

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

Compliments of:
SnapStats Publishing

604.229.0521
snapstatsinfo@gmail.com
snap-stats.com

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



August 2024

Produced & Published by SnapStats® Publishing Co.
info@snap-stats.com | snap-stats.com

GREATER VANCOUVER EDITION

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



Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 - 700,000	0	0	NA
700,001 – 800,000	0	0	NA
800,001 – 900,000	0	0	NA
900,001 – 1,000,000	0	1	NA*
1,000,001 – 1,250,000	0	0	NA
1,250,001 – 1,500,000	1	3	300%*
1,500,001 – 1,750,000	23	4	17%
1,750,001 – 2,000,000	33	11	33%
2,000,001 – 2,250,000	31	8	26%
2,250,001 – 2,500,000	39	6	15%
2,500,001 – 2,750,000	30	3	10%
2,750,001 – 3,000,000	38	4	11%
3,000,001 – 3,500,000	51	2	4%
3,500,001 – 4,000,000	31	1	3%
4,000,001 – 4,500,000	10	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	0	0	NA
6,500,001 - 7,000,000	2	0	NA
7,000,001 & Greater	2	0	NA
TOTAL*	299	43	14%

2 Bedrooms & Less	7	3	43%
3 to 4 Bedrooms	79	17	22%
5 to 6 Bedrooms	117	16	14%
7 Bedrooms & More	96	7	7%
TOTAL*	299	43	14%

SnapStats®	July	August	Variance
Inventory	323	299	-7%
Solds	51	43	-16%
Sale Price	\$2,180,000	\$2,150,000	-1%
Sale Price SQFT	\$790	\$819	4%
Sale to List Price Ratio	99%	98%	-1%
Days on Market	20	12	-40%

Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Big Bend	4	1	25%
Brentwood Park	9	3	33%
Buckingham Heights	4	1	25%
Burnaby Hospital	7	1	14%
Burnaby Lake	18	1	6%
Cariboo	0	0	NA
Capitol Hill	22	2	9%
Central	6	0	NA
Central Park	15	0	NA
Deer Lake	3	1	33%
Deer Lake Place	8	1	13%
East Burnaby	19	2	11%
Edmonds	11	0	NA
Forest Glen	5	1	20%
Forest Hills	4	0	NA
Garden Village	4	0	NA
Government Road	11	1	9%
Greentree Village	1	0	NA
Highgate	7	1	14%
Metrotown	8	2	25%
Montecito	10	1	10%
Oakdale	2	0	NA
Oaklands	0	0	NA
Parkcrest	20	4	20%
Simon Fraser Hills	0	0	NA
Simon Fraser University SFU	11	0	NA
South Slope	24	5	21%
Sperling-Duthie	14	2	14%
Sullivan Heights	2	0	NA
Suncrest	4	2	50%
The Crest	7	3	43%
Upper Deer Lake	11	2	18%
Vancouver Heights	4	3	75%
Westridge	7	1	14%
Willingdon Heights	17	2	12%
TOTAL*	299	43	14%

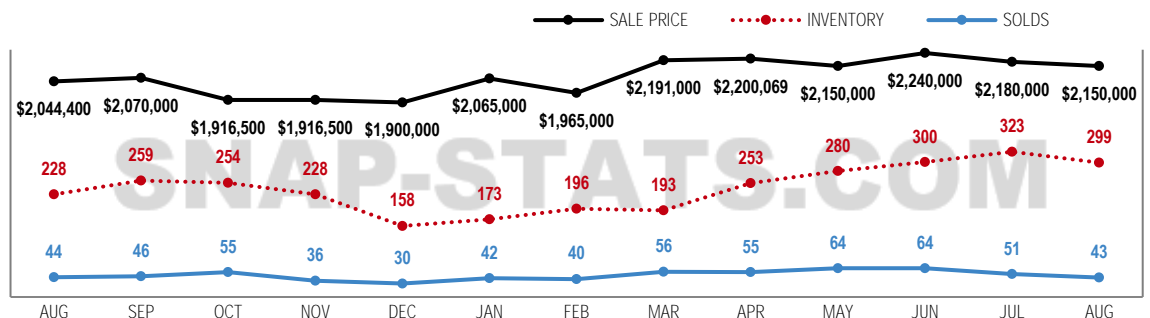
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **BURNABY DETACHED**: Balanced Market at 14% Sales Ratio average (1.4 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band** \$1.75 mil to \$2 mil with average 33% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$3 mil to \$4 mil, Burnaby Lake and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Brentwood Park, Metrotown and 3 to 4 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

SnapStats Publishing
SnapStats Publishing Company
604.229.0521

snap-stats.com
snapstatsinfo@gmail.com



Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	0	0	NA
300,001 – 400,000	1	1	100%
400,001 – 500,000	31	18	58%
500,001 – 600,000	117	34	29%
600,001 – 700,000	212	43	20%
700,001 – 800,000	207	45	22%
800,001 – 900,000	173	26	15%
900,001 – 1,000,000	174	16	9%
1,000,001 – 1,250,000	163	28	17%
1,250,001 – 1,500,000	68	14	21%
1,500,001 – 1,750,000	24	2	8%
1,750,001 – 2,000,000	18	0	NA
2,000,001 – 2,250,000	2	1	50%
2,250,001 – 2,500,000	2	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	4	0	NA
3,500,001 – 4,000,000	1	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	1200	228	19%

Bedroom	Inventory	Sales	Sales Ratio
0 to 1 Bedroom	329	77	23%
2 Bedrooms	666	113	17%
3 Bedrooms	193	34	18%
4 Bedrooms & Greater	12	4	33%
TOTAL*	1200	228	19%

SnapStats®	July	August	Variance
Inventory	1277	1200	-6%
Solds	251	228	-9%
Sale Price	\$725,000	\$736,000	2%
Sale Price SQFT	\$856	\$863	1%
Sale to List Price Ratio	98%	100%	2%
Days on Market	18	27	50%

