

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

Compliments of:

Geoff Jarman

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Sutton Group West Coast Realty

#102 - 403 North Road

Coquitlam, BC V3K 3V9



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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	0	1	NA*
1,250,001 – 1,500,000	11	4	36%
1,500,001 – 1,750,000	28	19	68%
1,750,001 – 2,000,000	45	6	13%
2,000,001 – 2,250,000	25	6	24%
2,250,001 – 2,500,000	31	4	13%
2,500,001 – 2,750,000	14	5	36%
2,750,001 – 3,000,000	20	1	5%
3,000,001 – 3,500,000	17	3	18%
3,500,001 – 4,000,000	24	1	4%
4,000,001 – 4,500,000	4	0	NA
4,500,001 – 5,000,000	5	0	NA
5,000,001 – 5,500,000	2	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*	229	50	22%

Bedrooms	Inventory	Sales	Sales Ratio
2 Bedrooms & Less	6	0	NA
3 to 4 Bedrooms	71	20	28%
5 to 6 Bedrooms	93	23	25%
7 Bedrooms & More	59	7	12%
TOTAL*	229	50	22%

SnapStats®	July	August	Variance
Inventory	248	229	-8%
Solds	54	50	-7%
Sale Price	\$1,900,000	\$1,815,000	-4%
Sale Price SQFT	\$659	\$711	8%
Sale to List Price Ratio	99%	99%	0%
Days on Market	24	16	-33%

Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Big Bend	4	0	NA
Brentwood Park	11	2	18%
Buckingham Heights	5	1	20%
Burnaby Hospital	6	3	50%
Burnaby Lake	12	2	17%
Cariboo	0	0	NA
Capitol Hill	19	4	21%
Central	6	1	17%
Central Park	4	2	50%
Deer Lake	10	2	20%
Deer Lake Place	6	2	33%
East Burnaby	7	2	29%
Edmonds	6	1	17%
Forest Glen	8	0	NA
Forest Hills	1	0	NA
Garden Village	3	2	67%
Government Road	7	2	29%
Greentree Village	0	0	NA
Highgate	2	0	NA
Metrotown	4	0	NA
Montecito	10	0	NA
Oakdale	0	0	NA
Oaklands	0	0	NA
Parkcrest	14	4	29%
Simon Fraser Hills	0	0	NA
Simon Fraser University SFU	4	0	NA
South Slope	24	4	17%
Sperling-Duthie	7	6	86%
Sullivan Heights	3	0	NA
Suncrest	5	2	40%
The Crest	5	2	40%
Upper Deer Lake	9	0	NA
Vancouver Heights	9	2	22%
Westridge	7	0	NA
Willingdon Heights	11	4	36%
TOTAL*	229	50	22%

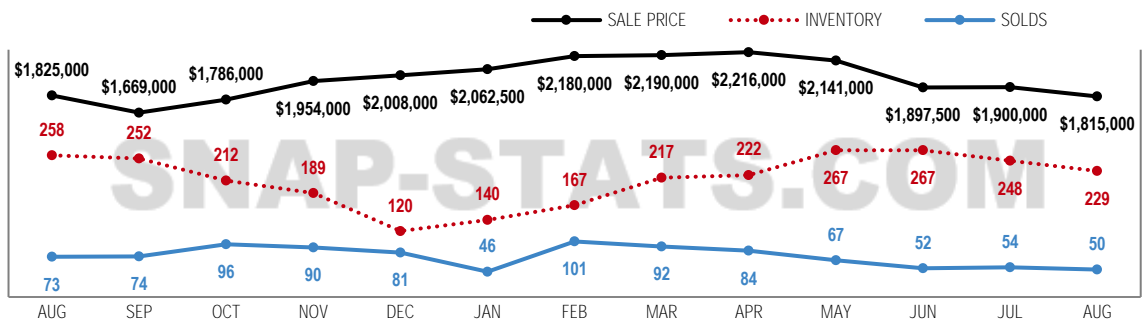
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

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 1% below list price
- Most Active Price Band** \$1.5 mil to \$1.75 mil with average 68% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$3.5 mil to \$4 mil, Brentwood Park, Burnaby Lake, South Slope and minimum 7 bedrooms
- Sellers Best Bet** Selling homes in Willingdon Heights and 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	4	1	25%
400,001 – 500,000	27	16	59%
500,001 – 600,000	64	39	61%
600,001 – 700,000	115	44	38%
700,001 – 800,000	111	43	39%
800,001 – 900,000	87	25	29%
900,001 – 1,000,000	80	18	23%
1,000,001 – 1,250,000	89	14	16%
1,250,001 – 1,500,000	38	5	13%
1,500,001 – 1,750,000	16	1	6%
1,750,001 – 2,000,000	13	0	NA
2,000,001 – 2,250,000	1	0	NA
2,250,001 – 2,500,000	1	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	3	0	NA
3,000,001 – 3,500,000	2	0	NA
3,500,001 – 4,000,000	1	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	652	206	32%

Bedroom	Inventory	Sales	Sales Ratio
0 to 1 Bedroom	142	53	37%
2 Bedrooms	385	132	34%
3 Bedrooms	112	19	17%
4 Bedrooms & Greater	13	2	15%
TOTAL*	652	206	32%

SnapStats®	July	August	Variance
Inventory	714	652	-9%
Solds	202	206	2%
Sale Price	\$700,000	\$707,500	1%
Sale Price SQFT	\$821	\$817	0%
Sale to List Price Ratio	99%	99%	0%
Days on Market	12	19	58%

