

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

Compliments of:

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Sutton Group West Coast Realty

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GREATER VANCOUVER EDITION

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



Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 - 700,000	0	0	NA
700,001 - 800,000	0	0	NA
800,001 - 900,000	0	0	NA
900,001 - 1,000,000	0	0	NA
1,000,001 - 1,250,000	0	0	NA
1,250,001 - 1,500,000	13	6	46%
1,500,001 - 1,750,000	25	11	44%
1,750,001 - 2,000,000	53	4	8%
2,000,001 - 2,250,000	22	9	41%
2,250,001 - 2,500,000	30	5	17%
2,500,001 - 2,750,000	20	2	10%
2,750,001 - 3,000,000	15	2	13%
3,000,001 - 3,500,000	18	3	17%
3,500,001 - 4,000,000	23	1	4%
4,000,001 - 4,500,000	3	0	NA
4,500,001 - 5,000,000	4	0	NA
5,000,001 - 5,500,000	1	0	NA
5,500,001 - 6,000,000	1	0	NA
6,000,001 - 6,500,000	0	0	NA
6,500,001 - 7,000,000	1	0	NA
7,000,001 & Greater	0	0	NA
TOTAL*	229	43	19%

2 Bedrooms & Less	8	1	13%
3 to 4 Bedrooms	70	18	26%
5 to 6 Bedrooms	88	17	19%
7 Bedrooms & More	63	7	11%
TOTAL*	229	43	19%

SnapStats®	September	October	Variance
Inventory	236	229	-3%
Solds	35	43	23%
Sale Price	\$1,661,000	\$2,005,000	21%
Sale Price SQFT	\$677	\$747	10%
Sale to List Price Ratio	98%	96%	-2%
Days on Market	12	28	133%

Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Big Bend	3	0	NA
Brentwood Park	7	2	29%
Buckingham Heights	5	1	20%
Burnaby Hospital	4	1	25%
Burnaby Lake	15	1	7%
Cariboo	0	0	NA
Capitol Hill	16	6	38%
Central	3	1	33%
Central Park	1	1	100%
Deer Lake	7	0	NA
Deer Lake Place	6	0	NA
East Burnaby	14	2	14%
Edmonds	6	1	17%
Forest Glen	9	2	22%
Forest Hills	1	0	NA
Garden Village	4	0	NA
Government Road	8	0	NA
Greentree Village	1	0	NA
Highgate	5	0	NA
Metrotown	8	0	NA
Montecito	10	2	20%
Oakdale	0	0	NA
Oaklands	0	0	NA
Parkcrest	10	2	20%
Simon Fraser Hills	0	0	NA
Simon Fraser University SFU	4	1	25%
South Slope	25	2	8%
Sperling-Duthie	7	2	29%
Sullivan Heights	4	1	25%
Suncrest	4	2	50%
The Crest	7	2	29%
Upper Deer Lake	10	4	40%
Vancouver Heights	9	2	22%
Westridge	7	2	29%
Willingdon Heights	9	3	33%
TOTAL*	229	43	19%

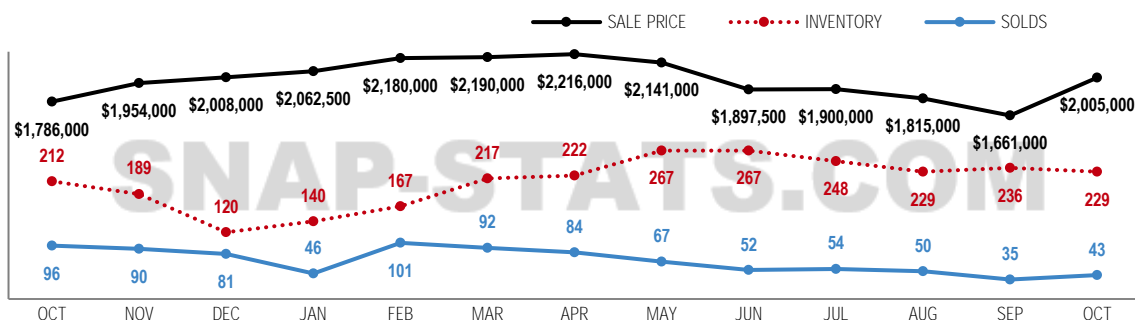
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **BURNABY DETACHED**: Balanced Market at 19% Sales Ratio average (1.9 in 10 homes selling rate)
- Homes are selling on average 4% below list price
- Most Active Price Band** \$1.25 mil to \$1.5 mil with average 46% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$3.5 mil to \$4 mil, Burnaby Lake, South Slope and up to 2 bedroom properties
- Sellers Best Bet** Selling homes in Capitol Hill, Upper Deer Lake 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	3	300%*
400,001 – 500,000	18	16	89%
500,001 – 600,000	61	26	43%
600,001 – 700,000	134	40	30%
700,001 – 800,000	115	32	28%
800,001 – 900,000	90	31	34%
900,001 – 1,000,000	83	18	22%
1,000,001 – 1,250,000	84	12	14%
1,250,001 – 1,500,000	42	5	12%
1,500,001 – 1,750,000	19	3	16%
1,750,001 – 2,000,000	8	1	13%
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	4	0	NA
3,000,001 – 3,500,000	1	0	NA
3,500,001 – 4,000,000	1	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	663	187	28%

0 to 1 Bedroom	121	50	41%
2 Bedrooms	413	99	24%
3 Bedrooms	111	31	28%
4 Bedrooms & Greater	18	7	39%
TOTAL*	663	187	28%

