mil to \$1.5 mil, Coquitlam West and minimum 4 bedroom properties
- Sellers Best Bet\*\* Selling homes in New Horizons 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	0	NA
900,001 - 1,000,000	0	0	NA
1,000,001 - 1,250,000	7	3	43%
1,250,001 - 1,500,000	27	7	26%
1,500,001 - 1,750,000	20	14	70%
1,750,001 - 2,000,000	14	2	14%
2,000,001 - 2,250,000	6	0	NA
2,250,001 - 2,500,000	4	1	25%
2,500,001 - 2,750,000	2	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	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*	85	27	32%

2 Bedrooms & Less	3	0	NA
3 to 4 Bedrooms	44	17	39%
5 to 6 Bedrooms	29	7	24%
7 Bedrooms & More	9	3	33%
TOTAL*	85	27	32%

SnapStats®	June	July	Variance
Inventory	82	85	4%
Solds	29	27	-7%
Sale Price	\$1,440,000	\$1,550,000	8%
Sale Price SQFT	\$590	\$653	11%
Sale to List Price Ratio	96%	100%	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 DETACHED HOUSES

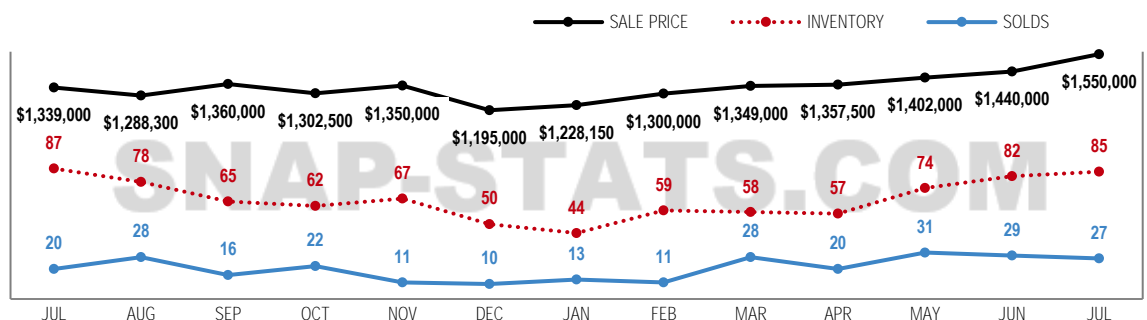
SnapStats®	Inventory	Sales	Sales Ratio
Birchland Manor	3	0	NA
Central Port Coquitlam	10	0	NA
Citadel	17	3	18%
Glenwood	14	8	57%
Lincoln Park	5	3	60%
Lower Mary Hill	5	0	NA
Mary Hill	9	7	78%
Oxford Heights	11	3	27%
Riverwood	7	1	14%
Woodland Acres	4	2	50%
TOTAL*	85	27	32%

## Market Summary

- Market Type Indicator **PORT COQUITLAM DETACHED**: Sellers Market at 32% Sales Ratio average (3.2 in 10 homes selling rate)
- Homes are selling on average 100% of list price
- Most Active Price Band\*\* \$1.5 mil to \$1.75 mil with average 70% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.75 mil to \$2 mil, Citadel and 5 to 6 bedroom properties
- Sellers Best Bet\*\* Selling homes in Mary Hill 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	1	NA*
400,001 – 500,000	5	7	140%*
500,001 – 600,000	8	5	63%
600,001 – 700,000	20	13	65%
700,001 – 800,000	12	6	50%
800,001 – 900,000	6	3	50%
900,001 – 1,000,000	5	4	80%
1,000,001 – 1,250,000	8	5	63%
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	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*	68	45	66%

0 to 1 Bedroom	12	13	108%*
2 Bedrooms	34	19	56%
3 Bedrooms	13	10	77%
4 Bedrooms & Greater	9	3	33%
TOTAL*	68	45	66%

SnapStats®	June	July	Variance
Inventory	65	68	5%
Solds	63	45	-29%
Sale Price	\$608,000	\$655,000	8%
Sale Price SQFT	\$673	\$667	-1%
Sale to List Price Ratio	101%	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 CONDOS & TOWNHOMES