Community CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
Big Bend	1	0	NA
Brentwood Park	203	48	24%
Buckingham Heights	0	0	NA
Burnaby Hospital	3	3	100%
Burnaby Lake	3	1	33%
Cariboo	5	3	60%
Capitol Hill	8	0	NA
Central	6	1	17%
Central Park	11	5	45%
Deer Lake	0	0	NA
Deer Lake Place	0	0	NA
East Burnaby	3	0	NA
Edmonds	35	11	31%
Forest Glen	38	7	18%
Forest Hills	4	0	NA
Garden Village	0	0	NA
Government Road	10	6	60%
Greentree Village	2	0	NA
Highgate	31	17	55%
Metrotown	171	58	34%
Montecito	5	0	NA
Oakdale	0	0	NA
Oaklands	3	1	33%
Parkcrest	1	0	NA
Simon Fraser Hills	6	0	NA
Simon Fraser University SFU	45	26	58%
South Slope	23	7	30%
Sperling-Duthie	1	0	NA
Sullivan Heights	13	7	54%
Suncrest	0	0	NA
The Crest	7	3	43%
Upper Deer Lake	1	0	NA
Vancouver Heights	10	0	NA
Westridge	0	0	NA
Willingdon Heights	3	2	67%
TOTAL*	652	206	32%

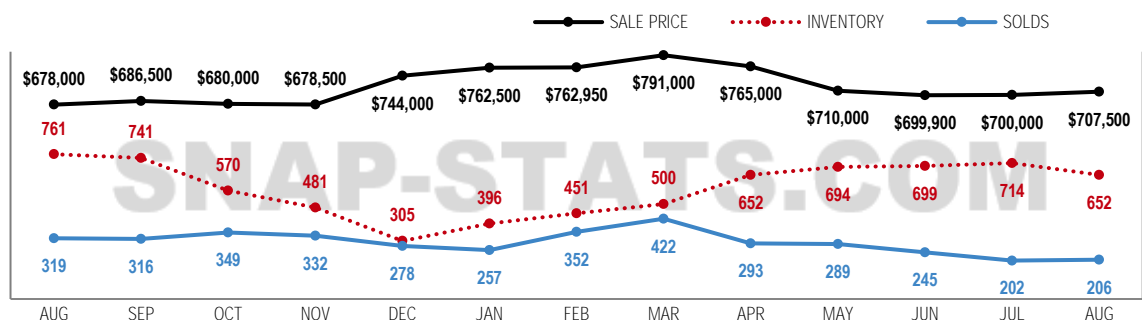
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **BURNABY ATTACHED**: Sellers Market at 32% Sales Ratio average (3.2 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band** \$500,000 to \$600,000 with average 61% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.5 mil to \$1.75 mil, Forest Glen and minimum 4 bedroom properties
- Sellers Best Bet** Selling homes in Government Road, Highgate, SFU, Sullivan Heights and up to 1 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



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Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 - 700,000	0	0	NA
700,001 – 800,000	0	0	NA
800,001 – 900,000	1	0	NA
900,001 – 1,000,000	2	0	NA
1,000,001 – 1,250,000	2	1	50%
1,250,001 – 1,500,000	19	5	26%
1,500,001 – 1,750,000	20	4	20%
1,750,001 – 2,000,000	12	1	8%
2,000,001 – 2,250,000	1	1	100%
2,250,001 – 2,500,000	12	0	NA
2,500,001 – 2,750,000	3	0	NA
2,750,001 – 3,000,000	3	0	NA
3,000,001 – 3,500,000	2	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 – 4,500,000	2	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*	79	12	15%

2 Bedrooms & Less	13	0	NA
3 to 4 Bedrooms	30	6	20%
5 to 6 Bedrooms	32	4	13%
7 Bedrooms & More	4	2	50%
TOTAL*	79	12	15%

Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Brunette	0	0	NA
Connaught Heights	2	0	NA
Downtown	0	0	NA
Fraserview	1	0	NA
GlenBrooke North	8	1	13%
Moody Park	1	0	NA
North Arm	1	0	NA
Quay	0	0	NA
Queensborough	26	2	8%
Queens Park	3	0	NA
Sapperton	10	0	NA
The Heights	13	6	46%
Uptown	3	1	33%
West End	11	2	18%
TOTAL*	79	12	15%

SnapStats®	July	August	Variance
Inventory	82	79	-4%
Solds	11	12	9%
Sale Price	\$1,472,500	\$1,550,000	5%
Sale Price SQFT	\$653	\$575	-12%
Sale to List Price Ratio	97%	92%	-5%
Days on Market	13	23	77%

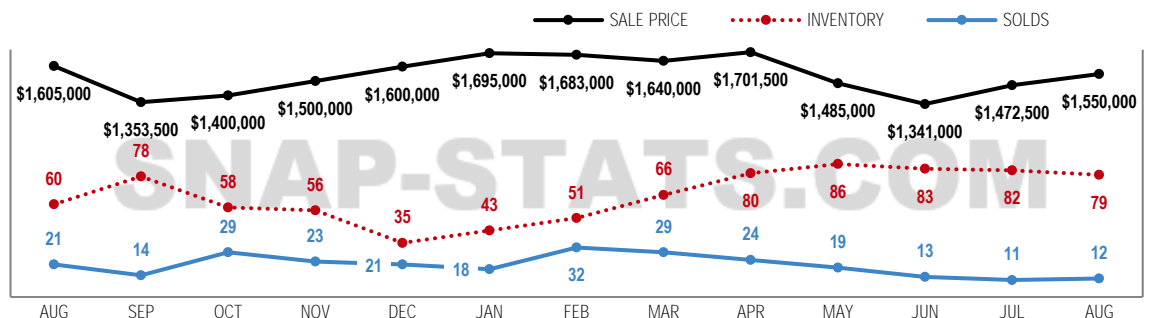
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Market Summary