SnapStats®	September	October	Variance
Inventory	623	663	6%
Solds	180	187	4%
Sale Price	\$678,750	\$735,000	8%
Sale Price SQFT	\$793	\$826	4%
Sale to List Price Ratio	97%	98%	1%
Days on Market	22	12	-45%

Community CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
Big Bend	0	0	NA
Brentwood Park	185	36	19%
Buckingham Heights	0	0	NA
Burnaby Hospital	6	2	33%
Burnaby Lake	5	2	40%
Cariboo	12	2	17%
Capitol Hill	8	1	13%
Central	7	1	14%
Central Park	12	3	25%
Deer Lake	0	0	NA
Deer Lake Place	2	0	NA
East Burnaby	1	0	NA
Edmonds	33	12	36%
Forest Glen	42	5	12%
Forest Hills	7	2	29%
Garden Village	0	0	NA
Government Road	9	5	56%
Greentree Village	1	3	300%*
Highgate	42	17	40%
Metrotown	166	47	28%
Montecito	5	2	40%
Oakdale	0	0	NA
Oaklands	5	2	40%
Parkcrest	0	0	NA
Simon Fraser Hills	6	2	33%
Simon Fraser University SFU	43	13	30%
South Slope	37	21	57%
Sperling-Duthie	1	0	NA
Sullivan Heights	12	3	25%
Suncrest	0	0	NA
The Crest	2	3	150%*
Upper Deer Lake	0	0	NA
Vancouver Heights	9	3	33%
Westridge	0	0	NA
Willington Heights	5	0	NA
TOTAL*	663	187	28%

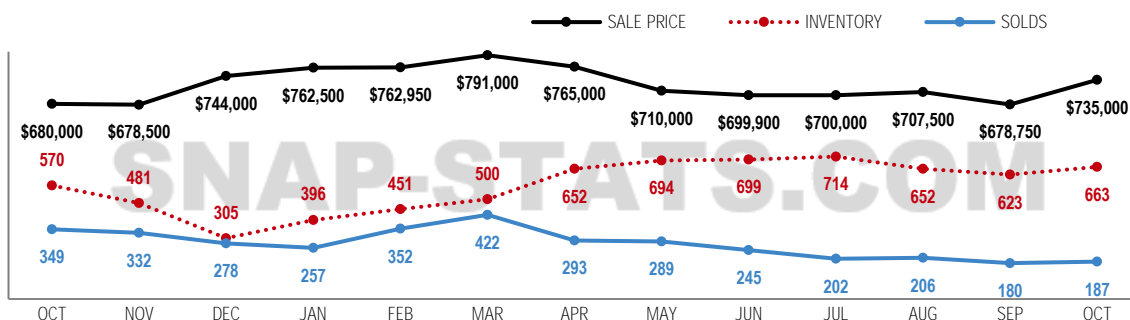
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **BURNABY ATTACHED**: Sellers Market at 28% Sales Ratio average (2.8 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band** \$400,000 to \$500,000 with average 89% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.25 mil to \$1.5 mil, Capitol Hill, Forest Glen and 2 bedroom properties
- Sellers Best Bet** Selling homes in Government Road, South Slope 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	1	0	NA
1,000,001 - 1,250,000	6	2	33%
1,250,001 - 1,500,000	26	5	19%
1,500,001 - 1,750,000	12	2	17%
1,750,001 - 2,000,000	17	0	NA
2,000,001 - 2,250,000	6	0	NA
2,250,001 - 2,500,000	9	0	NA
2,500,001 - 2,750,000	4	0	NA
2,750,001 - 3,000,000	2	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	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*	88	9	10%

2 Bedrooms & Less	14	0	NA
3 to 4 Bedrooms	36	6	17%
5 to 6 Bedrooms	34	3	9%
7 Bedrooms & More	4	0	NA
TOTAL*	88	9	10%

SnapStats®	September	October	Variance
Inventory	86	88	2%
Solds	9	9	0%
Sale Price	\$1,374,000	\$1,320,000	-4%
Sale Price SQFT	\$635	\$566	-11%
Sale to List Price Ratio	95%	102%	7%
Days on Market	18	14	-22%

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Community DETACHED HOUSES

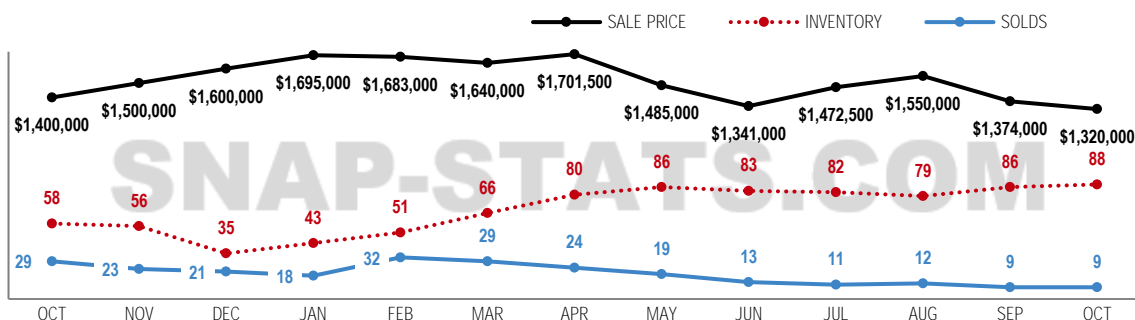
SnapStats®	Inventory	Sales	Sales Ratio
Brunette	0	0	NA
Connaught Heights	2	0	NA
Downtown	0	0	NA
Fraserview	0	0	NA
GlenBrooke North	11	1	9%
Moody Park	2	1	50%
North Arm	1	0	NA
Quay	0	0	NA
Queensborough	24	3	13%
Queens Park	8	0	NA
Sapperton	8	0	NA
The Heights	19	2	11%
Uptown	5	1	20%
West End	8	1	13%
TOTAL*	88	9	10%