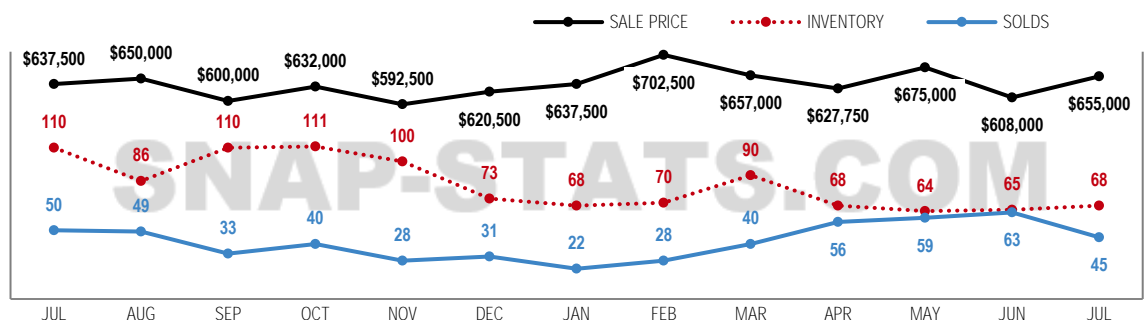
SnapStats®	Inventory	Sales	Sales Ratio
Birchland Manor	0	0	NA
Central Port Coquitlam	38	27	71%
Citadel	7	5	71%
Glenwood	14	5	36%
Lincoln Park	1	0	NA
Lower Mary Hill	0	0	NA
Mary Hill	1	2	200%*
Oxford Heights	1	0	NA
Riverwood	6	6	100%
Woodland Acres	0	0	NA
TOTAL*	68	45	66%

## Market Summary

- Market Type Indicator **PORT COQUITLAM ATTACHED**: Sellers Market at 66% Sales Ratio average (6.6 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 65% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$700,000 to \$800,000, Glenwood and minimum 4 bedroom properties
- Sellers Best Bet\*\* Selling homes in Central Port Coquitlam 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	0	0	NA
1,000,001 - 1,250,000	0	0	NA
1,250,001 - 1,500,000	4	3	75%
1,500,001 - 1,750,000	7	4	57%
1,750,001 - 2,000,000	12	2	17%
2,000,001 - 2,250,000	5	2	40%
2,250,001 - 2,500,000	9	1	11%
2,500,001 - 2,750,000	4	1	25%
2,750,001 - 3,000,000	3	1	33%
3,000,001 - 3,500,000	4	1	25%
3,500,001 - 4,000,000	1	0	NA
4,000,001 - 4,500,000	1	2	200%*
4,500,001 - 5,000,000	1	0	NA
5,000,001 - 5,500,000	1	0	NA
5,500,001 - 6,000,000	2	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*	56	17	30%

2 Bedrooms & Less	0	0	NA
3 to 4 Bedrooms	30	12	40%
5 to 6 Bedrooms	25	4	16%
7 Bedrooms & More	1	1	100%
TOTAL*	56	17	30%

SnapStats®	June	July	Variance
Inventory	60	56	-7%
Solds	19	17	-11%
Sale Price	\$1,970,000	\$1,820,000	-8%
Sale Price SQFT	\$539	\$728	35%
Sale to List Price Ratio	104%	101%	-3%
Days on Market	12	10	-17%