Community CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
Big Bend	2	0	NA
Brentwood Park	416	68	16%
Buckingham Heights	0	0	NA
Burnaby Hospital	1	1	100%
Burnaby Lake	5	0	NA
Cariboo	6	5	83%
Capitol Hill	26	0	NA
Central	5	3	60%
Central Park	13	3	23%
Deer Lake	0	0	NA
Deer Lake Place	0	0	NA
East Burnaby	2	0	NA
Edmonds	81	16	20%
Forest Glen	36	9	25%
Forest Hills	10	3	30%
Garden Village	0	0	NA
Government Road	19	5	26%
Greentree Village	1	1	100%
Highgate	51	11	22%
Metrotown	320	56	18%
Montecito	5	1	20%
Oakdale	0	0	NA
Oaklands	5	1	20%
Parkcrest	0	0	NA
Simon Fraser Hills	6	4	67%
Simon Fraser University SFU	93	5	5%
South Slope	25	7	28%
Sperling-Duthie	2	0	NA
Sullivan Heights	55	21	38%
Suncrest	0	0	NA
The Crest	5	2	40%
Upper Deer Lake	1	0	NA
Vancouver Heights	6	3	50%
Westridge	0	1	NA*
Willingdon Heights	3	2	67%
TOTAL*	1200	228	19%

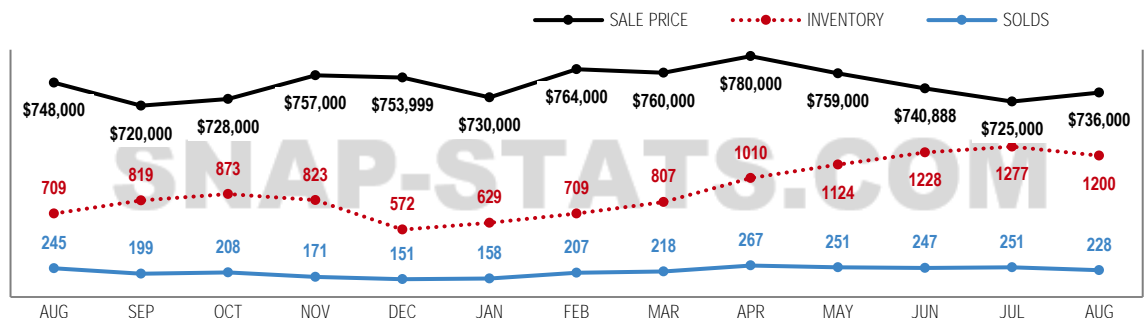
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **BURNABY ATTACHED**: Balanced Market at 19% Sales Ratio average (1.9 in 10 homes selling rate)
- Homes are selling on average 100% of list price
- Most Active Price Band** \$400,000 to \$500,000 with average 58% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.5 mil to \$1.75 mil, Simon Fraser University and 2 to 3 bedroom properties
- Sellers Best Bet** Selling homes in Forest Hills, Sullivan Heights and minimum 4 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

SnapStats Publishing
SnapStats Publishing Company
604.229.0521

snap-stats.com
snapstatsinfo@gmail.com



Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 - 700,000	0	0	NA
700,001 – 800,000	3	0	NA
800,001 – 900,000	2	0	NA
900,001 – 1,000,000	0	0	NA
1,000,001 – 1,250,000	6	1	17%
1,250,001 – 1,500,000	12	2	17%
1,500,001 – 1,750,000	14	6	43%
1,750,001 – 2,000,000	29	4	14%
2,000,001 – 2,250,000	3	1	33%
2,250,001 – 2,500,000	4	1	25%
2,500,001 – 2,750,000	7	0	NA
2,750,001 – 3,000,000	3	1	33%
3,000,001 – 3,500,000	10	0	NA
3,500,001 – 4,000,000	4	0	NA
4,000,001 – 4,500,000	3	0	NA
4,500,001 – 5,000,000	3	0	NA
5,000,001 – 5,500,000	1	0	NA
5,500,001 - 6,000,000	0	0	NA
6,000,001 - 6,500,000	0	0	NA
6,500,001 - 7,000,000	1	0	NA
7,000,001 & Greater	0	0	NA
TOTAL*	105	16	15%

2 Bedrooms & Less	13	0	NA
3 to 4 Bedrooms	43	7	16%
5 to 6 Bedrooms	35	7	20%
7 Bedrooms & More	14	2	14%
TOTAL*	105	16	15%

Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Brunette	0	0	NA
Connaught Heights	21	0	NA
Downtown	0	0	NA
Fraserview	0	0	NA
GlenBrooke North	10	3	30%
Moody Park	1	1	100%
North Arm	0	0	NA
Quay	0	0	NA
Queensborough	32	4	13%
Queens Park	3	3	100%
Sapperton	4	1	25%
The Heights	17	3	18%
Uptown	3	0	NA
West End	14	1	7%
TOTAL*	105	16	15%

SnapStats®	July	August	Variance
Inventory	116	105	-9%
Solds	18	16	-11%
Sale Price	\$1,567,659	\$1,637,500	4%
Sale Price SQFT	\$605	\$579	-4%
Sale to List Price Ratio	99%	99%	0%
Days on Market	13	16	23%

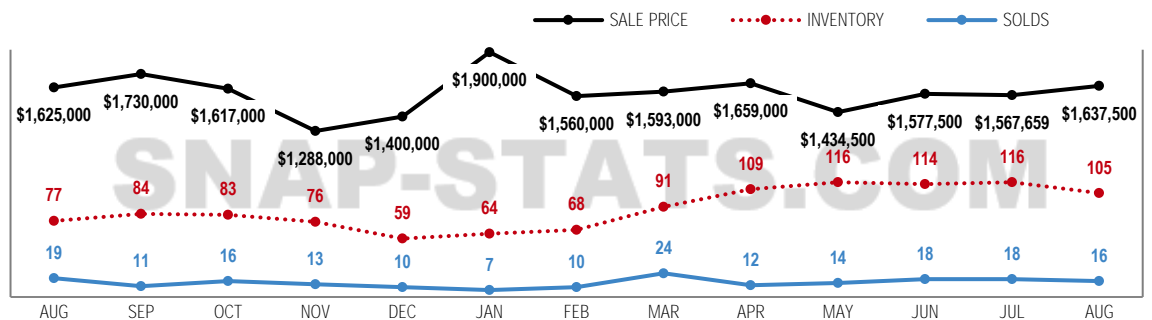
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **NEW WESTMINSTER DETACHED**: Balanced Market at 15% Sales Ratio average (1.5 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 43% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.75 mil to \$2 mil, West End and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in GlenBrooke North and 5 to 6 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

