

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

*Compliments of:*

**Geoff Jarman**

*Personal Real Estate Corporation*

604 313 7280

info@jarmanrealestate.com

JarmanRealEstate.com

**Sutton Group West Coast Realty**

#102 - 403 North Road

Coquitlam, BC V3K 3V9



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

# GREATER VANCOUVER EDITION

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



### Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 - 700,000	0	0	NA
700,001 – 800,000	0	0	NA
800,001 – 900,000	0	0	NA
900,001 – 1,000,000	0	0	NA
1,000,001 – 1,250,000	0	1	NA*
1,250,001 – 1,500,000	11	6	55%
1,500,001 – 1,750,000	22	14	64%
1,750,001 – 2,000,000	50	5	10%
2,000,001 – 2,250,000	27	2	7%
2,250,001 – 2,500,000	34	3	9%
2,500,001 – 2,750,000	16	1	6%
2,750,001 – 3,000,000	22	2	9%
3,000,001 – 3,500,000	18	0	NA
3,500,001 – 4,000,000	23	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	1	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*	236	35	15%

Bedrooms	Inventory	Sales	Sales Ratio
2 Bedrooms & Less	6	0	NA
3 to 4 Bedrooms	67	21	31%
5 to 6 Bedrooms	95	13	14%
7 Bedrooms & More	68	1	1%
TOTAL*	236	35	15%

SnapStats®	August	September	Variance
Inventory	229	236	3%
Solds	50	35	-30%
Sale Price	\$1,815,000	\$1,661,000	-8%
Sale Price SQFT	\$711	\$677	-5%
Sale to List Price Ratio	99%	98%	-1%
Days on Market	16	12	-25%

### Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Big Bend	2	0	NA
Brentwood Park	9	1	11%
Buckingham Heights	4	1	25%
Burnaby Hospital	5	0	NA
Burnaby Lake	14	3	21%
Cariboo	0	0	NA
Capitol Hill	19	2	11%
Central	4	2	50%
Central Park	0	4	NA*
Deer Lake	7	0	NA
Deer Lake Place	5	0	NA
East Burnaby	10	1	10%
Edmonds	7	2	29%
Forest Glen	9	0	NA
Forest Hills	1	0	NA
Garden Village	4	0	NA
Government Road	5	0	NA
Greentree Village	1	0	NA
Highgate	3	1	33%
Metrotown	7	0	NA
Montecito	10	2	20%
Oakdale	0	0	NA
Oaklands	0	0	NA
Parkcrest	14	1	7%
Simon Fraser Hills	0	0	NA
Simon Fraser University SFU	5	0	NA
South Slope	27	3	11%
Sperling-Duthie	8	5	63%
Sullivan Heights	5	0	NA
Suncrest	6	0	NA
The Crest	3	4	133%*
Upper Deer Lake	11	0	NA
Vancouver Heights	11	2	18%
Westridge	8	0	NA
Willington Heights	12	1	8%
TOTAL*	236	35	15%

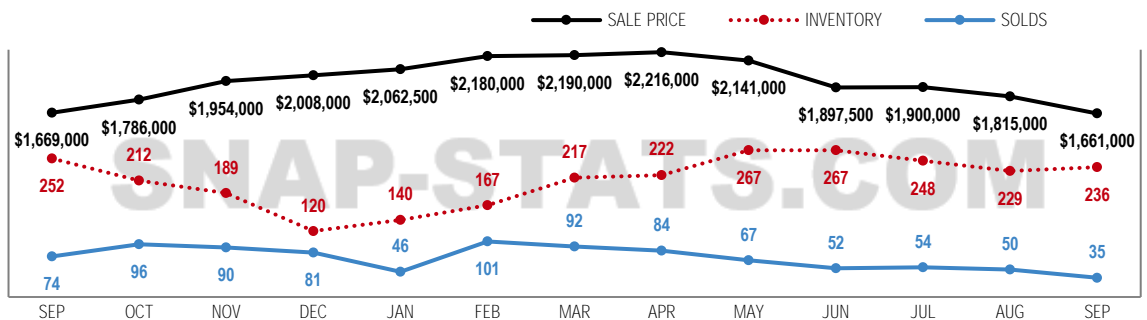
\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

### Market Summary

- Market Type Indicator **BURNABY DETACHED**: Balanced Market at 15% Sales Ratio average (1.5 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 64% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$3.5 mil to \$4 mil, Parkcrest, Willington Heights and minimum 7 bedroom properties
- Sellers Best Bet\*\* Selling homes in Sperling-Duthie and 3 to 4 bedroom properties

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

### 13 Month Market Trend



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JarmanRealEstate.com  
info@jarmanrealestate.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	3	300%*
400,001 – 500,000	23	17	74%
500,001 – 600,000	48	39	81%
600,001 – 700,000	121	42	35%
700,001 – 800,000	94	27	29%
800,001 – 900,000	91	26	29%
900,001 – 1,000,000	84	12	14%
1,000,001 – 1,250,000	85	11	13%
1,250,001 – 1,500,000	43	2	5%
1,500,001 – 1,750,000	17	1	6%
1,750,001 – 2,000,000	9	0	NA
2,000,001 – 2,250,000	1	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	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*	623	180	29%

Bedroom	Inventory	Sales	Sales Ratio
0 to 1 Bedroom	124	52	42%
2 Bedrooms	366	111	30%
3 Bedrooms	116	16	14%
4 Bedrooms & Greater	17	1	6%
TOTAL*	623	180	29%

SnapStats®	August	September	Variance
Inventory	652	623	-4%
Solds	206	180	-13%
Sale Price	\$707,500	\$678,750	-4%
Sale Price SQFT	\$817	\$793	-3%
Sale to List Price Ratio	99%	97%	-2%
Days on Market	19	22	16%