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

## Community DETACHED HOUSES

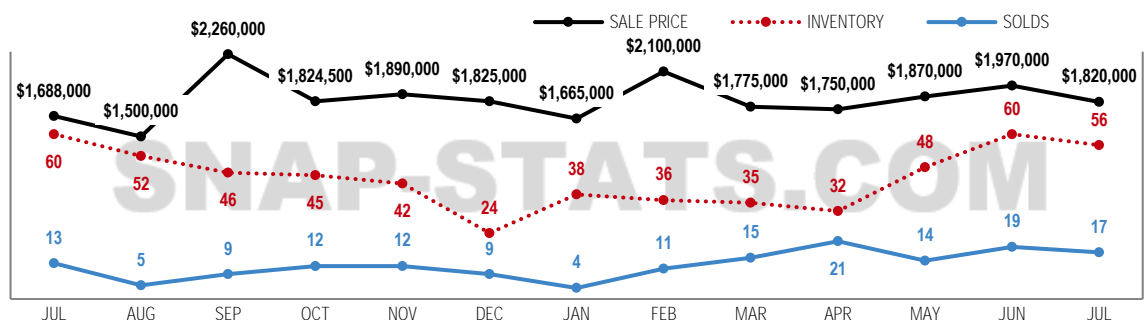
SnapStats®	Inventory	Sales	Sales Ratio
Anmore	6	5	83%
Barber Street	3	0	NA
Belcarra	4	0	NA
College Park	7	3	43%
Glenayre	2	1	50%
Heritage Mountain	5	1	20%
Heritage Woods	6	2	33%
loco	0	0	NA
Mountain Meadows	3	0	NA
North Shore	9	4	44%
Port Moody Centre	11	1	9%
TOTAL*	56	17	30%

## Market Summary

- Market Type Indicator **PORT MOODY DETACHED**: Sellers Market at 30% Sales Ratio average (3 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 17% Sales Ratio (Balanced 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 North Shore 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	1	NA*
400,001 – 500,000	2	3	150%*
500,001 – 600,000	9	4	44%
600,001 – 700,000	16	7	44%
700,001 – 800,000	19	13	68%
800,001 – 900,000	14	10	71%
900,001 – 1,000,000	20	6	30%
1,000,001 – 1,250,000	9	10	111%*
1,250,001 – 1,500,000	3	5	167%*
1,500,001 – 1,750,000	2	2	100%
1,750,001 – 2,000,000	0	0	NA
2,000,001 – 2,250,000	0	1	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*	95	62	65%

0 to 1 Bedroom	20	7	35%
2 Bedrooms	48	32	67%
3 Bedrooms	23	19	83%
4 Bedrooms & Greater	4	4	100%
TOTAL*	95	62	65%

SnapStats®	June	July	Variance
Inventory	96	95	-1%
Solds	74	62	-16%
Sale Price	\$751,000	\$834,400	11%
Sale Price SQFT	\$822	\$752	-9%
Sale to List Price Ratio	101%	99%	-2%
Days on Market	9	9	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

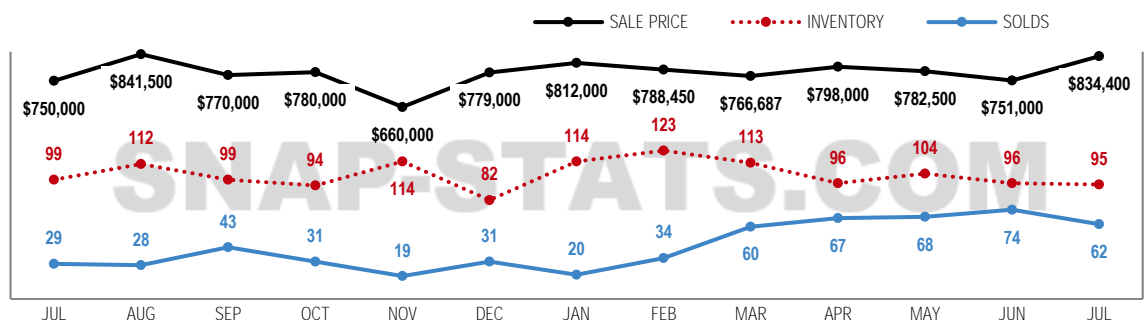
SnapStats®	Inventory	Sales	Sales Ratio
Anmore	0	0	NA
Barber Street	0	0	NA
Belcarra	0	0	NA
College Park	9	5	56%
Glenayre	0	0	NA
Heritage Mountain	4	1	25%
Heritage Woods	3	3	100%
loco	0	0	NA
Mountain Meadows	0	0	NA
North Shore	12	14	117%*
Port Moody Centre	67	39	58%
TOTAL*	95	62	65%