SnapStats Publishing
SnapStats Publishing Company
604.229.0521

snap-stats.com
snapstatsinfo@gmail.com



Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	2	0	NA
300,001 – 400,000	9	2	22%
400,001 – 500,000	19	6	32%
500,001 – 600,000	50	14	28%
600,001 – 700,000	49	14	29%
700,001 – 800,000	57	15	26%
800,001 – 900,000	25	4	16%
900,001 – 1,000,000	27	5	19%
1,000,001 – 1,250,000	20	2	10%
1,250,001 – 1,500,000	10	0	NA
1,500,001 – 1,750,000	1	0	NA
1,750,001 – 2,000,000	1	0	NA
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	0	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	1	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	271	62	23%

0 to 1 Bedroom	68	13	19%
2 Bedrooms	154	40	26%
3 Bedrooms	41	9	22%
4 Bedrooms & Greater	8	0	NA
TOTAL*	271	62	23%

SnapStats®	July	August	Variance
Inventory	291	271	-7%
Solds	80	62	-23%
Sale Price	\$640,000	\$667,000	4%
Sale Price SQFT	\$699	\$688	-2%
Sale to List Price Ratio	99%	99%	0%
Days on Market	13	17	31%

Community CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
Brunette	0	0	NA
Connaught Heights	0	0	NA
Downtown	73	10	14%
Fraserview	24	15	63%
GlenBrooke North	7	0	NA
Moody Park	2	2	100%
North Arm	0	0	NA
Quay	49	7	14%
Queensborough	41	10	24%
Queens Park	1	0	NA
Sapperton	19	3	16%
The Heights	0	0	NA
Uptown	55	15	27%
West End	0	0	NA
TOTAL*	271	62	23%

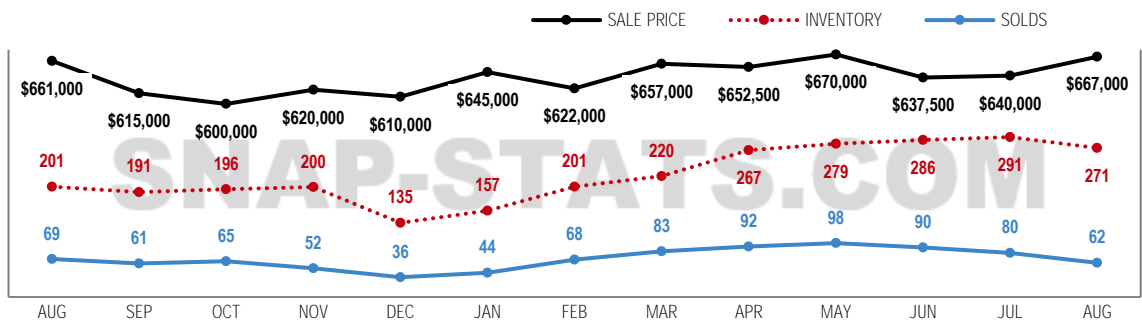
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **NEW WESTMINSTER ATTACHED**: Sellers Market at 23% Sales Ratio average (2.3 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 32% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1 mil to \$1.25 mil, Downtown, Quay, Sapperton and up to 1 bedroom properties
- Sellers Best Bet** Selling homes in Fraserview and 2 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

SnapStats Publishing
SnapStats Publishing Company
604.229.0521

snap-stats.com
snapstatsinfo@gmail.com



Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 - 700,000	0	0	NA
700,001 – 800,000	0	0	NA
800,001 – 900,000	0	1	NA*
900,001 – 1,000,000	1	0	NA
1,000,001 – 1,250,000	3	1	33%
1,250,001 – 1,500,000	27	9	33%
1,500,001 – 1,750,000	48	9	19%
1,750,001 – 2,000,000	68	10	15%
2,000,001 – 2,250,000	45	2	4%
2,250,001 – 2,500,000	55	5	9%
2,500,001 – 2,750,000	29	1	3%
2,750,001 – 3,000,000	38	1	3%
3,000,001 – 3,500,000	33	0	NA
3,500,001 – 4,000,000	29	0	NA
4,000,001 – 4,500,000	22	0	NA
4,500,001 – 5,000,000	14	0	NA
5,000,001 – 5,500,000	10	0	NA
5,500,001 - 6,000,000	4	0	NA
6,000,001 - 6,500,000	1	0	NA
6,500,001 - 7,000,000	2	0	NA
7,000,001 & Greater	3	0	NA
TOTAL*	432	39	9%

2 Bedrooms & Less	47	2	4%
3 to 4 Bedrooms	161	12	7%
5 to 6 Bedrooms	158	21	13%
7 Bedrooms & More	66	4	6%
TOTAL*	432	39	9%

Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Burke Mountain	47	3	6%
Canyon Springs	4	0	NA
Cape Horn	10	1	10%
Central Coquitlam	43	6	14%
Chineside	6	0	NA
Coquitlam East	17	0	NA
Coquitlam West	91	6	7%
Eagle Ridge	4	1	25%
Harbour Chines	6	0	NA
Harbour Place	9	0	NA
Hockaday	7	1	14%
Maillardville	18	1	6%
Meadow Brook	5	1	20%
New Horizons	9	1	11%
North Coquitlam	0	0	NA
Park Ridge Estates	1	0	NA
Ranch Park	93	4	4%
River Springs	3	3	100%
Scott Creek	6	1	17%
Summitt View	0	0	NA
Upper Eagle Ridge	1	1	100%
Westwood Plateau	52	9	17%
Westwood Summit	0	0	NA
TOTAL*	432	39	9%

SnapStats®	July	August	Variance
Inventory	404	432	7%
Solds	52	39	-25%
Sale Price	\$1,735,000	\$1,730,000	0%
Sale Price SQFT	\$690	\$564	-18%
Sale to List Price Ratio	97%	96%	-1%
Days on Market	18	21	17%

