

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

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SnapStats Publishing

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GREATER VANCOUVER EDITION

Burnaby
New Westminster
Coquitlam
Port Coquitlam
Port Moody
Pitt Meadows
Maple Ridge



Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 - 700,000	0	0	NA
700,001 - 800,000	0	0	NA
800,001 - 900,000	0	0	NA
900,001 - 1,000,000	0	0	NA
1,000,001 - 1,250,000	0	0	NA
1,250,001 - 1,500,000	6	0	NA
1,500,001 - 1,750,000	19	7	37%
1,750,001 - 2,000,000	39	14	36%
2,000,001 - 2,250,000	18	10	56%
2,250,001 - 2,500,000	33	2	6%
2,500,001 - 2,750,000	22	2	9%
2,750,001 - 3,000,000	27	3	11%
3,000,001 - 3,500,000	33	5	15%
3,500,001 - 4,000,000	19	0	NA
4,000,001 - 4,500,000	6	1	17%
4,500,001 - 5,000,000	3	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*	228	44	19%

2 Bedrooms & Less	5	1	20%
3 to 4 Bedrooms	60	13	22%
5 to 6 Bedrooms	93	20	22%
7 Bedrooms & More	70	10	14%
TOTAL*	228	44	19%

SnapStats®	July	August	Variance
Inventory	226	228	1%
Solds	59	44	-25%
Sale Price	\$1,920,000	\$2,044,400	6%
Sale Price SQFT	\$800	\$745	-7%
Sale to List Price Ratio	101%	102%	1%
Days on Market	9	19	111%

Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Big Bend	9	0	NA
Brentwood Park	4	1	25%
Buckingham Heights	5	2	40%
Burnaby Hospital	6	1	17%
Burnaby Lake	9	1	11%
Cariboo	0	0	NA
Capitol Hill	15	2	13%
Central	6	0	NA
Central Park	5	0	NA
Deer Lake	15	1	7%
Deer Lake Place	1	1	100%
East Burnaby	12	4	33%
Edmonds	13	1	8%
Forest Glen	9	1	11%
Forest Hills	2	1	50%
Garden Village	3	1	33%
Government Road	6	0	NA
Greentree Village	0	0	NA
Highgate	3	1	33%
Metrotown	4	1	25%
Montecito	4	4	100%
Oakdale	0	0	NA
Oaklands	0	0	NA
Parkcrest	14	2	14%
Simon Fraser Hills	0	0	NA
Simon Fraser University SFU	6	0	NA
South Slope	23	5	22%
Sperling-Duthie	3	5	167%*
Sullivan Heights	2	0	NA
Suncrest	4	1	25%
The Crest	10	1	10%
Upper Deer Lake	9	4	44%
Vancouver Heights	10	2	20%
Westridge	8	0	NA
Willingdon Heights	8	1	13%
TOTAL*	228	44	19%

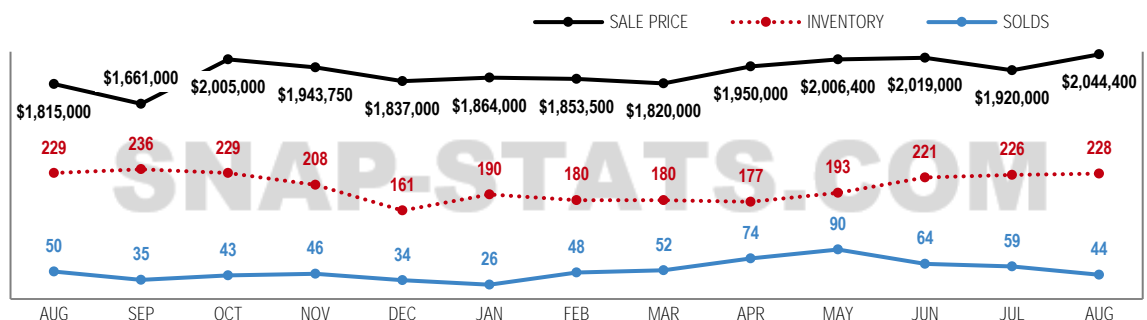
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

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% above list price
- Most Active Price Band** \$2 mil to \$2.25 mil with average 56% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$2.25 mil to \$2.5 mil, Deer Lake, Edmonds and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Upper Deer Lake 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	0	NA
300,001 – 400,000	1	0	NA
400,001 – 500,000	22	10	45%
500,001 – 600,000	60	35	58%
600,001 – 700,000	115	53	46%
700,001 – 800,000	108	53	49%
800,001 – 900,000	102	38	37%
900,001 – 1,000,000	108	16	15%
1,000,001 – 1,250,000	100	33	33%
1,250,001 – 1,500,000	54	4	7%
1,500,001 – 1,750,000	19	1	5%
1,750,001 – 2,000,000	10	1	10%
2,000,001 – 2,250,000	3	1	33%
2,250,001 – 2,500,000	3	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	1	0	NA
3,500,001 – 4,000,000	1	0	NA
4,000,001 & Greater	1	0	NA
TOTAL*	709	245	35%

0 to 1 Bedroom	178	71	40%
2 Bedrooms	397	140	35%
3 Bedrooms	117	28	24%
4 Bedrooms & Greater	17	6	35%
TOTAL*	709	245	35%

SnapStats®	July	August	Variance
Inventory	714	709	-1%
Solds	253	245	-3%
Sale Price	\$769,900	\$748,000	-3%
Sale Price SQFT	\$876	\$866	-1%
Sale to List Price Ratio	100%	101%	1%
Days on Market	9	11	22%

