

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

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SnapStats Publishing

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GREATER

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

VANCOUVER

EDITION



## Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 - 700,000	0	0	NA
700,001 – 800,000	0	0	NA
800,001 – 900,000	0	0	NA
900,001 – 1,000,000	0	0	NA
1,000,001 – 1,250,000	2	2	100%
1,250,001 – 1,500,000	26	8	31%
1,500,001 – 1,750,000	53	23	43%
1,750,001 – 2,000,000	50	15	30%
2,000,001 – 2,250,000	17	6	35%
2,250,001 – 2,500,000	31	8	26%
2,500,001 – 2,750,000	21	4	19%
2,750,001 – 3,000,000	19	4	21%
3,000,001 – 3,500,000	21	3	14%
3,500,001 – 4,000,000	9	0	NA
4,000,001 – 4,500,000	2	0	NA
4,500,001 – 5,000,000	3	0	NA
5,000,001 – 5,500,000	2	0	NA
5,500,001 - 6,000,000	0	0	NA
6,000,001 - 6,500,000	0	0	NA
6,500,001 - 7,000,000	0	0	NA
7,000,001 & Greater	2	0	NA
TOTAL*	258	73	28%

Bedrooms	Inventory	Sales	Sales Ratio
2 Bedrooms & Less	13	0	NA
3 to 4 Bedrooms	76	27	36%
5 to 6 Bedrooms	104	34	33%
7 Bedrooms & More	65	12	18%
TOTAL*	258	73	28%

SnapStats®	July	August	Variance
Inventory	294	258	-12%
Solds	98	73	-26%
Sale Price	\$1,817,500	\$1,825,000	0%
Sale Price SQFT	\$666	\$676	2%
Sale to List Price Ratio	101%	101%	0%
Days on Market	18	16	-11%

## Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Big Bend	6	0	NA
Brentwood Park	4	1	25%
Buckingham Heights	3	2	67%
Burnaby Hospital	10	4	40%
Burnaby Lake	12	2	17%
Cariboo	0	0	NA
Capitol Hill	11	6	55%
Central	3	1	33%
Central Park	8	1	13%
Deer Lake	12	1	8%
Deer Lake Place	4	2	50%
East Burnaby	12	4	33%
Edmonds	9	3	33%
Forest Glen	13	3	23%
Forest Hills	2	0	NA
Garden Village	3	2	67%
Government Road	8	3	38%
Greentree Village	3	2	67%
Highgate	6	1	17%
Metrotown	9	5	56%
Montecito	8	3	38%
Oakdale	4	1	25%
Oaklands	0	0	NA
Parkcrest	17	2	12%
Simon Fraser Hills	0	0	NA
Simon Fraser University SFU	2	2	100%
South Slope	30	7	23%
Sperling-Duthie	10	2	20%
Sullivan Heights	5	0	NA
Suncrest	9	1	11%
The Crest	0	2	NA*
Upper Deer Lake	12	5	42%
Vancouver Heights	6	1	17%
Westridge	5	0	NA
Willingdon Heights	12	4	33%
TOTAL*	258	73	28%

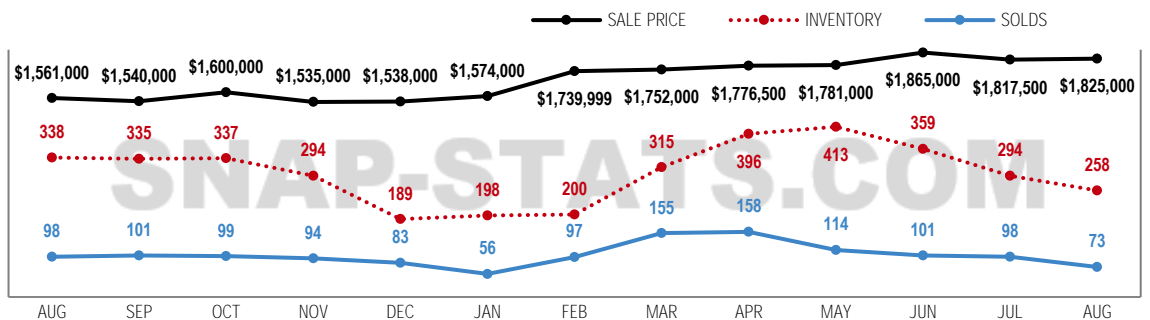
\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

## Market Summary

- Market Type Indicator **BURNABY DETACHED**: Sellers Market at 28% Sales Ratio average (2.8 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 43% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$3 mil to \$3.5 mil, Deer Lake, Parkcrest, Suncrest and minimum 7 bedroom properties
- Sellers Best Bet\*\* Selling homes in Capitol Hill, Metrotown 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	10	7	70%
400,001 – 500,000	58	31	53%
500,001 – 600,000	122	59	48%
600,001 – 700,000	161	77	48%
700,001 – 800,000	101	46	46%
800,001 – 900,000	95	49	52%
900,001 – 1,000,000	90	30	33%
1,000,001 – 1,250,000	65	14	22%
1,250,001 – 1,500,000	26	5	19%
1,500,001 – 1,750,000	22	1	5%
1,750,001 – 2,000,000	5	0	NA
2,000,001 – 2,250,000	4	0	NA
2,250,001 – 2,500,000	2	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*	761	319	42%

Bedrooms	Inventory	Sales	Sales Ratio
0 to 1 Bedroom	163	77	47%
2 Bedrooms	471	193	41%
3 Bedrooms	115	39	34%
4 Bedrooms & Greater	12	10	83%
TOTAL*	761	319	42%

SnapStats®	July	August	Variance
Inventory	781	761	-3%
Solds	312	319	2%
Sale Price	\$669,950	\$678,000	1%
Sale Price SQFT	\$750	\$764	2%
Sale to List Price Ratio	101%	100%	-1%
Days on Market	13	13	0%