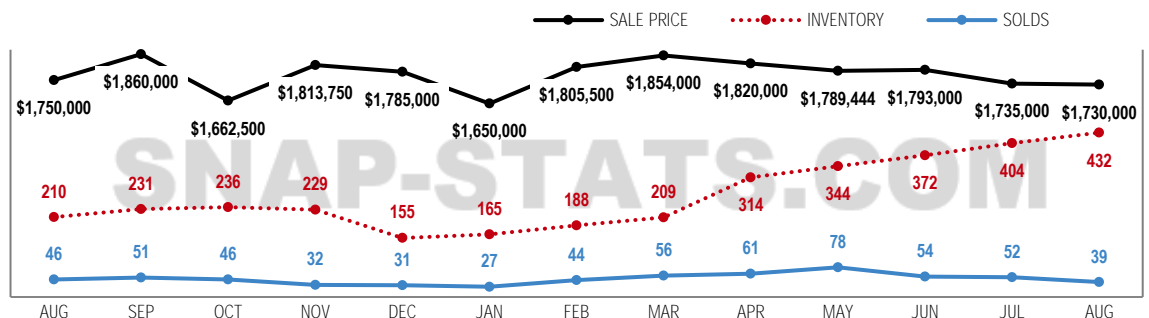
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **COQUITLAM DETACHED**: Buyers Market at 9% Sales Ratio average (9 in 100 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 33% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$2.5 mil to \$3 mil, Ranch Park and up to 2 bedroom properties
- Sellers Best Bet** Selling homes in Westwood Plateau and 5 to 6 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

SnapStats Publishing
SnapStats Publishing Company
604.229.0521

snap-stats.com
snapstatsinfo@gmail.com



Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	0	0	NA
300,001 – 400,000	2	0	NA
400,001 – 500,000	18	6	33%
500,001 – 600,000	85	23	27%
600,001 – 700,000	85	26	31%
700,001 – 800,000	98	19	19%
800,001 – 900,000	78	18	23%
900,001 – 1,000,000	38	12	32%
1,000,001 – 1,250,000	72	15	21%
1,250,001 – 1,500,000	56	8	14%
1,500,001 – 1,750,000	3	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	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	1	0	NA
TOTAL*	537	127	24%

Bedroom	Inventory	Sales	Sales Ratio
0 to 1 Bedroom	135	26	19%
2 Bedrooms	270	67	25%
3 Bedrooms	94	26	28%
4 Bedrooms & Greater	38	8	21%
TOTAL*	537	127	24%

Community CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
Burke Mountain	46	14	30%
Canyon Springs	5	3	60%
Cape Horn	0	0	NA
Central Coquitlam	18	5	28%
Chineside	0	0	NA
Coquitlam East	5	2	40%
Coquitlam West	251	49	20%
Eagle Ridge	6	1	17%
Harbour Chines	0	0	NA
Harbour Place	0	0	NA
Hockaday	1	0	NA
Maillardville	37	9	24%
Meadow Brook	0	0	NA
New Horizons	26	7	27%
North Coquitlam	89	19	21%
Park Ridge Estates	0	0	NA
Ranch Park	0	0	NA
River Springs	0	0	NA
Scott Creek	6	2	33%
Summitt View	0	0	NA
Upper Eagle Ridge	0	1	NA*
Westwood Plateau	47	15	32%
Westwood Summit	0	0	NA
TOTAL*	537	127	24%

SnapStats®	July	August	Variance
Inventory	576	537	-7%
Solds	123	127	3%
Sale Price	\$733,000	\$735,000	0%
Sale Price SQFT	\$792	\$769	-3%
Sale to List Price Ratio	98%	98%	0%
Days on Market	15	21	40%

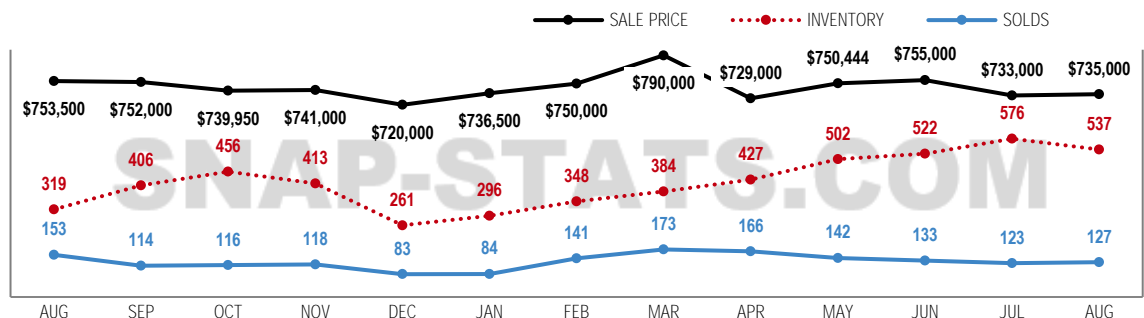
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **COQUITLAM ATTACHED**: Sellers Market at 24% Sales Ratio average (2.4 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 33% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.25 mil to \$1.5 mil, Coquitlam West, North Coquitlam and up to 1 bedroom properties
- Sellers Best Bet** Selling homes in Burke Mountain, Westwood Plateau and 3 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

SnapStats Publishing
SnapStats Publishing Company
604.229.0521

snap-stats.com
snapstatsinfo@gmail.com



Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 - 700,000	0	0	NA
700,001 – 800,000	0	0	NA
800,001 – 900,000	0	0	NA
900,001 – 1,000,000	0	0	NA
1,000,001 – 1,250,000	4	1	25%
1,250,001 – 1,500,000	44	6	14%
1,500,001 – 1,750,000	33	2	6%
1,750,001 – 2,000,000	41	3	7%
2,000,001 – 2,250,000	12	1	8%
2,250,001 – 2,500,000	7	0	NA
2,500,001 – 2,750,000	2	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	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*	148	13	9%

2 Bedrooms & Less	4	0	NA
3 to 4 Bedrooms	88	7	8%
5 to 6 Bedrooms	45	5	11%
7 Bedrooms & More	11	1	9%
TOTAL*	148	13	9%

Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Birchland Manor	0	0	NA
Central Port Coquitlam	12	1	8%
Citadel	16	5	31%
Glenwood	41	2	5%
Lincoln Park	12	0	NA
Lower Mary Hill	7	0	NA
Mary Hill	14	2	14%
Oxford Heights	25	1	4%
Riverwood	7	1	14%
Woodland Acres	14	1	7%
TOTAL*	148	13	9%