## Community CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
Big Bend	0	1	NA*
Brentwood Park	184	45	24%
Buckingham Heights	0	0	NA
Burnaby Hospital	6	0	NA
Burnaby Lake	6	0	NA
Cariboo	7	3	43%
Capitol Hill	6	3	50%
Central	6	0	NA
Central Park	11	3	27%
Deer Lake	0	0	NA
Deer Lake Place	2	0	NA
East Burnaby	1	0	NA
Edmonds	32	5	16%
Forest Glen	35	6	17%
Forest Hills	4	1	25%
Garden Village	0	0	NA
Government Road	10	7	70%
Greentree Village	2	1	50%
Highgate	38	9	24%
Metrotown	157	48	31%
Montecito	5	3	60%
Oakdale	0	0	NA
Oaklands	4	0	NA
Parkcrest	1	0	NA
Simon Fraser Hills	4	4	100%
Simon Fraser University SFU	43	17	40%
South Slope	35	10	29%
Sperling-Duthie	1	0	NA
Sullivan Heights	9	8	89%
Suncrest	0	0	NA
The Crest	5	2	40%
Upper Deer Lake	0	1	NA*
Vancouver Heights	7	3	43%
Westridge	0	0	NA
Willingdon Heights	2	0	NA
TOTAL*	623	180	29%

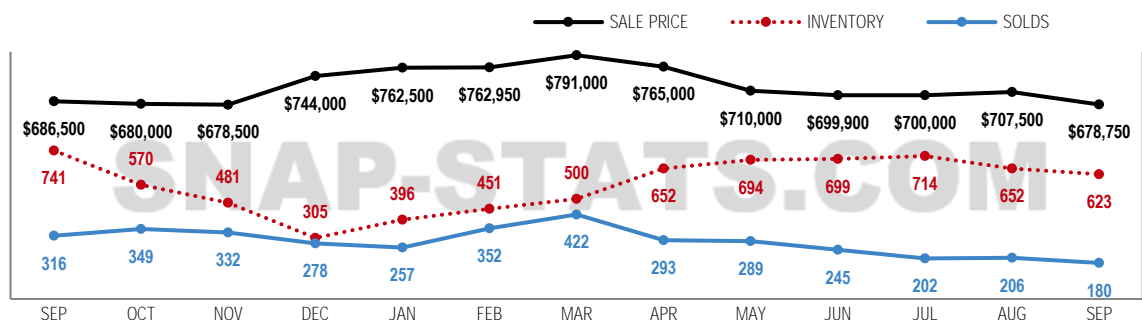
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## Market Summary

- Market Type Indicator **BURNABY ATTACHED**: Sellers Market at 29% Sales Ratio average (2.9 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 81% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.25 mil to \$1.75 mil, Edmonds, Forest Glen and minimum 4 bedroom properties
- Sellers Best Bet\*\* Selling homes in Government Road, 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	1	1	100%
1,000,001 – 1,250,000	4	2	50%
1,250,001 – 1,500,000	23	2	9%
1,500,001 – 1,750,000	18	1	6%
1,750,001 – 2,000,000	16	1	6%
2,000,001 – 2,250,000	2	1	50%
2,250,001 – 2,500,000	10	1	10%
2,500,001 – 2,750,000	4	0	NA
2,750,001 – 3,000,000	2	0	NA
3,000,001 – 3,500,000	3	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*	86	9	10%

2 Bedrooms & Less	12	0	NA
3 to 4 Bedrooms	34	7	21%
5 to 6 Bedrooms	35	2	6%
7 Bedrooms & More	5	0	NA
TOTAL*	86	9	10%

### Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Brunette	0	0	NA
Connaught Heights	2	0	NA
Downtown	0	0	NA
Fraserview	1	1	100%
GlenBrooke North	8	2	25%
Moody Park	1	1	100%
North Arm	1	0	NA
Quay	0	0	NA
Queensborough	28	1	4%
Queens Park	4	0	NA
Sapperton	7	1	14%
The Heights	21	3	14%
Uptown	4	0	NA
West End	9	0	NA
TOTAL*	86	9	10%

SnapStats®	August	September	Variance
Inventory	79	86	9%
Solds	12	9	-25%
Sale Price	\$1,550,000	\$1,374,000	-11%
Sale Price SQFT	\$575	\$635	10%
Sale to List Price Ratio	92%	95%	3%
Days on Market	23	18	-22%

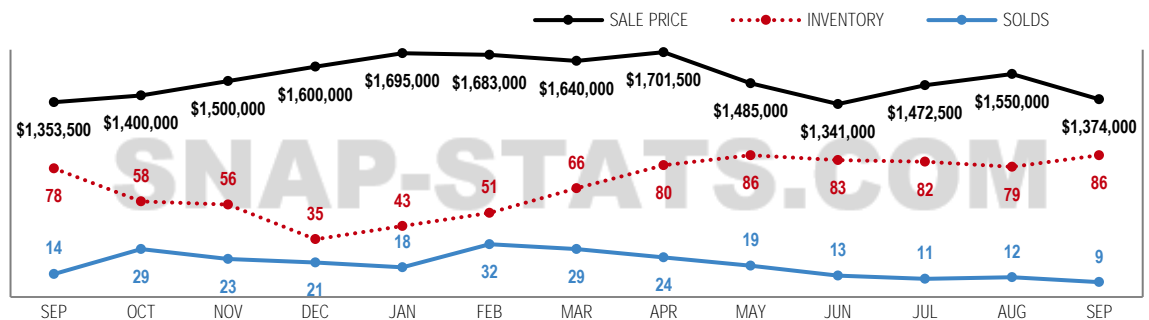
\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

### Market Summary

- Market Type Indicator **NEW WESTMINSTER DETACHED**: Buyers Market at 10% Sales Ratio average (1 in 10 homes selling rate)
- Homes are selling on average 5% below list price
- Most Active Price Band\*\* \$2.25 mil to \$2.5 mil with average 10% Sales Ratio (Buyers market)
- Buyers Best Bet\*\* Homes between \$1.5 mil to \$2 mil, Queensborough and 5 to 6 bedroom properties
- Sellers Best Bet\*\* Selling homes in GlenBrooke North and 3 to 4 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	1	1	100%
300,001 – 400,000	7	3	43%
400,001 – 500,000	18	10	56%
500,001 – 600,000	39	17	44%
600,001 – 700,000	41	13	32%
700,001 – 800,000	33	4	12%
800,001 – 900,000	17	3	18%
900,001 – 1,000,000	19	3	16%
1,000,001 – 1,250,000	8	2	25%
1,250,001 – 1,500,000	7	3	43%
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*	192	59	31%