## Community CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
Big Bend	1	1	100%
Brentwood Park	164	61	37%
Buckingham Heights	0	0	NA
Burnaby Hospital	2	1	50%
Burnaby Lake	3	4	133%*
Cariboo	8	8	100%
Capitol Hill	4	5	125%*
Central	46	9	20%
Central Park	18	6	33%
Deer Lake	0	0	NA
Deer Lake Place	0	0	NA
East Burnaby	4	2	50%
Edmonds	43	17	40%
Forest Glen	46	14	30%
Forest Hills	5	4	80%
Garden Village	0	0	NA
Government Road	15	2	13%
Greentree Village	3	1	33%
Highgate	51	21	41%
Metrotown	206	80	39%
Montecito	4	5	125%*
Oakdale	0	0	NA
Oaklands	5	3	60%
Parkcrest	0	2	NA*
Simon Fraser Hills	3	4	133%*
Simon Fraser University SFU	55	28	51%
South Slope	39	18	46%
Sperling-Duthie	1	0	NA
Sullivan Heights	15	12	80%
Suncrest	0	0	NA
The Crest	4	1	25%
Upper Deer Lake	2	0	NA
Vancouver Heights	9	4	44%
Westridge	2	0	NA
Willingdon Heights	3	6	200%*
TOTAL*	761	319	42%

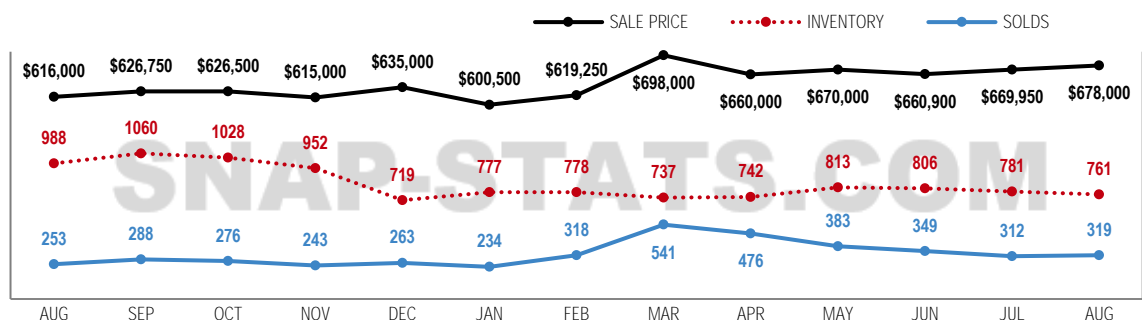
\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

## Market Summary

- Market Type Indicator **BURNABY ATTACHED**: Sellers Market at 42% Sales Ratio average (4.2 in 10 homes selling rate)
- Homes are selling on average 100% of list price
- Most Active Price Band\*\* \$300,000 to \$400,000 with average 70% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.5 mil to \$1.75 mil, Central, Government Road and 3 bedroom properties
- Sellers Best Bet\*\* Selling homes in Cariboo, Sullivan Heights and minimum 4 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	1	0	NA
700,001 – 800,000	0	0	NA
800,001 – 900,000	1	0	NA
900,001 – 1,000,000	4	0	NA
1,000,001 – 1,250,000	6	4	67%
1,250,001 – 1,500,000	15	5	33%
1,500,001 – 1,750,000	8	5	63%
1,750,001 – 2,000,000	11	4	36%
2,000,001 – 2,250,000	1	1	100%
2,250,001 – 2,500,000	6	0	NA
2,500,001 – 2,750,000	4	2	50%
2,750,001 – 3,000,000	0	0	NA
3,000,001 – 3,500,000	1	0	NA
3,500,001 – 4,000,000	2	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*	60	21	35%

2 Bedrooms & Less	15	2	13%
3 to 4 Bedrooms	16	9	56%
5 to 6 Bedrooms	25	9	36%
7 Bedrooms & More	4	1	25%
TOTAL*	60	21	35%

SnapStats®	July	August	Variance
Inventory	66	60	-9%
Solds	29	21	-28%
Sale Price	\$1,360,000	\$1,605,000	18%
Sale Price SQFT	\$580	\$632	9%
Sale to List Price Ratio	101%	104%	3%
Days on Market	13	7	-46%

## Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Brunette	0	0	NA
Connaught Heights	2	2	100%
Downtown	0	0	NA
Fraserview	0	0	NA
GlenBrooke North	3	5	167%*
Moody Park	1	0	NA
North Arm	0	0	NA
Quay	0	0	NA
Queensborough	19	5	26%
Queens Park	2	0	NA
Sapperton	14	0	NA
The Heights	11	5	45%
Uptown	3	2	67%
West End	5	2	40%
TOTAL*	60	21	35%

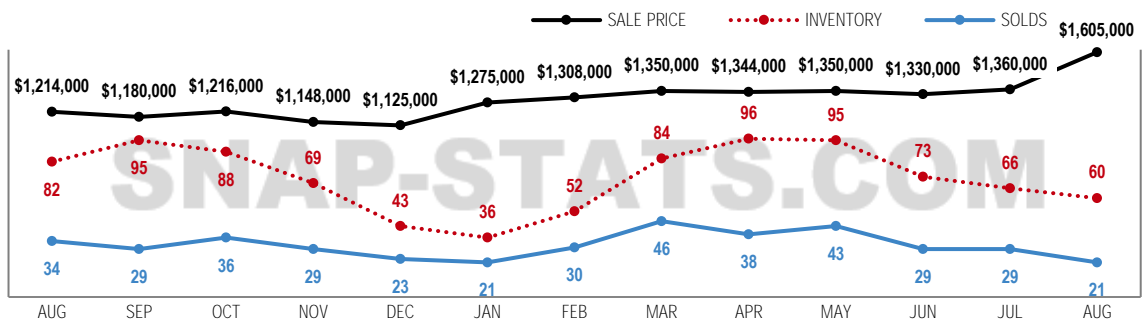
\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