- Market Type Indicator **NEW WESTMINSTER DETACHED**: Balanced Market at 15% Sales Ratio average (1.5 in 10 homes selling rate)
- Homes are selling on average 8% below list price
- Most Active Price Band** \$1.25 mil to \$1.5 mil with average 26% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.75 mil to \$2 mil, GlenBrooke North, Queensborough, West End and 5 to 6 bedroom properties
- Sellers Best Bet** Selling homes in The Heights 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	2	0	NA
300,001 – 400,000	5	2	40%
400,001 – 500,000	18	7	39%
500,001 – 600,000	34	16	47%
600,001 – 700,000	41	18	44%
700,001 – 800,000	34	5	15%
800,001 – 900,000	16	6	38%
900,001 – 1,000,000	15	6	40%
1,000,001 – 1,250,000	8	1	13%
1,250,001 – 1,500,000	7	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	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*	182	61	34%

0 to 1 Bedroom	45	18	40%
2 Bedrooms	110	34	31%
3 Bedrooms	24	8	33%
4 Bedrooms & Greater	3	1	33%
TOTAL*	182	61	34%

SnapStats®	July	August	Variance
Inventory	184	182	-1%
Solds	71	61	-14%
Sale Price	\$590,000	\$640,000	8%
Sale Price SQFT	\$624	\$620	-1%
Sale to List Price Ratio	98%	98%	0%
Days on Market	13	16	23%

Community CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
Brunette	0	0	NA
Connaught Heights	0	0	NA
Downtown	35	7	20%
Fraserview	25	8	32%
GlenBrooke North	3	2	67%
Moody Park	3	0	NA
North Arm	0	0	NA
Quay	30	14	47%
Queensborough	24	12	50%
Queens Park	2	0	NA
Sapperton	11	4	36%
The Heights	1	0	NA
Uptown	48	14	29%
West End	0	0	NA
TOTAL*	182	61	34%

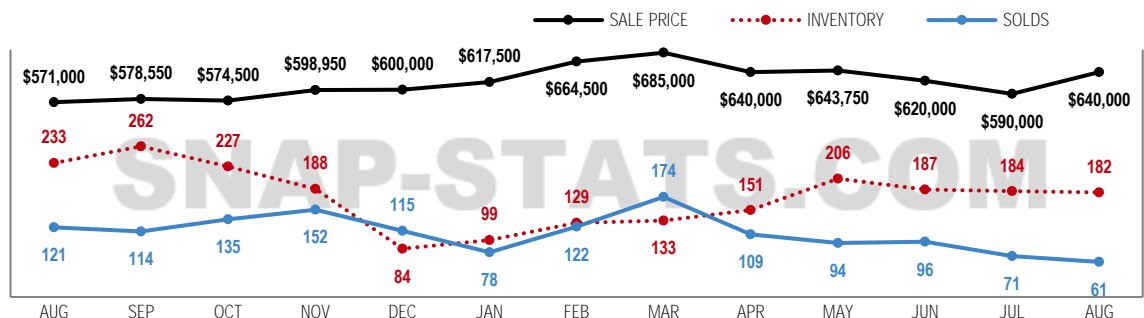
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Market Summary

- 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% below list price
- Most Active Price Band** \$500,000 to \$600,000 with average 47% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1 mil to \$1.25 mil, Downtown and 2 bedroom properties
- Sellers Best Bet** Selling homes in Quay, Queensborough 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	3	0	NA
1,000,001 – 1,250,000	6	7	117%*
1,250,001 – 1,500,000	33	12	36%
1,500,001 – 1,750,000	34	12	35%
1,750,001 – 2,000,000	38	7	18%
2,000,001 – 2,250,000	22	2	9%
2,250,001 – 2,500,000	23	3	13%
2,500,001 – 2,750,000	11	5	45%
2,750,001 – 3,000,000	21	0	NA
3,000,001 – 3,500,000	26	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	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	0	0	NA
TOTAL*	224	48	21%

2 Bedrooms & Less	9	0	NA
3 to 4 Bedrooms	95	31	33%
5 to 6 Bedrooms	80	15	19%
7 Bedrooms & More	40	2	5%
TOTAL*	224	48	21%

Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Burke Mountain	22	8	36%
Canyon Springs	6	1	17%
Cape Horn	2	1	50%
Central Coquitlam	43	11	26%
Chineside	6	0	NA
Coquitlam East	10	4	40%
Coquitlam West	47	5	11%
Eagle Ridge	3	1	33%
Harbour Chines	5	3	60%
Harbour Place	7	0	NA
Hockaday	3	0	NA
Maillardville	8	0	NA
Meadow Brook	5	2	40%
New Horizons	12	4	33%
North Coquitlam	0	0	NA
Park Ridge Estates	1	0	NA
Ranch Park	14	2	14%
River Springs	3	3	100%
Scott Creek	2	1	50%
Summitt View	0	0	NA
Upper Eagle Ridge	3	0	NA
Westwood Plateau	22	2	9%
Westwood Summit	0	0	NA
TOTAL*	224	48	21%

SnapStats®	July	August	Variance
Inventory	234	224	-4%
Solds	44	48	9%
Sale Price	\$1,700,444	\$1,590,000	-6%
Sale Price SQFT	\$676	\$615	-9%
Sale to List Price Ratio	96%	98%	2%
Days on Market	18	22	22%

