

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

*Compliments of:*  
SnapStats Publishing

604.229.0521  
snapstatsinfo@gmail.com  
snap-stats.com

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



October 2023

Produced & Published by SnapStats® Publishing Co.  
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	1	NA*
1,000,001 - 1,250,000	0	0	NA
1,250,001 - 1,500,000	5	1	20%
1,500,001 - 1,750,000	28	14	50%
1,750,001 - 2,000,000	44	16	36%
2,000,001 - 2,250,000	28	8	29%
2,250,001 - 2,500,000	30	5	17%
2,500,001 - 2,750,000	24	4	17%
2,750,001 - 3,000,000	31	1	3%
3,000,001 - 3,500,000	30	2	7%
3,500,001 - 4,000,000	26	2	8%
4,000,001 - 4,500,000	4	0	NA
4,500,001 - 5,000,000	1	1	100%
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	1	0	NA
7,000,001 & Greater	0	0	NA
TOTAL*	254	55	22%

2 Bedrooms & Less	8	2	25%
3 to 4 Bedrooms	80	24	30%
5 to 6 Bedrooms	102	21	21%
7 Bedrooms & More	64	8	13%
TOTAL*	254	55	22%

SnapStats®	September	October	Variance
Inventory	259	254	-2%
Solds	46	55	20%
Sale Price	\$2,070,000	\$1,916,500	-7%
Sale Price SQFT	\$793	\$731	-8%
Sale to List Price Ratio	104%	98%	-6%
Days on Market	10	12	20%

## Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Big Bend	6	2	33%
Brentwood Park	7	1	14%
Buckingham Heights	4	1	25%
Burnaby Hospital	3	3	100%
Burnaby Lake	11	0	NA
Cariboo	0	0	NA
Capitol Hill	12	4	33%
Central	5	1	20%
Central Park	2	1	50%
Deer Lake	11	0	NA
Deer Lake Place	4	4	100%
East Burnaby	19	3	16%
Edmonds	12	0	NA
Forest Glen	15	2	13%
Forest Hills	0	0	NA
Garden Village	4	0	NA
Government Road	11	1	9%
Greentree Village	2	0	NA
Highgate	6	2	33%
Metrotown	8	0	NA
Montecito	4	4	100%
Oakdale	0	1	NA*
Oaklands	0	0	NA
Parkcrest	15	5	33%
Simon Fraser Hills	0	0	NA
Simon Fraser University SFU	10	1	10%
South Slope	24	7	29%
Sperling-Duthie	11	1	9%
Sullivan Heights	3	0	NA
Suncrest	3	0	NA
The Crest	7	2	29%
Upper Deer Lake	10	2	20%
Vancouver Heights	8	2	25%
Westridge	7	1	14%
Willingdon Heights	10	4	40%
TOTAL*	254	55	22%

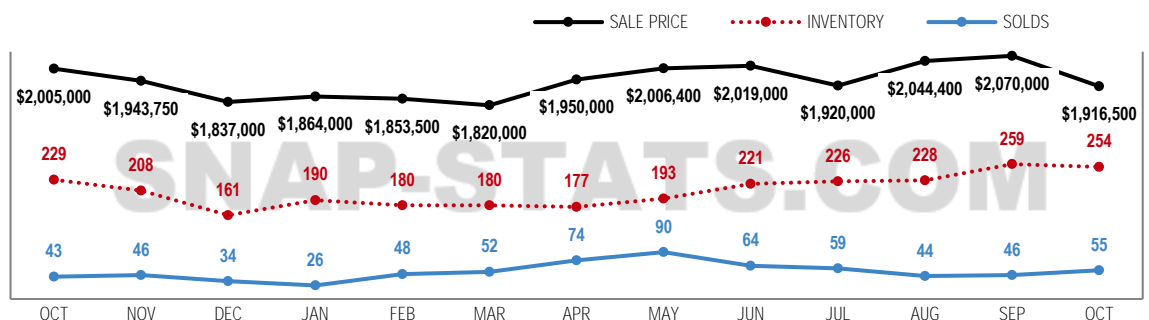
\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

## Market Summary

- Market Type Indicator **BURNABY DETACHED**: Sellers Market at 22% Sales Ratio average (2.2 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band\*\* \$1.5 mil to \$1.75 mil with average 50% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$2.75 mil to \$3 mil, Government Road, SFU, Sperling Duthie and minimum 7 bedroom properties
- Sellers Best Bet\*\* Selling homes in Willingdon Heights and 3 to 4 bedroom properties

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

## 13 Month Market Trend



## Compliments of...

SnapStats Publishing  
SnapStats Publishing Company  
604.229.0521

snap-stats.com  
snapstatsinfo@gmail.com



## 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	22	13	59%
500,001 – 600,000	89	32	36%
600,001 – 700,000	149	47	32%
700,001 – 800,000	158	35	22%
800,001 – 900,000	127	27	21%
900,001 – 1,000,000	115	22	19%
1,000,001 – 1,250,000	118	21	18%
1,250,001 – 1,500,000	58	9	16%
1,500,001 – 1,750,000	17	1	6%
1,750,001 – 2,000,000	8	0	NA
2,000,001 – 2,250,000	3	0	NA
2,250,001 – 2,500,000	5	0	NA
2,500,001 – 2,750,000	1	0	NA
2,750,001 – 3,000,000	1	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	1	0	NA
4,000,001 & Greater	0	0	NA
<b>TOTAL*</b>	<b>873</b>	<b>208</b>	<b>24%</b>

0 to 1 Bedroom	244	76	31%
2 Bedrooms	482	97	20%
3 Bedrooms	132	28	21%
4 Bedrooms & Greater	15	7	47%
<b>TOTAL*</b>	<b>873</b>	<b>208</b>	<b>24%</b>

SnapStats®	September	October	Variance
Inventory	819	873	7%
Solds	199	208	5%
Sale Price	\$720,000	\$728,000	1%
Sale Price SQFT	\$843	\$863	2%
Sale to List Price Ratio	99%	100%	1%
Days on Market	12	13	8%