Community CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
Big Bend	3	1	33%
Brentwood Park	233	45	19%
Buckingham Heights	0	0	NA
Burnaby Hospital	0	1	NA*
Burnaby Lake	3	0	NA
Cariboo	8	5	63%
Capitol Hill	6	2	33%
Central	4	2	50%
Central Park	7	1	14%
Deer Lake	0	0	NA
Deer Lake Place	0	0	NA
East Burnaby	2	0	NA
Edmonds	35	20	57%
Forest Glen	22	12	55%
Forest Hills	4	0	NA
Garden Village	0	0	NA
Government Road	12	8	67%
Greentree Village	2	0	NA
Highgate	19	12	63%
Metrotown	206	68	33%
Montecito	2	1	50%
Oakdale	0	0	NA
Oaklands	3	1	33%
Parkcrest	0	0	NA
Simon Fraser Hills	7	5	71%
Simon Fraser University SFU	56	18	32%
South Slope	17	10	59%
Sperling-Duthie	0	0	NA
Sullivan Heights	46	25	54%
Suncrest	0	0	NA
The Crest	2	4	200%*
Upper Deer Lake	1	0	NA
Vancouver Heights	9	1	11%
Westridge	0	2	NA*
Willingdon Heights	0	1	NA*
TOTAL*	709	245	35%

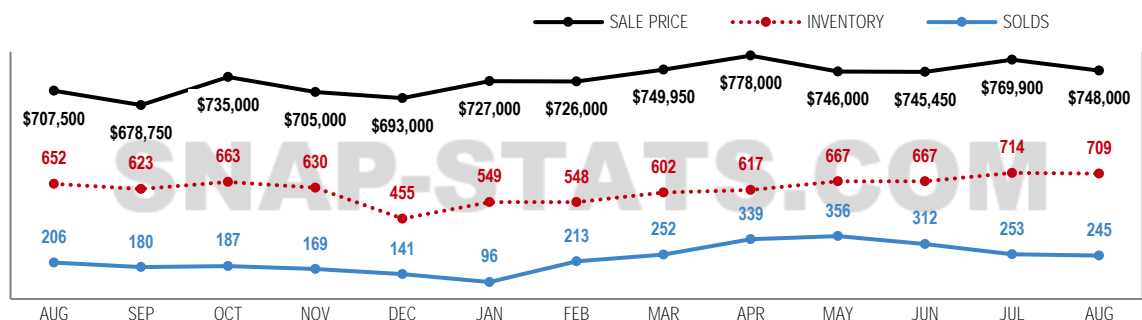
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

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 1% above list price
- Most Active Price Band** \$500,000 to \$600,000 with average 58% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.5 mil to \$1.75 mil, Brentwood Park, Vancouver Heights and 3 bedroom properties
- Sellers Best Bet** Selling homes in Cariboo, 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	2	0	NA
900,001 - 1,000,000	1	0	NA
1,000,001 - 1,250,000	6	2	33%
1,250,001 - 1,500,000	18	5	28%
1,500,001 - 1,750,000	13	3	23%
1,750,001 - 2,000,000	12	2	17%
2,000,001 - 2,250,000	8	1	13%
2,250,001 - 2,500,000	5	4	80%
2,500,001 - 2,750,000	0	1	NA*
2,750,001 - 3,000,000	6	0	NA
3,000,001 - 3,500,000	3	1	33%
3,500,001 - 4,000,000	3	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*	77	19	25%

2 Bedrooms & Less	8	7	88%
3 to 4 Bedrooms	35	6	17%
5 to 6 Bedrooms	20	6	30%
7 Bedrooms & More	14	0	NA
TOTAL*	77	19	25%

SnapStats®	July	August	Variance
Inventory	78	77	-1%
Solds	24	19	-21%
Sale Price	\$1,610,000	\$1,625,000	1%
Sale Price SQFT	\$688	\$707	3%
Sale to List Price Ratio	103%	98%	-5%
Days on Market	10	27	170%

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

Community DETACHED HOUSES

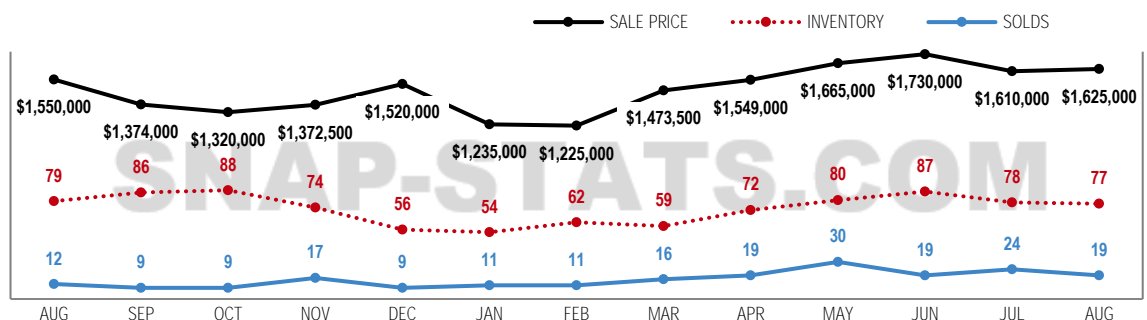
SnapStats®	Inventory	Sales	Sales Ratio
Brunette	0	0	NA
Connaught Heights	3	0	NA
Downtown	0	0	NA
Fraserview	1	0	NA
GlenBrooke North	10	1	10%
Moody Park	4	0	NA
North Arm	0	0	NA
Quay	0	0	NA
Queensborough	32	3	9%
Queens Park	2	1	50%
Sapperton	4	5	125%*
The Heights	4	8	200%*
Uptown	2	1	50%
West End	15	0	NA
TOTAL*	77	19	25%