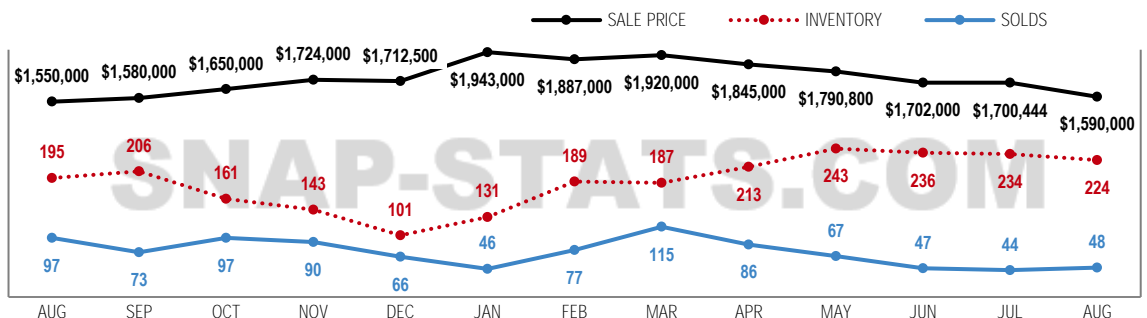
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **COQUITLAM DETACHED**: Sellers Market at 21% Sales Ratio average (2.1 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band** \$2.5 mil to \$2.75 mil with average 45% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$2 mil to \$2.25 mil, Westwood Plateau and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Coquitlam East 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	2	NA*
400,001 – 500,000	5	12	240%*
500,001 – 600,000	53	18	34%
600,001 – 700,000	47	24	51%
700,001 – 800,000	68	17	25%
800,001 – 900,000	41	7	17%
900,001 – 1,000,000	38	6	16%
1,000,001 – 1,250,000	45	15	33%
1,250,001 – 1,500,000	21	3	14%
1,500,001 – 1,750,000	10	2	20%
1,750,001 – 2,000,000	2	0	NA
2,000,001 – 2,250,000	3	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*	334	106	32%

Bedroom	Inventory	Sales	Sales Ratio
0 to 1 Bedroom	62	34	55%
2 Bedrooms	176	46	26%
3 Bedrooms	79	15	19%
4 Bedrooms & Greater	17	11	65%
TOTAL*	334	106	32%

Community CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
Burke Mountain	19	5	26%
Canyon Springs	6	6	100%
Cape Horn	0	0	NA
Central Coquitlam	23	4	17%
Chineside	0	0	NA
Coquitlam East	2	1	50%
Coquitlam West	134	32	24%
Eagle Ridge	3	3	100%
Harbour Chines	0	0	NA
Harbour Place	0	0	NA
Hockaday	0	0	NA
Maillardville	15	12	80%
Meadow Brook	0	0	NA
New Horizons	17	12	71%
North Coquitlam	81	19	23%
Park Ridge Estates	0	0	NA
Ranch Park	3	0	NA
River Springs	0	0	NA
Scott Creek	0	0	NA
Summitt View	0	0	NA
Upper Eagle Ridge	0	2	NA*
Westwood Plateau	31	10	32%
Westwood Summit	0	0	NA
TOTAL*	334	106	32%

SnapStats®	July	August	Variance
Inventory	334	334	0%
Solds	91	106	16%
Sale Price	\$687,500	\$698,000	2%
Sale Price SQFT	\$767	\$790	3%
Sale to List Price Ratio	98%	100%	2%
Days on Market	12	21	75%

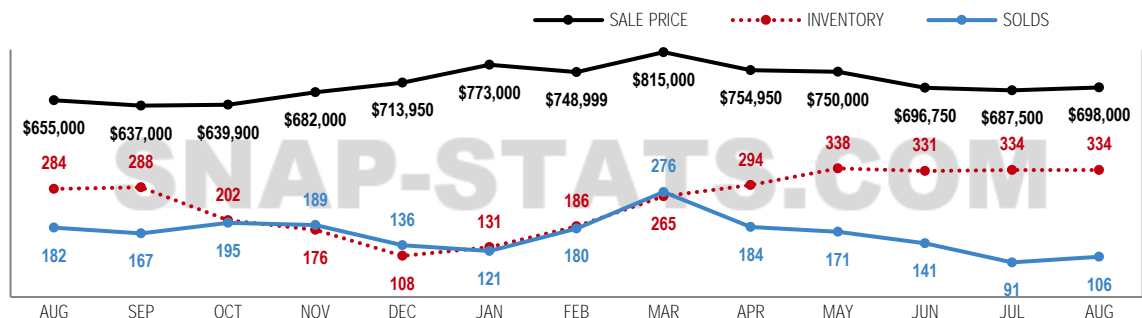
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **COQUITLAM ATTACHED**: Sellers Market at 32% Sales Ratio average (3.2 in 10 homes selling rate)
- Homes are selling on average 100% of list price
- Most Active Price Band** \$400,000 to \$500,000 with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.25 mil to \$1.5 mil, Central Coquitlam and 3 bedroom properties
- Sellers Best Bet** Selling homes in Maillardville, New Horizons and minimum 4 bedroom properties

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Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 - 700,000	0	0	NA
700,001 – 800,000	0	0	NA
800,001 – 900,000	0	0	NA
900,001 – 1,000,000	1	0	NA
1,000,001 – 1,250,000	8	10	125%*
1,250,001 – 1,500,000	22	14	64%
1,500,001 – 1,750,000	16	3	19%
1,750,001 – 2,000,000	16	0	NA
2,000,001 – 2,250,000	4	1	25%
2,250,001 – 2,500,000	5	0	NA
2,500,001 – 2,750,000	3	0	NA
2,750,001 – 3,000,000	2	0	NA
3,000,001 – 3,500,000	1	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*	78	28	36%

2 Bedrooms & Less	2	1	50%
3 to 4 Bedrooms	32	20	63%
5 to 6 Bedrooms	33	7	21%
7 Bedrooms & More	11	0	NA
TOTAL*	78	28	36%

Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Birchland Manor	1	0	NA
Central Port Coquitlam	6	1	17%
Citadel	10	4	40%
Glenwood	17	5	29%
Lincoln Park	8	2	25%
Lower Mary Hill	5	1	20%
Mary Hill	13	2	15%
Oxford Heights	10	9	90%
Riverwood	6	3	50%
Woodland Acres	2	1	50%
TOTAL*	78	28	36%