## Community CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
Big Bend	2	1	50%
Brentwood Park	280	50	18%
Buckingham Heights	0	0	NA
Burnaby Hospital	0	1	NA*
Burnaby Lake	2	2	100%
Cariboo	15	2	13%
Capitol Hill	9	1	11%
Central	4	5	125%*
Central Park	9	4	44%
Deer Lake	0	0	NA
Deer Lake Place	0	0	NA
East Burnaby	2	0	NA
Edmonds	53	11	21%
Forest Glen	33	10	30%
Forest Hills	6	2	33%
Garden Village	0	0	NA
Government Road	12	7	58%
Greentree Village	2	1	50%
Highgate	33	11	33%
Metrotown	243	53	22%
Montecito	2	1	50%
Oakdale	1	0	NA
Oaklands	4	2	50%
Parkcrest	0	0	NA
Simon Fraser Hills	9	6	67%
Simon Fraser University SFU	64	11	17%
South Slope	16	5	31%
Sperling-Duthie	0	0	NA
Sullivan Heights	56	18	32%
Suncrest	0	0	NA
The Crest	2	1	50%
Upper Deer Lake	0	0	NA
Vancouver Heights	10	1	10%
Westridge	2	0	NA
Willington Heights	2	2	100%
<b>TOTAL*</b>	<b>873</b>	<b>208</b>	<b>24%</b>

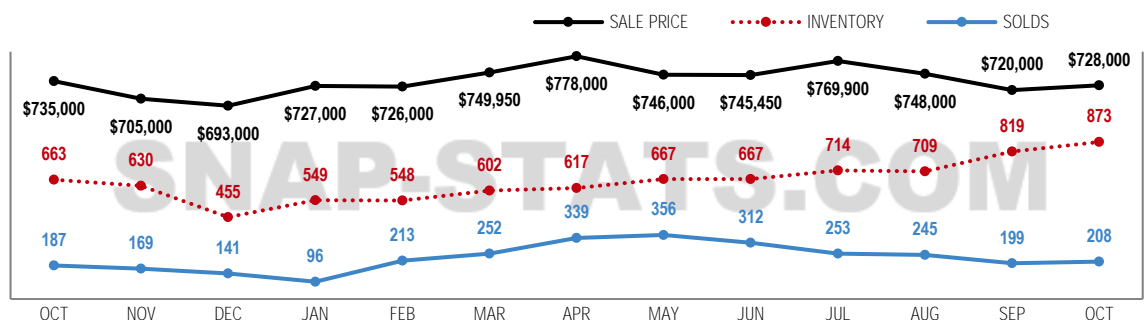
\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

## Market Summary

- Market Type Indicator **BURNABY ATTACHED**: Sellers Market at 24% Sales Ratio average (2.4 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 59% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.5 mil to \$1.75 mil, Cariboo, Capitol Hill, Vancouver Heights and 2 to 3 bedroom properties
- Sellers Best Bet\*\* Selling homes in Central Park, Government Road, Simon Fraser Hills and minimum 4 bedroom properties

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

## 13 Month Market Trend



## Compliments of...

SnapStats Publishing  
SnapStats Publishing Company  
604.229.0521

snap-stats.com  
snapstatsinfo@gmail.com



## Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 - 700,000	0	0	NA
700,001 - 800,000	1	0	NA
800,001 - 900,000	1	0	NA
900,001 - 1,000,000	3	0	NA
1,000,001 - 1,250,000	12	3	25%
1,250,001 - 1,500,000	16	2	13%
1,500,001 - 1,750,000	14	7	50%
1,750,001 - 2,000,000	13	2	15%
2,000,001 - 2,250,000	8	2	25%
2,250,001 - 2,500,000	2	0	NA
2,500,001 - 2,750,000	2	0	NA
2,750,001 - 3,000,000	7	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	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*	83	16	19%

2 Bedrooms & Less	12	0	NA
3 to 4 Bedrooms	40	8	20%
5 to 6 Bedrooms	20	6	30%
7 Bedrooms & More	11	2	18%
TOTAL*	83	16	19%

SnapStats®	September	October	Variance
Inventory	84	83	-1%
Solds	11	16	45%
Sale Price	\$1,730,000	\$1,617,000	-7%
Sale Price SQFT	\$803	\$622	-23%
Sale to List Price Ratio	103%	100%	-3%
Days on Market	38	7	-82%

\*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

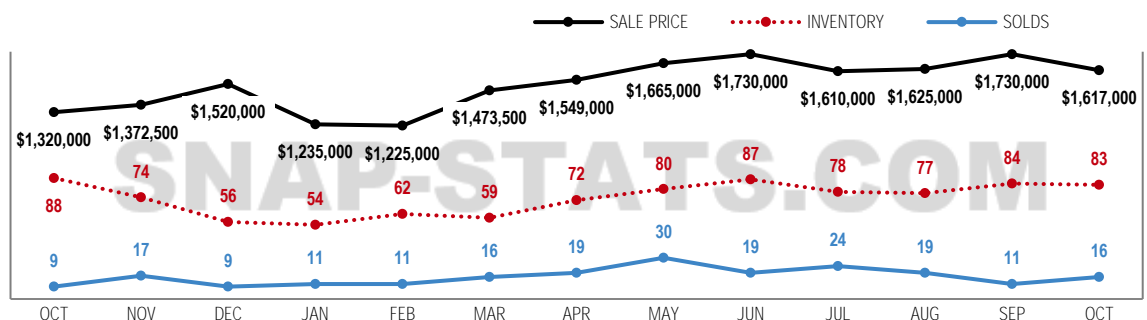
SnapStats®	Inventory	Sales	Sales Ratio
Brunette	0	0	NA
Connaught Heights	2	0	NA
Downtown	0	0	NA
Fraserview	0	1	NA*
GlenBrooke North	5	3	60%
Moody Park	3	2	67%
North Arm	0	0	NA
Quay	0	0	NA
Queensborough	29	3	10%
Queens Park	7	1	14%
Sapperton	5	1	20%
The Heights	14	0	NA
Uptown	4	0	NA
West End	14	5	36%
TOTAL*	83	16	19%