Market Summary

- Market Type Indicator **NEW WESTMINSTER DETACHED**: Sellers Market at 25% Sales Ratio average (2.5 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 28% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$2 mil to \$2.25 mil, GlenBrooke North, Queensborough and 3 to 4 bedroom properties
- Sellers Best Bet** Selling homes in The Heights and up to 2 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	1	100%
300,001 – 400,000	2	1	50%
400,001 – 500,000	16	9	56%
500,001 – 600,000	39	11	28%
600,001 – 700,000	38	20	53%
700,001 – 800,000	31	14	45%
800,001 – 900,000	22	8	36%
900,001 – 1,000,000	20	3	15%
1,000,001 – 1,250,000	23	1	4%
1,250,001 – 1,500,000	6	1	17%
1,500,001 – 1,750,000	2	0	NA
1,750,001 – 2,000,000	0	0	NA
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	0	0	NA
2,500,001 – 2,750,000	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*	201	69	34%

0 to 1 Bedroom	55	21	38%
2 Bedrooms	108	40	37%
3 Bedrooms	33	7	21%
4 Bedrooms & Greater	5	1	20%
TOTAL*	201	69	34%

SnapStats®	July	August	Variance
Inventory	207	201	-3%
Solds	94	69	-27%
Sale Price	\$658,750	\$661,000	0%
Sale Price SQFT	\$704	\$718	2%
Sale to List Price Ratio	99%	102%	3%
Days on Market	8	9	13%

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Community CONDOS & TOWNHOMES

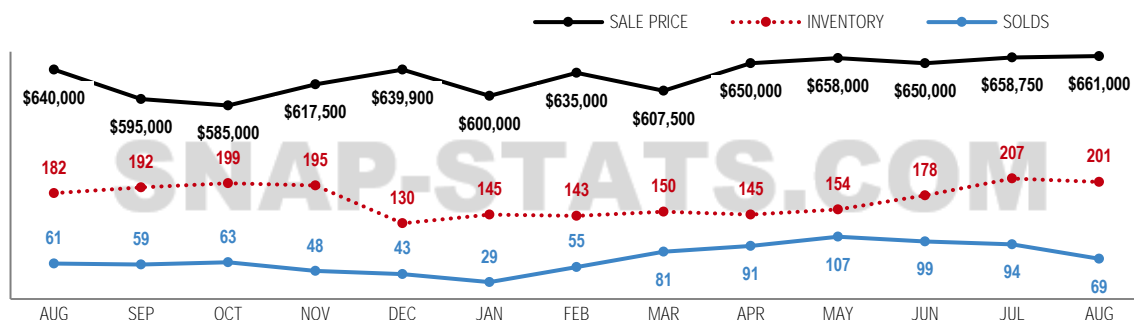
SnapStats®	Inventory	Sales	Sales Ratio
Brunette	0	0	NA
Connaught Heights	0	0	NA
Downtown	66	21	32%
Fraserview	22	6	27%
GlenBrooke North	5	2	40%
Moody Park	5	0	NA
North Arm	0	0	NA
Quay	21	13	62%
Queensborough	28	5	18%
Queens Park	2	0	NA
Sapperton	11	3	27%
The Heights	1	0	NA
Uptown	39	18	46%
West End	1	1	100%
TOTAL*	201	69	34%

Market Summary

- Market Type Indicator **NEW WESTMINSTER ATTACHED**: Sellers Market at 34% Sales Ratio average (3.4 in 10 homes selling rate)
- Homes are selling on average 2% above list price
- Most Active Price Band** \$400,000 to \$500,000 with average 56% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1 mil to \$1.25 mil, Queensborough and 3 bedroom properties
- Sellers Best Bet** Selling homes in Quay, Uptown 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	1	0	NA
1,250,001 - 1,500,000	16	13	81%
1,500,001 - 1,750,000	20	10	50%
1,750,001 - 2,000,000	41	9	22%
2,000,001 - 2,250,000	21	6	29%
2,250,001 - 2,500,000	35	2	6%
2,500,001 - 2,750,000	12	3	25%
2,750,001 - 3,000,000	20	1	5%
3,000,001 - 3,500,000	20	2	10%
3,500,001 - 4,000,000	17	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	1	0	NA
TOTAL*	210	46	22%

2 Bedrooms & Less	8	0	NA
3 to 4 Bedrooms	64	23	36%
5 to 6 Bedrooms	84	14	17%
7 Bedrooms & More	54	9	17%
TOTAL*	210	46	22%

SnapStats®	July	August	Variance
Inventory	213	210	-1%
Solds	68	46	-32%
Sale Price	\$1,694,500	\$1,750,000	3%
Sale Price SQFT	\$661	\$615	-7%
Sale to List Price Ratio	97%	97%	0%
Days on Market	8	22	175%

