

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

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SnapStats Publishing

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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 – 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	0	0	NA
500,001 – 600,000	0	0	NA
600,001 – 700,000	0	0	NA
700,001 – 800,000	0	0	NA
800,001 – 900,000	0	0	NA
900,001 – 1,000,000	4	2	50%
1,000,001 – 1,250,000	39	15	38%
1,250,001 – 1,500,000	107	13	12%
1,500,001 – 1,750,000	93	12	13%
1,750,001 – 2,000,000	64	5	8%
2,000,001 – 2,250,000	33	3	9%
2,250,001 – 2,500,000	43	2	5%
2,500,001 – 2,750,000	37	0	NA
2,750,001 – 3,000,000	27	0	NA
3,000,001 – 3,500,000	14	1	7%
3,500,001 – 4,000,000	9	0	NA
4,000,001 & Greater	5	0	NA
TOTAL*	475	53	11%

2 Bedrooms & Less	12	1	8%
3 to 4 Bedrooms	166	22	13%
5 to 6 Bedrooms	197	25	13%
7 Bedrooms & More	100	5	5%
TOTAL*	475	53	11%

SnapStats®	March	April	Variance
Inventory	443	475	7%
Solds	36	53	47%
Sale Price	\$1,427,000	\$1,425,000	0%
Sale Price SQFT	\$583	\$558	-4%
Sale to List Price Ratio	95%	95%	0%
Days on Market	25	30	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.

## Community DETACHED HOUSES

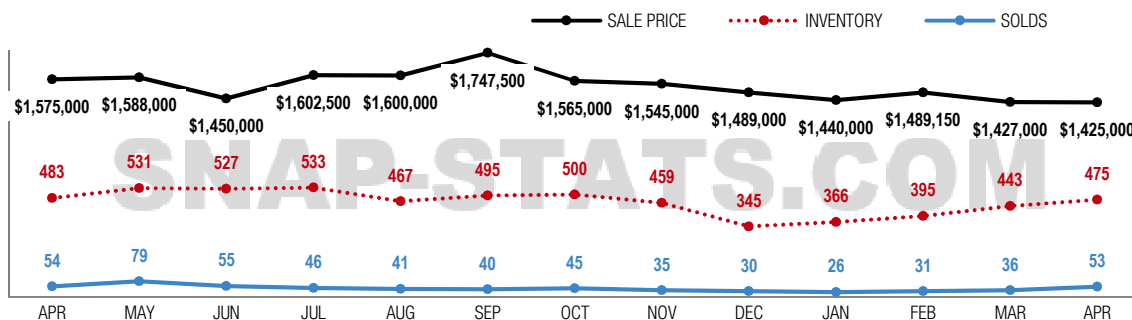
SnapStats®	Inventory	Sales	Sales Ratio
Big Bend	2	0	NA
Brentwood Park	10	2	20%
Buckingham Heights	14	1	7%
Burnaby Hospital	14	1	7%
Burnaby Lake	12	4	33%
Cariboo	0	0	NA
Capitol Hill	45	4	9%
Central	7	2	29%
Central Park	7	3	43%
Deer Lake	9	0	NA
Deer Lake Place	9	2	22%
East Burnaby	28	6	21%
Edmonds	18	0	NA
Forest Glen	15	3	20%
Forest Hills	1	0	NA
Garden Village	8	0	NA
Government Road	21	2	10%
Greentree Village	7	0	NA
Highgate	13	2	15%
Metrotown	26	2	8%
Montecito	8	0	NA
Oakdale	0	0	NA
Oaklands	0	0	NA
Parkcrest	29	2	7%
Simon Fraser Hills	0	0	NA
Simon Fraser University SFU	10	1	10%
South Slope	42	5	12%
Sperling-Duthie	24	2	8%
Sullivan Heights	2	1	50%
Suncrest	7	0	NA
The Crest	9	0	NA
Upper Deer Lake	22	0	NA
Vancouver Heights	20	6	30%
Westridge	14	0	NA
Willingdon Heights	22	2	9%
TOTAL*	475	53	11%

## Market Summary

- Market Type Indicator **BURNABY DETACHED**: Buyers Market at 11% Sales Ratio average (1.1 in 10 homes selling rate)
- Homes are selling on average 5% below list price
- Most Active Price Band\*\* \$1 mil to \$1.25 mil with average 38% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$2.25 mil to \$2.5 mil, Buckingham Heights, Burnaby Hospital, Metrotown and Parkcrest
- Sellers Best Bet\*\* Selling homes in Vancouver Heights and 3 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	2	0	NA
300,001 – 400,000	21	11	52%
400,001 – 500,000	125	26	21%
500,001 – 600,000	192	29	15%
600,001 – 700,000	184	28	15%
700,001 – 800,000	160	16	10%
800,001 – 900,000	120	14	12%
900,001 – 1,000,000	62	3	5%
1,000,001 – 1,250,000	38	5	13%
1,250,001 – 1,500,000	21	0	NA
1,500,001 – 1,750,000	12	0	NA
1,750,001 – 2,000,000	4	0	NA
2,000,001 – 2,250,000	2	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*	943	132	14%

0 to 1 Bedroom	192	41	21%
2 Bedrooms	579	69	12%
3 Bedrooms	152	18	12%
4 Bedrooms & Greater	20	4	20%
TOTAL*	943	132	14%

SnapStats®	March	April	Variance
Inventory	831	943	13%
Solds	145	132	-9%
Sale Price	\$600,000	\$602,500	0%
Sale Price SQFT	\$684	\$690	1%
Sale to List Price Ratio	95%	98%	3%
Days on Market	34	23	-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.