## Market Summary

- Market Type Indicator **NEW WESTMINSTER DETACHED**: Balanced Market at 19% Sales Ratio average (1.9 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 50% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.25 mil to \$1.5 mil, Queensborough and minimum 7 bedroom properties
- Sellers Best Bet\*\* Selling homes in West End and 5 to 6 bedroom properties

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

## 13 Month Market Trend



## Compliments of...

SnapStats Publishing  
SnapStats Publishing Company  
604.229.0521

snap-stats.com  
snapstatsinfo@gmail.com



## 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	5	2	40%
400,001 – 500,000	13	12	92%
500,001 – 600,000	43	19	44%
600,001 – 700,000	43	11	26%
700,001 – 800,000	32	13	41%
800,001 – 900,000	16	3	19%
900,001 – 1,000,000	18	0	NA
1,000,001 – 1,250,000	20	4	20%
1,250,001 – 1,500,000	4	1	25%
1,500,001 – 1,750,000	1	0	NA
1,750,001 – 2,000,000	1	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*	196	65	33%

0 to 1 Bedroom	54	28	52%
2 Bedrooms	111	31	28%
3 Bedrooms	27	6	22%
4 Bedrooms & Greater	4	0	NA
TOTAL*	196	65	33%

SnapStats®	September	October	Variance
Inventory	191	196	3%
Solds	61	65	7%
Sale Price	\$615,000	\$600,000	-2%
Sale Price SQFT	\$686	\$688	0%
Sale to List Price Ratio	99%	100%	1%
Days on Market	8	11	38%

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

## Community CONDOS & TOWNHOMES

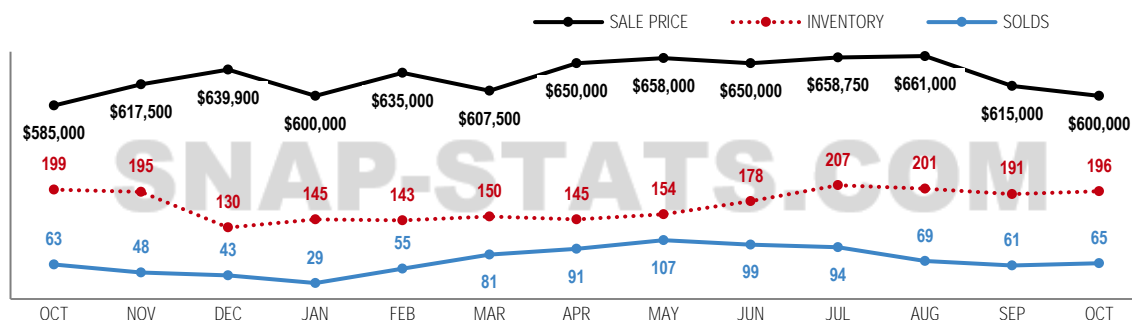
SnapStats®	Inventory	Sales	Sales Ratio
Brunette	0	0	NA
Connaught Heights	0	0	NA
Downtown	48	13	27%
Fraserview	18	10	56%
GlenBrooke North	1	2	200%*
Moody Park	6	0	NA
North Arm	0	0	NA
Quay	30	12	40%
Queensborough	28	5	18%
Queens Park	1	0	NA
Sapperton	11	4	36%
The Heights	2	0	NA
Uptown	50	19	38%
West End	1	0	NA
TOTAL*	196	65	33%

## Market Summary

- Market Type Indicator **NEW WESTMINSTER ATTACHED**: Sellers Market at 33% Sales Ratio average (3.3 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 92% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$800,000 to \$900,000, Queensborough and 3 bedroom properties
- Sellers Best Bet\*\* Selling homes in Fraserview and up to 1 bedroom properties

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

## 13 Month Market Trend



## Compliments of...

SnapStats Publishing  
SnapStats Publishing Company  
604.229.0521

snap-stats.com  
snapstatsinfo@gmail.com



## 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	1	NA*
900,001 - 1,000,000	1	1	100%
1,000,001 - 1,250,000	2	5	250%*
1,250,001 - 1,500,000	21	9	43%
1,500,001 - 1,750,000	30	12	40%
1,750,001 - 2,000,000	42	7	17%
2,000,001 - 2,250,000	28	4	14%
2,250,001 - 2,500,000	32	3	9%
2,500,001 - 2,750,000	16	1	6%
2,750,001 - 3,000,000	18	3	17%
3,000,001 - 3,500,000	23	0	NA
3,500,001 - 4,000,000	14	0	NA
4,000,001 - 4,500,000	5	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*	236	46	19%

2 Bedrooms & Less	4	1	25%
3 to 4 Bedrooms	77	28	36%
5 to 6 Bedrooms	98	13	13%
7 Bedrooms & More	57	4	7%
TOTAL*	236	46	19%

SnapStats®	September	October	Variance
Inventory	231	236	2%
Solds	51	46	-10%
Sale Price	\$1,860,000	\$1,662,500	-11%
Sale Price SQFT	\$591	\$684	16%
Sale to List Price Ratio	95%	98%	3%
Days on Market	16	12	-25%

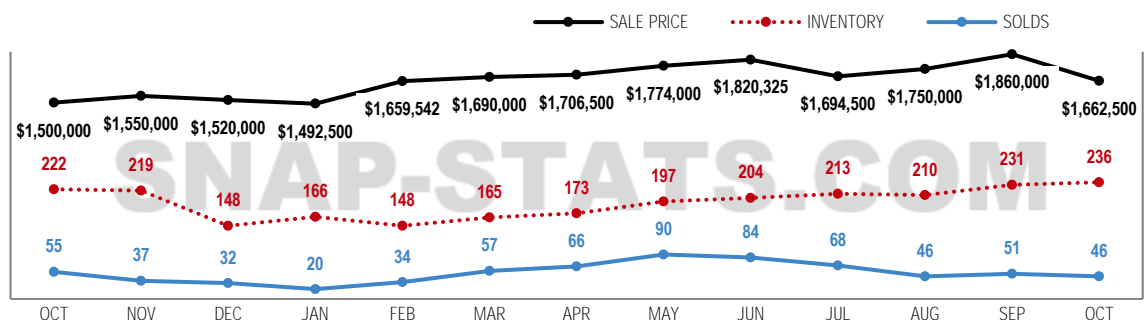
\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