SnapStats®	July	August	Variance
Inventory	146	148	1%
Solds	23	13	-43%
Sale Price	\$1,420,000	\$1,465,000	3%
Sale Price SQFT	\$611	\$557	-9%
Sale to List Price Ratio	95%	95%	0%
Days on Market	11	20	82%

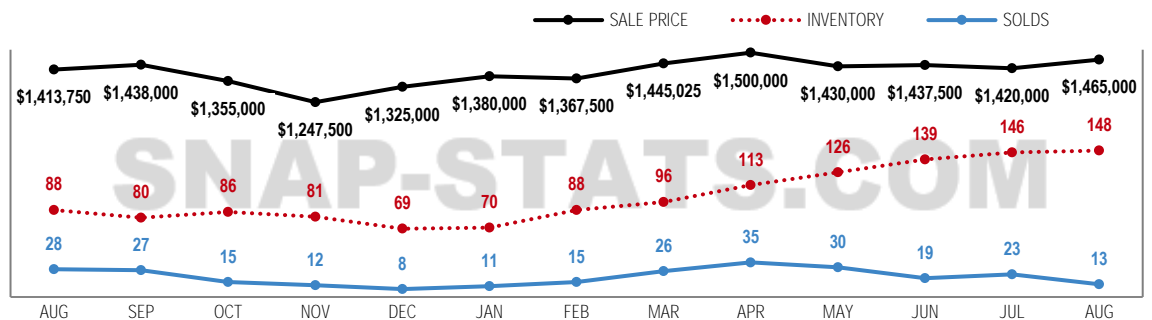
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **PORT COQUITLAM DETACHED**: Buyers Market at 9% Sales Ratio average (9 in 100 homes selling rate)
- Homes are selling on average 5% below list price
- Most Active Price Band** \$1.25 mil to \$1.5 mil with average 14% Sales Ratio (Balanced market)
- Buyers Best Bet** Homes between \$1.5 mil to \$1.75 mil, Glenwood, Oxford Heights and 3 to 4 bedroom properties
- Sellers Best Bet** Selling homes in Citadel and 5 to 6 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

SnapStats Publishing
 SnapStats Publishing Company
 604.229.0521

snap-stats.com
 snapstatsinfo@gmail.com



Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	0	0	NA
300,001 – 400,000	5	1	20%
400,001 – 500,000	8	5	63%
500,001 – 600,000	34	5	15%
600,001 – 700,000	18	8	44%
700,001 – 800,000	23	7	30%
800,001 – 900,000	12	6	50%
900,001 – 1,000,000	7	7	100%
1,000,001 – 1,250,000	18	2	11%
1,250,001 – 1,500,000	5	0	NA
1,500,001 – 1,750,000	1	0	NA
1,750,001 – 2,000,000	0	0	NA
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	0	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	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*	131	41	31%

0 to 1 Bedroom	36	7	19%
2 Bedrooms	52	18	35%
3 Bedrooms	27	16	59%
4 Bedrooms & Greater	16	0	NA
TOTAL*	131	41	31%

SnapStats®	July	August	Variance
Inventory	148	131	-11%
Solds	42	41	-2%
Sale Price	\$647,500	\$716,000	11%
Sale Price SQFT	\$736	\$674	-8%
Sale to List Price Ratio	99%	99%	0%
Days on Market	16	12	-25%

Community CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
Birchland Manor	2	0	NA
Central Port Coquitlam	63	23	37%
Citadel	9	3	33%
Glenwood	31	7	23%
Lincoln Park	1	0	NA
Lower Mary Hill	0	0	NA
Mary Hill	1	2	200%*
Oxford Heights	0	0	NA
Riverwood	22	6	27%
Woodland Acres	2	0	NA
TOTAL*	131	41	31%

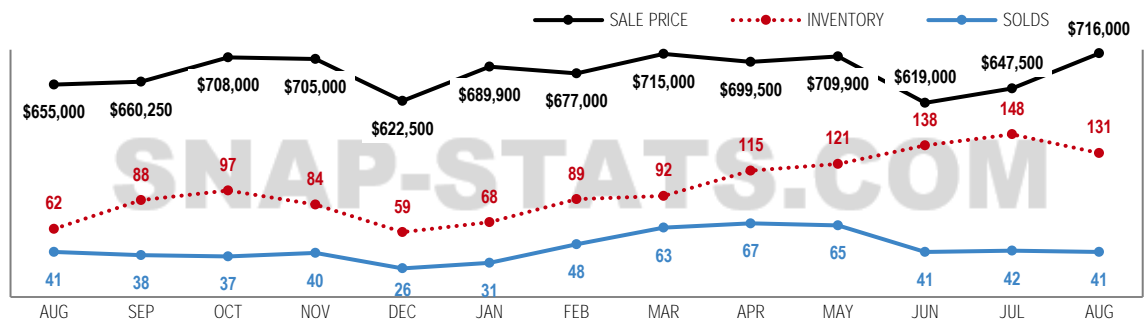
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **PORT COQUITLAM 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 63% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1 mil to \$1.25 mil, Glenwood and up to 1 bedroom properties
- Sellers Best Bet** Selling homes in Central Port Coquitlam and 3 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

SnapStats Publishing
SnapStats Publishing Company
604.229.0521

snap-stats.com
snapstatsinfo@gmail.com



Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 - 700,000	0	0	NA
700,001 – 800,000	0	0	NA
800,001 – 900,000	0	0	NA
900,001 – 1,000,000	0	0	NA
1,000,001 – 1,250,000	2	0	NA
1,250,001 – 1,500,000	3	0	NA
1,500,001 – 1,750,000	15	0	NA
1,750,001 – 2,000,000	15	0	NA
2,000,001 – 2,250,000	9	3	33%
2,250,001 – 2,500,000	13	1	8%
2,500,001 – 2,750,000	11	0	NA
2,750,001 – 3,000,000	3	1	33%
3,000,001 – 3,500,000	9	0	NA
3,500,001 – 4,000,000	9	0	NA
4,000,001 – 4,500,000	3	0	NA
4,500,001 – 5,000,000	1	0	NA
5,000,001 – 5,500,000	3	0	NA
5,500,001 - 6,000,000	3	0	NA
6,000,001 - 6,500,000	0	1	NA*
6,500,001 - 7,000,000	0	0	NA
7,000,001 & Greater	6	0	NA
TOTAL*	105	6	6%