*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

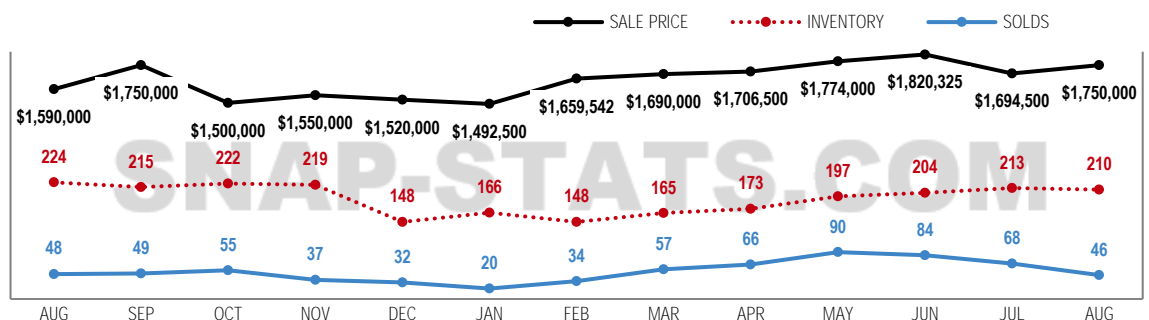
SnapStats®	Inventory	Sales	Sales Ratio
Burke Mountain	27	4	15%
Canyon Springs	0	0	NA
Cape Horn	5	5	100%
Central Coquitlam	32	10	31%
Chineside	2	2	100%
Coquitlam East	11	3	27%
Coquitlam West	49	3	6%
Eagle Ridge	1	1	100%
Harbour Chines	7	2	29%
Harbour Place	2	0	NA
Hockaday	3	0	NA
Maillardville	17	3	18%
Meadow Brook	2	0	NA
New Horizons	5	2	40%
North Coquitlam	0	0	NA
Park Ridge Estates	1	0	NA
Ranch Park	17	3	18%
River Springs	2	2	100%
Scott Creek	3	1	33%
Summitt View	1	0	NA
Upper Eagle Ridge	2	0	NA
Westwood Plateau	21	5	24%
Westwood Summit	0	0	NA
TOTAL*	210	46	22%

Market Summary

- Market Type Indicator **COQUITLAM DETACHED**: Sellers Market at 22% Sales Ratio average (2.2 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 81% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$2.75 mil to \$3 mil, Coquitlam West and minimum 5 bedroom properties
- Sellers Best Bet** Selling homes in Central Coquitlam, Coquitlam East, Westwood Plateau 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	0	3	NA*
400,001 – 500,000	6	8	133%*
500,001 – 600,000	41	30	73%
600,001 – 700,000	40	18	45%
700,001 – 800,000	53	36	68%
800,001 – 900,000	45	20	44%
900,001 – 1,000,000	30	5	17%
1,000,001 – 1,250,000	58	21	36%
1,250,001 – 1,500,000	37	9	24%
1,500,001 – 1,750,000	7	3	43%
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*	319	153	48%

0 to 1 Bedroom	65	40	62%
2 Bedrooms	151	67	44%
3 Bedrooms	75	36	48%
4 Bedrooms & Greater	28	10	36%
TOTAL*	319	153	48%

SnapStats®	July	August	Variance
Inventory	352	319	-9%
Solds	149	153	3%
Sale Price	\$739,900	\$753,500	2%
Sale Price SQFT	\$773	\$826	7%
Sale to List Price Ratio	101%	99%	-2%
Days on Market	9	10	11%

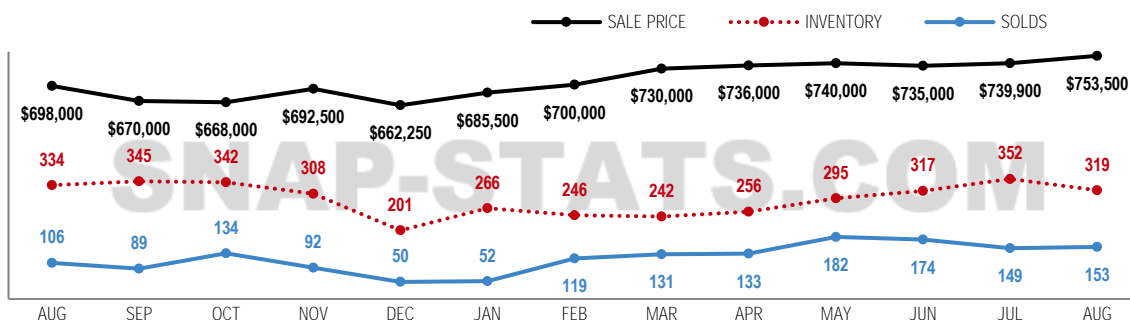
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **COQUITLAM ATTACHED**: Sellers Market at 48% Sales Ratio average (4.8 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 >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$900,000 to \$1 mil, Burke Mountain and minimum 4 bedroom properties
- Sellers Best Bet** Selling homes in Maillardville, New Horizons, North Coquitlam 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	1	NA*
800,001 - 900,000	1	0	NA
900,001 - 1,000,000	1	0	NA
1,000,001 - 1,250,000	9	3	33%
1,250,001 - 1,500,000	24	17	71%
1,500,001 - 1,750,000	22	5	23%
1,750,001 - 2,000,000	14	1	7%
2,000,001 - 2,250,000	7	1	14%
2,250,001 - 2,500,000	4	0	NA
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*	88	28	32%

2 Bedrooms & Less	5	1	20%
3 to 4 Bedrooms	44	16	36%
5 to 6 Bedrooms	29	10	34%
7 Bedrooms & More	10	1	10%
TOTAL*	88	28	32%

SnapStats®	July	August	Variance
Inventory	85	88	4%
Solds	27	28	4%
Sale Price	\$1,550,000	\$1,413,750	-9%
Sale Price SQFT	\$653	\$634	-3%
Sale to List Price Ratio	100%	101%	1%
Days on Market	8	7	-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