## Community CONDOS & TOWNHOMES

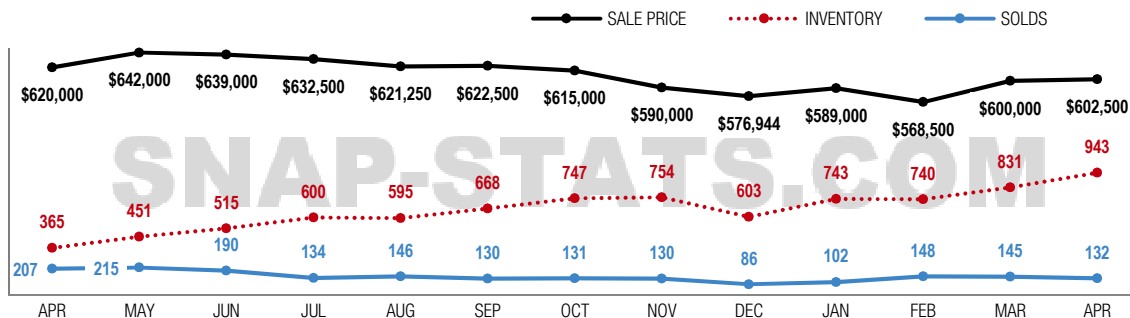
SnapStats®	Inventory	Sales	Sales Ratio
Big Bend	1	0	NA
Brentwood Park	149	17	11%
Buckingham Heights	0	0	NA
Burnaby Hospital	1	0	NA
Burnaby Lake	14	1	7%
Cariboo	8	3	38%
Capitol Hill	10	0	NA
Central	24	2	8%
Central Park	33	5	15%
Deer Lake	0	0	NA
Deer Lake Place	0	0	NA
East Burnaby	3	1	33%
Edmonds	51	6	12%
Forest Glen	35	3	9%
Forest Hills	9	1	11%
Garden Village	0	0	NA
Government Road	31	4	13%
Greentree Village	6	1	17%
Highgate	84	16	19%
Metrotown	278	36	13%
Montecito	8	3	38%
Oakdale	0	0	NA
Oaklands	9	1	11%
Parkcrest	2	1	50%
Simon Fraser Hills	9	4	44%
Simon Fraser University SFU	48	8	17%
South Slope	45	7	16%
Sperling-Duthie	4	0	NA
Sullivan Heights	33	11	33%
Suncrest	0	0	NA
The Crest	10	1	10%
Upper Deer Lake	3	0	NA
Vancouver Heights	19	0	NA
Westridge	5	0	NA
Willingdon Heights	11	0	NA
TOTAL*	943	132	14%

## Market Summary

- Market Type Indicator **BURNABY ATTACHED**: 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\*\* \$300,000 to \$400,000 with average 52% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$900,000 to \$1 mil, Burnaby Lake, Central, Forest Glen and 2 to 3 bedroom properties
- Sellers Best Bet\*\* Selling homes in Cariboo, Montecito, Simon Fraser Hills, Sullivan Heights and up to 1 bedroom

\*\*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 – 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	0	0	NA
500,001 – 600,000	0	0	NA
600,001 – 700,000	0	0	NA
700,001 – 800,000	0	0	NA
800,001 – 900,000	9	2	22%
900,001 – 1,000,000	24	5	21%
1,000,001 – 1,250,000	31	1	3%
1,250,001 – 1,500,000	28	4	14%
1,500,001 – 1,750,000	20	0	NA
1,750,001 – 2,000,000	14	1	7%
2,000,001 – 2,250,000	1	1	100%
2,250,001 – 2,500,000	5	0	NA
2,500,001 – 2,750,000	1	0	NA
2,750,001 – 3,000,000	2	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	1	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	136	14	10%

2 Bedrooms & Less	12	1	8%
3 to 4 Bedrooms	65	7	11%
5 to 6 Bedrooms	40	2	5%
7 Bedrooms & More	19	4	21%
TOTAL*	136	14	10%

SnapStats®	March	April	Variance
Inventory	112	136	21%
Solds	11	14	27%
Sale Price	\$1,115,000	\$1,065,000	-4%
Sale Price SQFT	\$417	\$430	3%
Sale to List Price Ratio	97%	93%	-4%
Days on Market	31	37	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.

## Community DETACHED HOUSES

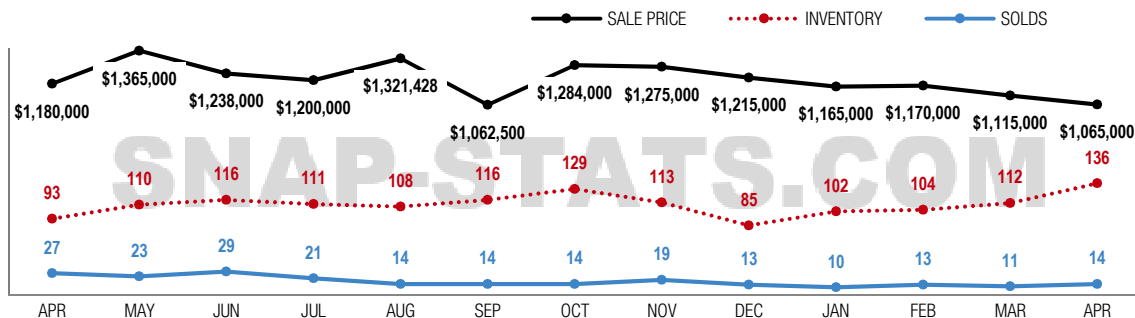
SnapStats®	Inventory	Sales	Sales Ratio
Brunette	0	0	NA
Connaught Heights	15	0	NA
Downtown	1	0	NA
Fraserview	2	0	NA
GlenBrooke North	8	0	NA
Moody Park	5	0	NA
North Arm	0	0	NA
Quay	0	0	NA
Queensborough	37	4	11%
Queens Park	10	3	30%
Sapperton	10	1	10%
The Heights	23	2	9%
Uptown	7	1	14%
West End	18	3	17%
TOTAL*	136	14	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 7% below list price
- Most Active Price Band\*\* \$800,000 to \$900,000 with average 22% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1 mil to \$1.25 mil, The Heights and 5 to 6 bedroom properties
- Sellers Best Bet\*\* Selling homes in Queens Park and minimum 7 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	7	1	14%
300,001 – 400,000	31	17	55%
400,001 – 500,000	90	28	31%
500,001 – 600,000	87	20	23%
600,001 – 700,000	81	13	16%
700,001 – 800,000	37	11	30%
800,001 – 900,000	20	2	10%
900,001 – 1,000,000	7	1	14%
1,000,001 – 1,250,000	2	1	50%
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	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*	365	94	26%