## Market Summary

- Market Type Indicator **NEW WESTMINSTER DETACHED**: Sellers Market at 35% Sales Ratio average (3.5 in 10 homes selling rate)
- Homes are selling on average 4% above list price
- Most Active Price Band\*\* \$1.5 mil to \$1.75 mil with average 63% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.25 mil to \$1.5 mil, Queensborough and up to 2 bedroom properties
- Sellers Best Bet\*\* Selling homes in The 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	2	1	50%
300,001 – 400,000	9	15	167%*
400,001 – 500,000	30	20	67%
500,001 – 600,000	60	35	58%
600,001 – 700,000	45	20	44%
700,001 – 800,000	21	10	48%
800,001 – 900,000	31	11	35%
900,001 – 1,000,000	13	6	46%
1,000,001 – 1,250,000	11	1	9%
1,250,001 – 1,500,000	9	1	11%
1,500,001 – 1,750,000	0	1	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	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*	233	122	52%

0 to 1 Bedroom	43	37	86%
2 Bedrooms	156	61	39%
3 Bedrooms	28	20	71%
4 Bedrooms & Greater	6	3	50%
TOTAL*	233	122	52%

SnapStats®	July	August	Variance
Inventory	256	233	-9%
Solds	131	121	-8%
Sale Price	\$595,000	\$571,000	-4%
Sale Price SQFT	\$628	\$656	4%
Sale to List Price Ratio	103%	98%	-5%
Days on Market	11	14	27%

## Community CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
Brunette	0	0	NA
Connaught Heights	0	0	NA
Downtown	76	33	43%
Fraserview	20	14	70%
GlenBrooke North	7	3	43%
Moody Park	1	2	200%*
North Arm	0	0	NA
Quay	40	11	28%
Queensborough	19	19	100%
Queens Park	0	0	NA
Sapperton	13	14	108%*
The Heights	0	2	NA*
Uptown	56	23	41%
West End	1	0	NA
TOTAL*	233	122	52%

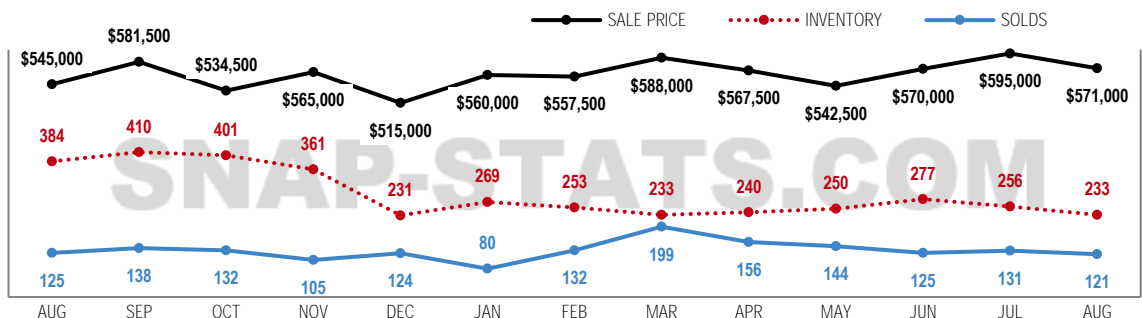
\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

## Market Summary

- Market Type Indicator **NEW WESTMINSTER ATTACHED**: Sellers Market at 52% Sales Ratio average (5.2 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band\*\* \$300,000 to \$400,000 with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1 mil to \$1.25 mil, Quay and 2 bedroom properties
- Sellers Best Bet\*\* Selling homes in Queensborough, Sapperton 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	2	0	NA
1,000,001 – 1,250,000	16	15	94%
1,250,001 – 1,500,000	24	29	121%*
1,500,001 – 1,750,000	25	26	104%*
1,750,001 – 2,000,000	28	16	57%
2,000,001 – 2,250,000	7	0	NA
2,250,001 – 2,500,000	26	6	23%
2,500,001 – 2,750,000	17	3	18%
2,750,001 – 3,000,000	18	1	6%
3,000,001 – 3,500,000	22	1	5%
3,500,001 – 4,000,000	6	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	1	0	NA
7,000,001 & Greater	1	0	NA
TOTAL*	195	97	50%

2 Bedrooms & Less	15	2	13%
3 to 4 Bedrooms	71	33	46%
5 to 6 Bedrooms	73	48	66%
7 Bedrooms & More	36	14	39%
TOTAL*	195	97	50%

SnapStats®	July	August	Variance
Inventory	253	195	-23%
Solds	98	97	-1%
Sale Price	\$1,513,400	\$1,550,000	2%
Sale Price SQFT	\$498	\$516	4%
Sale to List Price Ratio	101%	103%	2%
Days on Market	15	15	0%

## Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Burke Mountain	14	14	100%
Canyon Springs	3	2	67%
Cape Horn	5	4	80%
Central Coquitlam	35	17	49%
Chineside	3	2	67%
Coquitlam East	7	8	114%*
Coquitlam West	62	14	23%
Eagle Ridge	2	1	50%
Harbour Chines	4	2	50%
Harbour Place	1	2	200%*
Hockaday	2	2	100%
Maillardville	14	2	14%
Meadow Brook	5	1	20%
New Horizons	7	4	57%
North Coquitlam	1	0	NA
Park Ridge Estates	0	1	NA*
Ranch Park	4	5	125%*
River Springs	2	4	200%*
Scott Creek	2	2	100%
Summitt View	0	0	NA
Upper Eagle Ridge	2	0	NA
Westwood Plateau	20	10	50%
Westwood Summit	0	0	NA
TOTAL*	195	97	50%