## Market Summary

- Market Type Indicator **COQUITLAM DETACHED**: Balanced Market at 19% Sales Ratio average (1.9 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band\*\* \$1.25 mil to \$1.5 mil with average 43% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$2.5 mil to \$2.75 mil, Coquitlam West and minimum 7 bedroom properties
- Sellers Best Bet\*\* Selling homes in Burke Mountain and 3 to 4 bedroom properties

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

## 13 Month Market Trend



## Compliments of...

SnapStats Publishing  
SnapStats Publishing Company  
604.229.0521

snap-stats.com  
snapstatsinfo@gmail.com





## 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	19	2	11%
500,001 – 600,000	61	20	33%
600,001 – 700,000	70	22	31%
700,001 – 800,000	75	26	35%
800,001 – 900,000	63	16	25%
900,001 – 1,000,000	46	5	11%
1,000,001 – 1,250,000	71	16	23%
1,250,001 – 1,500,000	38	8	21%
1,500,001 – 1,750,000	5	0	NA
1,750,001 – 2,000,000	3	0	NA
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	1	0	NA
2,500,001 – 2,750,000	1	0	NA
2,750,001 – 3,000,000	0	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	1	0	NA
TOTAL*	456	116	25%

0 to 1 Bedroom	103	27	26%
2 Bedrooms	224	54	24%
3 Bedrooms	95	29	31%
4 Bedrooms & Greater	34	6	18%
TOTAL*	456	116	25%

SnapStats®	September	October	Variance
Inventory	406	456	12%
Solds	114	116	2%
Sale Price	\$752,000	\$739,950	-2%
Sale Price SQFT	\$822	\$789	-4%
Sale to List Price Ratio	99%	98%	-1%
Days on Market	12	8	-33%

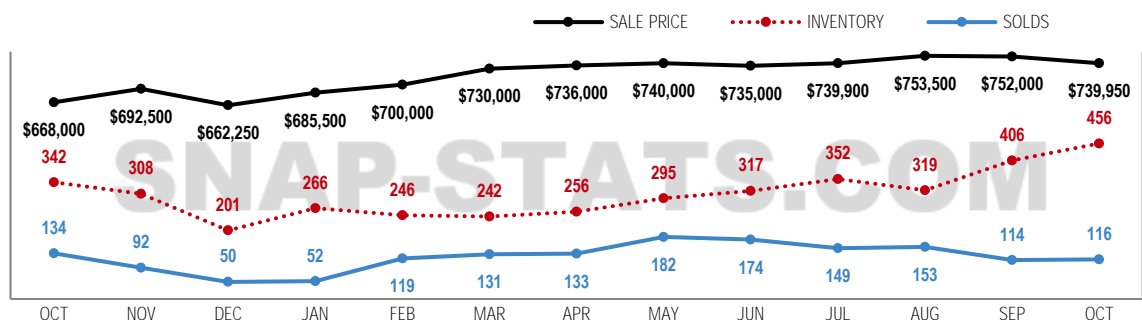
\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

## Market Summary

- Market Type Indicator **COQUITLAM ATTACHED**: 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\*\* \$700,000 to \$800,000 with average 35% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$400,000 to \$500,000 / \$900,000 to \$1 mil, North Coquitlam and minimum 4 bedroom properties
- Sellers Best Bet\*\* Selling homes in Burke Mountain, Westwood Plateau and 3 bedroom properties

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

## 13 Month Market Trend



## Compliments of...

SnapStats Publishing  
SnapStats Publishing Company  
604.229.0521

snap-stats.com  
snapstatsinfo@gmail.com



## 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	5	4	80%
1,250,001 - 1,500,000	24	8	33%
1,500,001 - 1,750,000	24	1	4%
1,750,001 - 2,000,000	18	1	6%
2,000,001 - 2,250,000	7	0	NA
2,250,001 - 2,500,000	3	1	33%
2,500,001 - 2,750,000	0	0	NA
2,750,001 - 3,000,000	1	0	NA
3,000,001 - 3,500,000	2	0	NA
3,500,001 - 4,000,000	1	0	NA
4,000,001 - 4,500,000	0	0	NA
4,500,001 - 5,000,000	0	0	NA
5,000,001 - 5,500,000	0	0	NA
5,500,001 - 6,000,000	0	0	NA
6,000,001 - 6,500,000	0	0	NA
6,500,001 - 7,000,000	0	0	NA
7,000,001 & Greater	0	0	NA
TOTAL*	86	15	17%

2 Bedrooms & Less	6	0	NA
3 to 4 Bedrooms	42	7	17%
5 to 6 Bedrooms	31	7	23%
7 Bedrooms & More	7	1	14%
TOTAL*	86	15	17%

SnapStats®	September	October	Variance
Inventory	80	86	8%
Solds	27	15	-44%
Sale Price	\$1,438,000	\$1,355,000	-6%
Sale Price SQFT	\$630	\$579	-8%
Sale to List Price Ratio	99%	104%	5%
Days on Market	9	14	56%