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 2% above list price
- Most Active Price Band** \$1.25 mil to \$1.5 mil with average 19% Sales Ratio (Balanced market)
- Buyers Best Bet** Homes between \$1.5 mil to \$1.75 mil, GlenBrooke North and 5 to 6 bedroom properties
- Sellers Best Bet** Selling homes in Queensborough, West End 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	1	1	100%
300,001 – 400,000	5	4	80%
400,001 – 500,000	17	8	47%
500,001 – 600,000	30	21	70%
600,001 – 700,000	40	17	43%
700,001 – 800,000	34	7	21%
800,001 – 900,000	28	2	7%
900,001 – 1,000,000	23	2	9%
1,000,001 – 1,250,000	10	1	10%
1,250,001 – 1,500,000	9	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*	199	63	32%

0 to 1 Bedroom	43	23	53%
2 Bedrooms	115	35	30%
3 Bedrooms	36	5	14%
4 Bedrooms & Greater	5	0	NA
TOTAL*	199	63	32%

SnapStats®	September	October	Variance
Inventory	192	199	4%
Solds	59	63	7%
Sale Price	\$595,000	\$585,000	-2%
Sale Price SQFT	\$712	\$651	-9%
Sale to List Price Ratio	99%	99%	0%
Days on Market	14	14	0%

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Community CONDOS & TOWNHOMES

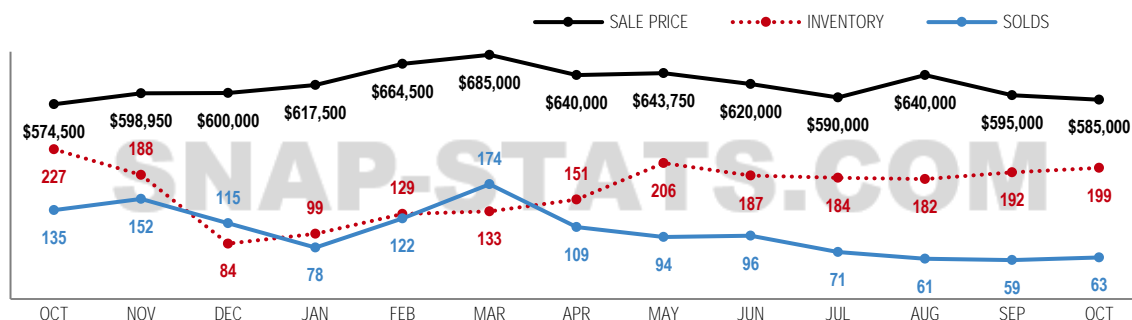
SnapStats®	Inventory	Sales	Sales Ratio
Brunette	0	0	NA
Connaught Heights	0	0	NA
Downtown	48	12	25%
Fraserview	20	10	50%
GlenBrooke North	1	4	400%*
Moody Park	2	1	50%
North Arm	0	0	NA
Quay	38	8	21%
Queensborough	38	1	3%
Queens Park	2	1	50%
Sapperton	7	3	43%
The Heights	1	1	100%
Uptown	41	21	51%
West End	1	1	100%
TOTAL*	199	63	32%

Market Summary

- Market Type Indicator **NEW WESTMINSTER 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 70% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$800,000 to \$900,000, Queensborough and 3 bedroom properties
- Sellers Best Bet** Selling homes in Fraserview, Uptown and up to 1 bedroom properties

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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	10	9	90%
1,250,001 - 1,500,000	33	19	58%
1,500,001 - 1,750,000	35	11	31%
1,750,001 - 2,000,000	38	4	11%
2,000,001 - 2,250,000	19	5	26%
2,250,001 - 2,500,000	18	0	NA
2,500,001 - 2,750,000	11	1	9%
2,750,001 - 3,000,000	23	1	4%
3,000,001 - 3,500,000	23	4	17%
3,500,001 - 4,000,000	6	1	17%
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*	222	55	25%

2 Bedrooms & Less	12	1	8%
3 to 4 Bedrooms	90	26	29%
5 to 6 Bedrooms	83	21	25%
7 Bedrooms & More	37	7	19%
TOTAL*	222	55	25%

SnapStats®	September	October	Variance
Inventory	215	222	3%
Solds	49	55	12%
Sale Price	\$1,750,000	\$1,500,000	-14%
Sale Price SQFT	\$604	\$559	-7%
Sale to List Price Ratio	100%	94%	-6%
Days on Market	18	12	-33%