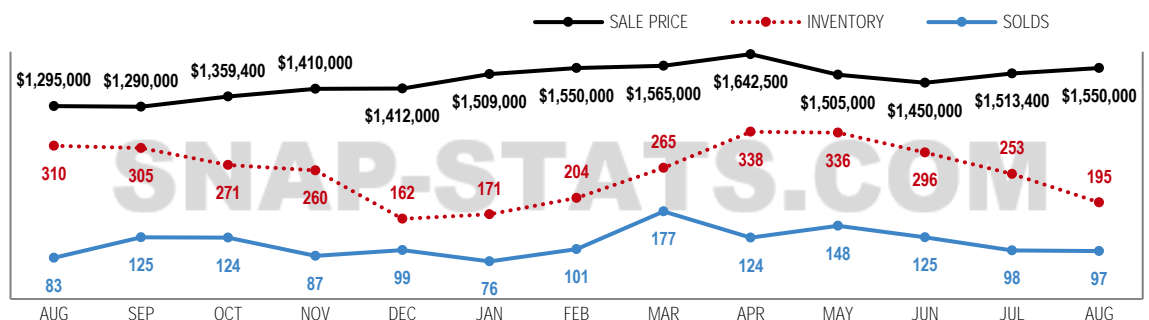
\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

## Market Summary

- Market Type Indicator **COQUITLAM DETACHED**: Sellers Market at 50% Sales Ratio average (5 in 10 homes selling rate)
- Homes are selling on average 3% above list price
- Most Active Price Band\*\* \$1.25 mil to \$1.75 mil with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$2.75 mil to \$3.5 mil, Coquitlam West, Maillardville and up to 2 bedroom properties
- Sellers Best Bet\*\* Selling homes in Burke Mountain, Coquitlam East 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	0	0	NA
300,001 – 400,000	3	7	233%*
400,001 – 500,000	16	25	156%*
500,001 – 600,000	69	41	59%
600,001 – 700,000	59	42	71%
700,001 – 800,000	44	23	52%
800,001 – 900,000	27	19	70%
900,001 – 1,000,000	19	9	47%
1,000,001 – 1,250,000	31	15	48%
1,250,001 – 1,500,000	10	1	10%
1,500,001 – 1,750,000	6	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*	284	182	64%

Bedroom	Inventory	Sales	Sales Ratio
0 to 1 Bedroom	56	43	77%
2 Bedrooms	160	93	58%
3 Bedrooms	55	32	58%
4 Bedrooms & Greater	13	14	108%*
TOTAL*	284	182	64%

## Community CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
Burke Mountain	12	10	83%
Canyon Springs	7	4	57%
Cape Horn	0	0	NA
Central Coquitlam	4	7	175%*
Chineside	0	0	NA
Coquitlam East	3	3	100%
Coquitlam West	125	77	62%
Eagle Ridge	5	2	40%
Harbour Chines	0	0	NA
Harbour Place	0	0	NA
Hockaday	0	0	NA
Maillardville	8	12	150%*
Meadow Brook	0	0	NA
New Horizons	16	14	88%
North Coquitlam	74	36	49%
Park Ridge Estates	0	0	NA
Ranch Park	1	0	NA
River Springs	0	0	NA
Scott Creek	1	1	100%
Summitt View	0	0	NA
Upper Eagle Ridge	1	2	200%*
Westwood Plateau	27	14	52%
Westwood Summit	0	0	NA
TOTAL*	284	182	64%

SnapStats®	July	August	Variance
Inventory	330	284	-14%
Solds	185	182	-2%
Sale Price	\$628,000	\$655,000	4%
Sale Price SQFT	\$677	\$705	4%
Sale to List Price Ratio	100%	101%	1%
Days on Market	9	12	33%

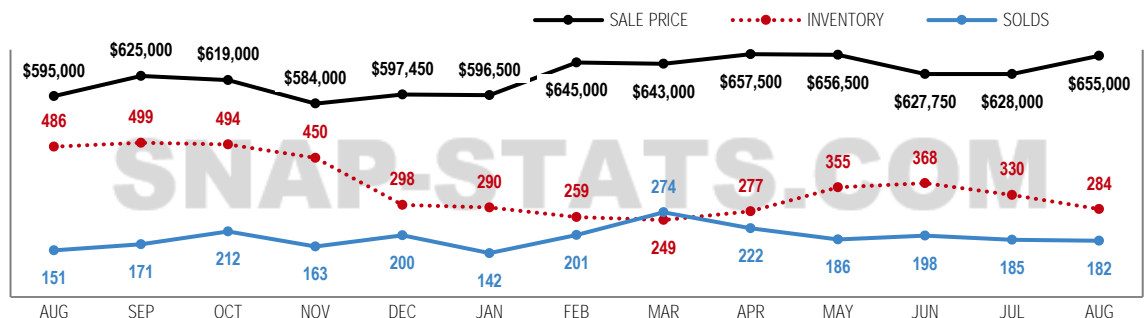
\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

## Market Summary

- Market Type Indicator **COQUITLAM ATTACHED**: Sellers Market at 64% Sales Ratio average (6.4 in 10 homes selling rate)
- Homes are selling on average 1% above list price
- Most Active Price Band\*\* \$400,000 to \$500,000 with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.25 mil to \$1.5 mil, North Coquitlam, Westwood Plateau and 2 to 3 bedroom properties
- Sellers Best Bet\*\* Selling homes in Maillardville and minimum 4 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	1	0	NA
800,001 – 900,000	0	0	NA
900,001 – 1,000,000	2	1	50%
1,000,001 – 1,250,000	15	16	107%*
1,250,001 – 1,500,000	31	10	32%
1,500,001 – 1,750,000	12	6	50%
1,750,001 – 2,000,000	7	2	29%
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	2	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*	73	35	48%

2 Bedrooms & Less	7	0	NA
3 to 4 Bedrooms	35	22	63%
5 to 6 Bedrooms	27	10	37%
7 Bedrooms & More	4	3	75%
TOTAL*	73	35	48%

## Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Birchland Manor	1	2	200%*
Central Port Coquitlam	6	2	33%
Citadel	3	5	167%*
Glenwood	18	6	33%
Lincoln Park	7	7	100%
Lower Mary Hill	3	2	67%
Mary Hill	11	2	18%
Oxford Heights	7	4	57%
Riverwood	8	4	50%
Woodland Acres	9	1	11%
TOTAL*	73	35	48%