\*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

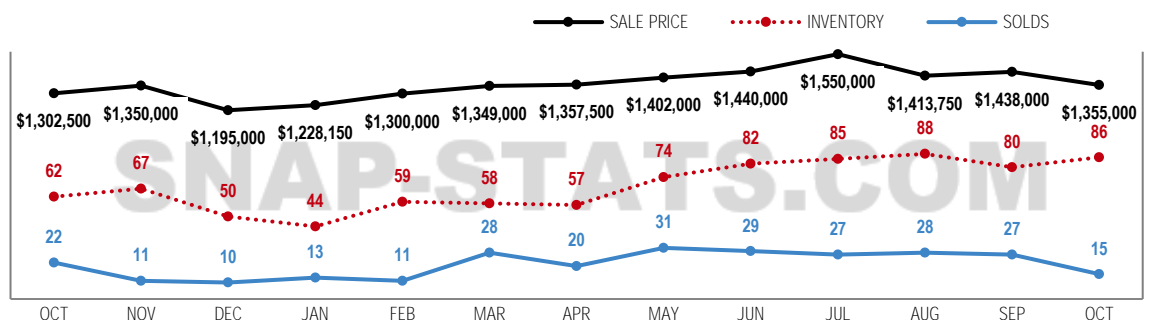
SnapStats®	Inventory	Sales	Sales Ratio
Birchland Manor	2	2	100%
Central Port Coquitlam	12	1	8%
Citadel	11	2	18%
Glenwood	23	1	4%
Lincoln Park	7	4	57%
Lower Mary Hill	2	1	50%
Mary Hill	10	2	20%
Oxford Heights	7	1	14%
Riverwood	7	1	14%
Woodland Acres	5	0	NA
TOTAL*	86	15	17%

## Market Summary

- Market Type Indicator **PORT COQUITLAM DETACHED**: Balanced Market at 17% Sales Ratio average (1.7 in 10 homes selling rate)
- Homes are selling on average 4% above list price
- Most Active Price Band\*\* \$1.25 mil to \$1.5 mil with average 33% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.5 mil to \$1.75 mil, Central Port Coquitlam, Glenwood and 3 to 4 bedroom properties
- Sellers Best Bet\*\* Selling homes in Citadel, Mary Hill and 5 to 6 bedroom properties

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

## 13 Month Market Trend



## Compliments of...

SnapStats Publishing  
SnapStats Publishing Company  
604.229.0521

snap-stats.com  
snapstatsinfo@gmail.com





## 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	7	4	57%
500,001 – 600,000	16	7	44%
600,001 – 700,000	28	5	18%
700,001 – 800,000	12	9	75%
800,001 – 900,000	11	6	55%
900,001 – 1,000,000	10	3	30%
1,000,001 – 1,250,000	11	1	9%
1,250,001 – 1,500,000	1	1	100%
1,500,001 – 1,750,000	0	0	NA
1,750,001 – 2,000,000	0	0	NA
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	0	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	0	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	97	37	38%

0 to 1 Bedroom	20	8	40%
2 Bedrooms	45	22	49%
3 Bedrooms	24	5	21%
4 Bedrooms & Greater	8	2	25%
TOTAL*	97	37	38%

SnapStats®	September	October	Variance
Inventory	88	97	10%
Solds	38	37	-3%
Sale Price	\$660,250	\$708,000	7%
Sale Price SQFT	\$645	\$752	17%
Sale to List Price Ratio	98%	98%	0%
Days on Market	7	13	86%

## Community CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
Birchland Manor	0	0	NA
Central Port Coquitlam	63	22	35%
Citadel	7	1	14%
Glenwood	8	3	38%
Lincoln Park	2	0	NA
Lower Mary Hill	0	0	NA
Mary Hill	1	0	NA
Oxford Heights	0	1	NA*
Riverwood	16	10	63%
Woodland Acres	0	0	NA
TOTAL*	97	37	38%

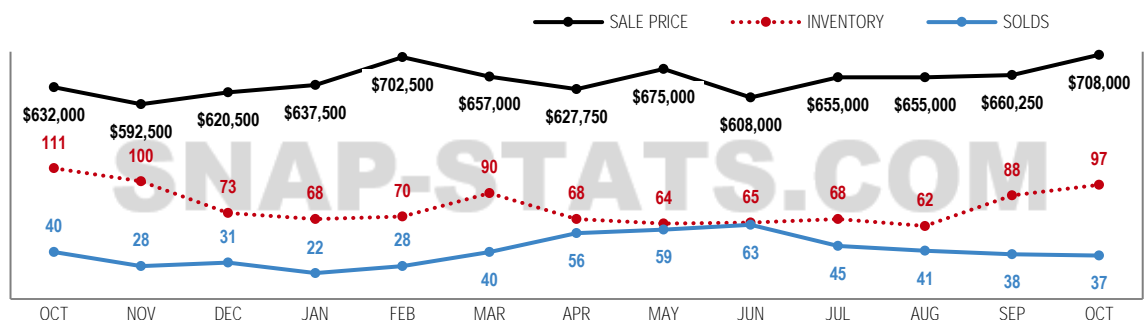
\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

## Market Summary

- Market Type Indicator **PORT COQUITLAM ATTACHED**: Sellers Market at 38% Sales Ratio average (3.8 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band\*\* \$700,000 to \$800,000 with average 75% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1 mil to \$1.25 mil, Central Port Coquitlam, Glenwood and 3 bedroom properties
- Sellers Best Bet\*\* Selling homes in Riverwood and 2 bedroom properties

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

## 13 Month Market Trend



## Compliments of...

SnapStats Publishing  
SnapStats Publishing Company  
604.229.0521

snap-stats.com  
snapstatsinfo@gmail.com



## 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	2	200%*
1,500,001 - 1,750,000	3	4	133%*
1,750,001 - 2,000,000	9	6	67%
2,000,001 - 2,250,000	7	1	14%
2,250,001 - 2,500,000	11	2	18%
2,500,001 - 2,750,000	5	0	NA
2,750,001 - 3,000,000	6	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	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	3	0	NA
6,000,001 - 6,500,000	0	0	NA
6,500,001 - 7,000,000	1	0	NA
7,000,001 & Greater	5	0	NA
TOTAL*	63	15	24%

2 Bedrooms & Less	2	0	NA
3 to 4 Bedrooms	29	9	31%
5 to 6 Bedrooms	30	5	17%
7 Bedrooms & More	2	1	50%
TOTAL*	63	15	24%

SnapStats®	September	October	Variance
Inventory	65	63	-3%
Solds	11	15	36%
Sale Price	\$1,650,000	\$1,792,500	9%
Sale Price SQFT	\$710	\$638	-10%
Sale to List Price Ratio	97%	100%	3%
Days on Market	7	13	86%

## Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Anmore	14	1	7%
Barber Street	4	1	25%
Belcarra	6	0	NA
College Park	6	1	17%
Glenayre	0	1	NA*
Heritage Mountain	7	4	57%
Heritage Woods	5	3	60%
loco	0	0	NA
Mountain Meadows	0	0	NA
North Shore	12	4	33%
Port Moody Centre	9	0	NA
TOTAL*	63	15	24%

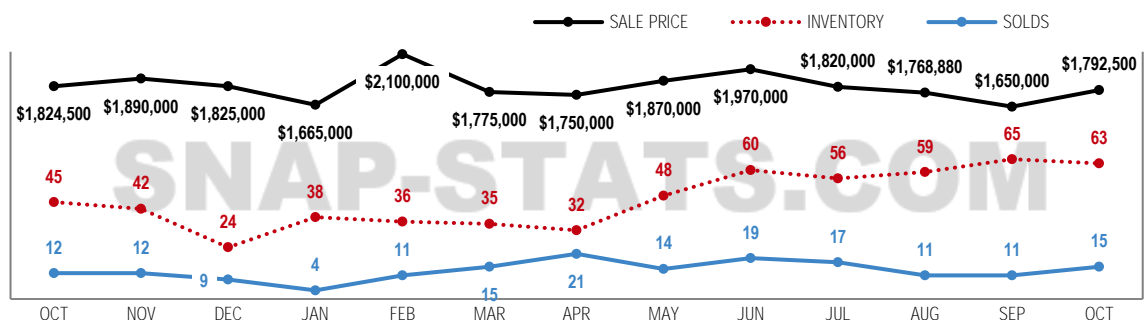
\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

## Market Summary

- Market Type Indicator **PORT MOODY DETACHED**: Sellers Market at 24% Sales Ratio average (2.4 in 10 homes selling rate)
- Homes are selling on average 100% of 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, Anmore 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



## Compliments of...

SnapStats Publishing  
SnapStats Publishing Company  
604.229.0521

snap-stats.com  
snapstatsinfo@gmail.com



## 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	3	2	67%
500,001 – 600,000	3	2	67%
600,001 – 700,000	13	6	46%
700,001 – 800,000	11	6	55%
800,001 – 900,000	16	9	56%
900,001 – 1,000,000	10	6	60%
1,000,001 – 1,250,000	13	2	15%
1,250,001 – 1,500,000	5	1	20%
1,500,001 – 1,750,000	1	1	100%
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*	77	35	45%

0 to 1 Bedroom	12	7	58%
2 Bedrooms	46	20	43%
3 Bedrooms	15	4	27%
4 Bedrooms & Greater	4	4	100%
TOTAL*	77	35	45%

SnapStats®	September	October	Variance
Inventory	85	77	-9%
Solds	30	35	17%
Sale Price	\$794,500	\$836,000	5%
Sale Price SQFT	\$777	\$841	8%
Sale to List Price Ratio	99%	100%	1%
Days on Market	7	9	29%

\*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

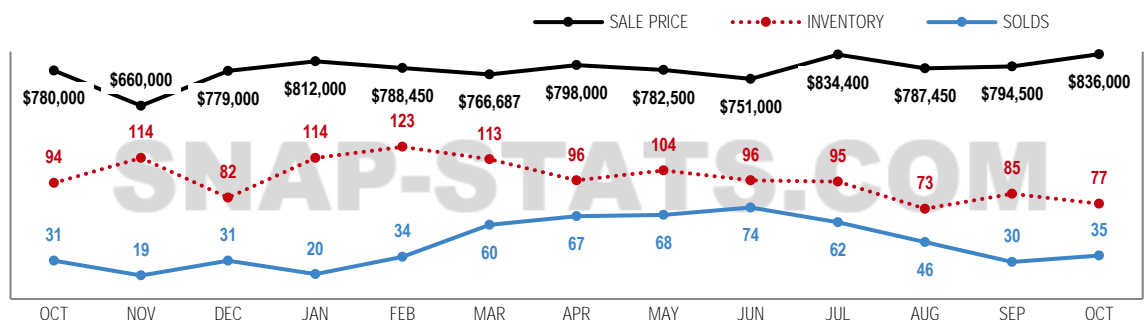
SnapStats®	Inventory	Sales	Sales Ratio
Anmore	0	0	NA
Barber Street	0	0	NA
Belcarra	0	0	NA
College Park	5	6	120%*
Glenayre	0	0	NA
Heritage Mountain	5	2	40%
Heritage Woods	3	2	67%
loco	0	0	NA
Mountain Meadows	0	0	NA
North Shore	8	5	63%
Port Moody Centre	56	20	36%
TOTAL*	77	35	45%

## Market Summary

- Market Type Indicator **PORT MOODY ATTACHED**: Sellers Market at 45% Sales Ratio average (4.5 in 10 homes selling rate)
- Homes are selling on average 100% of list price
- Most Active Price Band\*\* \$900,000 to \$1 mil with average 60% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1 mil to \$1.25 mil, Port Moody Centre and 3 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



## Compliments of...

SnapStats Publishing  
SnapStats Publishing Company  
604.229.0521

snap-stats.com  
snapstatsinfo@gmail.com



## 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	1	NA*
900,001 - 1,000,000	1	0	NA
1,000,001 - 1,250,000	10	4	40%
1,250,001 - 1,500,000	19	2	11%
1,500,001 - 1,750,000	3	2	67%
1,750,001 - 2,000,000	3	0	NA
2,000,001 - 2,250,000	0	0	NA
2,250,001 - 2,500,000	1	0	NA
2,500,001 - 2,750,000	0	0	NA
2,750,001 - 3,000,000	0	0	NA
3,000,001 - 3,500,000	0	0	NA
3,500,001 - 4,000,000	0	0	NA
4,000,001 - 4,500,000	0	0	NA
4,500,001 - 5,000,000	0	0	NA
5,000,001 - 5,500,000	0	0	NA
5,500,001 - 6,000,000	0	0	NA
6,000,001 - 6,500,000	0	0	NA
6,500,001 - 7,000,000	0	0	NA
7,000,001 & Greater	0	0	NA
TOTAL*	37	9	24%