0 to 1 Bedroom	83	28	34%
2 Bedrooms	231	54	23%
3 Bedrooms	49	12	24%
4 Bedrooms & Greater	2	0	NA
TOTAL*	365	94	26%

SnapStats®	March	April	Variance
Inventory	325	365	12%
Solds	71	94	32%
Sale Price	\$525,000	\$510,000	-3%
Sale Price SQFT	\$587	\$554	-6%
Sale to List Price Ratio	98%	97%	-1%
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.

## Community CONDOS & TOWNHOMES

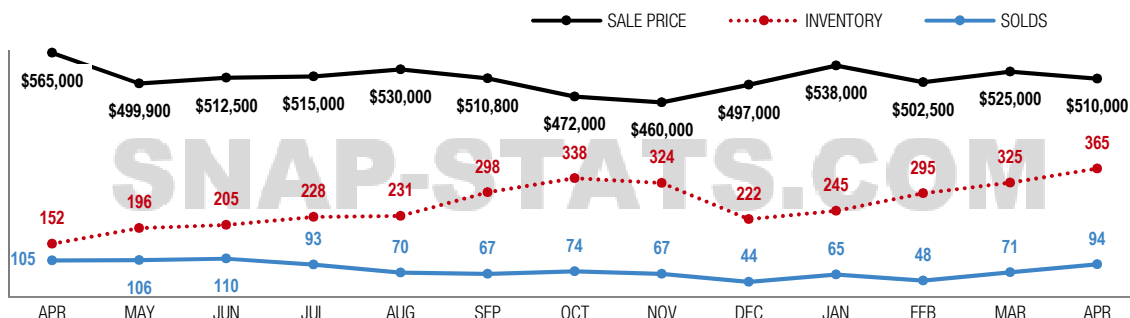
SnapStats®	Inventory	Sales	Sales Ratio
Brunette	0	0	NA
Connaught Heights	0	0	NA
Downtown	99	35	35%
Fraserview	46	11	24%
GlenBrooke North	6	3	50%
Moody Park	3	0	NA
North Arm	0	0	NA
Quay	57	13	23%
Queensborough	39	7	18%
Queens Park	2	1	50%
Sapperton	18	4	22%
The Heights	0	1	NA*
Uptown	94	19	20%
West End	1	0	NA
TOTAL*	365	94	26%

## Market Summary

- Market Type Indicator **NEW WESTMINSTER ATTACHED**: Sellers Market at 26% Sales Ratio average (2.6 in 10 homes selling rate)
- Homes are selling on average 3% below list price
- Most Active Price Band\*\* \$300,000 to \$400,000 with average 55% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$800,000 to \$900,000, Queensborough and 2 to 3 bedroom properties
- Sellers Best Bet\*\* Selling homes in Downtown 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 – 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	0	0	NA
500,001 – 600,000	0	1	NA*
600,001 – 700,000	3	1	33%
700,001 – 800,000	4	2	50%
800,001 – 900,000	12	3	25%
900,001 – 1,000,000	17	4	24%
1,000,001 – 1,250,000	98	19	19%
1,250,001 – 1,500,000	122	18	15%
1,500,001 – 1,750,000	63	3	5%
1,750,001 – 2,000,000	43	5	12%
2,000,001 – 2,250,000	15	2	13%
2,250,001 – 2,500,000	30	1	3%
2,500,001 – 2,750,000	29	1	3%
2,750,001 – 3,000,000	13	0	NA
3,000,001 – 3,500,000	6	0	NA
3,500,001 – 4,000,000	5	0	NA
4,000,001 & Greater	4	0	NA
TOTAL*	464	60	13%

2 Bedrooms & Less	19	0	NA
3 to 4 Bedrooms	156	28	18%
5 to 6 Bedrooms	192	25	13%
7 Bedrooms & More	97	7	7%
TOTAL*	464	60	13%

SnapStats®	March	April	Variance
Inventory	422	464	10%
Solds	43	60	40%
Sale Price	\$1,180,000	\$1,254,125	6%
Sale Price SQFT	\$405	\$385	-5%
Sale to List Price Ratio	94%	100%	6%
Days on Market	32	22	-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.

## Community DETACHED HOUSES

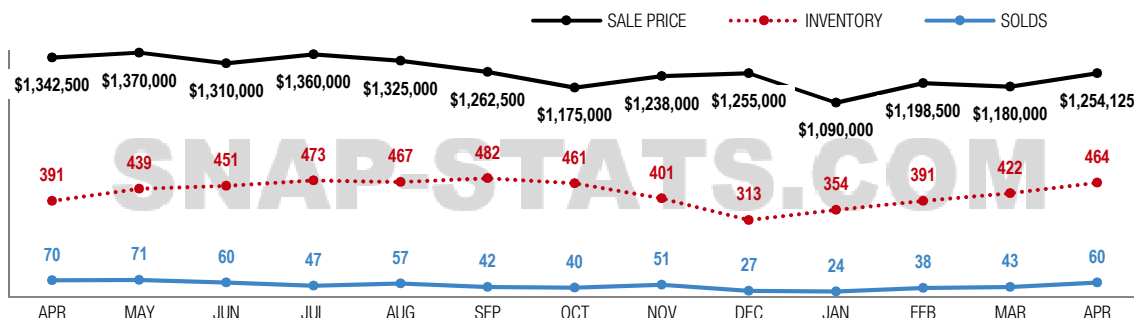
SnapStats®	Inventory	Sales	Sales Ratio
Burke Mountain	82	9	11%
Canyon Springs	7	1	14%
Cape Horn	13	3	23%
Central Coquitlam	94	20	21%
Chineside	6	0	NA
Coquitlam East	18	6	33%
Coquitlam West	57	0	NA
Eagle Ridge	2	0	NA
Harbour Chines	13	1	8%
Harbour Place	1	1	100%
Hockaday	6	0	NA
Maillardville	36	4	11%
Meadow Brook	7	1	14%
New Horizons	12	1	8%
North Coquitlam	2	0	NA
Park Ridge Estates	3	0	NA
Ranch Park	29	1	3%
River Springs	5	1	20%
Scott Creek	9	2	22%
Summitt View	2	0	NA
Upper Eagle Ridge	5	2	40%
Westwood Plateau	55	7	13%
Westwood Summit	0	0	NA
TOTAL*	464	60	13%