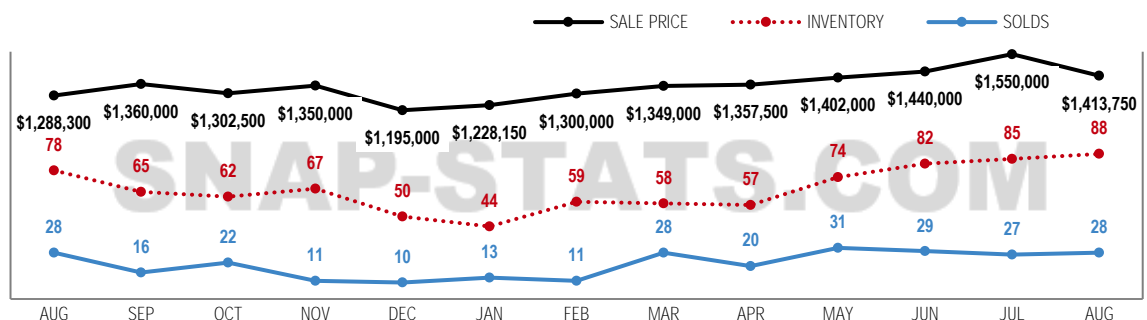
SnapStats®	Inventory	Sales	Sales Ratio
Birchland Manor	3	3	100%
Central Port Coquitlam	9	0	NA
Citadel	16	9	56%
Glenwood	17	4	24%
Lincoln Park	6	3	50%
Lower Mary Hill	6	2	33%
Mary Hill	9	2	22%
Oxford Heights	9	5	56%
Riverwood	7	0	NA
Woodland Acres	6	0	NA
TOTAL*	88	28	32%

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 1% above list price
- Most Active Price Band** \$1.25 mil to \$1.5 mil with average 71% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.75 mil to \$2 mil, Glenwood, Mary Hill and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Citadel, Oxford 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	6	3	50%
500,001 – 600,000	8	9	113%*
600,001 – 700,000	14	13	93%
700,001 – 800,000	14	3	21%
800,001 – 900,000	4	2	50%
900,001 – 1,000,000	6	5	83%
1,000,001 – 1,250,000	6	4	67%
1,250,001 – 1,500,000	3	2	67%
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*	62	41	66%

0 to 1 Bedroom	10	9	90%
2 Bedrooms	33	20	61%
3 Bedrooms	16	8	50%
4 Bedrooms & Greater	3	4	133%*
TOTAL*	62	41	66%

SnapStats®	July	August	Variance
Inventory	68	62	-9%
Solds	45	41	-9%
Sale Price	\$655,000	\$655,000	0%
Sale Price SQFT	\$667	\$652	-2%
Sale to List Price Ratio	100%	101%	1%
Days on Market	7	8	14%

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

Community CONDOS & TOWNHOMES

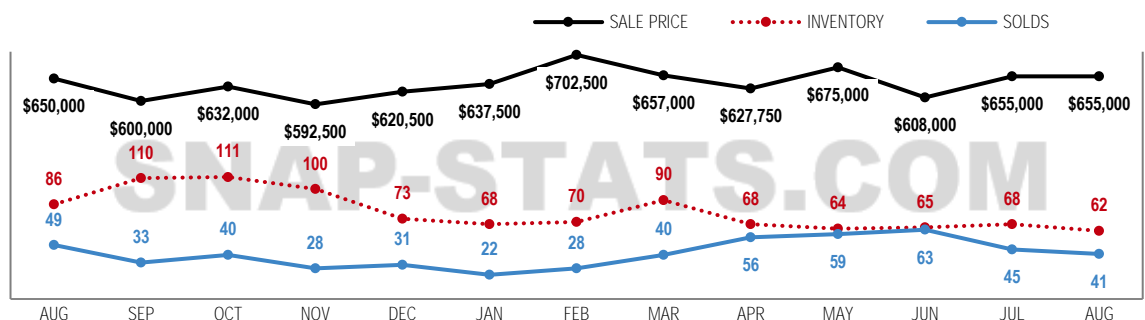
SnapStats®	Inventory	Sales	Sales Ratio
Birchland Manor	1	0	NA
Central Port Coquitlam	33	24	73%
Citadel	2	7	350%*
Glenwood	12	5	42%
Lincoln Park	0	0	NA
Lower Mary Hill	0	0	NA
Mary Hill	2	1	50%
Oxford Heights	1	0	NA
Riverwood	10	4	40%
Woodland Acres	1	0	NA
TOTAL*	62	41	66%

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 1% above list price
- Most Active Price Band** \$500,000 to \$600,000 with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$700,000 to \$800,000, Glenwood, Riverwood and 3 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

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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	2	1	50%
1,500,001 - 1,750,000	9	4	44%
1,750,001 - 2,000,000	10	2	20%
2,000,001 - 2,250,000	5	1	20%
2,250,001 - 2,500,000	8	3	38%
2,500,001 - 2,750,000	4	0	NA
2,750,001 - 3,000,000	4	0	NA
3,000,001 - 3,500,000	6	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	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	4	0	NA
TOTAL*	59	11	19%

2 Bedrooms & Less	1	0	NA
3 to 4 Bedrooms	33	4	12%
5 to 6 Bedrooms	23	6	26%
7 Bedrooms & More	2	1	50%
TOTAL*	59	11	19%

SnapStats®	July	August	Variance
Inventory	56	59	5%
Solds	17	11	-35%
Sale Price	\$1,820,000	\$1,768,880	-3%
Sale Price SQFT	\$728	\$535	-27%
Sale to List Price Ratio	101%	99%	-2%
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