2 Bedrooms & Less	1	0	NA
3 to 4 Bedrooms	28	6	21%
5 to 6 Bedrooms	8	3	38%
7 Bedrooms & More	0	0	NA
TOTAL*	37	9	24%

SnapStats®	September	October	Variance
Inventory	35	37	6%
Solds	7	9	29%
Sale Price	\$1,400,000	\$1,250,000	-11%
Sale Price SQFT	\$533	\$486	-9%
Sale to List Price Ratio	100%	100%	0%
Days on Market	32	6	-81%

## Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Central Meadows	18	1	6%
Mid Meadows	7	4	57%
North Meadows	1	0	NA
South Meadows	11	3	27%
West Meadows	0	1	NA*
TOTAL*	37	9	24%

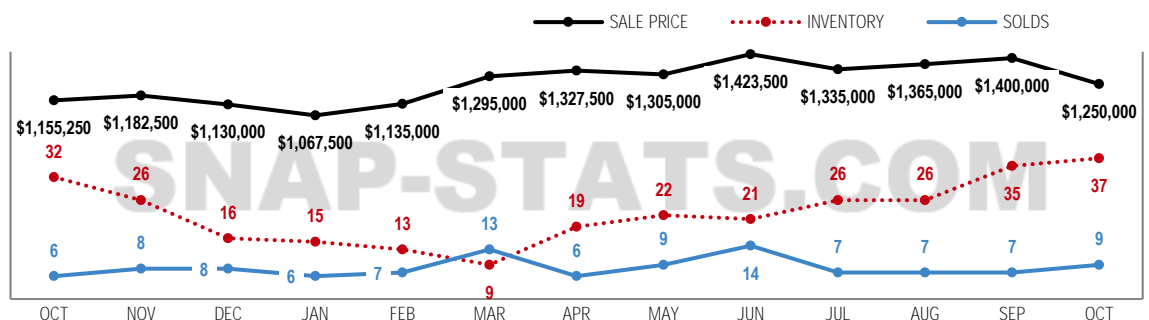
\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

## Market Summary

- Market Type Indicator **PITT MEADOWS DETACHED**: Sellers Market at 24% Sales Ratio average (2.4 in 10 homes selling rate)
- Homes are selling on average 100% of list price
- Most Active Price Band\*\* \$1 mil to \$1.25 mil with average 40% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.25 mil to \$1.5 mil, Central Meadows and 3 to 4 bedroom properties
- Sellers Best Bet\*\* Selling homes in South Meadows and 5 to 6 bedroom properties

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

## 13 Month Market Trend



## Compliments of...

SnapStats Publishing  
SnapStats Publishing Company  
604.229.0521

snap-stats.com  
snapstatsinfo@gmail.com



## Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	0	0	NA
300,001 – 400,000	0	0	NA
400,001 – 500,000	1	0	NA
500,001 – 600,000	9	4	44%
600,001 – 700,000	4	4	100%
700,001 – 800,000	7	1	14%
800,001 – 900,000	7	0	NA
900,001 – 1,000,000	1	0	NA
1,000,001 – 1,250,000	2	1	50%
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*	33	10	30%

0 to 1 Bedroom	4	1	25%
2 Bedrooms	15	6	40%
3 Bedrooms	10	3	30%
4 Bedrooms & Greater	4	0	NA
TOTAL*	33	10	30%

SnapStats®	September	October	Variance
Inventory	32	33	3%
Solds	15	10	-33%
Sale Price	\$705,000	\$627,000	-11%
Sale Price SQFT	\$543	\$558	3%
Sale to List Price Ratio	99%	99%	0%
Days on Market	13	8	-38%

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

## Community CONDOS & TOWNHOMES

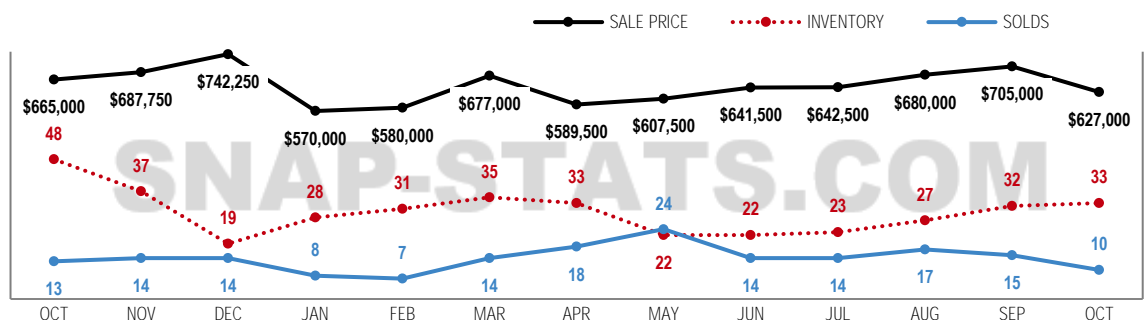
SnapStats®	Inventory	Sales	Sales Ratio
Central Meadows	12	5	42%
Mid Meadows	7	3	43%
North Meadows	5	2	40%
South Meadows	9	0	NA
West Meadows	0	0	NA
TOTAL*	33	10	30%

## Market Summary

- Market Type Indicator **PITT MEADOWS ATTACHED**: Sellers Market at 30% Sales Ratio average (3 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 44% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Insufficient data except for homes with 3 bedrooms
- Sellers Best Bet\*\* Selling homes in Central Meadows and 2 bedroom properties

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

## 13 Month Market Trend



## Compliments of...

SnapStats Publishing  
SnapStats Publishing Company  
604.229.0521

snap-stats.com  
snapstatsinfo@gmail.com



### Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 - 700,000	1	0	NA
700,001 - 800,000	1	0	NA
800,001 - 900,000	1	1	100%
900,001 - 1,000,000	19	7	37%
1,000,001 - 1,250,000	101	17	17%
1,250,001 - 1,500,000	83	13	16%
1,500,001 - 1,750,000	74	5	7%
1,750,001 - 2,000,000	43	2	5%
2,000,001 - 2,250,000	13	0	NA
2,250,001 - 2,500,000	22	0	NA
2,500,001 - 2,750,000	3	0	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	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	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*	380	45	12%

2 Bedrooms & Less	21	3	14%
3 to 4 Bedrooms	194	25	13%
5 to 6 Bedrooms	136	17	13%
7 Bedrooms & More	29	0	NA
TOTAL*	380	45	12%

SnapStats®	September	October	Variance
Inventory	387	380	-2%
Solds	42	45	7%
Sale Price	\$1,220,000	\$1,241,000	2%
Sale Price SQFT	\$501	\$534	7%
Sale to List Price Ratio	99%	99%	0%
Days on Market	16	19	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.