## Market Summary

- Market Type Indicator **COQUITLAM DETACHED**: Balanced Market at 13% Sales Ratio average (1.3 in 10 homes selling rate)
- Homes are selling on average 100% of list price
- Most Active Price Band\*\* \$800,000 to \$1 mil with average 25% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$2.25 mil to \$2.75 mil, Harbour Chines, New Horizons, Ranch Park and 7 plus bedrooms
- Sellers Best Bet\*\* Selling homes in Coquitlam East, Upper Eagle Ridge 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	0	1	NA*
300,001 – 400,000	26	4	15%
400,001 – 500,000	85	24	28%
500,001 – 600,000	117	25	21%
600,001 – 700,000	91	12	13%
700,001 – 800,000	82	8	10%
800,001 – 900,000	39	9	23%
900,001 – 1,000,000	29	2	7%
1,000,001 – 1,250,000	23	1	4%
1,250,001 – 1,500,000	7	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	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*	501	86	17%

0 to 1 Bedroom	92	15	16%
2 Bedrooms	273	49	18%
3 Bedrooms	102	19	19%
4 Bedrooms & Greater	34	3	9%
TOTAL*	501	86	17%

SnapStats®	March	April	Variance
Inventory	413	501	21%
Solds	90	86	-4%
Sale Price	\$575,000	\$567,400	-1%
Sale Price SQFT	\$569	\$590	4%
Sale to List Price Ratio	97%	98%	1%
Days on Market	19	22	16%

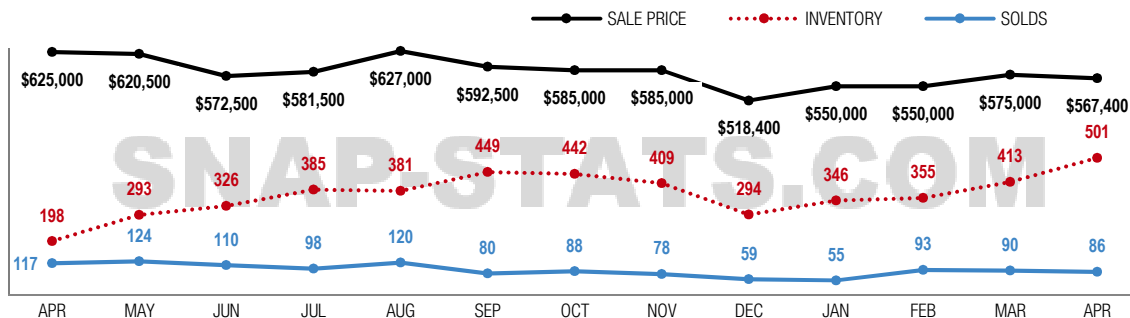
\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

## Market Summary

- Market Type Indicator **COQUITLAM ATTACHED**: Balanced Market at 17% Sales Ratio average (1.7 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 28% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1 mil to \$1.25 mil, New Horizons and minimum 4 bedroom properties
- Sellers Best Bet\*\* Selling homes in Eagle Ridge and 3 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 – 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	0	0	NA
500,001 – 600,000	4	0	NA
600,001 – 700,000	0	1	NA*
700,001 – 800,000	15	1	7%
800,001 – 900,000	26	6	23%
900,001 – 1,000,000	31	9	29%
1,000,001 – 1,250,000	32	3	9%
1,250,001 – 1,500,000	19	0	NA
1,500,001 – 1,750,000	12	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	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*	143	20	14%

2 Bedrooms & Less	6	1	17%
3 to 4 Bedrooms	81	14	17%
5 to 6 Bedrooms	44	5	11%
7 Bedrooms & More	12	0	NA
TOTAL*	143	20	14%

SnapStats®	March	April	Variance
Inventory	141	143	1%
Solds	16	20	25%
Sale Price	\$917,500	\$917,500	0%
Sale Price SQFT	\$435	\$388	-11%
Sale to List Price Ratio	98%	97%	-1%
Days on Market	30	8	-73%

\*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

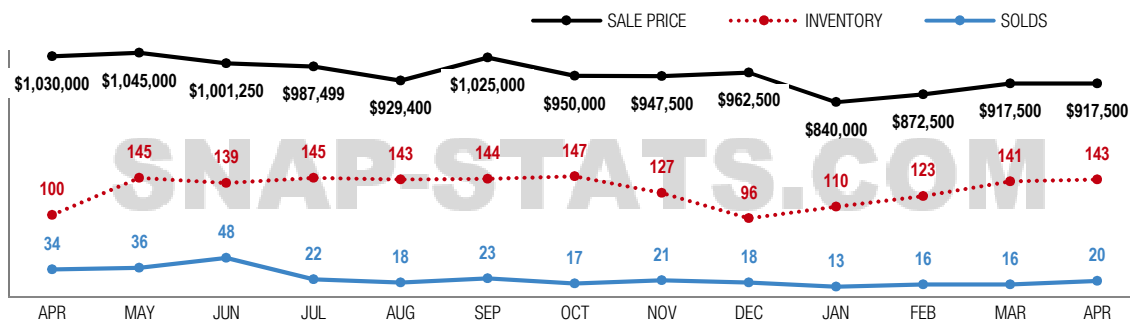
SnapStats®	Inventory	Sales	Sales Ratio
Birchland Manor	8	0	NA
Central Port Coquitlam	8	0	NA
Citadel	12	3	25%
Glenwood	33	3	9%
Lincoln Park	12	3	25%
Lower Mary Hill	8	0	NA
Mary Hill	19	2	11%
Oxford Heights	15	5	33%
Riverwood	9	2	22%
Woodland Acres	19	2	11%
TOTAL*	143	20	14%