2 Bedrooms & Less	6	0	NA
3 to 4 Bedrooms	46	1	2%
5 to 6 Bedrooms	43	4	9%
7 Bedrooms & More	10	1	10%
TOTAL*	105	6	6%

Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Anmore	16	1	6%
Barber Street	5	0	NA
Belcarra	12	1	8%
College Park	10	0	NA
Glenayre	6	0	NA
Heritage Mountain	5	3	60%
Heritage Woods	19	1	5%
loco	0	0	NA
Mountain Meadows	4	0	NA
North Shore	14	0	NA
Port Moody Centre	14	0	NA
TOTAL*	105	6	6%

SnapStats®	July	August	Variance
Inventory	92	105	14%
Solds	17	6	-65%
Sale Price	\$1,950,000	\$2,289,000	17%
Sale Price SQFT	\$642	\$534	-17%
Sale to List Price Ratio	93%	96%	3%
Days on Market	32	15	-53%

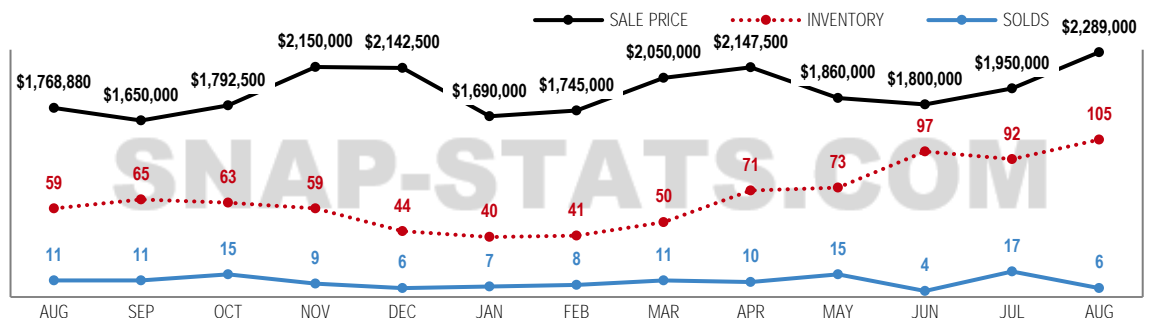
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **PORT MOODY DETACHED**: Buyers Market at 6% Sales Ratio average (6 in 100 homes selling rate)
- Homes are selling on average 4% below list price
- Most Active Price Band** \$2 mil to \$2.25 mil with average 33% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$2.25 mil to \$2.5 mil, Heritage Woods and 3 to 4 bedroom properties
- Sellers Best Bet** Selling homes in Belcarra and minimum 5 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

SnapStats Publishing
SnapStats Publishing Company
604.229.0521

snap-stats.com
snapstatsinfo@gmail.com



Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	0	0	NA
300,001 – 400,000	0	0	NA
400,001 – 500,000	1	1	100%
500,001 – 600,000	9	3	33%
600,001 – 700,000	18	10	56%
700,001 – 800,000	12	1	8%
800,001 – 900,000	26	6	23%
900,001 – 1,000,000	16	3	19%
1,000,001 – 1,250,000	8	5	63%
1,250,001 – 1,500,000	9	1	11%
1,500,001 – 1,750,000	2	3	150%*
1,750,001 – 2,000,000	1	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	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*	104	33	32%

0 to 1 Bedroom	20	7	35%
2 Bedrooms	49	18	37%
3 Bedrooms	26	4	15%
4 Bedrooms & Greater	9	4	44%
TOTAL*	104	33	32%

SnapStats®	July	August	Variance
Inventory	115	104	-10%
Solds	41	33	-20%
Sale Price	\$882,500	\$835,000	-5%
Sale Price SQFT	\$829	\$903	9%
Sale to List Price Ratio	98%	98%	0%
Days on Market	9	18	100%

Community CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
Anmore	0	0	NA
Barber Street	0	0	NA
Belcarra	0	0	NA
College Park	17	4	24%
Glenayre	0	0	NA
Heritage Mountain	7	2	29%
Heritage Woods	2	1	50%
loco	0	0	NA
Mountain Meadows	0	0	NA
North Shore	12	3	25%
Port Moody Centre	66	23	35%
TOTAL*	104	33	32%

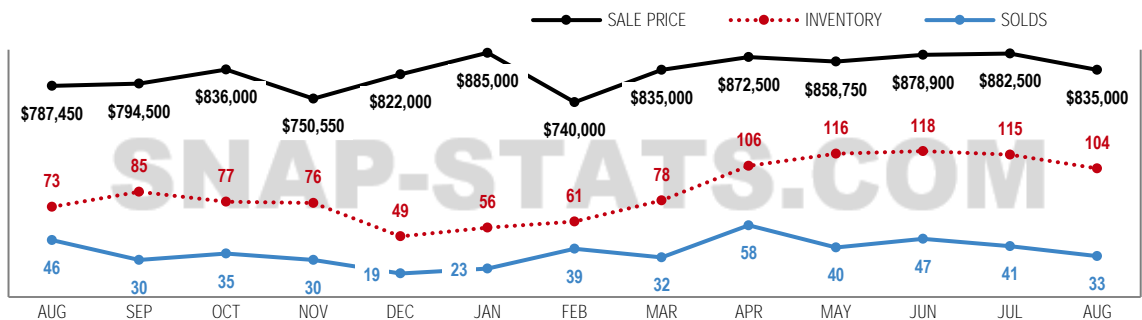
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **PORT MOODY ATTACHED**: Sellers Market at 32% Sales Ratio average (3.2 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band** \$1 mil to \$1.25 mil with average 63% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$700,000 to \$800,000, College Park, North Shore and 3 bedroom properties
- Sellers Best Bet** Selling homes in Port Moody Centre and minimum 4 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