SnapStats®	July	August	Variance
Inventory	87	78	-10%
Solds	20	28	40%
Sale Price	\$1,339,000	\$1,288,300	-4%
Sale Price SQFT	\$596	\$644	8%
Sale to List Price Ratio	100%	96%	-4%
Days on Market	15	23	53%

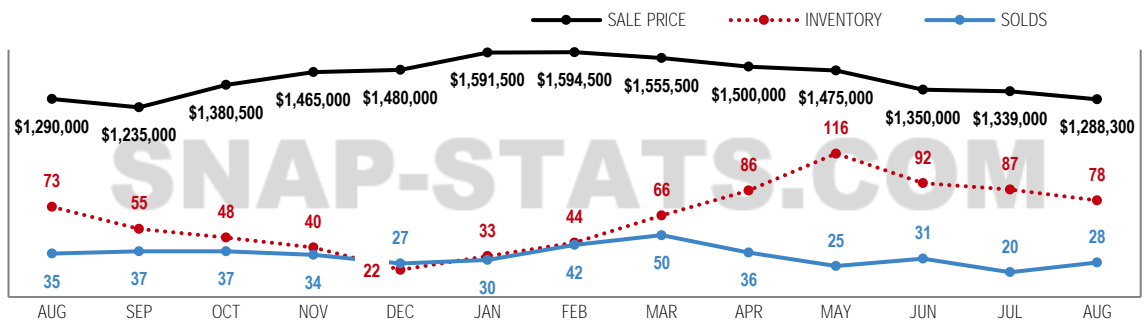
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **PORT COQUITLAM DETACHED**: Sellers Market at 36% Sales Ratio average (3.6 in 10 homes selling rate)
- Homes are selling on average 4% 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 \$1.5 mil to \$1.75 mil, Mary Hill and 5 to 6 bedroom properties
- Sellers Best Bet** Selling homes in 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	4	2	50%
400,001 – 500,000	15	6	40%
500,001 – 600,000	14	13	93%
600,001 – 700,000	16	5	31%
700,001 – 800,000	8	4	50%
800,001 – 900,000	9	6	67%
900,001 – 1,000,000	10	7	70%
1,000,001 – 1,250,000	8	6	75%
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*	86	49	57%

0 to 1 Bedroom	26	11	42%
2 Bedrooms	32	18	56%
3 Bedrooms	21	18	86%
4 Bedrooms & Greater	7	2	29%
TOTAL*	86	49	57%

SnapStats®	July	August	Variance
Inventory	110	86	-22%
Solds	50	49	-2%
Sale Price	\$637,500	\$650,000	2%
Sale Price SQFT	\$708	\$614	-13%
Sale to List Price Ratio	98%	100%	2%
Days on Market	8	14	75%

Community CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
Birchland Manor	0	0	NA
Central Port Coquitlam	53	21	40%
Citadel	5	7	140%*
Glenwood	13	10	77%
Lincoln Park	2	1	50%
Lower Mary Hill	0	0	NA
Mary Hill	2	2	100%
Oxford Heights	1	1	100%
Riverwood	10	7	70%
Woodland Acres	0	0	NA
TOTAL*	86	49	57%

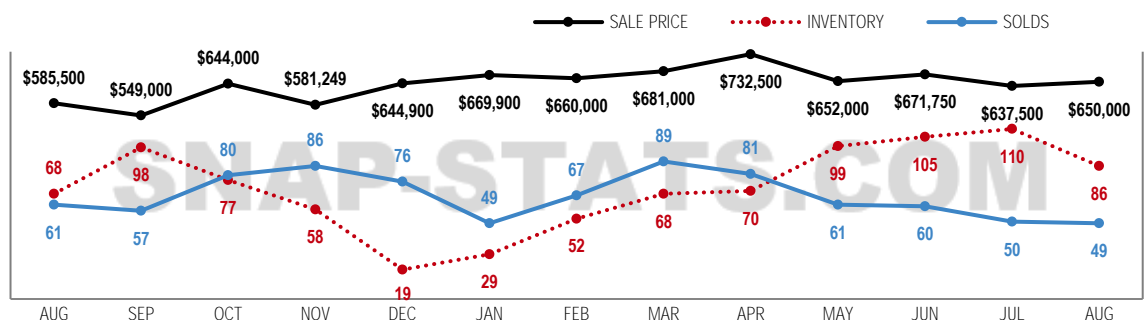
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **PORT COQUITLAM ATTACHED**: Sellers Market at 57% Sales Ratio average (5.7 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 93% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$600,000 to \$700,000, Central Port Coquitlam and up to 1 bedroom properties
- Sellers Best Bet** Selling homes in Glenwood, 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	1	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	7	3	43%
1,500,001 – 1,750,000	2	1	50%
1,750,001 – 2,000,000	6	0	NA
2,000,001 – 2,250,000	5	1	20%
2,250,001 – 2,500,000	12	0	NA
2,500,001 – 2,750,000	7	0	NA
2,750,001 – 3,000,000	3	0	NA
3,000,001 – 3,500,000	1	0	NA
3,500,001 – 4,000,000	3	0	NA
4,000,001 – 4,500,000	1	0	NA
4,500,001 – 5,000,000	1	0	NA
5,000,001 – 5,500,000	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	1	0	NA
TOTAL*	52	5	10%