## Market Summary

- Market Type Indicator **PORT COQUITLAM DETACHED**: Balanced Market at 14% Sales Ratio average (1.4 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 29% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$700,000 to \$800,000, Glenwood, Mary Hill, Woodland Acres and 5 to 6 bedroom properties
- Sellers Best Bet\*\* Selling homes in Oxford Heights and 3 to 4 bedroom properties

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

## 13 Month Market Trend



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## Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	10	1	10%
300,001 – 400,000	27	12	44%
400,001 – 500,000	66	13	20%
500,001 – 600,000	37	8	22%
600,001 – 700,000	40	6	15%
700,001 – 800,000	27	4	15%
800,001 – 900,000	16	1	6%
900,001 – 1,000,000	2	1	50%
1,000,001 – 1,250,000	0	0	NA
1,250,001 – 1,500,000	0	0	NA
1,500,001 – 1,750,000	0	0	NA
1,750,001 – 2,000,000	0	0	NA
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	0	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	0	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
<b>TOTAL*</b>	<b>225</b>	<b>46</b>	<b>20%</b>

0 to 1 Bedroom	31	8	26%
2 Bedrooms	114	23	20%
3 Bedrooms	66	14	21%
4 Bedrooms & Greater	14	1	7%
<b>TOTAL*</b>	<b>225</b>	<b>46</b>	<b>20%</b>

SnapStats®	March	April	Variance
Inventory	186	225	21%
Solds	42	46	10%
Sale Price	\$477,500	\$483,250	1%
Sale Price SQFT	\$500	\$462	-8%
Sale to List Price Ratio	98%	99%	1%
Days on Market	28	22	-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.

## Community CONDOS & TOWNHOMES

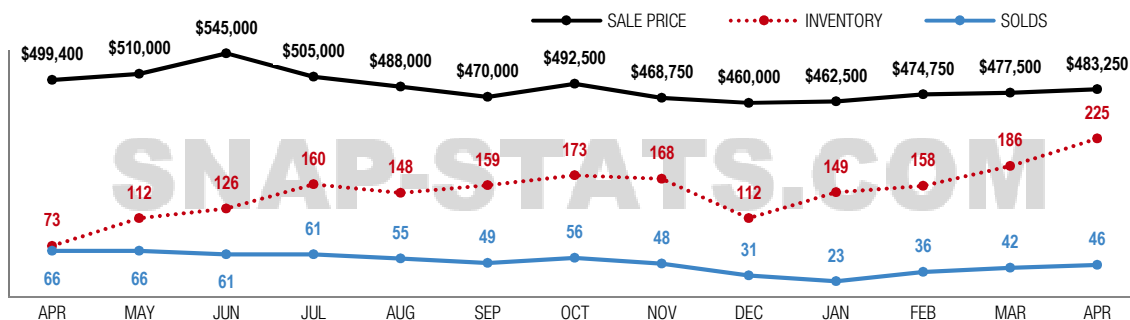
SnapStats®	Inventory	Sales	Sales Ratio
Birchland Manor	2	0	NA
Central Port Coquitlam	108	25	23%
Citadel	19	6	32%
Glenwood	43	7	16%
Lincoln Park	1	0	NA
Lower Mary Hill	0	0	NA
Mary Hill	8	0	NA
Oxford Heights	1	1	100%
Riverwood	41	6	15%
Woodland Acres	2	1	50%
<b>TOTAL*</b>	<b>225</b>	<b>46</b>	<b>20%</b>

## Market Summary

- Market Type Indicator **PORT COQUITLAM ATTACHED**: Balanced Market at 20% Sales Ratio average (2 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band\*\* \$300,000 to \$400,000 with average 44% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$800,000 to \$900,000, Glenwood, Riverwood and minimum 4 bedroom properties
- Sellers Best Bet\*\* Selling homes in Citadel 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 – 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	0	0	NA
500,001 – 600,000	0	0	NA
600,001 – 700,000	0	0	NA
700,001 – 800,000	0	0	NA
800,001 – 900,000	1	0	NA
900,001 – 1,000,000	4	0	NA
1,000,001 – 1,250,000	17	8	47%
1,250,001 – 1,500,000	19	2	11%
1,500,001 – 1,750,000	9	2	22%
1,750,001 – 2,000,000	13	0	NA
2,000,001 – 2,250,000	4	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	6	0	NA
3,000,001 – 3,500,000	4	0	NA
3,500,001 – 4,000,000	4	0	NA
4,000,001 & Greater	8	0	NA
TOTAL*	95	12	13%

2 Bedrooms & Less	2	1	50%
3 to 4 Bedrooms	53	10	19%
5 to 6 Bedrooms	36	1	3%
7 Bedrooms & More	4	0	NA
TOTAL*	95	12	13%

SnapStats®	March	April	Variance
Inventory	80	95	19%
Solds	6	12	100%
Sale Price	\$1,120,000	\$1,210,500	8%
Sale Price SQFT	\$512	\$519	1%
Sale to List Price Ratio	92%	96%	4%
Days on Market	15	27	80%