SnapStats®	July	August	Variance
Inventory	86	73	-15%
Solds	39	35	-10%
Sale Price	\$1,260,000	\$1,290,000	2%
Sale Price SQFT	\$544	\$586	8%
Sale to List Price Ratio	101%	99%	-2%
Days on Market	19	13	-32%

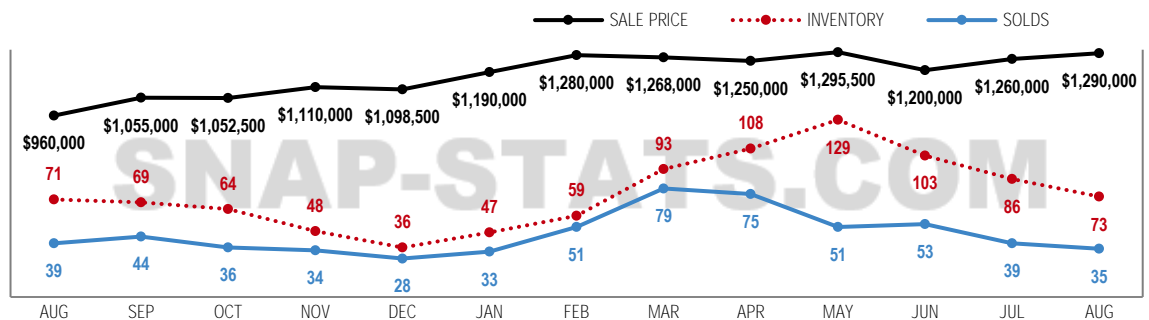
\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

## Market Summary

- Market Type Indicator **PORT COQUITLAM DETACHED**: Sellers Market at 48% Sales Ratio average (4.8 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 \$1.25 mil to \$1.5 mil, Woodland Acres and 5 to 6 bedroom properties
- Sellers Best Bet\*\* Selling homes in Riverwood and 3 to 4 bedroom properties

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

## 13 Month Market Trend



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## Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	0	0	NA
300,001 – 400,000	3	5	167%*
400,001 – 500,000	17	13	76%
500,001 – 600,000	23	15	65%
600,001 – 700,000	8	5	63%
700,001 – 800,000	6	7	117%*
800,001 – 900,000	7	10	143%*
900,001 – 1,000,000	3	4	133%*
1,000,001 – 1,250,000	0	2	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	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*	68	61	90%

0 to 1 Bedroom	23	15	65%
2 Bedrooms	32	27	84%
3 Bedrooms	12	16	133%*
4 Bedrooms & Greater	1	3	300%*
TOTAL*	68	61	90%

SnapStats®	July	August	Variance
Inventory	81	68	-16%
Solds	60	61	2%
Sale Price	\$534,000	\$585,500	10%
Sale Price SQFT	\$521	\$563	8%
Sale to List Price Ratio	100%	101%	1%
Days on Market	9	8	-11%

## Community CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
Birchland Manor	0	0	NA
Central Port Coquitlam	51	39	76%
Citadel	3	7	233%*
Glenwood	5	7	140%*
Lincoln Park	0	0	NA
Lower Mary Hill	0	0	NA
Mary Hill	1	0	NA
Oxford Heights	0	0	NA
Riverwood	8	8	100%
Woodland Acres	0	0	NA
TOTAL*	68	61	90%

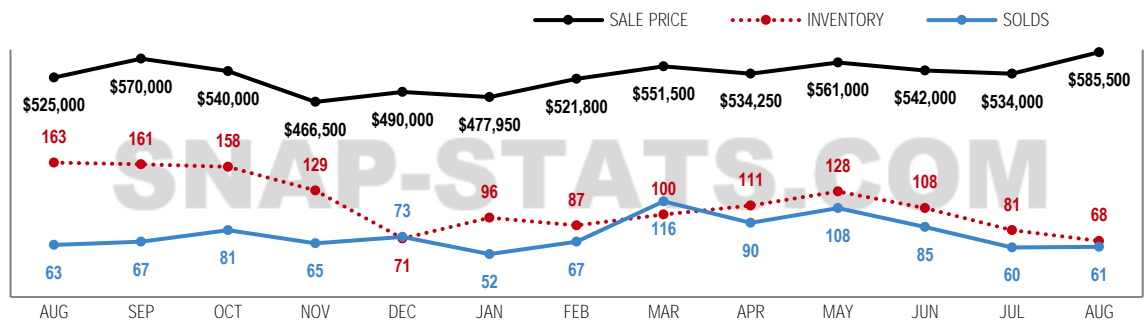
\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

## Market Summary

- Market Type Indicator **PORT COQUITLAM ATTACHED**: Sellers Market at 90% Sales Ratio average (9 in 10 homes selling rate)
- Homes are selling on average 1% above list price
- Most Active Price Band\*\* \$800,000 to \$900,000 with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$500,000 to \$700,000, Central Port Coquitlam and up to 1 bedroom properties
- Sellers Best Bet\*\* Selling homes in Riverwood and 3 bedroom properties

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

## 13 Month Market Trend



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## Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 - 700,000	0	0	NA
700,001 – 800,000	0	0	NA
800,001 – 900,000	0	0	NA
900,001 – 1,000,000	1	0	NA
1,000,001 – 1,250,000	1	0	NA
1,250,001 – 1,500,000	6	4	67%
1,500,001 – 1,750,000	7	3	43%
1,750,001 – 2,000,000	15	6	40%
2,000,001 – 2,250,000	6	0	NA
2,250,001 – 2,500,000	0	1	NA*
2,500,001 – 2,750,000	1	0	NA
2,750,001 – 3,000,000	3	0	NA
3,000,001 – 3,500,000	3	1	33%
3,500,001 – 4,000,000	4	2	50%
4,000,001 – 4,500,000	1	0	NA
4,500,001 – 5,000,000	4	0	NA
5,000,001 – 5,500,000	0	0	NA
5,500,001 - 6,000,000	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	1	0	NA
TOTAL*	53	17	32%