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Community DETACHED HOUSES

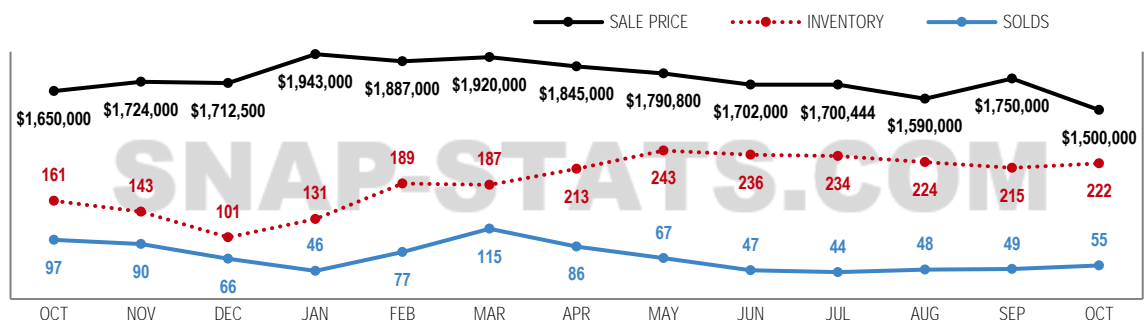
SnapStats®	Inventory	Sales	Sales Ratio
Burke Mountain	25	7	28%
Canyon Springs	3	2	67%
Cape Horn	5	1	20%
Central Coquitlam	45	10	22%
Chineside	2	4	200%*
Coquitlam East	18	2	11%
Coquitlam West	46	4	9%
Eagle Ridge	3	3	100%
Harbour Chines	6	2	33%
Harbour Place	6	3	50%
Hockaday	3	1	33%
Maillardville	9	1	11%
Meadow Brook	5	1	20%
New Horizons	5	5	100%
North Coquitlam	0	0	NA
Park Ridge Estates	1	0	NA
Ranch Park	18	1	6%
River Springs	5	3	60%
Scott Creek	1	0	NA
Summitt View	1	0	NA
Upper Eagle Ridge	2	1	50%
Westwood Plateau	13	4	31%
Westwood Summit	0	0	NA
TOTAL*	222	55	25%

Market Summary

- Market Type Indicator **COQUITLAM DETACHED**: Sellers Market at 25% Sales Ratio average (2.5 in 10 homes selling rate)
- Homes are selling on average 6% below list price
- Most Active Price Band** \$1 mil to \$1.25 mil with average 90% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$2.75 mil to \$3 mil, Ranch Park and up to 2 bedroom properties
- Sellers Best Bet** Selling homes in Burke Mountain, Westwood Plateau and 3 to 4 bedroom properties

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Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	0	0	NA
300,001 – 400,000	2	1	50%
400,001 – 500,000	22	5	23%
500,001 – 600,000	44	38	86%
600,001 – 700,000	54	29	54%
700,001 – 800,000	61	30	49%
800,001 – 900,000	45	3	7%
900,001 – 1,000,000	41	14	34%
1,000,001 – 1,250,000	38	11	29%
1,250,001 – 1,500,000	25	2	8%
1,500,001 – 1,750,000	7	1	14%
1,750,001 – 2,000,000	2	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*	342	134	39%

0 to 1 Bedroom	76	43	57%
2 Bedrooms	172	65	38%
3 Bedrooms	77	18	23%
4 Bedrooms & Greater	17	8	47%
TOTAL*	342	134	39%

SnapStats®	September	October	Variance
Inventory	345	342	-1%
Solds	89	134	51%
Sale Price	\$670,000	\$668,000	0%
Sale Price SQFT	\$764	\$717	-6%
Sale to List Price Ratio	96%	97%	1%
Days on Market	10	11	10%

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

Community CONDOS & TOWNHOMES

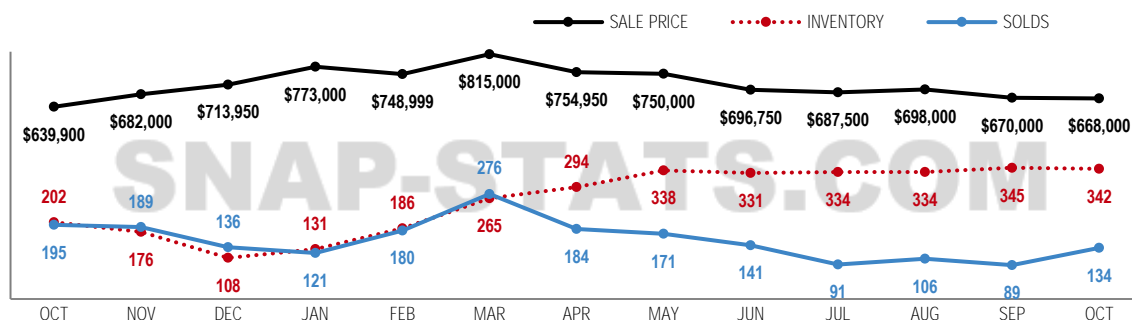
SnapStats®	Inventory	Sales	Sales Ratio
Burke Mountain	20	7	35%
Canyon Springs	7	4	57%
Cape Horn	0	0	NA
Central Coquitlam	12	6	50%
Chineside	0	0	NA
Coquitlam East	3	3	100%
Coquitlam West	160	49	31%
Eagle Ridge	2	3	150%*
Harbour Chines	0	0	NA
Harbour Place	0	0	NA
Hockaday	0	0	NA
Maillardville	17	5	29%
Meadow Brook	0	0	NA
New Horizons	11	9	82%
North Coquitlam	80	32	40%
Park Ridge Estates	0	0	NA
Ranch Park	3	0	NA
River Springs	0	0	NA
Scott Creek	1	1	100%
Summitt View	0	0	NA
Upper Eagle Ridge	0	2	NA*
Westwood Plateau	26	13	50%
Westwood Summit	0	0	NA
TOTAL*	342	134	39%

Market Summary

- Market Type Indicator **COQUITLAM ATTACHED**: Sellers Market at 39% Sales Ratio average (3.9 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 86% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$800,000 to \$900,000, Maillardville and 3 bedroom properties
- Sellers Best Bet** Selling homes in Central Coquitlam, New Horizons, Westwood Plateau and up to 1 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	1	0	NA
900,001 - 1,000,000	2	1	50%
1,000,001 - 1,250,000	2	6	300%*
1,250,001 - 1,500,000	20	9	45%
1,500,001 - 1,750,000	7	6	86%
1,750,001 - 2,000,000	13	0	NA
2,000,001 - 2,250,000	4	0	NA
2,250,001 - 2,500,000	5	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	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*	62	22	35%