0 to 1 Bedroom	45	20	44%
2 Bedrooms	114	30	26%
3 Bedrooms	28	8	29%
4 Bedrooms & Greater	5	1	20%
TOTAL*	192	59	31%

SnapStats®	August	September	Variance
Inventory	182	192	5%
Solds	61	59	-3%
Sale Price	\$640,000	\$595,000	-7%
Sale Price SQFT	\$620	\$712	15%
Sale to List Price Ratio	98%	99%	1%
Days on Market	16	14	-13%

### Community CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
Brunette	0	0	NA
Connaught Heights	0	0	NA
Downtown	40	8	20%
Fraserview	26	7	27%
GlenBrooke North	4	4	100%
Moody Park	2	1	50%
North Arm	0	0	NA
Quay	30	10	33%
Queensborough	28	7	25%
Queens Park	3	0	NA
Sapperton	8	4	50%
The Heights	0	1	NA*
Uptown	50	17	34%
West End	1	0	NA
TOTAL*	192	59	31%

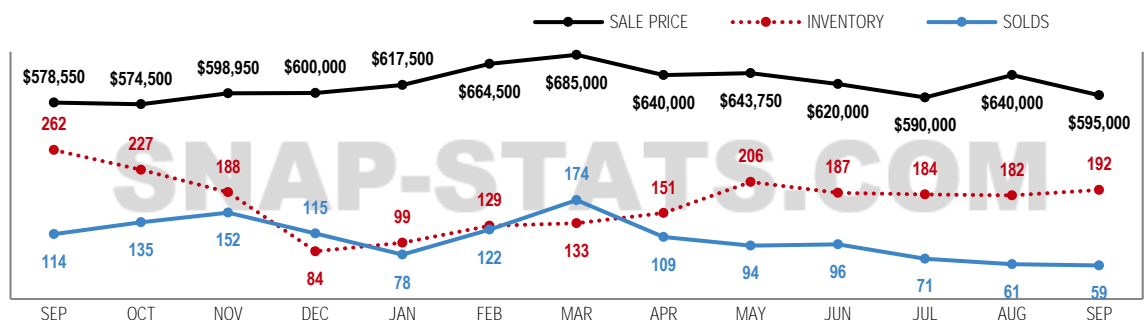
\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

### Market Summary

- Market Type Indicator **NEW WESTMINSTER ATTACHED**: Sellers Market at 31% Sales Ratio average (3.1 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 56% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$700,000 to \$800,000, Downtown and 2 bedroom properties
- Sellers Best Bet\*\* Selling homes in 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	0	2	NA*
900,001 – 1,000,000	1	3	300%*
1,000,001 – 1,250,000	13	1	8%
1,250,001 – 1,500,000	31	9	29%
1,500,001 – 1,750,000	32	10	31%
1,750,001 – 2,000,000	36	15	42%
2,000,001 – 2,250,000	17	3	18%
2,250,001 – 2,500,000	20	3	15%
2,500,001 – 2,750,000	10	0	NA
2,750,001 – 3,000,000	21	1	5%
3,000,001 – 3,500,000	24	2	8%
3,500,001 – 4,000,000	7	0	NA
4,000,001 – 4,500,000	0	0	NA
4,500,001 – 5,000,000	2	0	NA
5,000,001 – 5,500,000	0	0	NA
5,500,001 - 6,000,000	0	0	NA
6,000,001 - 6,500,000	0	0	NA
6,500,001 - 7,000,000	1	0	NA
7,000,001 & Greater	0	0	NA
TOTAL*	215	49	23%

2 Bedrooms & Less	9	1	11%
3 to 4 Bedrooms	85	24	28%
5 to 6 Bedrooms	84	16	19%
7 Bedrooms & More	37	8	22%
TOTAL*	215	49	23%

## Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Burke Mountain	25	4	16%
Canyon Springs	3	3	100%
Cape Horn	1	2	200%*
Central Coquitlam	40	13	33%
Chineside	7	2	29%
Coquitlam East	13	1	8%
Coquitlam West	42	3	7%
Eagle Ridge	2	1	50%
Harbour Chines	6	0	NA
Harbour Place	8	2	25%
Hockaday	4	1	25%
Maillardville	6	2	33%
Meadow Brook	3	2	67%
New Horizons	11	1	9%
North Coquitlam	0	0	NA
Park Ridge Estates	2	1	50%
Ranch Park	12	3	25%
River Springs	5	0	NA
Scott Creek	0	1	NA*
Summitt View	1	0	NA
Upper Eagle Ridge	1	1	100%
Westwood Plateau	23	6	26%
Westwood Summit	0	0	NA
TOTAL*	215	49	23%

SnapStats®	August	September	Variance
Inventory	224	215	-4%
Solds	48	49	2%
Sale Price	\$1,590,000	\$1,750,000	10%
Sale Price SQFT	\$615	\$604	-2%
Sale to List Price Ratio	98%	100%	2%
Days on Market	22	18	-18%

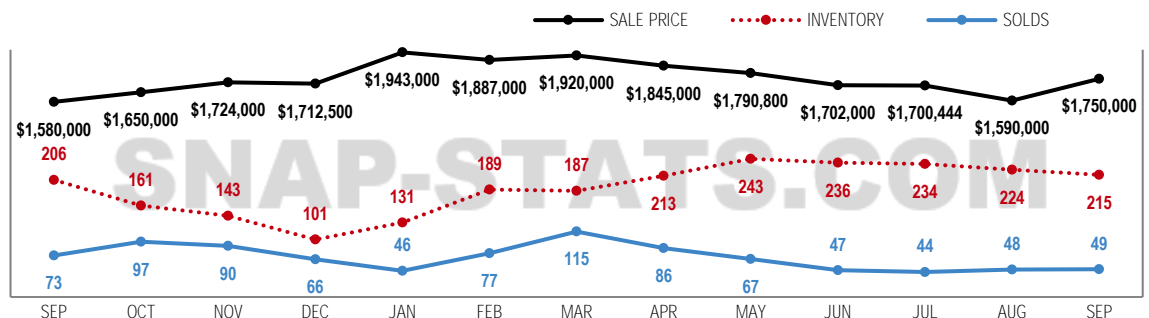
\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