## 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 1% below list price
- Most Active Price Band\*\* \$1 mil to \$1.25 mil with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$900,000 mil to \$1 mil, College Park, Port Moody Centre and up to 1 bedroom properties
- Sellers Best Bet\*\* Selling homes in North Shore 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	3	2	67%
1,250,001 - 1,500,000	15	4	27%
1,500,001 - 1,750,000	3	1	33%
1,750,001 - 2,000,000	2	0	NA
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*	26	7	27%

2 Bedrooms & Less	1	0	NA
3 to 4 Bedrooms	19	5	26%
5 to 6 Bedrooms	4	2	50%
7 Bedrooms & More	2	0	NA
TOTAL*	26	7	27%

SnapStats®	June	July	Variance
Inventory	21	26	24%
Solds	14	7	-50%
Sale Price	\$1,423,500	\$1,335,000	-6%
Sale Price SQFT	\$498	\$626	26%
Sale to List Price Ratio	105%	97%	-8%
Days on Market	7	23	229%

## Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Central Meadows	9	2	22%
Mid Meadows	4	2	50%
North Meadows	2	0	NA
South Meadows	11	3	27%
West Meadows	0	0	NA
TOTAL*	26	7	27%

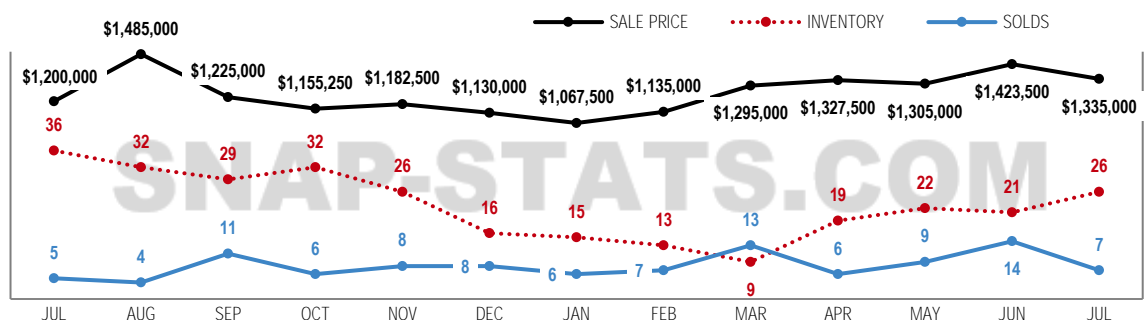
\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

## Market Summary

- Market Type Indicator **PITT MEADOWS DETACHED**: Sellers Market at 27% Sales Ratio average (2.7 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 67% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.25 mil to \$1.5 mil and 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	0	1	NA*
500,001 – 600,000	7	5	71%
600,001 – 700,000	5	4	80%
700,001 – 800,000	3	3	100%
800,001 – 900,000	3	1	33%
900,001 – 1,000,000	0	0	NA
1,000,001 – 1,250,000	3	0	NA
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*	23	14	61%

0 to 1 Bedroom	3	2	67%
2 Bedrooms	11	9	82%
3 Bedrooms	4	3	75%
4 Bedrooms & Greater	5	0	NA
TOTAL*	23	14	61%

SnapStats®	June	July	Variance
Inventory	22	23	5%
Solds	14	14	0%
Sale Price	\$641,500	\$642,500	0%
Sale Price SQFT	\$678	\$592	-13%
Sale to List Price Ratio	99%	100%	1%
Days on Market	9	7	-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