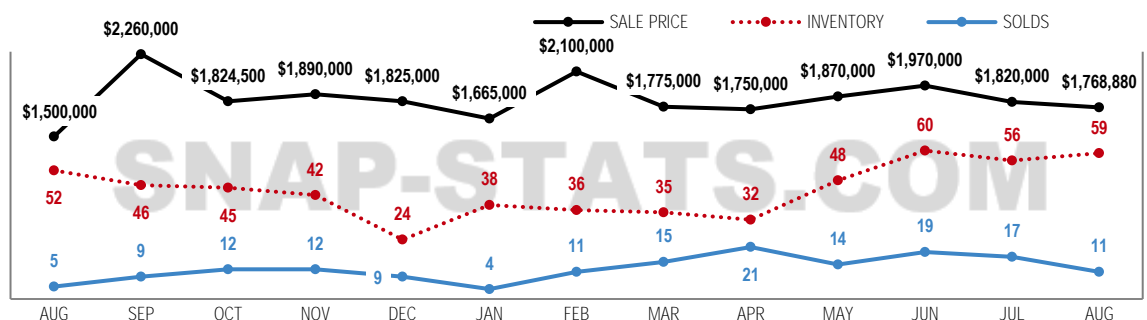
SnapStats®	Inventory	Sales	Sales Ratio
Anmore	9	0	NA
Barber Street	3	0	NA
Belcarra	5	0	NA
College Park	5	1	20%
Glenayre	1	0	NA
Heritage Mountain	7	2	29%
Heritage Woods	5	2	40%
loco	0	0	NA
Mountain Meadows	1	2	200%*
North Shore	13	1	8%
Port Moody Centre	10	3	30%
TOTAL*	59	11	19%

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 1% below list price
- Most Active Price Band** \$1.5 mil to \$1.75 mil with average 44% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.75 mil to \$2 mil, North Shore and 3 to 4 bedroom properties
- Sellers Best Bet** Selling homes in Heritage Woods and 5 to 6 bedroom properties

**With minimum inventory of 10 in most instances

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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	0	NA
400,001 – 500,000	0	2	NA*
500,001 – 600,000	5	5	100%
600,001 – 700,000	14	7	50%
700,001 – 800,000	9	14	156%*
800,001 – 900,000	16	7	44%
900,001 – 1,000,000	17	5	29%
1,000,001 – 1,250,000	7	3	43%
1,250,001 – 1,500,000	4	1	25%
1,500,001 – 1,750,000	0	2	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*	73	46	63%

0 to 1 Bedroom	12	9	75%
2 Bedrooms	42	25	60%
3 Bedrooms	16	11	69%
4 Bedrooms & Greater	3	1	33%
TOTAL*	73	46	63%

SnapStats®	July	August	Variance
Inventory	95	73	-23%
Solds	62	46	-26%
Sale Price	\$834,400	\$787,450	-6%
Sale Price SQFT	\$752	\$885	18%
Sale to List Price Ratio	99%	100%	1%
Days on Market	9	13	44%

*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

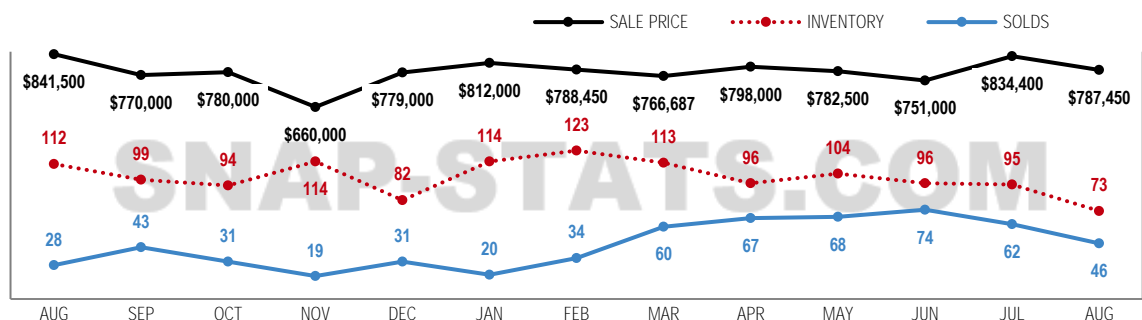
SnapStats®	Inventory	Sales	Sales Ratio
Anmore	0	0	NA
Barber Street	0	0	NA
Belcarra	0	0	NA
College Park	9	4	44%
Glenayre	0	0	NA
Heritage Mountain	4	2	50%
Heritage Woods	0	2	NA*
loco	0	0	NA
Mountain Meadows	0	0	NA
North Shore	8	8	100%
Port Moody Centre	52	30	58%
TOTAL*	73	46	63%

Market Summary

- Market Type Indicator **PORT MOODY ATTACHED**: Sellers Market at 63% Sales Ratio average (6.3 in 10 homes selling rate)
- Homes are selling on average 100% of list price
- Most Active Price Band** \$700,000 to \$800,000 with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$900,000 to \$1 mil, College Park and 2 bedroom properties
- Sellers Best Bet** Selling homes in North Shore 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	4	1	25%
1,250,001 - 1,500,000	14	6	43%
1,500,001 - 1,750,000	2	0	NA
1,750,001 - 2,000,000	2	0	NA
2,000,001 - 2,250,000	2	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	18	7	39%
5 to 6 Bedrooms	5	0	NA
7 Bedrooms & More	2	0	NA
TOTAL*	26	7	27%