\*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

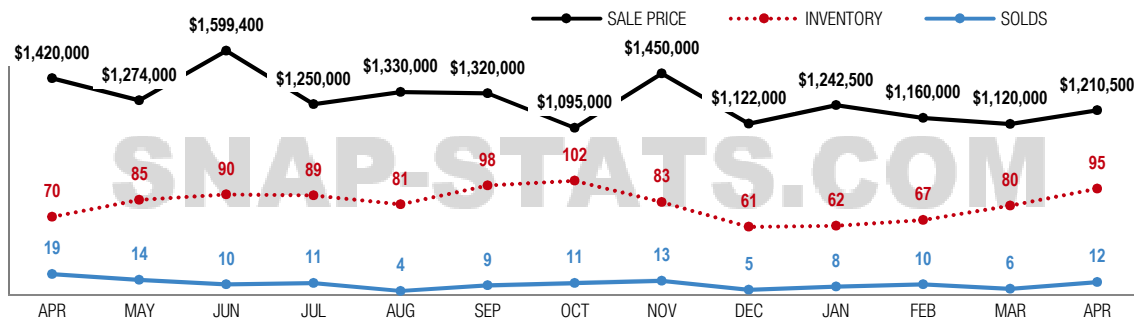
SnapStats®	Inventory	Sales	Sales Ratio
Anmore	19	0	NA
Barber Street	7	1	14%
Belcarra	7	0	NA
College Park	10	2	20%
Glenayre	6	3	50%
Heritage Mountain	10	1	10%
Heritage Woods	14	3	21%
loco	0	0	NA
Mountain Meadows	1	2	200%*
North Shore	14	0	NA
Port Moody Centre	7	0	NA
Westwood Summit	0	0	NA
TOTAL*	95	12	13%

## Market Summary

- Market Type Indicator **PORT MOODY DETACHED**: Balanced Market at 13% Sales Ratio average (1.3 in 10 homes selling rate)
- Homes are selling on average 4% below list price
- Most Active Price Band\*\* \$1 mil to \$1.25 mil with average 47% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.25 mil to \$1.5 mil, Heritage Mountain and 5 to 6 bedroom properties
- Sellers Best Bet\*\* Selling homes in College Park, Heritage Woods and 3 to 4 bedroom properties

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

## 13 Month Market Trend



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## Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	1	1	100%
300,001 – 400,000	5	3	60%
400,001 – 500,000	20	7	35%
500,001 – 600,000	22	11	50%
600,001 – 700,000	23	6	26%
700,001 – 800,000	21	10	48%
800,001 – 900,000	20	2	10%
900,001 – 1,000,000	9	2	22%
1,000,001 – 1,250,000	5	1	20%
1,250,001 – 1,500,000	3	0	NA
1,500,001 – 1,750,000	1	0	NA
1,750,001 – 2,000,000	0	0	NA
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	0	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	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*	130	43	33%

0 to 1 Bedroom	12	7	58%
2 Bedrooms	72	24	33%
3 Bedrooms	43	8	19%
4 Bedrooms & Greater	3	4	133%*
TOTAL*	130	43	33%

SnapStats®	March	April	Variance
Inventory	98	130	33%
Solds	31	43	39%
Sale Price	\$631,000	\$595,000	-6%
Sale Price SQFT	\$599	\$622	4%
Sale to List Price Ratio	100%	96%	-4%
Days on Market	17	11	-35%

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

## Community CONDOS & TOWNHOMES

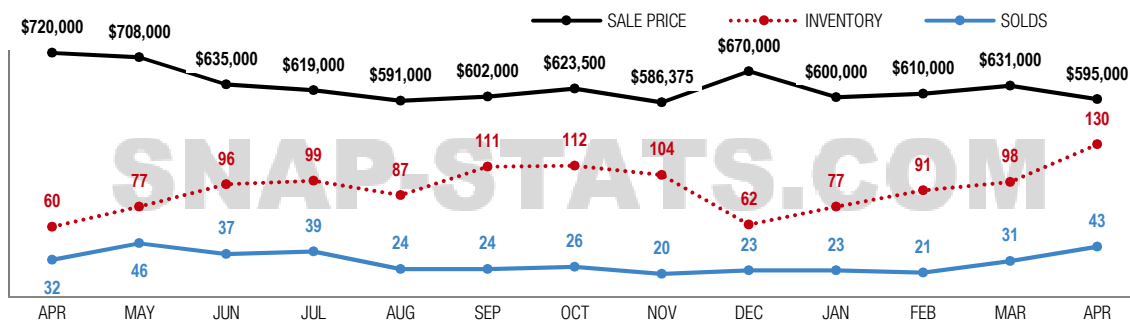
SnapStats®	Inventory	Sales	Sales Ratio
Anmore	0	0	NA
Barber Street	0	0	NA
Belcarra	0	0	NA
College Park	18	3	17%
Glenayre	0	0	NA
Heritage Mountain	10	2	20%
Heritage Woods	18	6	33%
loco	0	0	NA
Mountain Meadows	0	0	NA
North Shore	19	3	16%
Port Moody Centre	65	29	45%
Westwood Summit	0	0	NA
TOTAL*	130	43	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 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 \$800,000 to \$900,000, College Park, North Shore and 3 bedroom properties
- Sellers Best Bet\*\* Selling homes in Heritage Woods, Port Moody Centre and up to 1 bedroom properties

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

## 13 Month Market Trend



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## Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 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	0	0	NA
500,001 – 600,000	0	0	NA
600,001 – 700,000	2	0	NA
700,001 – 800,000	9	1	11%
800,001 – 900,000	5	4	80%
900,001 – 1,000,000	8	3	38%
1,000,001 – 1,250,000	9	2	22%
1,250,001 – 1,500,000	1	1	100%
1,500,001 – 1,750,000	1	0	NA
1,750,001 – 2,000,000	0	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 & Greater	0	0	NA
TOTAL*	36	11	31%