2 Bedrooms & Less	4	1	25%
3 to 4 Bedrooms	26	6	23%
5 to 6 Bedrooms	17	10	59%
7 Bedrooms & More	6	0	NA
TOTAL*	53	17	32%

SnapStats®	July	August	Variance
Inventory	49	53	8%
Solds	20	17	-15%
Sale Price	\$1,708,500	\$1,812,000	6%
Sale Price SQFT	\$502	\$628	25%
Sale to List Price Ratio	101%	98%	-3%
Days on Market	12	12	0%

## Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Anmore	10	4	40%
Barber Street	7	1	14%
Belcarra	4	1	25%
College Park	6	3	50%
Glenayre	3	1	33%
Heritage Mountain	5	2	40%
Heritage Woods	3	2	67%
loco	0	0	NA
Mountain Meadows	1	0	NA
North Shore	3	1	33%
Port Moody Centre	11	2	18%
TOTAL*	53	17	32%

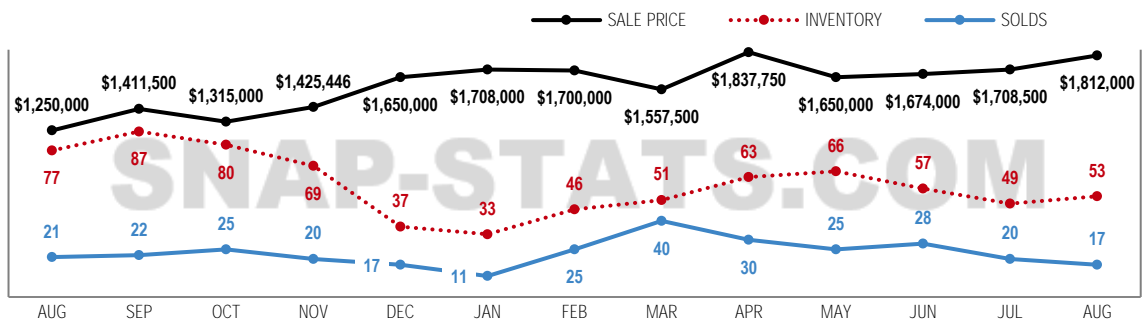
\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

## Market Summary

- Market Type Indicator **PORT MOODY DETACHED**: Sellers Market at 32% Sales Ratio average (3.2 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band\*\* \$1.75 mil to \$2 mil with average 40% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes in Port Moody Centre and 3 to 4 bedroom properties
- Sellers Best Bet\*\* Selling homes in Anmore and 5 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	2	200%*
400,001 – 500,000	1	1	100%
500,001 – 600,000	8	8	100%
600,001 – 700,000	23	10	43%
700,001 – 800,000	16	9	56%
800,001 – 900,000	4	5	125%*
900,001 – 1,000,000	5	2	40%
1,000,001 – 1,250,000	7	2	29%
1,250,001 – 1,500,000	3	0	NA
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	1	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>70</b>	<b>39</b>	<b>56%</b>

Bedroom	Inventory	Sales	Sales Ratio
0 to 1 Bedroom	10	9	90%
2 Bedrooms	38	24	63%
3 Bedrooms	19	6	32%
4 Bedrooms & Greater	3	0	NA
<b>TOTAL*</b>	<b>70</b>	<b>39</b>	<b>56%</b>

## Community CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
Anmore	0	0	NA
Barber Street	0	0	NA
Belcarra	0	0	NA
College Park	21	1	5%
Glenayre	0	0	NA
Heritage Mountain	2	1	50%
Heritage Woods	3	0	NA
loco	0	0	NA
Mountain Meadows	0	0	NA
North Shore	11	7	64%
Port Moody Centre	33	30	91%
<b>TOTAL*</b>	<b>70</b>	<b>39</b>	<b>56%</b>

SnapStats®	July	August	Variance
Inventory	78	70	-10%
Solds	69	39	-43%
Sale Price	\$810,000	\$695,000	-14%
Sale Price SQFT	\$622	\$714	15%
Sale to List Price Ratio	101%	100%	-1%
Days on Market	11	10	-9%

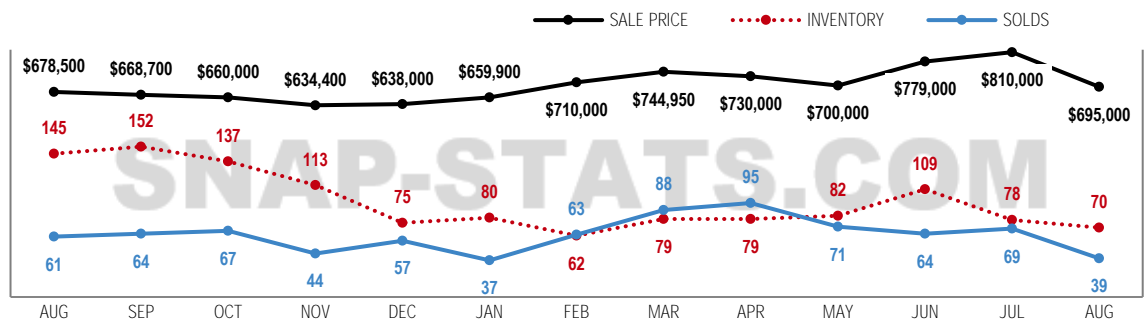
\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

## Market Summary

- Market Type Indicator **PORT MOODY ATTACHED**: Sellers Market at 56% Sales Ratio average (5.6 in 10 homes selling rate)
- Homes are selling on average 100% of list price
- Most Active Price Band\*\* \$500,000 to \$600,000 with average 100% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$600,000 to \$700,000, College Park and 3 bedroom properties
- Sellers Best Bet\*\* Selling homes in Port Moody Centre 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	2	3	150%*
1,000,001 – 1,250,000	6	1	17%
1,250,001 – 1,500,000	3	2	67%
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	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*	13	7	54%