SnapStats Publishing
SnapStats Publishing Company
604.229.0521

snap-stats.com
snapstatsinfo@gmail.com



Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 - 700,000	0	0	NA
700,001 – 800,000	0	0	NA
800,001 – 900,000	0	0	NA
900,001 – 1,000,000	0	0	NA
1,000,001 – 1,250,000	7	3	43%
1,250,001 – 1,500,000	24	2	8%
1,500,001 – 1,750,000	6	0	NA
1,750,001 – 2,000,000	2	0	NA
2,000,001 – 2,250,000	1	0	NA
2,250,001 – 2,500,000	0	1	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*	40	6	15%

2 Bedrooms & Less	2	0	NA
3 to 4 Bedrooms	23	4	17%
5 to 6 Bedrooms	15	2	13%
7 Bedrooms & More	0	0	NA
TOTAL*	40	6	15%

Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Central Meadows	23	4	17%
Mid Meadows	4	0	NA
North Meadows	3	0	NA
South Meadows	10	2	20%
West Meadows	0	0	NA
TOTAL*	40	6	15%

SnapStats®	July	August	Variance
Inventory	37	40	8%
Solds	7	6	-14%
Sale Price	\$1,320,000	\$1,289,950	-2%
Sale Price SQFT	\$483	\$563	17%
Sale to List Price Ratio	96%	98%	2%
Days on Market	14	14	0%

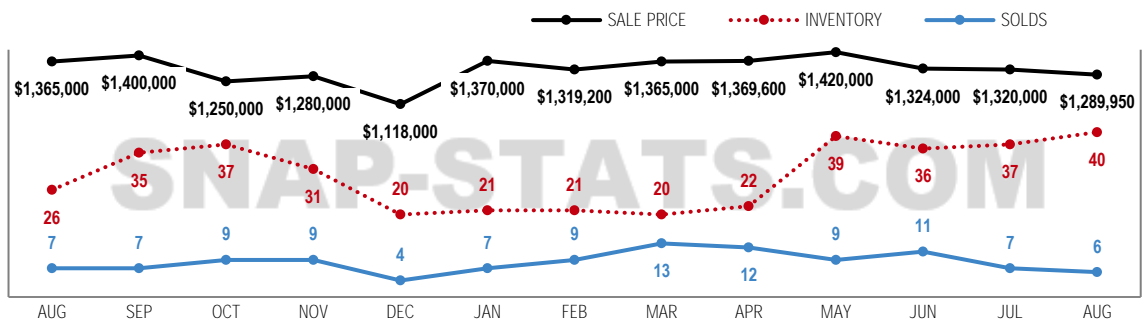
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **PITT MEADOWS 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** Insufficient data but with 3 sales price band of \$1 mil to \$1.25 mil
- Buyers Best Bet** Homes between \$1.25 mil to \$1.5 mil, Central Meadows and 5 to 6 bedroom properties
- 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



Compliments of...

SnapStats Publishing
 SnapStats Publishing Company
 604.229.0521

snap-stats.com
 snapstatsinfo@gmail.com



Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	0	0	NA
300,001 – 400,000	0	0	NA
400,001 – 500,000	2	1	50%
500,001 – 600,000	8	2	25%
600,001 – 700,000	11	4	36%
700,001 – 800,000	6	4	67%
800,001 – 900,000	14	2	14%
900,001 – 1,000,000	1	0	NA
1,000,001 – 1,250,000	3	0	NA
1,250,001 – 1,500,000	3	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	2	40%
2 Bedrooms	23	6	26%
3 Bedrooms	15	5	33%
4 Bedrooms & Greater	5	0	NA
TOTAL*	48	13	27%

SnapStats®	July	August	Variance
Inventory	50	48	-4%
Solds	17	13	-24%
Sale Price	\$782,000	\$687,000	-12%
Sale Price SQFT	\$532	\$528	-1%
Sale to List Price Ratio	98%	98%	0%
Days on Market	20	21	5%

Community CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
Central Meadows	13	6	46%
Mid Meadows	13	5	38%
North Meadows	3	0	NA
South Meadows	19	2	11%
West Meadows	0	0	NA
TOTAL*	48	13	27%

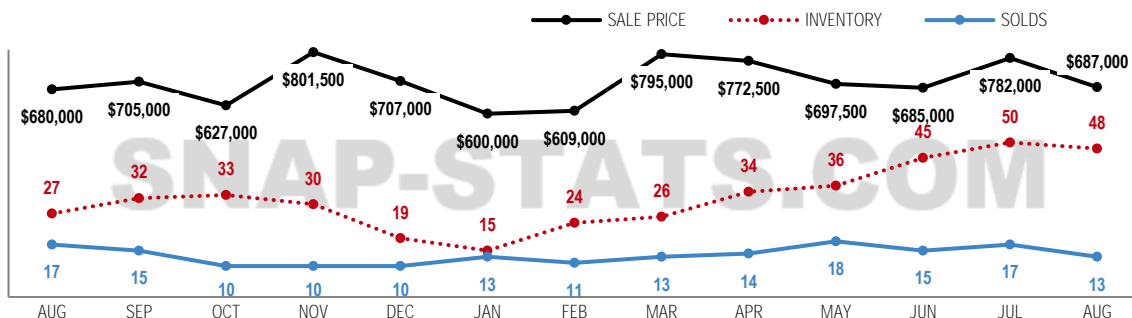
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

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 2% below list price
- Most Active Price Band** \$600,000 to \$700,000 with average 36% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$500,000 to \$600,000, South Meadows and 2 bedroom properties
- Sellers Best Bet** Selling homes in Central Meadows and 3 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

SnapStats Publishing
SnapStats Publishing Company
604.229.0521

snap-stats.com
snapstatsinfo@gmail.com



Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 - 700,000	0	0	NA
700,001 – 800,000	2	0	NA
800,001 – 900,000	1	1	100%
900,001 – 1,000,000	19	6	32%
1,000,001 – 1,250,000	87	19	22%
1,250,001 – 1,500,000	102	18	18%
1,500,001 – 1,750,000	71	1	1%
1,750,001 – 2,000,000	47	2	4%
2,000,001 – 2,250,000	31	1	3%
2,250,001 – 2,500,000	16	0	NA
2,500,001 – 2,750,000	10	0	NA
2,750,001 – 3,000,000	11	0	NA
3,000,001 – 3,500,000	5	0	NA
3,500,001 – 4,000,000	2	0	NA
4,000,001 – 4,500,000	3	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*	407	48	12%