2 Bedrooms & Less	3	0	NA
3 to 4 Bedrooms	27	16	59%
5 to 6 Bedrooms	23	6	26%
7 Bedrooms & More	9	0	NA
TOTAL*	62	22	35%

SnapStats®	September	October	Variance
Inventory	65	62	-5%
Solds	16	22	38%
Sale Price	\$1,360,000	\$1,302,500	-4%
Sale Price SQFT	\$533	\$547	3%
Sale to List Price Ratio	96%	96%	0%
Days on Market	16	15	-6%

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

Community DETACHED HOUSES

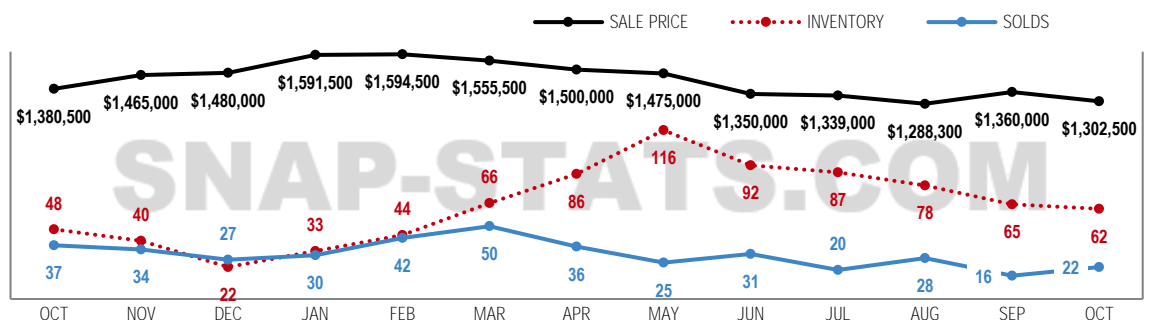
SnapStats®	Inventory	Sales	Sales Ratio
Birchland Manor	2	2	100%
Central Port Coquitlam	8	0	NA
Citadel	8	2	25%
Glenwood	15	4	27%
Lincoln Park	4	4	100%
Lower Mary Hill	3	2	67%
Mary Hill	10	3	30%
Oxford Heights	5	2	40%
Riverwood	2	3	150%*
Woodland Acres	5	0	NA
TOTAL*	62	22	35%

Market Summary

- Market Type Indicator **PORT COQUITLAM DETACHED**: Sellers Market at 35% Sales Ratio average (3.5 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 in Citadel 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



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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	0	NA
300,001 – 400,000	4	2	50%
400,001 – 500,000	9	9	100%
500,001 – 600,000	23	7	30%
600,001 – 700,000	24	8	33%
700,001 – 800,000	24	6	25%
800,001 – 900,000	7	4	57%
900,001 – 1,000,000	7	3	43%
1,000,001 – 1,250,000	11	1	9%
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*	111	40	36%

0 to 1 Bedroom	28	10	36%
2 Bedrooms	55	16	29%
3 Bedrooms	20	13	65%
4 Bedrooms & Greater	8	1	13%
TOTAL*	111	40	36%

SnapStats®	September	October	Variance
Inventory	110	111	1%
Solds	33	40	21%
Sale Price	\$600,000	\$632,000	5%
Sale Price SQFT	\$632	\$672	6%
Sale to List Price Ratio	96%	100%	4%
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.

Community CONDOS & TOWNHOMES

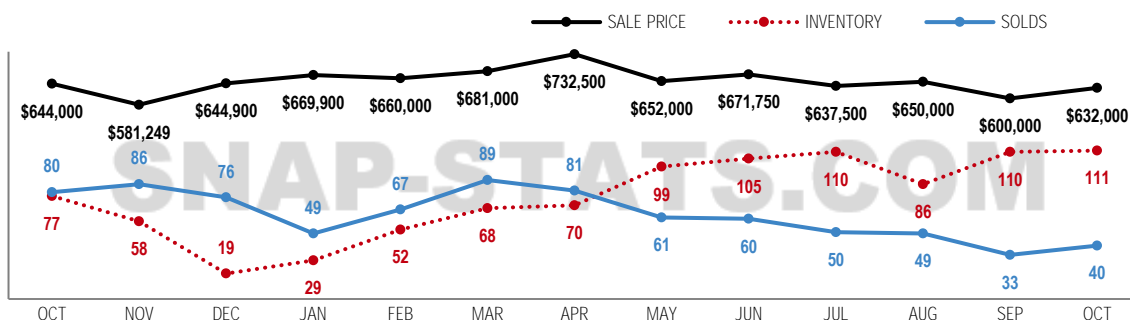
SnapStats®	Inventory	Sales	Sales Ratio
Birchland Manor	0	0	NA
Central Port Coquitlam	67	24	36%
Citadel	9	3	33%
Glenwood	19	7	37%
Lincoln Park	3	1	33%
Lower Mary Hill	0	0	NA
Mary Hill	1	1	100%
Oxford Heights	1	0	NA
Riverwood	11	4	36%
Woodland Acres	0	0	NA
TOTAL*	111	40	36%

Market Summary

- Market Type Indicator **PORT COQUITLAM ATTACHED**: Sellers Market at 36% Sales Ratio average (3.6 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 mil to \$1.25 mil, Citadel and minimum 4 bedroom properties
- Sellers Best Bet** Selling homes in Central Port Coquitlam, 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	1	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	9	1	11%
1,500,001 - 1,750,000	5	1	20%
1,750,001 - 2,000,000	4	4	100%
2,000,001 - 2,250,000	8	2	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	4	1	25%
3,000,001 - 3,500,000	2	1	50%
3,500,001 - 4,000,000	1	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	1	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*	45	12	27%