2 Bedrooms & Less	0	0	NA
3 to 4 Bedrooms	8	6	75%
5 to 6 Bedrooms	5	1	20%
7 Bedrooms & More	0	0	NA
TOTAL*	13	7	54%

## Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Central Meadows	7	2	29%
Mid Meadows	5	3	60%
North Meadows	0	1	NA*
South Meadows	1	1	100%
West Meadows	0	0	NA
TOTAL*	13	7	54%

SnapStats®	July	August	Variance
Inventory	12	13	8%
Solds	13	7	-46%
Sale Price	\$1,081,111	\$1,111,000	3%
Sale Price SQFT	\$464	\$525	13%
Sale to List Price Ratio	101%	101%	0%
Days on Market	11	14	27%

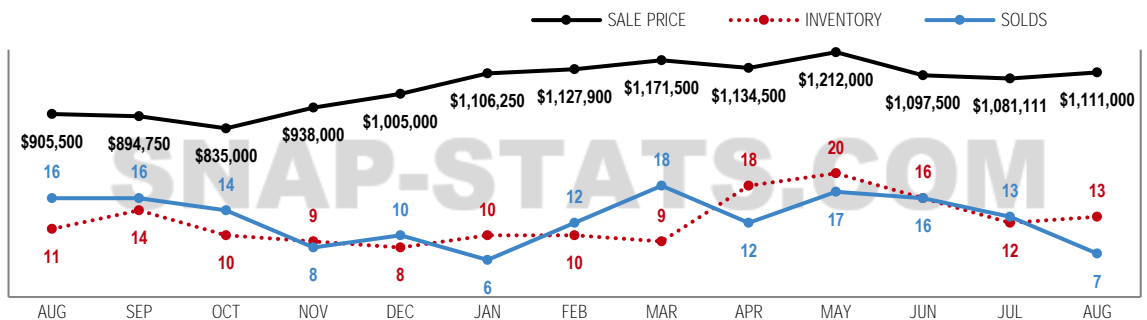
\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

## Market Summary

- Market Type Indicator **PITT MEADOWS DETACHED**: Sellers Market at 54% Sales Ratio average (5.4 in 10 homes selling rate)
- Homes are selling on average 1% above list price
- Most Active Price Band\*\* Insufficient data but with 3 sales price band of \$900,000 to \$1 mil
- Buyers Best Bet\*\* Insufficient data
- Sellers Best Bet\*\* Insufficient data except for homes with 3 to 4 bedrooms

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

## 13 Month Market Trend



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## Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	0	0	NA
300,001 – 400,000	1	0	NA
400,001 – 500,000	4	6	150%*
500,001 – 600,000	11	0	NA
600,001 – 700,000	6	2	33%
700,001 – 800,000	3	3	100%
800,001 – 900,000	1	0	NA
900,001 – 1,000,000	0	0	NA
1,000,001 – 1,250,000	1	1	100%
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*	27	12	44%

0 to 1 Bedroom	5	3	60%
2 Bedrooms	16	4	25%
3 Bedrooms	5	5	100%
4 Bedrooms & Greater	1	0	NA
TOTAL*	27	12	44%

SnapStats®	July	August	Variance
Inventory	20	27	35%
Solds	23	12	-48%
Sale Price	\$551,000	\$555,000	1%
Sale Price SQFT	\$459	\$447	-3%
Sale to List Price Ratio	104%	101%	-3%
Days on Market	8	8	0%

## Community CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
Central Meadows	9	5	56%
Mid Meadows	11	4	36%
North Meadows	2	0	NA
South Meadows	5	3	60%
West Meadows	0	0	NA
TOTAL*	27	12	44%

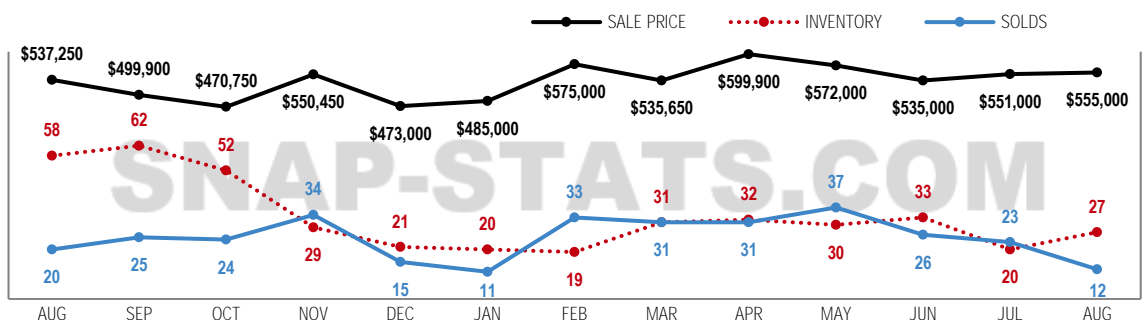
\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

## Market Summary

- Market Type Indicator **PITT MEADOWS ATTACHED**: Sellers Market at 44% Sales Ratio average (4.4 in 10 homes selling rate)
- Homes are selling on average 1% above list price
- Most Active Price Band\*\* Insufficient data but with 6 sales price band of \$400,000 to \$500,000
- Buyers Best Bet\*\* Insufficient data except for homes in Mid Meadows
- Sellers Best Bet\*\* Insufficient data except for homes in Central Meadows

\*\*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	1	1	100%
700,001 – 800,000	0	3	NA*
800,001 – 900,000	10	5	50%
900,001 – 1,000,000	11	15	136%*
1,000,001 – 1,250,000	22	39	177%*
1,250,001 – 1,500,000	36	20	56%
1,500,001 – 1,750,000	19	7	37%
1,750,001 – 2,000,000	7	1	14%
2,000,001 – 2,250,000	0	2	NA*
2,250,001 – 2,500,000	8	1	13%
2,500,001 – 2,750,000	3	0	NA
2,750,001 – 3,000,000	5	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*	125	94	75%