2 Bedrooms & Less	1	0	NA
3 to 4 Bedrooms	20	3	15%
5 to 6 Bedrooms	23	2	9%
7 Bedrooms & More	8	0	NA
TOTAL*	52	5	10%

Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Anmore	14	0	NA
Barber Street	3	0	NA
Belcarra	4	0	NA
College Park	6	0	NA
Glenayre	0	2	NA*
Heritage Mountain	4	0	NA
Heritage Woods	8	1	13%
loco	0	0	NA
Mountain Meadows	0	0	NA
North Shore	3	1	33%
Port Moody Centre	10	1	10%
TOTAL*	52	5	10%

SnapStats®	July	August	Variance
Inventory	60	52	-13%
Solds	13	5	-62%
Sale Price	\$1,688,000	\$1,500,000	-11%
Sale Price SQFT	\$681	\$618	-9%
Sale to List Price Ratio	99%	97%	-2%
Days on Market	28	40	43%

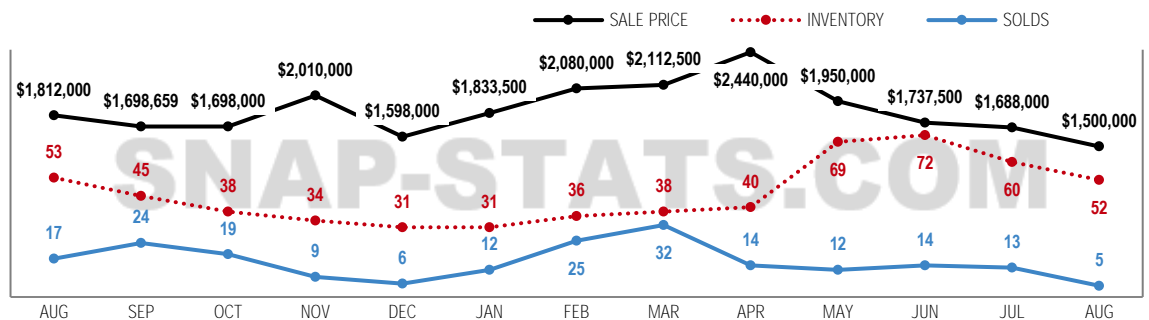
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **PORT MOODY DETACHED**: Buyers Market at 10% Sales Ratio average (1 in 10 homes selling rate)
- Homes are selling on average 3% below list price
- Most Active Price Band** Insufficient data but with 3 home sales price band of \$1.25 mil to \$1.5 mil
- Buyers Best Bet** Homes in Port Moody Centre and 5 to 6 bedroom properties
- Sellers Best Bet** Selling homes in Heritage Woods 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	3	2	67%
500,001 – 600,000	12	2	17%
600,001 – 700,000	28	5	18%
700,001 – 800,000	15	4	27%
800,001 – 900,000	20	6	30%
900,001 – 1,000,000	7	4	57%
1,000,001 – 1,250,000	16	5	31%
1,250,001 – 1,500,000	9	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	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	0	0	NA
TOTAL*	112	28	25%

Bedroom	Inventory	Sales	Sales Ratio
0 to 1 Bedroom	28	5	18%
2 Bedrooms	58	11	19%
3 Bedrooms	20	10	50%
4 Bedrooms & Greater	6	2	33%
TOTAL*	112	28	25%

Community CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
Anmore	0	0	NA
Barber Street	0	0	NA
Belcarra	0	0	NA
College Park	8	2	25%
Glenayre	0	0	NA
Heritage Mountain	5	3	60%
Heritage Woods	4	2	50%
loco	0	0	NA
Mountain Meadows	0	0	NA
North Shore	8	8	100%
Port Moody Centre	87	13	15%
TOTAL*	112	28	25%

SnapStats®	July	August	Variance
Inventory	99	112	13%
Solds	29	28	-3%
Sale Price	\$750,000	\$841,500	12%
Sale Price SQFT	\$777	\$798	3%
Sale to List Price Ratio	96%	99%	3%
Days on Market	13	10	-23%

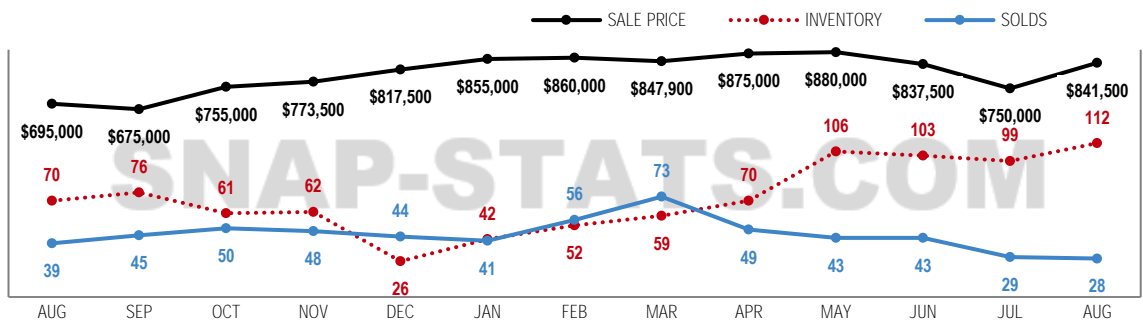
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **PORT MOODY ATTACHED**: Sellers Market at 25% Sales Ratio average (2.5 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band** \$500,000 to \$700,000 with average 18% Sales Ratio (Balanced market)
- Buyers Best Bet** Homes between \$1 mil to \$1.25 mil, College Park and up to 2 bedroom properties
- Sellers Best Bet** Selling homes in North Shore and 3 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



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Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 - 700,000	0	0	NA
700,001 – 800,000	0	0	NA
800,001 – 900,000	0	0	NA
900,001 – 1,000,000	0	0	NA
1,000,001 – 1,250,000	13	2	15%
1,250,001 – 1,500,000	15	0	NA
1,500,001 – 1,750,000	4	2	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*	32	4	13%