2 Bedrooms & Less	3	0	NA
3 to 4 Bedrooms	24	7	29%
5 to 6 Bedrooms	9	3	33%
7 Bedrooms & More	0	1	NA*
TOTAL*	36	11	31%

SnapStats®	March	April	Variance
Inventory	31	36	16%
Solds	4	11	175%
Sale Price	\$919,000	\$955,000	4%
Sale Price SQFT	\$399	\$376	-6%
Sale to List Price Ratio	98%	97%	-1%
Days on Market	3	21	600%

\*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

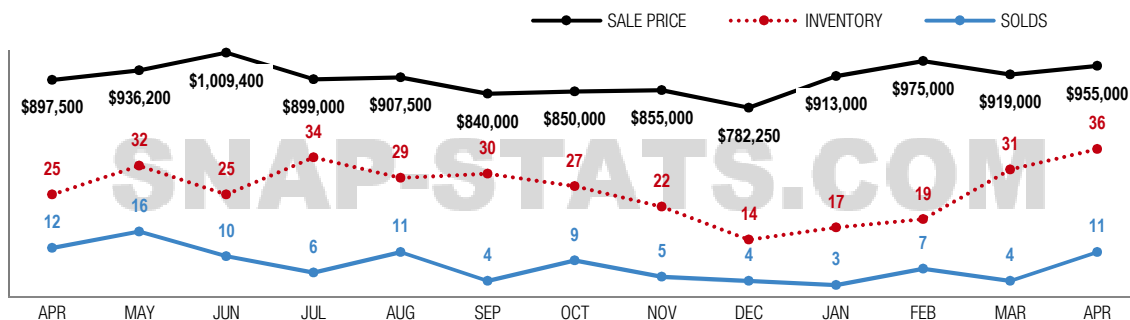
SnapStats®	Inventory	Sales	Sales Ratio
Central Meadows	15	4	27%
Mid Meadows	5	4	80%
North Meadows	0	0	NA
South Meadows	15	3	20%
West Meadows	1	0	NA
TOTAL*	36	11	31%

## Market Summary

- Market Type Indicator **PITT MEADOWS DETACHED**: Sellers Market at 31% Sales Ratio average (3.1 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 38% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$700,000 to \$800,000, South Meadows and 3 to 4 bedroom properties
- Sellers Best Bet\*\* Selling homes in Central Meadows 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	1	0	NA
300,001 – 400,000	11	5	45%
400,001 – 500,000	17	6	35%
500,001 – 600,000	21	5	24%
600,001 – 700,000	8	1	13%
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	0	0	NA
1,250,001 – 1,500,000	0	0	NA
1,500,001 – 1,750,000	0	0	NA
1,750,001 – 2,000,000	0	0	NA
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	0	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	0	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	63	17	27%

0 to 1 Bedroom	10	5	50%
2 Bedrooms	27	5	19%
3 Bedrooms	23	7	30%
4 Bedrooms & Greater	3	0	NA
TOTAL*	63	17	27%

SnapStats®	March	April	Variance
Inventory	57	63	11%
Solds	16	17	6%
Sale Price	\$510,000	\$455,000	-11%
Sale Price SQFT	\$418	\$404	-3%
Sale to List Price Ratio	98%	97%	-1%
Days on Market	24	13	-46%

\*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

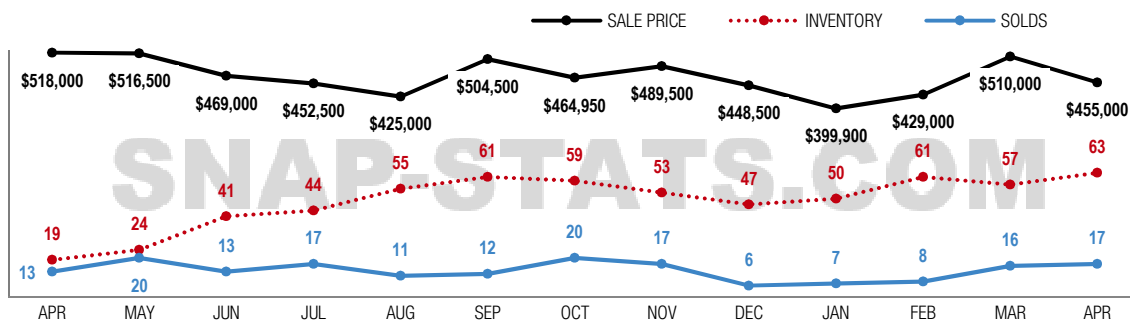
SnapStats®	Inventory	Sales	Sales Ratio
Central Meadows	36	9	25%
Mid Meadows	17	8	47%
North Meadows	5	0	NA
South Meadows	5	0	NA
West Meadows	0	0	NA
TOTAL*	63	17	27%

## 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 3% below list price
- Most Active Price Band\*\* \$300,000 to \$400,000 with average 45% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$600,000 to \$700,000, Central Meadows and 2 bedroom properties
- Sellers Best Bet\*\* Selling homes in Mid Meadows 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 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	0	0	NA
300,001 – 400,000	1	0	NA
400,001 – 500,000	0	0	NA
500,001 – 600,000	11	0	NA
600,001 – 700,000	38	11	29%
700,001 – 800,000	69	12	17%
800,001 – 900,000	61	12	20%
900,001 – 1,000,000	81	12	15%
1,000,001 – 1,250,000	61	10	16%
1,250,001 – 1,500,000	32	0	NA
1,500,001 – 1,750,000	14	0	NA
1,750,001 – 2,000,000	7	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	1	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	1	0	NA
4,000,001 & Greater	1	0	NA
<b>TOTAL*</b>	<b>381</b>	<b>57</b>	<b>15%</b>

2 Bedrooms & Less	18	1	6%
3 to 4 Bedrooms	207	36	17%
5 to 6 Bedrooms	143	19	13%
7 Bedrooms & More	13	1	8%
<b>TOTAL*</b>	<b>381</b>	<b>57</b>	<b>15%</b>