2 Bedrooms & Less	11	3	27%
3 to 4 Bedrooms	68	51	75%
5 to 6 Bedrooms	38	37	97%
7 Bedrooms & More	8	3	38%
TOTAL*	125	94	75%

### Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Albion	17	12	71%
Cottonwood	10	17	170%*
East Central	15	15	100%
North	2	1	50%
Northeast	1	0	NA
Northwest	9	5	56%
Silver Valley	7	9	129%*
Southwest	19	14	74%
Thornhill	7	1	14%
Websters Corners	5	2	40%
West Central	31	18	58%
Whonnock	2	0	NA
TOTAL*	125	94	75%

SnapStats®	July	August	Variance
Inventory	159	125	-21%
Solds	100	94	-6%
Sale Price	\$1,100,000	\$1,137,500	3%
Sale Price SQFT	\$482	\$447	-7%
Sale to List Price Ratio	105%	99%	-6%
Days on Market	10	11	10%

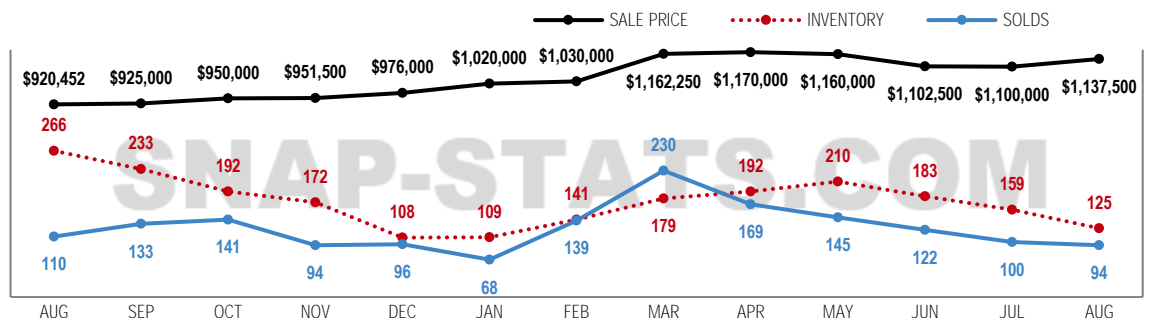
\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

### Market Summary

- Market Type Indicator **MAPLE RIDGE DETACHED**: Sellers Market at 75% Sales Ratio average (7.5 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band\*\* \$900,000 to \$1.25 mil with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$2.25 mil to \$2.5 mil, Northwest, West Central and up to 2 bedroom properties
- Sellers Best Bet\*\* Selling homes in Cottonwood, East Central, Silver Valley and 5 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	3	0	NA
300,001 – 400,000	13	9	69%
400,001 – 500,000	30	19	63%
500,001 – 600,000	17	11	65%
600,001 – 700,000	10	10	100%
700,001 – 800,000	18	17	94%
800,001 – 900,000	4	9	225%*
900,001 – 1,000,000	4	0	NA
1,000,001 – 1,250,000	1	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*	100	75	75%

0 to 1 Bedroom	20	13	65%
2 Bedrooms	48	24	50%
3 Bedrooms	29	32	110%*
4 Bedrooms & Greater	3	6	200%*
TOTAL*	100	75	75%

SnapStats®	July	August	Variance
Inventory	97	100	3%
Solds	77	75	-3%
Sale Price	\$545,000	\$600,000	10%
Sale Price SQFT	\$473	\$471	0%
Sale to List Price Ratio	101%	103%	2%
Days on Market	9	9	0%

## Community CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
Albion	3	7	233%*
Cottonwood	5	12	240%*
East Central	49	29	59%
North	0	0	NA
Northeast	0	0	NA
Northwest	3	3	100%
Silver Valley	8	5	63%
Southwest	5	3	60%
Thornhill	0	1	NA*
Websters Corners	0	0	NA
West Central	27	15	56%
Whonnock	0	0	NA
TOTAL*	100	75	75%

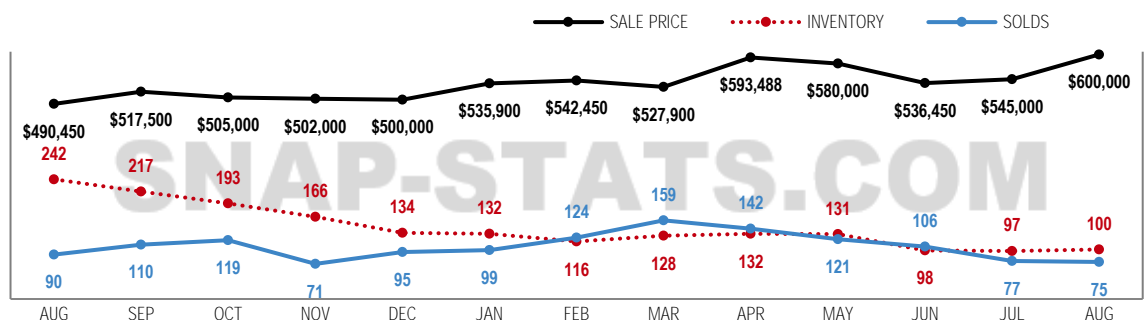
\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

## Market Summary

- Market Type Indicator **MAPLE RIDGE ATTACHED**: Sellers Market at 75% Sales Ratio average (7.5 in 10 homes selling rate)
- Homes are selling on average 3% above list price
- Most Active Price Band\*\* \$800,000 to \$900,000 with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$400,000 to \$500,000, East Central, Silver Valley, West Central and 2 bedroom properties
- Sellers Best Bet\*\* Selling homes in Cottonwood and 3 bedroom properties

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

## 13 Month Market Trend



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