## Market Summary

- Market Type Indicator **COQUITLAM DETACHED**: Sellers Market at 23% Sales Ratio average (2.3 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 42% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$2.75 mil to \$3 mil, Coquitlam East / West, New Horizons and up to 2 bedroom properties
- Sellers Best Bet\*\* Selling homes in Central Coquitlam 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	1	1	100%
400,001 – 500,000	8	4	50%
500,001 – 600,000	56	22	39%
600,001 – 700,000	52	21	40%
700,001 – 800,000	72	17	24%
800,001 – 900,000	39	8	21%
900,001 – 1,000,000	40	4	10%
1,000,001 – 1,250,000	42	10	24%
1,250,001 – 1,500,000	20	1	5%
1,500,001 – 1,750,000	9	1	11%
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*	345	89	26%

Bedroom	Inventory	Sales	Sales Ratio
0 to 1 Bedroom	72	30	42%
2 Bedrooms	177	38	21%
3 Bedrooms	76	16	21%
4 Bedrooms & Greater	20	5	25%
TOTAL*	345	89	26%

## Community CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
Burke Mountain	20	3	15%
Canyon Springs	8	2	25%
Cape Horn	0	0	NA
Central Coquitlam	20	3	15%
Chineside	0	0	NA
Coquitlam East	5	0	NA
Coquitlam West	140	42	30%
Eagle Ridge	5	1	20%
Harbour Chines	0	0	NA
Harbour Place	0	0	NA
Hockaday	0	0	NA
Maillardville	14	5	36%
Meadow Brook	0	0	NA
New Horizons	16	5	31%
North Coquitlam	80	15	19%
Park Ridge Estates	0	0	NA
Ranch Park	2	2	100%
River Springs	0	0	NA
Scott Creek	1	0	NA
Summitt View	0	0	NA
Upper Eagle Ridge	1	0	NA
Westwood Plateau	33	11	33%
Westwood Summit	0	0	NA
TOTAL*	345	89	26%

SnapStats®	August	September	Variance
Inventory	334	345	3%
Solds	106	89	-16%
Sale Price	\$698,000	\$670,000	-4%
Sale Price SQFT	\$790	\$764	-3%
Sale to List Price Ratio	100%	96%	-4%
Days on Market	21	10	-52%

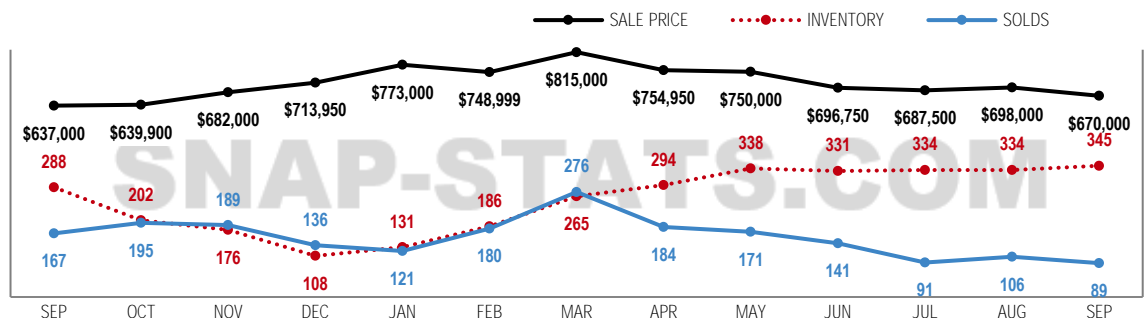
\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

## Market Summary

- Market Type Indicator **COQUITLAM ATTACHED**: Sellers Market at 26% Sales Ratio average (2.6 in 10 homes selling rate)
- Homes are selling on average 4% below list price
- Most Active Price Band\*\* \$400,000 to \$500,000 with average 50% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.25 mil to \$1.5 mil, Burke Mountain, Central Coquitlam and 2 to 3 bedroom properties
- Sellers Best Bet\*\* Selling homes in Maillardville and up to 1 bedroom properties

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

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## Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 - 700,000	0	0	NA
700,001 – 800,000	0	0	NA
800,001 – 900,000	0	0	NA
900,001 – 1,000,000	1	0	NA
1,000,001 – 1,250,000	10	4	40%
1,250,001 – 1,500,000	20	9	45%
1,500,001 – 1,750,000	11	3	27%
1,750,001 – 2,000,000	11	0	NA
2,000,001 – 2,250,000	2	0	NA
2,250,001 – 2,500,000	4	0	NA
2,500,001 – 2,750,000	2	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	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*	65	16	25%

2 Bedrooms & Less	2	0	NA
3 to 4 Bedrooms	29	10	34%
5 to 6 Bedrooms	27	5	19%
7 Bedrooms & More	7	1	14%
TOTAL*	65	16	25%

## Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Birchland Manor	2	0	NA
Central Port Coquitlam	5	0	NA
Citadel	6	4	67%
Glenwood	17	1	6%
Lincoln Park	6	4	67%
Lower Mary Hill	5	1	20%
Mary Hill	12	3	25%
Oxford Heights	6	2	33%
Riverwood	4	1	25%
Woodland Acres	2	0	NA
TOTAL*	65	16	25%

SnapStats®	August	September	Variance
Inventory	78	65	-17%
Solds	28	16	-43%
Sale Price	\$1,288,300	\$1,360,000	6%
Sale Price SQFT	\$644	\$533	-17%
Sale to List Price Ratio	96%	96%	0%
Days on Market	23	16	-30%