2 Bedrooms & Less	1	0	NA
3 to 4 Bedrooms	21	5	24%
5 to 6 Bedrooms	17	7	41%
7 Bedrooms & More	6	0	NA
TOTAL*	45	12	27%

SnapStats®	September	October	Variance
Inventory	46	45	-2%
Solds	9	12	33%
Sale Price	\$2,260,000	\$1,824,500	-19%
Sale Price SQFT	\$593	\$633	7%
Sale to List Price Ratio	94%	94%	0%
Days on Market	38	16	-58%

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

Community DETACHED HOUSES

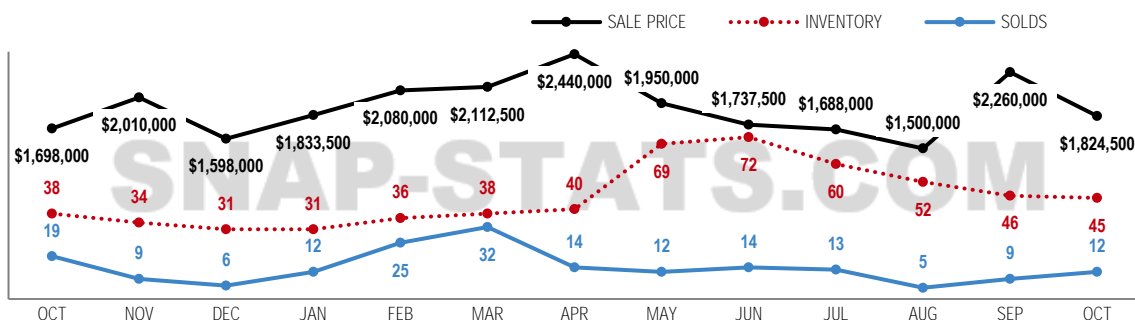
SnapStats®	Inventory	Sales	Sales Ratio
Anmore	9	2	22%
Barber Street	2	1	50%
Belcarra	2	1	50%
College Park	7	2	29%
Glenayre	2	0	NA
Heritage Mountain	0	2	NA*
Heritage Woods	7	1	14%
loco	0	0	NA
Mountain Meadows	0	1	NA*
North Shore	5	1	20%
Port Moody Centre	11	1	9%
TOTAL*	45	12	27%

Market Summary

- Market Type Indicator **PORT MOODY DETACHED**: Sellers Market at 27% Sales Ratio average (2.7 in 10 homes selling rate)
- Homes are selling on average 6% below list price
- Most Active Price Band** \$2 mil to \$2.25 mil with average 25% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.25 mil to \$1.5 mil, 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	0	0	NA
400,001 – 500,000	3	1	33%
500,001 – 600,000	7	5	71%
600,001 – 700,000	21	6	29%
700,001 – 800,000	16	6	38%
800,001 – 900,000	17	7	41%
900,001 – 1,000,000	11	1	9%
1,000,001 – 1,250,000	11	2	18%
1,250,001 – 1,500,000	5	3	60%
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	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*	94	31	33%

0 to 1 Bedroom	18	4	22%
2 Bedrooms	58	17	29%
3 Bedrooms	16	7	44%
4 Bedrooms & Greater	2	3	150%*
TOTAL*	94	31	33%

SnapStats®	September	October	Variance
Inventory	99	94	-5%
Solds	43	31	-28%
Sale Price	\$770,000	\$780,000	1%
Sale Price SQFT	\$802	\$813	1%
Sale to List Price Ratio	101%	99%	-2%
Days on Market	21	19	-10%

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

Community CONDOS & TOWNHOMES

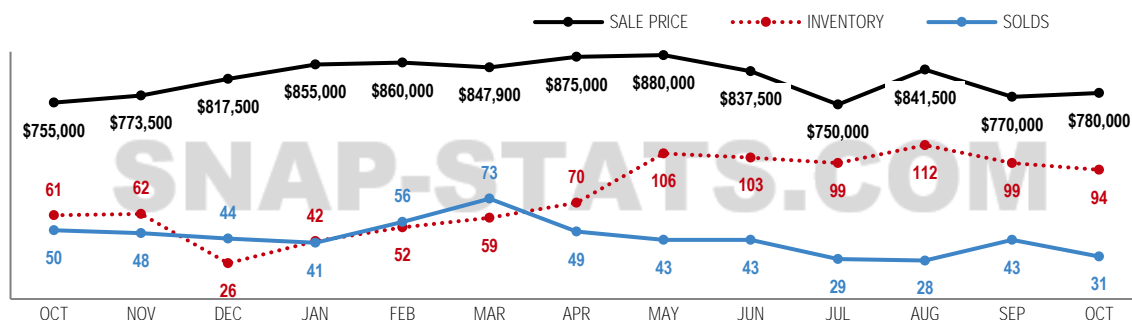
SnapStats®	Inventory	Sales	Sales Ratio
Anmore	0	0	NA
Barber Street	0	0	NA
Belcarra	0	0	NA
College Park	8	2	25%
Glenayre	0	0	NA
Heritage Mountain	5	1	20%
Heritage Woods	0	1	NA*
loco	0	0	NA
Mountain Meadows	0	0	NA
North Shore	7	6	86%
Port Moody Centre	74	21	28%
TOTAL*	94	31	33%