2 Bedrooms & Less	1	0	NA
3 to 4 Bedrooms	25	2	8%
5 to 6 Bedrooms	5	2	40%
7 Bedrooms & More	1	0	NA
TOTAL*	32	4	13%

SnapStats®	July	August	Variance
Inventory	36	32	-11%
Solds	5	4	-20%
Sale Price	\$1,200,000	\$1,485,000	24%
Sale Price SQFT	\$703	\$573	-18%
Sale to List Price Ratio	100%	96%	-4%
Days on Market	15	13	-13%

Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Central Meadows	15	0	NA
Mid Meadows	6	0	NA
North Meadows	0	0	NA
South Meadows	11	3	27%
West Meadows	0	1	NA*
TOTAL*	32	4	13%

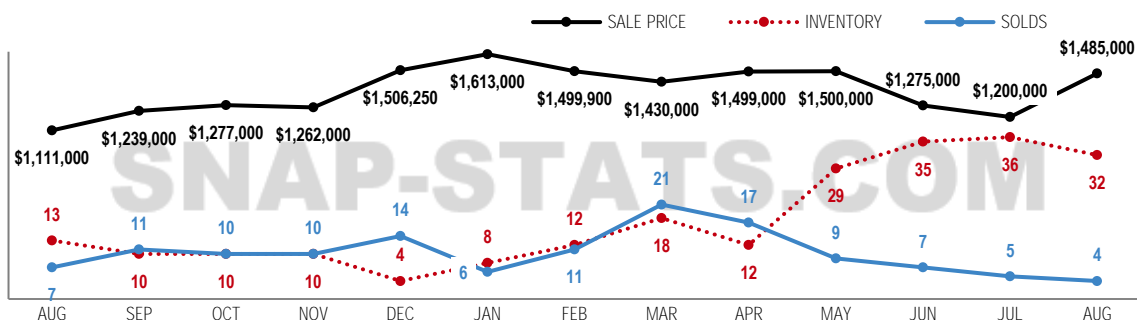
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **PITT MEADOWS DETACHED**: Balanced Market at 12% Sales Ratio average (1.2 in 10 homes selling rate)
- Homes are selling on average 4% below list price
- Most Active Price Band** \$1 mil to \$1.25 mil with average 15% Sales Ratio (Balanced 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

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	2	3	150%*
500,001 – 600,000	10	1	10%
600,001 – 700,000	6	2	33%
700,001 – 800,000	5	3	60%
800,001 – 900,000	7	2	29%
900,001 – 1,000,000	0	1	NA*
1,000,001 – 1,250,000	4	0	NA
1,250,001 – 1,500,000	2	0	NA
1,500,001 – 1,750,000	0	0	NA
1,750,001 – 2,000,000	0	0	NA
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	0	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	0	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	36	12	33%

0 to 1 Bedroom	3	3	100%
2 Bedrooms	22	3	14%
3 Bedrooms	7	6	86%
4 Bedrooms & Greater	4	0	NA
TOTAL*	36	12	33%

SnapStats®	July	August	Variance
Inventory	33	36	9%
Solds	14	12	-14%
Sale Price	\$662,500	\$689,250	4%
Sale Price SQFT	\$532	\$541	2%
Sale to List Price Ratio	95%	97%	2%
Days on Market	7	21	200%

Community CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
Central Meadows	17	7	41%
Mid Meadows	7	3	43%
North Meadows	3	0	NA
South Meadows	9	2	22%
West Meadows	0	0	NA
TOTAL*	36	12	33%

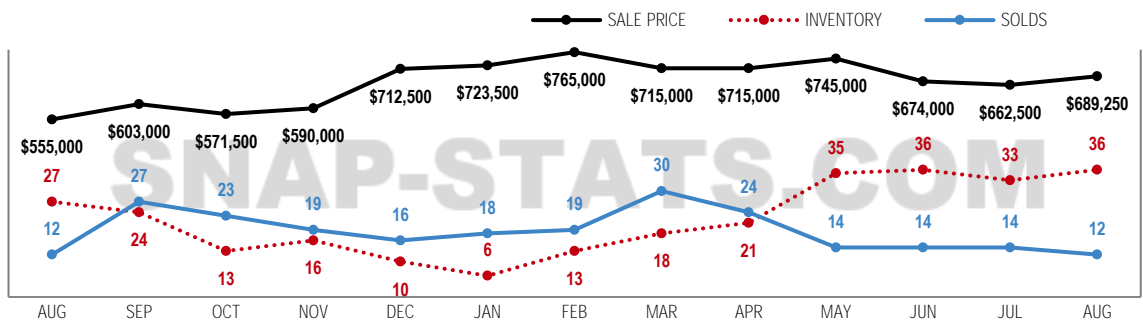
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **PITT MEADOWS ATTACHED**: Sellers Market at 33% Sales Ratio average (3.3 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 10% Sales Ratio (Buyers market)
- Buyers Best Bet** Homes in South Meadows
- Sellers Best Bet** Selling homes in Central Meadows and 2 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



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Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 - 700,000	1	0	NA
700,001 – 800,000	0	1	NA*
800,001 – 900,000	5	3	60%
900,001 – 1,000,000	25	10	40%
1,000,001 – 1,250,000	69	18	26%
1,250,001 – 1,500,000	90	17	19%
1,500,001 – 1,750,000	45	4	9%
1,750,001 – 2,000,000	27	0	NA
2,000,001 – 2,250,000	15	0	NA
2,250,001 – 2,500,000	14	0	NA
2,500,001 – 2,750,000	4	0	NA
2,750,001 – 3,000,000	3	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	1	0	NA
5,000,001 – 5,500,000	0	0	NA
5,500,001 - 6,000,000	1	0	NA
6,000,001 - 6,500,000	0	0	NA
6,500,001 - 7,000,000	0	0	NA
7,000,001 & Greater	0	0	NA
TOTAL*	303	53	17%