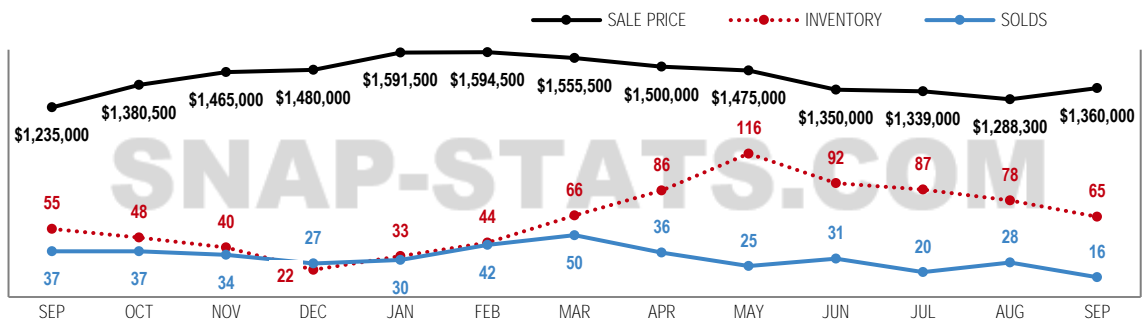
\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

## Market Summary

- Market Type Indicator **PORT COQUITLAM DETACHED**: Sellers Market at 25% Sales Ratio average (2.5 in 10 homes selling rate)
- Homes are selling on average 4% below list price
- Most Active Price Band\*\* \$1.25 mil to \$1.5 mil with average 45% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.5 mil to \$1.75 mil, Glenwood and 5 to 6 bedroom properties
- Sellers Best Bet\*\* Selling homes in Mary Hill and 3 to 4 bedroom properties

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

## 13 Month Market Trend



## Compliments of...

**Geoff Jarman** Personal Real Estate Corporation  
Sutton Group West Coast Realty  
604 313 7280

JarmanRealEstate.com  
info@jarmanrealestate.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	7	1	14%
400,001 – 500,000	19	9	47%
500,001 – 600,000	19	7	37%
600,001 – 700,000	20	5	25%
700,001 – 800,000	15	2	13%
800,001 – 900,000	9	5	56%
900,001 – 1,000,000	8	2	25%
1,000,001 – 1,250,000	12	2	17%
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
<b>TOTAL*</b>	<b>110</b>	<b>33</b>	<b>30%</b>

0 to 1 Bedroom	34	9	26%
2 Bedrooms	45	12	27%
3 Bedrooms	21	9	43%
4 Bedrooms & Greater	10	3	30%
<b>TOTAL*</b>	<b>110</b>	<b>33</b>	<b>30%</b>

SnapStats®	August	September	Variance
Inventory	86	110	28%
Solds	49	33	-33%
Sale Price	\$650,000	\$600,000	-8%
Sale Price SQFT	\$614	\$632	3%
Sale to List Price Ratio	100%	96%	-4%
Days on Market	14	9	-36%

## Community CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
Birchland Manor	0	0	NA
Central Port Coquitlam	69	17	25%
Citadel	10	1	10%
Glenwood	17	8	47%
Lincoln Park	1	1	100%
Lower Mary Hill	0	0	NA
Mary Hill	1	2	200%*
Oxford Heights	1	0	NA
Riverwood	11	4	36%
Woodland Acres	0	0	NA
<b>TOTAL*</b>	<b>110</b>	<b>33</b>	<b>30%</b>

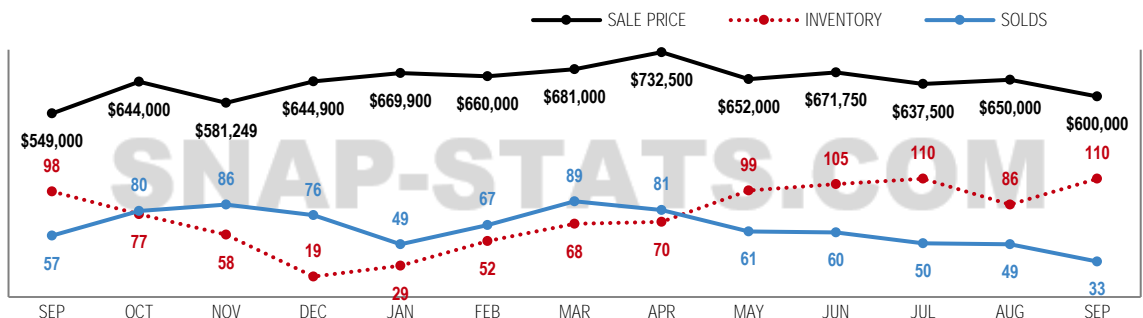
\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

## Market Summary

- Market Type Indicator **PORT COQUITLAM ATTACHED**: Sellers Market at 30% Sales Ratio average (3 in 10 homes selling rate)
- Homes are selling on average 4% below list price
- Most Active Price Band\*\* \$800,000 to \$900,000 with average 56% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$700,000 to \$800,000, Citadel and up to 2 bedroom properties
- Sellers Best Bet\*\* Selling homes in Glenwood and 3 bedroom properties

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

## 13 Month Market Trend



## Compliments of...

**Geoff Jarman** Personal Real Estate Corporation  
Sutton Group West Coast Realty  
604 313 7280

JarmanRealEstate.com  
info@jarmanrealestate.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	1	0	NA
1,250,001 – 1,500,000	6	1	17%
1,500,001 – 1,750,000	3	0	NA
1,750,001 – 2,000,000	7	1	14%
2,000,001 – 2,250,000	7	2	29%
2,250,001 – 2,500,000	6	3	50%
2,500,001 – 2,750,000	1	2	200%*
2,750,001 – 3,000,000	6	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	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*	46	9	20%

2 Bedrooms & Less	1	0	NA
3 to 4 Bedrooms	20	3	15%
5 to 6 Bedrooms	17	4	24%
7 Bedrooms & More	8	2	25%
TOTAL*	46	9	20%

### Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Anmore	9	2	22%
Barber Street	2	1	50%
Belcarra	4	0	NA
College Park	8	0	NA
Glenayre	0	0	NA
Heritage Mountain	4	1	25%
Heritage Woods	6	2	33%
loco	0	0	NA
Mountain Meadows	0	0	NA
North Shore	5	0	NA
Port Moody Centre	8	3	38%
TOTAL*	46	9	20%