2 Bedrooms & Less	55	1	2%
3 to 4 Bedrooms	187	27	14%
5 to 6 Bedrooms	131	20	15%
7 Bedrooms & More	34	0	NA
TOTAL*	407	48	12%

Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Albion	52	3	6%
Cottonwood	39	9	23%
East Central	58	17	29%
North	0	0	NA
Northeast	0	0	NA
Northwest	19	3	16%
Silver Valley	50	5	10%
Southwest	56	5	9%
Thornhill	14	0	NA
Websters Corners	10	1	10%
West Central	101	5	5%
Whonnock	8	0	NA
TOTAL*	407	48	12%

SnapStats®	July	August	Variance
Inventory	398	407	2%
Solds	70	48	-31%
Sale Price	\$1,384,500	\$1,227,500	-11%
Sale Price SQFT	\$488	\$498	2%
Sale to List Price Ratio	99%	97%	-2%
Days on Market	24	30	25%

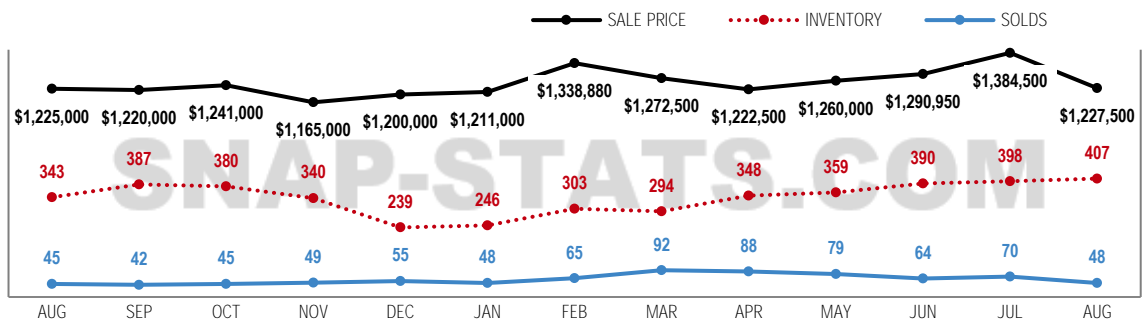
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **MAPLE RIDGE DETACHED**: Balanced Market at 12% Sales Ratio average (1.2 in 10 homes selling rate)
- Homes are selling on average 3% below list price
- Most Active Price Band** \$900,000 to \$1 mil with average 32% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.5 mil to \$1.75 mil, Albion, West Central and up to 2 bedroom properties
- Sellers Best Bet** Selling homes in East Central and 3 to 6 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

SnapStats Publishing
SnapStats Publishing Company
604.229.0521

snap-stats.com
snapstatsinfo@gmail.com



Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	0	0	NA
300,001 – 400,000	13	4	31%
400,001 – 500,000	53	11	21%
500,001 – 600,000	59	7	12%
600,001 – 700,000	56	13	23%
700,001 – 800,000	43	15	35%
800,001 – 900,000	36	9	25%
900,001 – 1,000,000	22	2	9%
1,000,001 – 1,250,000	11	0	NA
1,250,001 – 1,500,000	1	0	NA
1,500,001 – 1,750,000	1	0	NA
1,750,001 – 2,000,000	0	0	NA
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	0	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	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*	295	61	21%

0 to 1 Bedroom	76	9	12%
2 Bedrooms	107	23	21%
3 Bedrooms	94	25	27%
4 Bedrooms & Greater	18	4	22%
TOTAL*	295	61	21%

SnapStats®	July	August	Variance
Inventory	326	295	-10%
Solds	84	61	-27%
Sale Price	\$700,000	\$658,000	-6%
Sale Price SQFT	\$548	\$512	-7%
Sale to List Price Ratio	100%	97%	-3%
Days on Market	19	21	11%

Community CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
Albion	9	1	11%
Cottonwood	21	12	57%
East Central	140	30	21%
North	0	0	NA
Northeast	0	0	NA
Northwest	9	2	22%
Silver Valley	11	4	36%
Southwest	6	3	50%
Thornhill	20	0	NA
Websters Corners	1	0	NA
West Central	78	9	12%
Whonnock	0	0	NA
TOTAL*	295	61	21%

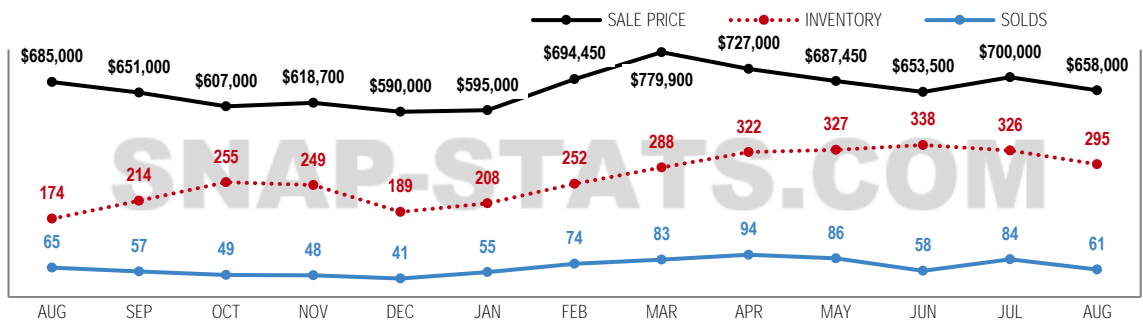
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **MAPLE RIDGE ATTACHED**: Sellers Market at 21% Sales Ratio average (2.1 in 10 homes selling rate)
- Homes are selling on average 3% below list price
- Most Active Price Band** \$700,000 to \$800,000 with average 35% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$900,000 to \$1 mil, Albion, West Central and up to 1 bedroom properties
- Sellers Best Bet** Selling homes in Cottonwood, Silver Valley and 3 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

SnapStats Publishing
SnapStats Publishing Company
604.229.0521

snap-stats.com
snapstatsinfo@gmail.com