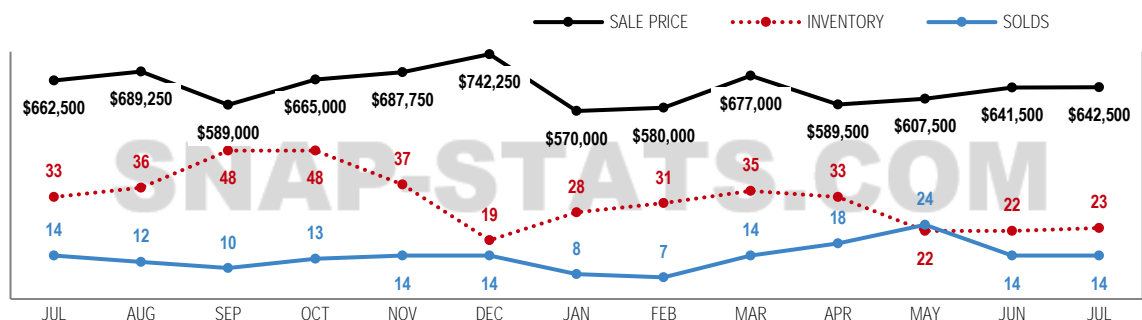
SnapStats®	Inventory	Sales	Sales Ratio
Central Meadows	8	4	50%
Mid Meadows	6	8	133%*
North Meadows	2	0	NA
South Meadows	7	2	29%
West Meadows	0	0	NA
TOTAL*	23	14	61%

## Market Summary

- Market Type Indicator **PITT MEADOWS ATTACHED**: Sellers Market at 61% Sales Ratio average (6.1 in 10 homes selling rate)
- Homes are selling on average 100% of list price
- Most Active Price Band\*\* Insufficient data but with 5 sales price band of \$500,000 to \$600,000
- Buyers Best Bet\*\* Insufficient data excluding for homes in Central Meadows
- 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	3	0	NA
900,001 - 1,000,000	12	4	33%
1,000,001 - 1,250,000	53	30	57%
1,250,001 - 1,500,000	83	21	25%
1,500,001 - 1,750,000	66	8	12%
1,750,001 - 2,000,000	53	2	4%
2,000,001 - 2,250,000	13	1	8%
2,250,001 - 2,500,000	16	0	NA
2,500,001 - 2,750,000	3	0	NA
2,750,001 - 3,000,000	9	0	NA
3,000,001 - 3,500,000	3	0	NA
3,500,001 - 4,000,000	3	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	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	1	0	NA
7,000,001 & Greater	0	0	NA
TOTAL*	321	66	21%

2 Bedrooms & Less	19	1	5%
3 to 4 Bedrooms	155	34	22%
5 to 6 Bedrooms	125	28	22%
7 Bedrooms & More	22	3	14%
TOTAL*	321	66	21%

SnapStats®	June	July	Variance
Inventory	303	321	6%
Solds	79	66	-16%
Sale Price	\$1,315,000	\$1,248,500	-5%
Sale Price SQFT	\$535	\$480	-10%
Sale to List Price Ratio	102%	97%	-5%
Days on Market	7	11	57%

### Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Albion	29	12	41%
Cottonwood	32	13	41%
East Central	42	11	26%
North	0	0	NA
Northeast	0	0	NA
Northwest	27	4	15%
Silver Valley	60	10	17%
Southwest	54	6	11%
Thornhill	14	1	7%
Websters Corners	10	1	10%
West Central	48	8	17%
Whonnock	5	0	NA
TOTAL*	321	66	21%

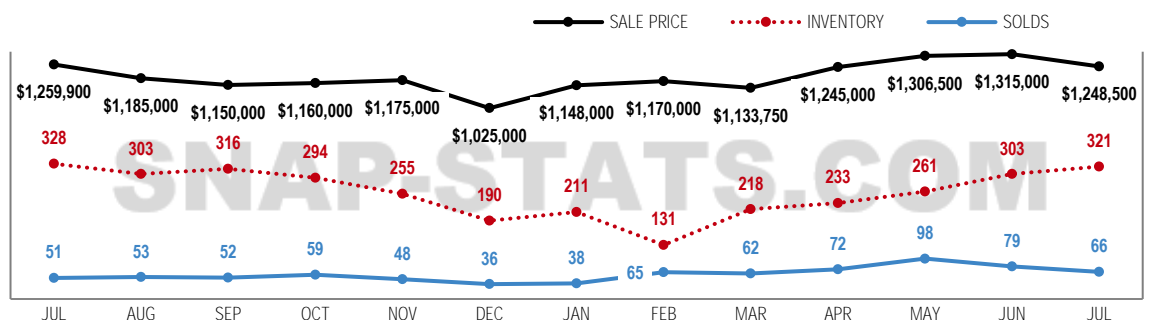
\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