SnapStats®	August	September	Variance
Inventory	52	46	-12%
Solds	5	9	80%
Sale Price	\$1,500,000	\$2,260,000	51%
Sale Price SQFT	\$618	\$593	-4%
Sale to List Price Ratio	97%	94%	-3%
Days on Market	40	38	-5%

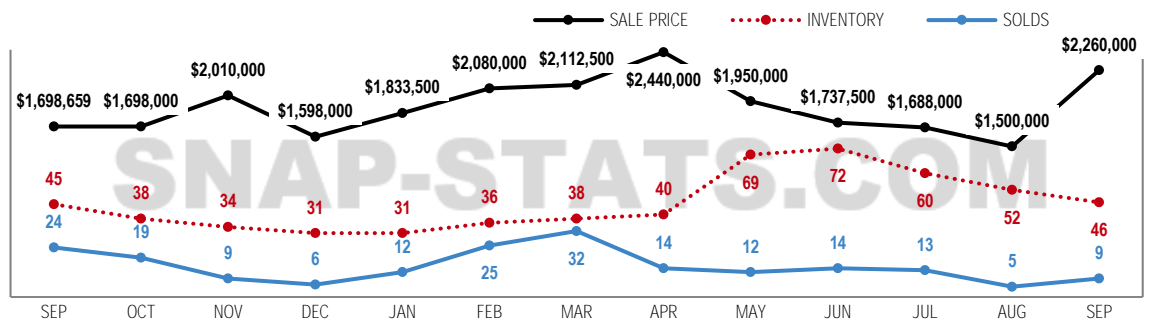
\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

### Market Summary

- Market Type Indicator **PORT MOODY DETACHED**: Balanced Market at 20% Sales Ratio average (2 in 10 homes selling rate)
- Homes are selling on average 6% below list price
- Most Active Price Band\*\* Insufficient data but with 3 sales price band of \$2.25 mil to \$2.5 mil
- Buyers Best Bet\*\* Homes in Anmore and 3 to 4 bedroom properties
- Sellers Best Bet\*\* Selling homes in Port Moody Centre and minimum 5 bedroom properties

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

### 13 Month Market Trend



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**Geoff Jarman** Personal Real Estate Corporation  
Sutton Group West Coast Realty  
604 313 7280

JarmanRealEstate.com  
info@jarmanrealestate.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	4	0	NA
500,001 – 600,000	9	6	67%
600,001 – 700,000	23	12	52%
700,001 – 800,000	14	7	50%
800,001 – 900,000	17	9	53%
900,001 – 1,000,000	11	1	9%
1,000,001 – 1,250,000	11	6	55%
1,250,001 – 1,500,000	8	2	25%
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
<b>TOTAL*</b>	<b>99</b>	<b>43</b>	<b>43%</b>

Bedroom	Inventory	Sales	Sales Ratio
0 to 1 Bedroom	22	9	41%
2 Bedrooms	57	22	39%
3 Bedrooms	17	9	53%
4 Bedrooms & Greater	3	3	100%
<b>TOTAL*</b>	<b>99</b>	<b>43</b>	<b>43%</b>

### Community CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
Anmore	0	0	NA
Barber Street	0	0	NA
Belcarra	0	0	NA
College Park	10	1	10%
Glenayre	0	0	NA
Heritage Mountain	2	5	250%*
Heritage Woods	2	2	100%
loco	0	0	NA
Mountain Meadows	0	0	NA
North Shore	8	7	88%
Port Moody Centre	77	28	36%
<b>TOTAL*</b>	<b>99</b>	<b>43</b>	<b>43%</b>

SnapStats®	August	September	Variance
Inventory	112	99	-12%
Solds	28	43	54%
Sale Price	\$841,500	\$770,000	-8%
Sale Price SQFT	\$798	\$802	1%
Sale to List Price Ratio	99%	101%	2%
Days on Market	10	21	110%

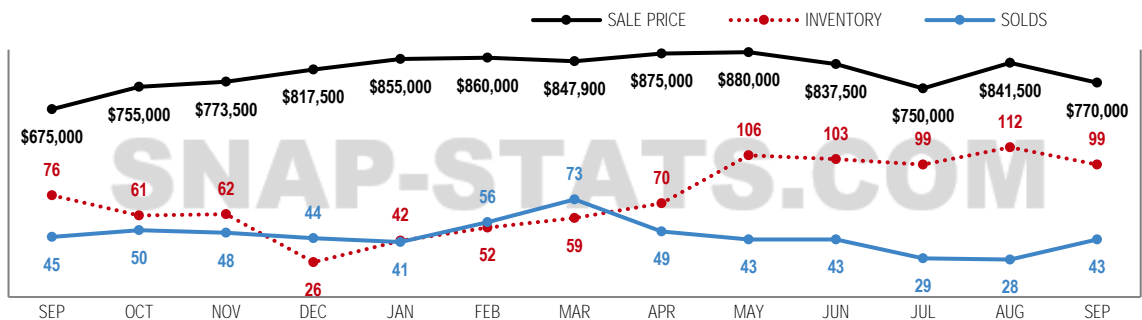
\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

### Market Summary

- Market Type Indicator **PORT MOODY ATTACHED**: Sellers Market at 43% Sales Ratio average (4.3 in 10 homes selling rate)
- Homes are selling on average 1% above list price
- Most Active Price Band\*\* \$500,000 to \$600,000 with average 67% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$900,000 to \$1 mil, College Park and 2 bedroom properties
- Sellers Best Bet\*\* Selling homes in North Shore and 3 bedroom properties

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

### 13 Month Market Trend



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**Geoff Jarman** Personal Real Estate Corporation  
Sutton Group West Coast Realty  
604 313 7280

JarmanRealEstate.com  
info@jarmanrealestate.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	1	0	NA
1,000,001 – 1,250,000	11	7	64%
1,250,001 – 1,500,000	15	2	13%
1,500,001 – 1,750,000	2	2	100%
1,750,001 – 2,000,000	0	0	NA
2,000,001 – 2,250,000	0	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
<b>TOTAL*</b>	<b>29</b>	<b>11</b>	<b>38%</b>