Market Summary

- Market Type Indicator **PORT MOODY ATTACHED**: Sellers Market at 33% Sales Ratio average (3.3 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band** \$800,000 to \$900,000 with average 41% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$900,000 to \$1 mil, College Park and up to 1 bedroom properties
- Sellers Best Bet** Selling homes in Port Moody Centre 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	3	1	33%
1,000,001 - 1,250,000	11	4	36%
1,250,001 - 1,500,000	12	1	8%
1,500,001 - 1,750,000	4	0	NA
1,750,001 - 2,000,000	1	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	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	6	19%
2 Bedrooms & Less	0	0	NA
3 to 4 Bedrooms	25	4	16%
5 to 6 Bedrooms	7	2	29%
7 Bedrooms & More	0	0	NA
TOTAL*	32	6	19%

SnapStats®	September	October	Variance
Inventory	29	32	10%
Solds	11	6	-45%
Sale Price	\$1,225,000	\$1,155,250	-6%
Sale Price SQFT	\$497	\$504	1%
Sale to List Price Ratio	102%	98%	-4%
Days on Market	43	6	-86%

Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Central Meadows	17	3	18%
Mid Meadows	3	0	NA
North Meadows	0	0	NA
South Meadows	12	3	25%
West Meadows	0	0	NA
TOTAL*	32	6	19%

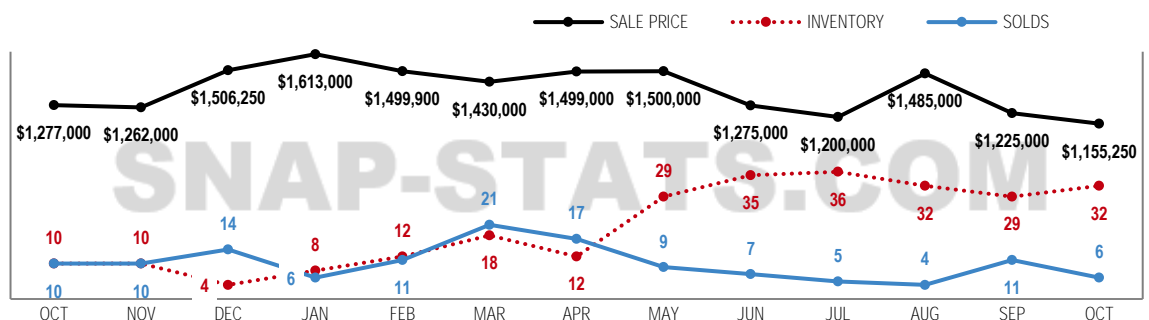
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **PITT MEADOWS DETACHED**: Balanced Market at 19% Sales Ratio average (1.9 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band** \$1 mil to \$1.25 mil with average 36% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.25 mil to \$1.5 mil, Central Meadows and 3 to 4 bedroom properties
- Sellers Best Bet** Selling homes in South Meadows

**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	4	0	NA
500,001 – 600,000	8	4	50%
600,001 – 700,000	13	3	23%
700,001 – 800,000	6	3	50%
800,001 – 900,000	7	3	43%
900,001 – 1,000,000	0	0	NA
1,000,001 – 1,250,000	8	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	13	27%

0 to 1 Bedroom	5	0	NA
2 Bedrooms	22	11	50%
3 Bedrooms	15	2	13%
4 Bedrooms & Greater	6	0	NA
TOTAL*	48	13	27%

SnapStats®	September	October	Variance
Inventory	48	48	0%
Solds	10	13	30%
Sale Price	\$589,000	\$665,000	13%
Sale Price SQFT	\$481	\$567	18%
Sale to List Price Ratio	99%	96%	-3%
Days on Market	11	8	-27%

Community CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
Central Meadows	17	4	24%
Mid Meadows	16	2	13%
North Meadows	4	2	50%
South Meadows	11	5	45%
West Meadows	0	0	NA
TOTAL*	48	13	27%

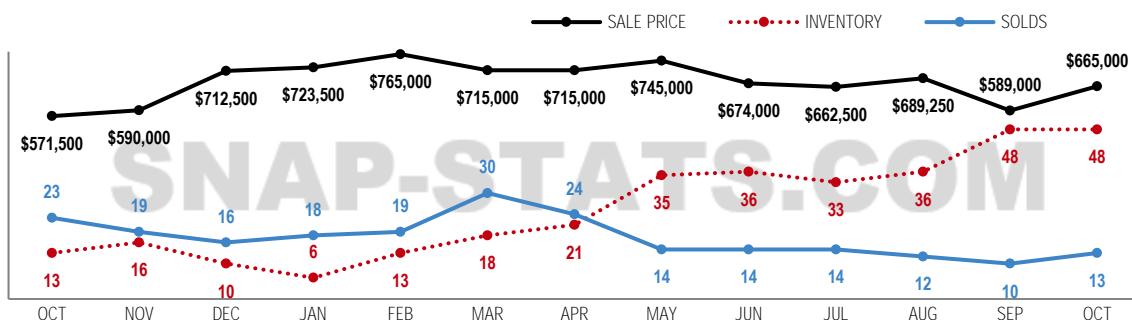
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **PITT MEADOWS ATTACHED**: Sellers Market at 27% Sales Ratio average (2.7 in 10 homes selling rate)
- Homes are selling on average 4% below list price
- Most Active Price Band** \$500,000 to \$600,000 with average 50% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$600,000 to \$700,000, Mid Meadows and 3 bedroom properties
- Sellers Best Bet** Selling homes in South 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	0	0	NA
700,001 - 800,000	1	0	NA
800,001 - 900,000	12	4	33%
900,001 - 1,000,000	26	7	27%
1,000,001 - 1,250,000	65	26	40%
1,250,001 - 1,500,000	70	20	29%
1,500,001 - 1,750,000	43	1	2%
1,750,001 - 2,000,000	37	1	3%
2,000,001 - 2,250,000	8	0	NA
2,250,001 - 2,500,000	13	0	NA
2,500,001 - 2,750,000	7	0	NA
2,750,001 - 3,000,000	5	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	2	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*	294	59	20%