SnapStats®	July	August	Variance
Inventory	26	26	0%
Solds	7	7	0%
Sale Price	\$1,335,000	\$1,365,000	2%
Sale Price SQFT	\$626	\$574	-8%
Sale to List Price Ratio	97%	98%	1%
Days on Market	23	23	0%

Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Central Meadows	7	3	43%
Mid Meadows	5	1	20%
North Meadows	2	0	NA
South Meadows	12	3	25%
West Meadows	0	0	NA
TOTAL*	26	7	27%

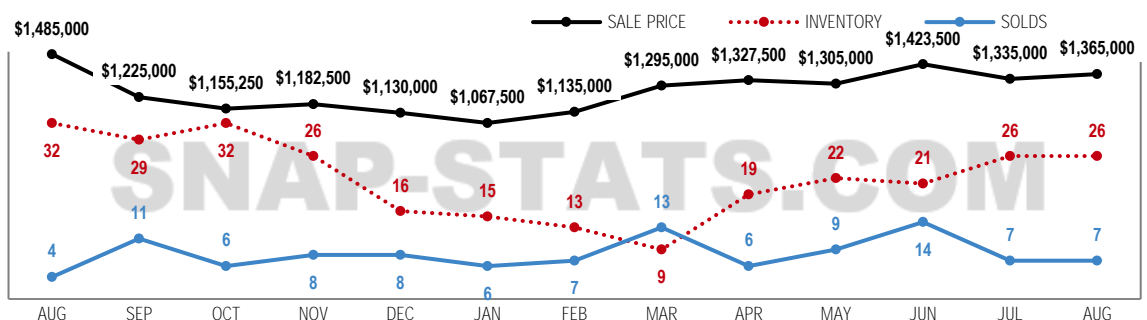
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

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 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** Insufficient data
- Sellers Best Bet** Selling homes in South Meadows and 3 to 4 bedroom properties

**With minimum inventory of 10 in most instances

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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	0	NA
400,001 – 500,000	0	0	NA
500,001 – 600,000	9	5	56%
600,001 – 700,000	5	5	100%
700,001 – 800,000	5	2	40%
800,001 – 900,000	3	2	67%
900,001 – 1,000,000	0	1	NA*
1,000,001 – 1,250,000	3	2	67%
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*	27	17	63%

0 to 1 Bedroom	5	0	NA
2 Bedrooms	14	10	71%
3 Bedrooms	3	5	167%*
4 Bedrooms & Greater	5	2	40%
TOTAL*	27	17	63%

SnapStats®	July	August	Variance
Inventory	23	27	17%
Solds	14	17	21%
Sale Price	\$642,500	\$680,000	6%
Sale Price SQFT	\$592	\$573	-3%
Sale to List Price Ratio	100%	97%	-3%
Days on Market	7	7	0%

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

Community CONDOS & TOWNHOMES

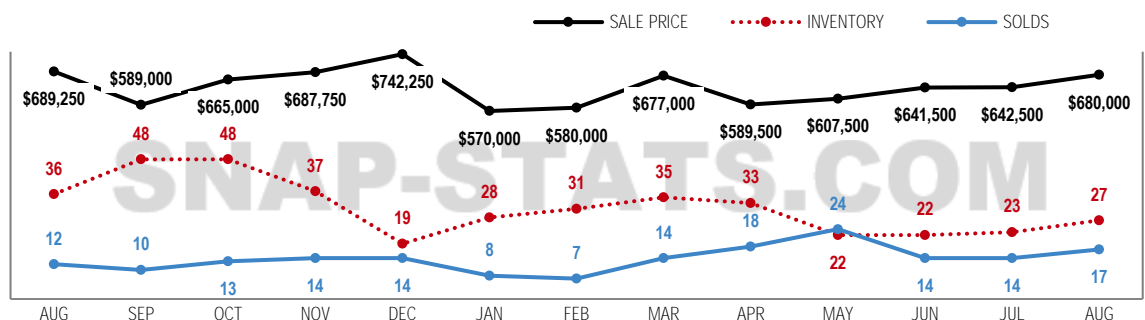
SnapStats®	Inventory	Sales	Sales Ratio
Central Meadows	7	9	129%*
Mid Meadows	8	5	63%
North Meadows	6	1	17%
South Meadows	6	2	33%
West Meadows	0	0	NA
TOTAL*	27	17	63%

Market Summary

- Market Type Indicator **PITT MEADOWS ATTACHED**: Sellers Market at 63% Sales Ratio average (6.3 in 10 homes selling rate)
- Homes are selling on average 3% below list price
- Most Active Price Band** \$500,000 to \$600,000 with average 56% Sales Ratio (Sellers market)
- Buyers Best Bet** Insufficient data except for homes in Mid Meadows
- Sellers Best Bet** Selling homes in Central 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	2	1	50%
900,001 - 1,000,000	16	5	31%
1,000,001 - 1,250,000	64	18	28%
1,250,001 - 1,500,000	82	15	18%
1,500,001 - 1,750,000	78	3	4%
1,750,001 - 2,000,000	51	2	4%
2,000,001 - 2,250,000	11	0	NA
2,250,001 - 2,500,000	18	0	NA
2,500,001 - 2,750,000	4	1	25%
2,750,001 - 3,000,000	8	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	0	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*	343	45	13%

2 Bedrooms & Less	17	4	24%
3 to 4 Bedrooms	168	30	18%
5 to 6 Bedrooms	131	9	7%
7 Bedrooms & More	27	2	7%
TOTAL*	343	45	13%