2 Bedrooms & Less	15	2	13%
3 to 4 Bedrooms	163	32	20%
5 to 6 Bedrooms	110	19	17%
7 Bedrooms & More	15	0	NA
TOTAL*	303	53	17%

Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Albion	48	12	25%
Cottonwood	36	7	19%
East Central	62	9	15%
North	0	0	NA
Northeast	1	0	NA
Northwest	15	7	47%
Silver Valley	31	4	13%
Southwest	51	5	10%
Thornhill	15	1	7%
Websters Corners	9	1	11%
West Central	30	6	20%
Whonnock	5	1	20%
TOTAL*	303	53	17%

SnapStats®	July	August	Variance
Inventory	328	303	-8%
Solds	51	53	4%
Sale Price	\$1,259,900	\$1,185,000	-6%
Sale Price SQFT	\$501	\$500	0%
Sale to List Price Ratio	97%	99%	2%
Days on Market	16	16	0%

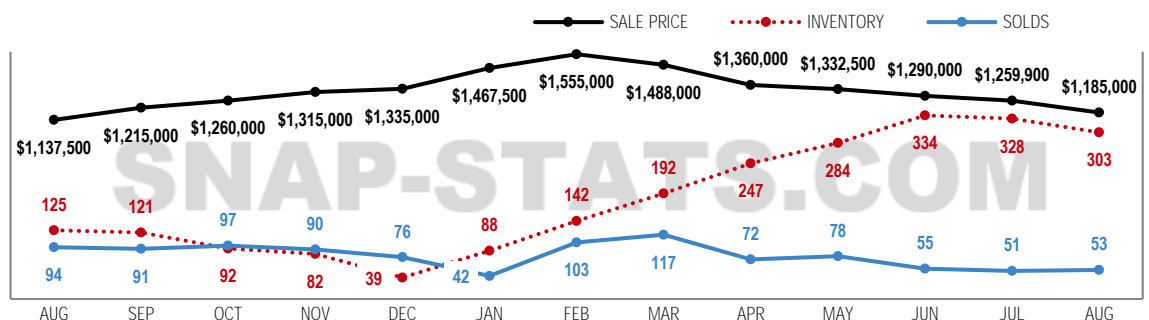
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **MAPLE RIDGE DETACHED**: Balanced Market at 17% Sales Ratio average (1.7 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 40% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.5 mil to \$1.75 mil, Thornhill and up to 2 bedroom properties
- Sellers Best Bet** Selling homes in Northwest 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	1	1	100%
300,001 – 400,000	5	8	160%*
400,001 – 500,000	30	12	40%
500,001 – 600,000	38	5	13%
600,001 – 700,000	30	12	40%
700,001 – 800,000	29	9	31%
800,001 – 900,000	32	3	9%
900,001 – 1,000,000	13	3	23%
1,000,001 – 1,250,000	7	0	NA
1,250,001 – 1,500,000	1	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*	186	53	28%

Bedroom	Inventory	Sales	Sales Ratio
0 to 1 Bedroom	32	11	34%
2 Bedrooms	71	21	30%
3 Bedrooms	65	18	28%
4 Bedrooms & Greater	18	3	17%
TOTAL*	186	53	28%

Community CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
Albion	7	2	29%
Cottonwood	17	9	53%
East Central	82	30	37%
North	3	0	NA
Northeast	0	0	NA
Northwest	1	1	100%
Silver Valley	21	2	10%
Southwest	6	1	17%
Thornhill	2	0	NA
Websters Corners	0	0	NA
West Central	47	8	17%
Whonnock	0	0	NA
TOTAL*	186	53	28%

SnapStats®	July	August	Variance
Inventory	203	186	-8%
Solds	50	53	6%
Sale Price	\$650,250	\$604,900	-7%
Sale Price SQFT	\$553	\$587	6%
Sale to List Price Ratio	99%	99%	0%
Days on Market	10	17	70%

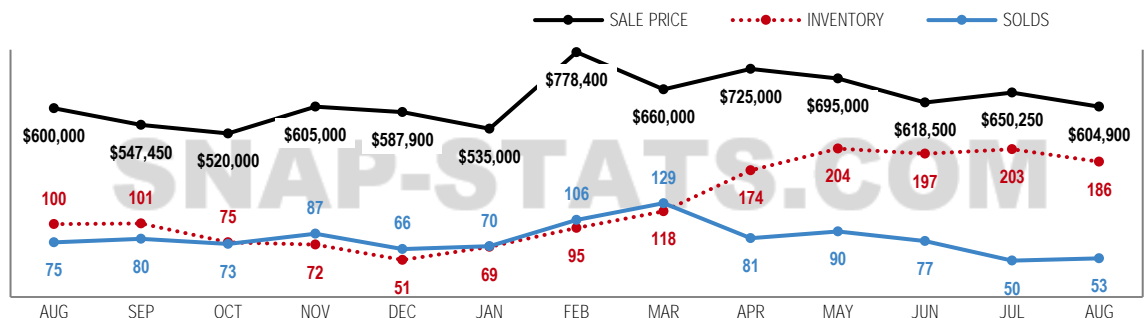
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **MAPLE RIDGE ATTACHED**: Sellers Market at 28% Sales Ratio average (2.8 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 \$800,000 to \$900,000, Silver Valley and minimum 4 bedroom properties
- Sellers Best Bet** Selling homes in Cottonwood and up to 1 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



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