### Community DETACHED HOUSES

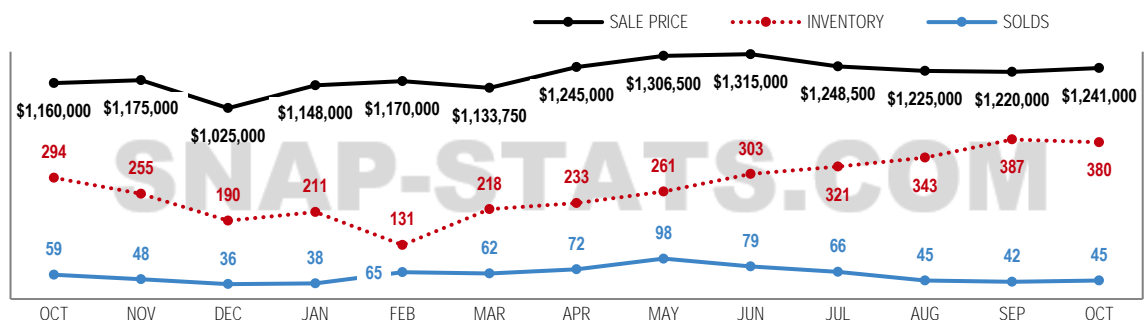
SnapStats®	Inventory	Sales	Sales Ratio
Albion	35	5	14%
Cottonwood	46	6	13%
East Central	59	9	15%
North	0	0	NA
Northeast	0	0	NA
Northwest	22	6	27%
Silver Valley	64	4	6%
Southwest	67	5	7%
Thornhill	18	0	NA
Websters Corners	11	0	NA
West Central	56	7	13%
Whonnock	2	3	150%*
TOTAL*	380	45	12%

### Market Summary

- Market Type Indicator **MAPLE RIDGE DETACHED**: Balanced Market at 12% Sales Ratio average (1.2 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band\*\* \$900,000 to \$1 mil with average 37% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.75 mil to \$2 mil, Silver Valley, Southwest and 3 to 6 bedroom properties
- Sellers Best Bet\*\* Selling homes in Northwest and up to 2 bedroom properties

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

### 13 Month Market Trend



### Compliments of...

SnapStats Publishing  
SnapStats Publishing Company  
604.229.0521

snap-stats.com  
snapstatsinfo@gmail.com





## Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	1	0	NA
300,001 – 400,000	11	3	27%
400,001 – 500,000	32	13	41%
500,001 – 600,000	62	8	13%
600,001 – 700,000	51	9	18%
700,001 – 800,000	38	6	16%
800,001 – 900,000	39	10	26%
900,001 – 1,000,000	13	0	NA
1,000,001 – 1,250,000	8	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*	255	49	19%

0 to 1 Bedroom	55	10	18%
2 Bedrooms	99	20	20%
3 Bedrooms	86	19	22%
4 Bedrooms & Greater	15	0	NA
TOTAL*	255	49	19%

SnapStats®	September	October	Variance
Inventory	214	255	19%
Solds	57	49	-14%
Sale Price	\$651,000	\$607,000	-7%
Sale Price SQFT	\$517	\$518	0%
Sale to List Price Ratio	104%	99%	-5%
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 CONDOS & TOWNHOMES

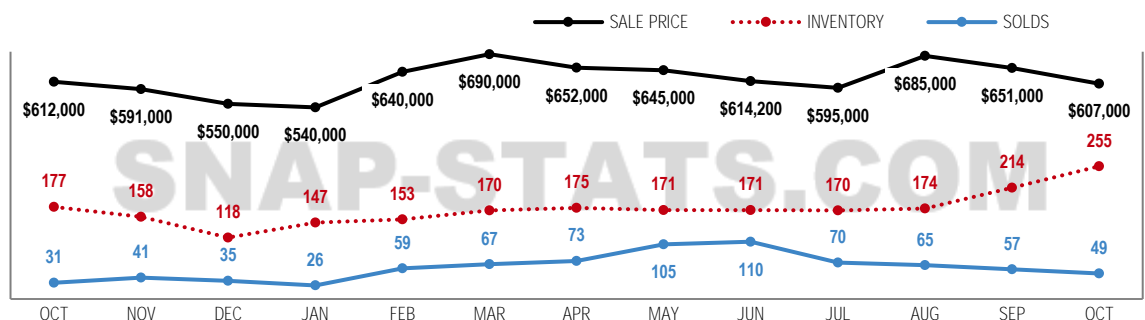
SnapStats®	Inventory	Sales	Sales Ratio
Albion	9	1	11%
Cottonwood	26	4	15%
East Central	107	28	26%
North	0	0	NA
Northeast	0	0	NA
Northwest	7	1	14%
Silver Valley	12	2	17%
Southwest	6	2	33%
Thornhill	10	1	10%
Websters Corners	0	0	NA
West Central	78	10	13%
Whonnock	0	0	NA
TOTAL*	255	49	19%

## Market Summary

- Market Type Indicator **MAPLE RIDGE ATTACHED**: 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\*\* \$400,000 to \$500,000 with average 41% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$500,000 to \$600,000, Albion, Thornhill and up to 1 bedroom properties
- Sellers Best Bet\*\* Selling homes in East Central and 3 bedroom properties

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

## 13 Month Market Trend



## Compliments of...

SnapStats Publishing  
SnapStats Publishing Company  
604.229.0521

snap-stats.com  
snapstatsinfo@gmail.com