### Market Summary

- Market Type Indicator **MAPLE RIDGE DETACHED**: Sellers Market at 21% Sales Ratio average (2.1 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 57% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.75 mil to \$2 mil, Thornhill and up to 2 bedroom properties
- Sellers Best Bet\*\* Selling homes in Albion, Cottonwood and 3 to 6 bedroom properties

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

### 13 Month Market Trend



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## Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	0	1	NA*
300,001 – 400,000	3	6	200%*
400,001 – 500,000	23	12	52%
500,001 – 600,000	41	17	41%
600,001 – 700,000	34	6	18%
700,001 – 800,000	28	9	32%
800,001 – 900,000	28	14	50%
900,001 – 1,000,000	9	5	56%
1,000,001 – 1,250,000	4	0	NA
1,250,001 – 1,500,000	0	0	NA
1,500,001 – 1,750,000	0	0	NA
1,750,001 – 2,000,000	0	0	NA
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	0	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	0	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	170	70	41%

0 to 1 Bedroom	26	14	54%
2 Bedrooms	69	21	30%
3 Bedrooms	64	28	44%
4 Bedrooms & Greater	11	7	64%
TOTAL*	170	70	41%

SnapStats®	June	July	Variance
Inventory	171	170	-1%
Solds	110	70	-36%
Sale Price	\$614,200	\$595,000	-3%
Sale Price SQFT	\$526	\$520	-1%
Sale to List Price Ratio	102%	98%	-4%
Days on Market	7	15	114%

\*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

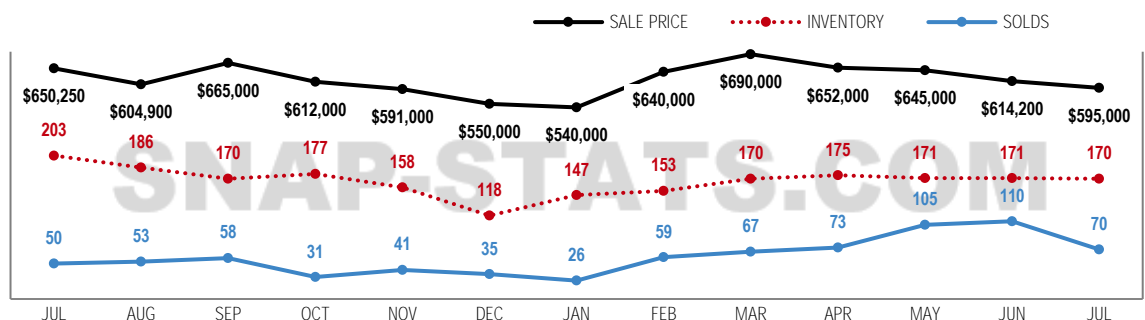
SnapStats®	Inventory	Sales	Sales Ratio
Albion	2	0	NA
Cottonwood	19	7	37%
East Central	78	32	41%
North	0	0	NA
Northeast	0	0	NA
Northwest	3	4	133%*
Silver Valley	13	5	38%
Southwest	5	4	80%
Thornhill	1	0	NA
Websters Corners	0	0	NA
West Central	49	18	37%
Whonnock	0	0	NA
TOTAL*	170	70	41%

## Market Summary

- Market Type Indicator **MAPLE RIDGE ATTACHED**: Sellers Market at 41% Sales Ratio average (4.1 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band\*\* \$900,000 to \$1 mil with average 56% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$600,000 to \$700,000, Cottonwood, Silver Valley, West Central and 2 bedroom properties
- Sellers Best Bet\*\* Selling homes in East Central and minimum 4 bedroom properties

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

## 13 Month Market Trend



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