2 Bedrooms & Less	0	1	NA*
3 to 4 Bedrooms	25	8	32%
5 to 6 Bedrooms	4	1	25%
7 Bedrooms & More	0	1	NA*
<b>TOTAL*</b>	<b>29</b>	<b>11</b>	<b>38%</b>

### Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Central Meadows	14	5	36%
Mid Meadows	2	4	200%*
North Meadows	0	0	NA
South Meadows	13	2	15%
West Meadows	0	0	NA
<b>TOTAL*</b>	<b>29</b>	<b>11</b>	<b>38%</b>

SnapStats®	August	September	Variance
Inventory	32	29	-9%
Solds	4	11	175%
Sale Price	\$1,485,000	\$1,225,000	-18%
Sale Price SQFT	\$573	\$497	-13%
Sale to List Price Ratio	96%	102%	6%
Days on Market	13	43	231%

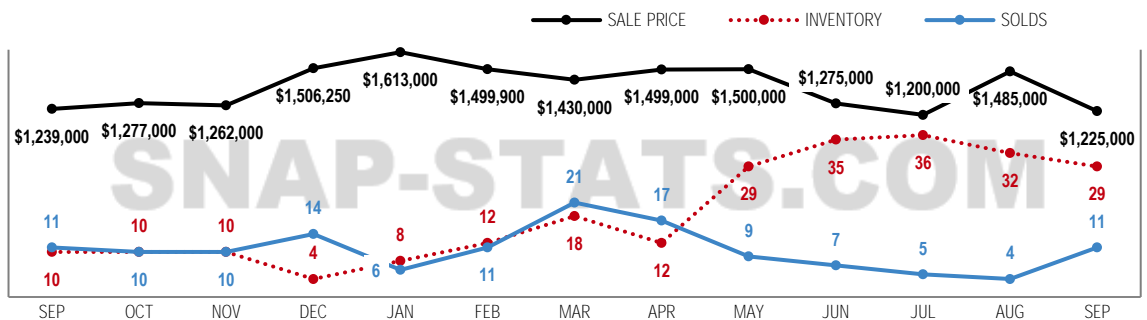
\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

### Market Summary

- Market Type Indicator **PITT MEADOWS DETACHED**: Sellers Market at 38% Sales Ratio average (3.8 in 10 homes selling rate)
- Homes are selling on average 2% above list price
- Most Active Price Band\*\* \$1 mil to \$1.25 mil with average 64% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.25 mil to \$1.5 mil and South Meadows
- Sellers Best Bet\*\* Selling homes in Central Meadows and 3 to 4 bedroom properties

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

### 13 Month Market Trend



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**Geoff Jarman** Personal Real Estate Corporation  
Sutton Group West Coast Realty  
604 313 7280

JarmanRealEstate.com  
info@jarmanrealestate.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	1	33%
500,001 – 600,000	9	4	44%
600,001 – 700,000	10	2	20%
700,001 – 800,000	9	0	NA
800,001 – 900,000	8	3	38%
900,001 – 1,000,000	0	0	NA
1,000,001 – 1,250,000	7	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*	48	10	21%

0 to 1 Bedroom	31	1	3%
2 Bedrooms	17	8	47%
3 Bedrooms	0	1	NA*
4 Bedrooms & Greater	0	0	NA
TOTAL*	48	10	21%

SnapStats®	August	September	Variance
Inventory	36	48	33%
Solds	12	10	-17%
Sale Price	\$689,250	\$589,000	-15%
Sale Price SQFT	\$541	\$481	-11%
Sale to List Price Ratio	97%	99%	2%
Days on Market	21	11	-48%

## Community CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
Central Meadows	18	6	33%
Mid Meadows	12	2	17%
North Meadows	4	0	NA
South Meadows	14	2	14%
West Meadows	0	0	NA
TOTAL*	48	10	21%

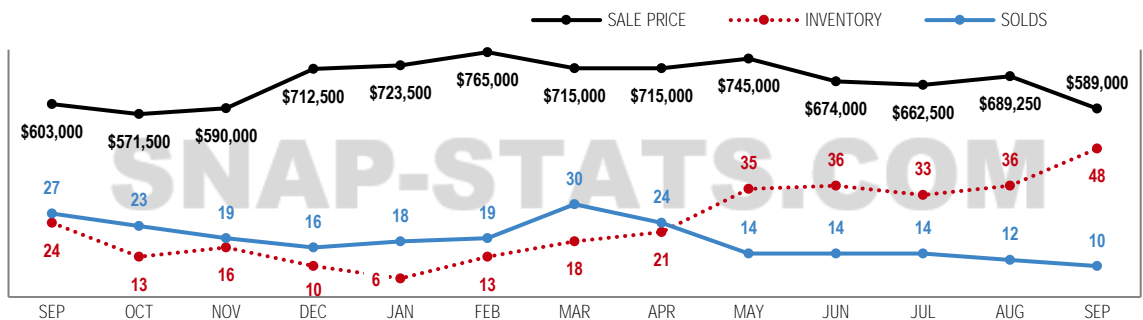
\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

## Market Summary

- Market Type Indicator **PITT MEADOWS ATTACHED**: Sellers Market at 21% Sales Ratio average (2.1 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\*\* Homes between \$600,000 to \$700,000, Mid Meadows, South Meadows and up to 1 bedroom properties
- 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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**Geoff Jarman** Personal Real Estate Corporation  
Sutton Group West Coast Realty  
604 313 7280

JarmanRealEstate.com  
info@jarmanrealestate.com



### Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 - 700,000	0	1	NA*
700,001 – 800,000	0	0	NA
800,001 – 900,000	10	2	20%
900,001 – 1,000,000	30	10	33%
1,000,001 – 1,250,000	73	23	32%
1,250,001 – 1,500,000	78	11	14%
1,500,001 – 1,750,000	49	3	6%
1,750,001 – 2,000,000	37	0	NA
2,000,001 – 2,250,000	11	2	18%
2,250,001 – 2,500,000	13	0	NA
2,500,001 – 2,750,000	5	0	NA
2,750,001 – 3,000,000	4	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	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*	316	52	16%

2 Bedrooms & Less	14	1	7%
3 to 4 Bedrooms	161	32	20%
5 to 6 Bedrooms	122	16	13%
7 Bedrooms & More	19	3	16%
TOTAL*	316	52	16%

### Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Albion	40	13	33%
Cottonwood	36	5	14%
East Central	57	7	12%
North	1	0	NA
Northeast	1	1	100%
Northwest	15	4	27%
Silver Valley	56	3	5%
Southwest	52	7	13%
Thornhill	15	2	13%
Websters Corners	7	2	29%
West Central	33	6	18%
Whonnock	3	2	67%
TOTAL*	316	52	16%

SnapStats®	August	September	Variance
Inventory	303	316	4%
Solds	53	52	-2%
Sale Price	\$1,185,000	\$1,150,000	-3%
Sale Price SQFT	\$500	\$498	0%
Sale to List Price Ratio	99%	96%	-3%
Days on Market	16	21	31%

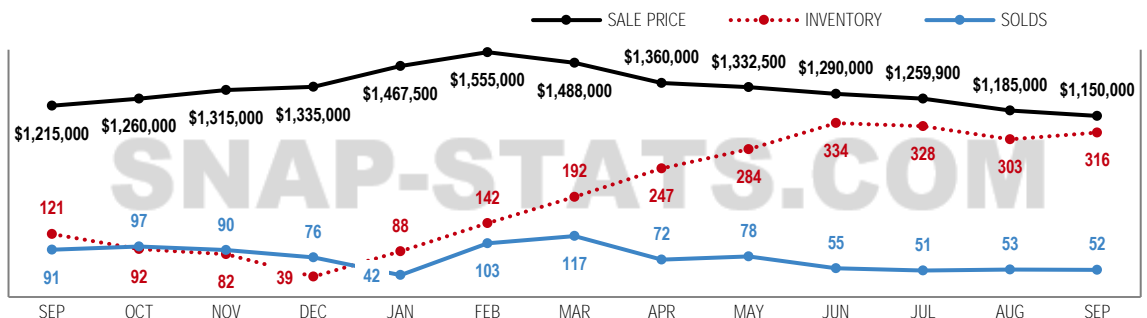
\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

### Market Summary

- Market Type Indicator **MAPLE RIDGE DETACHED**: Balanced Market at 16% Sales Ratio average (1.6 in 10 homes selling rate)
- Homes are selling on average 4% below list price
- Most Active Price Band\*\* \$900,000 to \$1 mil with average 33% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.5 mil to \$1.75 mil, Silver Valley and up to 2 bedroom properties
- Sellers Best Bet\*\* Selling homes in Albion and 3 to 4 bedroom properties

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

### 13 Month Market Trend



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**Geoff Jarman** Personal Real Estate Corporation  
Sutton Group West Coast Realty  
604 313 7280

JarmanRealEstate.com  
info@jarmanrealestate.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	3	1	33%
300,001 – 400,000	5	1	20%
400,001 – 500,000	33	12	36%
500,001 – 600,000	36	8	22%
600,001 – 700,000	23	11	48%
700,001 – 800,000	29	17	59%
800,001 – 900,000	25	5	20%
900,001 – 1,000,000	11	2	18%
1,000,001 – 1,250,000	5	1	20%
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
<b>TOTAL*</b>	<b>170</b>	<b>58</b>	<b>34%</b>

Bedroom	Inventory	Sales	Sales Ratio
0 to 1 Bedroom	29	9	31%
2 Bedrooms	69	19	28%
3 Bedrooms	55	26	47%
4 Bedrooms & Greater	17	4	24%
<b>TOTAL*</b>	<b>170</b>	<b>58</b>	<b>34%</b>

### Community CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
Albion	5	1	20%
Cottonwood	17	6	35%
East Central	73	26	36%
North	0	0	NA
Northeast	0	0	NA
Northwest	2	0	NA
Silver Valley	12	8	67%
Southwest	4	7	175%*
Thornhill	3	1	33%
Websters Corners	0	0	NA
West Central	54	9	17%
Whonnock	0	0	NA
<b>TOTAL*</b>	<b>170</b>	<b>58</b>	<b>34%</b>

SnapStats®	August	September	Variance
Inventory	186	170	-9%
Solds	53	58	9%
Sale Price	\$604,900	\$665,000	10%
Sale Price SQFT	\$587	\$491	-16%
Sale to List Price Ratio	99%	98%	-1%
Days on Market	17	27	59%

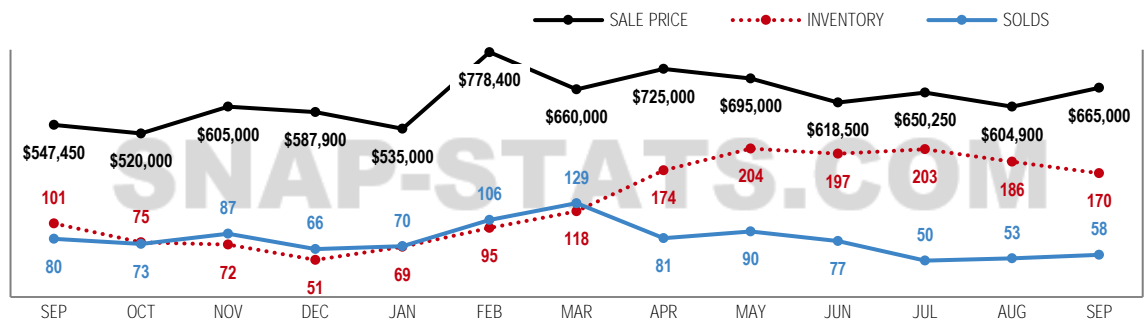
\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

### Market Summary

- Market Type Indicator **MAPLE RIDGE ATTACHED**: Sellers Market at 34% Sales Ratio average (3.4 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 59% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$900,000 to \$1 mil, West Central and minimum 4 bedroom properties
- Sellers Best Bet\*\* Selling homes in Silver Valley and 3 bedroom properties

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

### 13 Month Market Trend



### Compliments of...

**Geoff Jarman** Personal Real Estate Corporation  
Sutton Group West Coast Realty  
604 313 7280

JarmanRealEstate.com  
info@jarmanrealestate.com