SnapStats®	July	August	Variance
Inventory	321	343	7%
Solds	66	45	-32%
Sale Price	\$1,248,500	\$1,225,000	-2%
Sale Price SQFT	\$480	\$506	5%
Sale to List Price Ratio	97%	96%	-1%
Days on Market	11	17	55%

*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

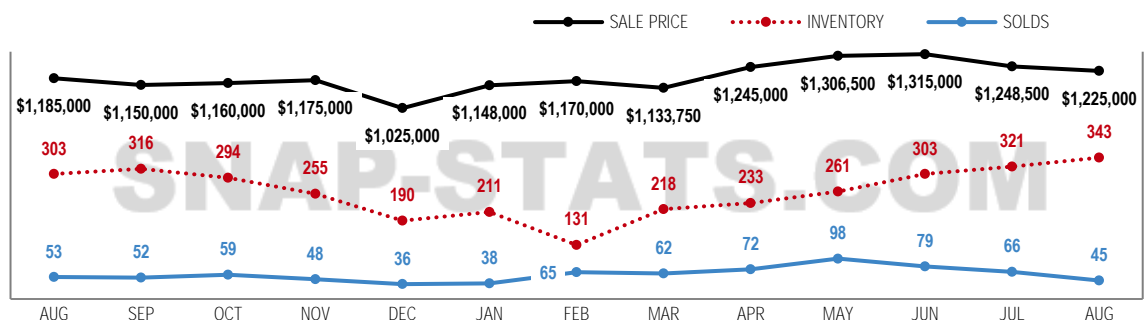
SnapStats®	Inventory	Sales	Sales Ratio
Albion	26	10	38%
Cottonwood	38	4	11%
East Central	51	8	16%
North	0	0	NA
Northeast	0	0	NA
Northwest	31	4	13%
Silver Valley	58	4	7%
Southwest	56	6	11%
Thornhill	15	3	20%
Websters Corners	10	2	20%
West Central	54	4	7%
Whonnock	4	0	NA
TOTAL*	343	45	13%

Market Summary

- Market Type Indicator **MAPLE RIDGE DETACHED**: Balanced Market at 13% Sales Ratio average (1.3 in 10 homes selling rate)
- Homes are selling on average 4% below list price
- Most Active Price Band** \$900,000 to \$1 mil with average 31% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.5 mil to \$2 mil, Silver Valley, West Central and minimum 5 bedroom properties
- Sellers Best Bet** Selling homes in Albion 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	0	0	NA
300,001 – 400,000	5	0	NA
400,001 – 500,000	37	10	27%
500,001 – 600,000	38	14	37%
600,001 – 700,000	37	13	35%
700,001 – 800,000	15	11	73%
800,001 – 900,000	28	12	43%
900,001 – 1,000,000	7	4	57%
1,000,001 – 1,250,000	6	1	17%
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	1	0	NA
TOTAL*	174	65	37%

0 to 1 Bedroom	40	6	15%
2 Bedrooms	69	22	32%
3 Bedrooms	54	34	63%
4 Bedrooms & Greater	11	3	27%
TOTAL*	174	65	37%

SnapStats®	July	August	Variance
Inventory	170	174	2%
Solds	70	65	-7%
Sale Price	\$595,000	\$685,000	15%
Sale Price SQFT	\$520	\$521	0%
Sale to List Price Ratio	98%	103%	5%
Days on Market	15	8	-47%

*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

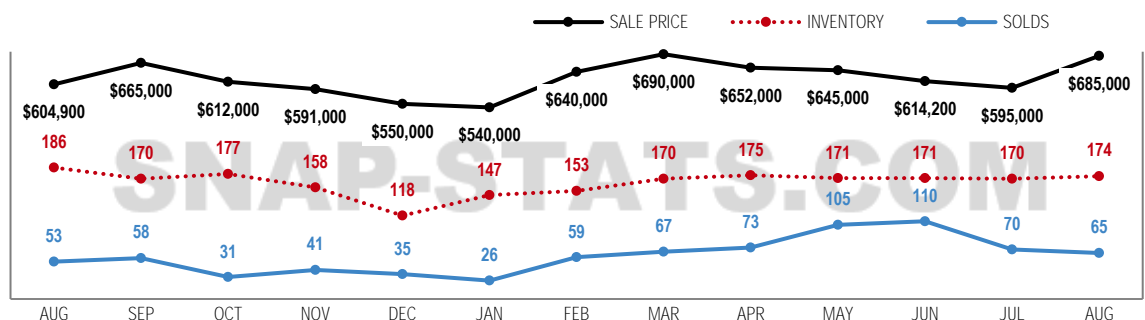
SnapStats®	Inventory	Sales	Sales Ratio
Albion	1	1	100%
Cottonwood	18	12	67%
East Central	75	30	40%
North	0	0	NA
Northeast	0	0	NA
Northwest	5	0	NA
Silver Valley	9	7	78%
Southwest	4	3	75%
Thornhill	3	1	33%
Websters Corners	0	0	NA
West Central	59	11	19%
Whonnock	0	0	NA
TOTAL*	174	65	37%

Market Summary

- Market Type Indicator **MAPLE RIDGE ATTACHED**: Sellers Market at 37% Sales Ratio average (3.7 in 10 homes selling rate)
- Homes are selling on average 3% above list price
- Most Active Price Band** \$700,000 to \$800,000 with average 73% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$400,000 to \$500,000, West Central and up to 1 bedroom properties
- Sellers Best Bet** Selling homes in Cottonwood, Silver Valley and 3 bedroom properties

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