2 Bedrooms & Less	11	1	9%
3 to 4 Bedrooms	151	37	25%
5 to 6 Bedrooms	112	20	18%
7 Bedrooms & More	20	1	5%
TOTAL*	294	59	20%

SnapStats®	September	October	Variance
Inventory	316	294	-7%
Solds	52	59	13%
Sale Price	\$1,150,000	\$1,160,000	1%
Sale Price SQFT	\$498	\$454	-9%
Sale to List Price Ratio	96%	97%	1%
Days on Market	21	18	-14%

Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Albion	43	6	14%
Cottonwood	33	10	30%
East Central	39	19	49%
North	1	0	NA
Northeast	1	0	NA
Northwest	14	2	14%
Silver Valley	52	8	15%
Southwest	49	5	10%
Thornhill	15	2	13%
Websters Corners	13	1	8%
West Central	32	5	16%
Whonnock	2	1	50%
TOTAL*	294	59	20%

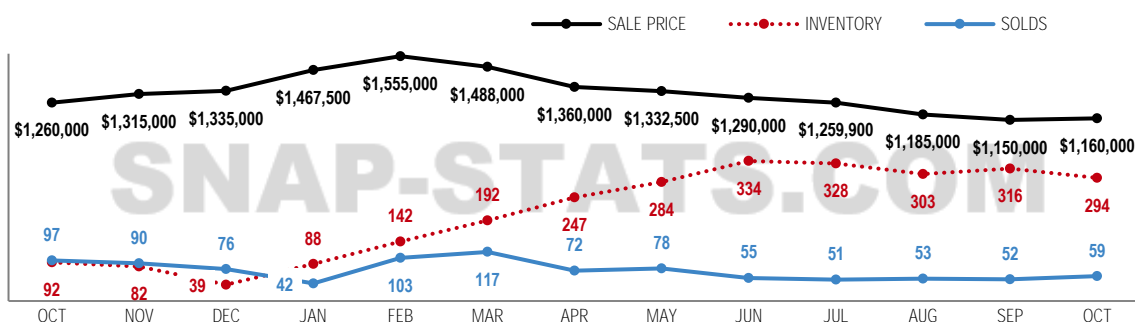
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **MAPLE RIDGE DETACHED**: Balanced Market at 20% Sales Ratio average (2 in 10 homes selling rate)
- Homes are selling on average 3% below list price
- Most Active Price Band** \$1 mil to \$1.25 mil with average 40% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.5 mil to \$2 mil, Websters Corners and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in East Central 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	3	0	NA
300,001 – 400,000	10	5	50%
400,001 – 500,000	32	8	25%
500,001 – 600,000	39	2	5%
600,001 – 700,000	23	3	13%
700,001 – 800,000	32	9	28%
800,001 – 900,000	29	2	7%
900,001 – 1,000,000	7	0	NA
1,000,001 – 1,250,000	2	2	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*	177	31	18%

0 to 1 Bedroom	31	5	16%
2 Bedrooms	70	14	20%
3 Bedrooms	57	9	16%
4 Bedrooms & Greater	19	3	16%
TOTAL*	177	31	18%

SnapStats®	September	October	Variance
Inventory	170	177	4%
Solds	58	31	-47%
Sale Price	\$665,000	\$612,000	-8%
Sale Price SQFT	\$491	\$499	2%
Sale to List Price Ratio	98%	99%	1%
Days on Market	27	23	-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.

Community CONDOS & TOWNHOMES

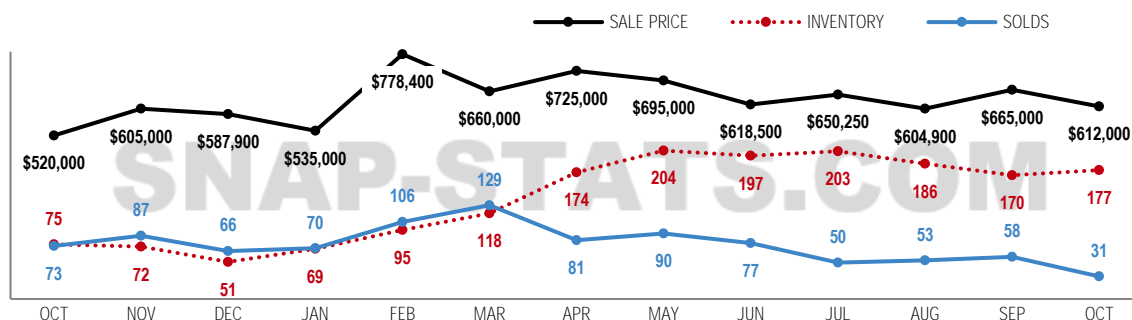
SnapStats®	Inventory	Sales	Sales Ratio
Albion	5	3	60%
Cottonwood	17	2	12%
East Central	77	14	18%
North	0	0	NA
Northeast	0	0	NA
Northwest	3	0	NA
Silver Valley	17	0	NA
Southwest	7	2	29%
Thornhill	2	1	50%
Websters Corners	0	0	NA
West Central	49	9	18%
Whonnock	0	0	NA
TOTAL*	177	31	18%

Market Summary

- Market Type Indicator **MAPLE RIDGE ATTACHED**: Balanced Market at 18% Sales Ratio average (1.8 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 50% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$500,000 to \$600,000, Cottonwood and all bedrooms except 2 bedroom properties
- Sellers Best Bet** Selling homes in East Central, West Central and 2 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



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