SnapStats®	March	April	Variance
Inventory	313	381	22%
Solds	46	57	24%
Sale Price	\$822,250	\$846,000	3%
Sale Price SQFT	\$310	\$333	7%
Sale to List Price Ratio	97%	99%	2%
Days on Market	33	21	-36%

\*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

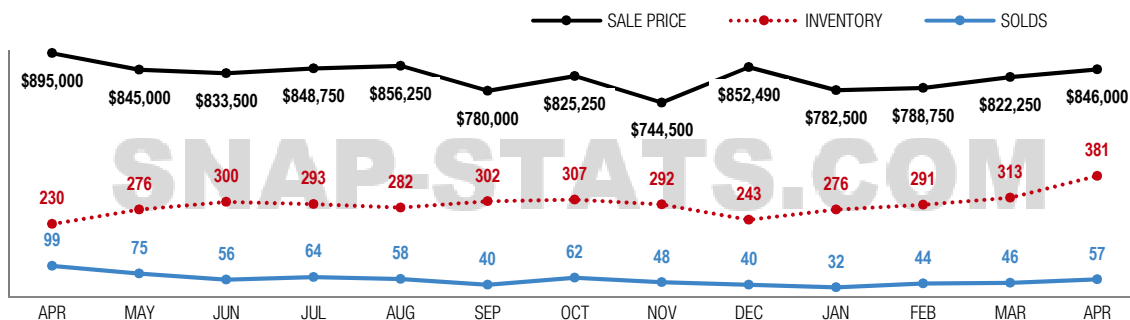
SnapStats®	Inventory	Sales	Sales Ratio
Albion	60	8	13%
Cottonwood	41	10	24%
East Central	43	6	14%
North	0	0	NA
Northeast	1	0	NA
Northwest	34	9	26%
Silver Valley	64	12	19%
Southwest	49	6	12%
Thornhill	30	2	7%
Websters Corners	10	2	20%
West Central	44	2	5%
Whonnock	5	0	NA
<b>TOTAL*</b>	<b>381</b>	<b>57</b>	<b>15%</b>

## Market Summary

- Market Type Indicator **MAPLE RIDGE 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\*\* \$600,000 to \$700,000 with average 29% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$900,000 to \$1 mil, Thornhill, West Central and up to 2 bedroom properties
- Sellers Best Bet\*\* Selling homes in Cottonwood, Northwest and 3 to 4 bedroom properties

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

## 13 Month Market Trend



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## Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	3	0	NA
200,001 – 300,000	21	9	43%
300,001 – 400,000	57	15	26%
400,001 – 500,000	61	15	25%
500,001 – 600,000	62	9	15%
600,001 – 700,000	32	2	6%
700,001 – 800,000	19	6	32%
800,001 – 900,000	1	0	NA
900,001 – 1,000,000	2	0	NA
1,000,001 – 1,250,000	0	0	NA
1,250,001 – 1,500,000	0	0	NA
1,500,001 – 1,750,000	0	0	NA
1,750,001 – 2,000,000	0	0	NA
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	0	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	0	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	258	56	22%

0 to 1 Bedroom	42	10	24%
2 Bedrooms	97	16	16%
3 Bedrooms	104	26	25%
4 Bedrooms & Greater	15	4	27%
TOTAL*	258	56	22%

SnapStats®	March	April	Variance
Inventory	221	258	17%
Solds	61	56	-8%
Sale Price	\$460,000	\$425,500	-8%
Sale Price SQFT	\$372	\$353	-5%
Sale to List Price Ratio	99%	96%	-3%
Days on Market	28	17	-39%

\*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

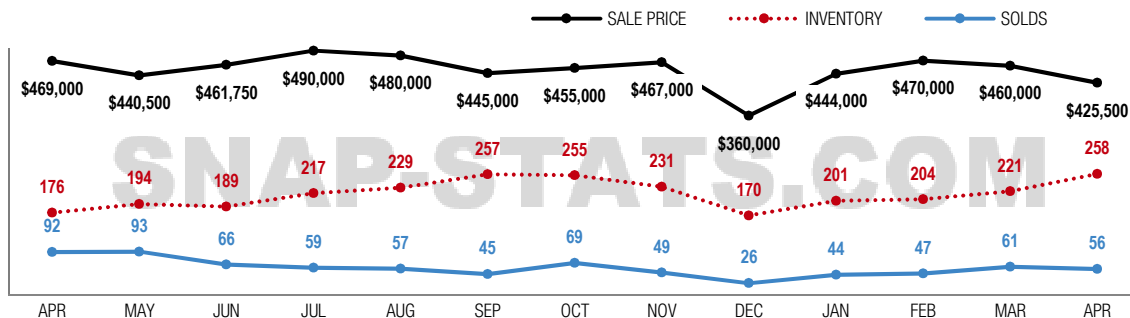
SnapStats®	Inventory	Sales	Sales Ratio
Albion	23	8	35%
Cottonwood	45	10	22%
East Central	100	16	16%
North	1	0	NA
Northeast	0	0	NA
Northwest	5	2	40%
Silver Valley	14	2	14%
Southwest	13	3	23%
Thornhill	0	1	NA*
Websters Corners	1	0	NA
West Central	56	14	25%
Whonnock	0	0	NA
TOTAL*	258	56	22%

## Market Summary

- Market Type Indicator **MAPLE RIDGE ATTACHED**: Sellers Market at 22% Sales Ratio average (2.2 in 10 homes selling rate)
- Homes are selling on average 4% below list price
- Most Active Price Band\*\* \$200,000 to \$300,000 with average 43% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$600,000 to \$700,000, East Central, Silver Valley and 2 bedroom properties
- Sellers Best Bet\*\* Selling homes in Albion and minimum 4 bedroom properties

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

## 13 Month Market Trend



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