

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

Compliments of:

Steve Birkic

Personal Real Estate Corporation

778.882.5700

steve@stevebirkic.com

stevebirkic.com

Keller Williams Realty VanCentral

3995 Fraser Street

Vancouver, BC V5V 4E5



January 2022

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

GREATER VANCOUVER EDITION

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



Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 - 700,000	0	0	NA
700,001 - 800,000	0	0	NA
800,001 - 900,000	0	0	NA
900,001 - 1,000,000	0	0	NA
1,000,001 - 1,250,000	0	0	NA
1,250,001 - 1,500,000	4	1	25%
1,500,001 - 1,750,000	10	9	90%
1,750,001 - 2,000,000	24	12	50%
2,000,001 - 2,250,000	11	6	55%
2,250,001 - 2,500,000	20	5	25%
2,500,001 - 2,750,000	16	5	31%
2,750,001 - 3,000,000	16	3	19%
3,000,001 - 3,500,000	16	4	25%
3,500,001 - 4,000,000	14	0	NA
4,000,001 - 4,500,000	1	0	NA
4,500,001 - 5,000,000	5	1	20%
5,000,001 - 5,500,000	2	0	NA
5,500,001 - 6,000,000	0	0	NA
6,000,001 - 6,500,000	0	0	NA
6,500,001 - 7,000,000	0	0	NA
7,000,001 & Greater	1	0	NA
TOTAL*	140	46	33%

2 Bedrooms & Less	4	1	25%
3 to 4 Bedrooms	29	13	45%
5 to 6 Bedrooms	61	22	36%
7 Bedrooms & More	46	10	22%
TOTAL*	140	46	33%

SnapStats®	December	January	Variance
Inventory	120	140	17%
Solds	81	46	-43%
Sale Price	\$2,008,000	\$2,062,500	3%
Sale Price SQFT	\$700	\$772	10%
Sale to List Price Ratio	106%	103%	-3%
Days on Market	10	23	130%

*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

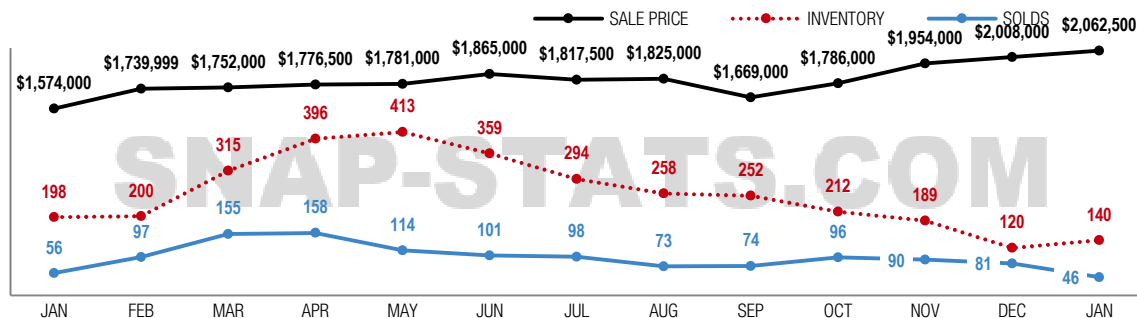
SnapStats®	Inventory	Sales	Sales Ratio
Big Bend	2	1	50%
Brentwood Park	3	0	NA
Buckingham Heights	4	1	25%
Burnaby Hospital	2	4	200%*
Burnaby Lake	6	2	33%
Cariboo	0	0	NA
Capitol Hill	11	3	27%
Central	2	0	NA
Central Park	2	0	NA
Deer Lake	5	1	20%
Deer Lake Place	2	1	50%
East Burnaby	5	1	20%
Edmonds	2	1	50%
Forest Glen	8	2	25%
Forest Hills	1	1	100%
Garden Village	2	3	150%*
Government Road	4	1	25%
Greentree Village	0	0	NA
Highgate	4	1	25%
Metrotown	4	0	NA
Montecito	3	2	67%
Oakdale	0	1	NA*
Oaklands	0	0	NA
Parkcrest	8	2	25%
Simon Fraser Hills	0	0	NA
Simon Fraser University SFU	2	0	NA
South Slope	24	4	17%
Sperling-Duthie	4	2	50%
Sullivan Heights	2	0	NA
Suncrest	2	1	50%
The Crest	2	3	150%*
Upper Deer Lake	6	3	50%
Vancouver Heights	2	2	100%
Westridge	9	0	NA
Willingdon Heights	7	3	43%
TOTAL*	140	46	33%

Market Summary

- Market Type Indicator **BURNABY DETACHED**: Sellers Market at 33% Sales Ratio average (3.3 in 10 homes selling rate)
- Homes are selling on average 3% above list price
- Most Active Price Band** \$1.5 mil to \$1.75 mil with average 90% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$2.75 mil to \$3 mil, South Slope and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Capitol Hill, Forest Glen, Parkcrest and 3 to 4 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

Steve Birkic Personal Real Estate Corporation
Keller Williams Realty VanCentral
778.882.5700

stevebirkic.com
steve@stevebirkic.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	4	200%*
400,001 – 500,000	19	25	132%*
500,001 – 600,000	63	29	46%
600,001 – 700,000	64	47	73%
700,001 – 800,000	39	37	95%
800,001 – 900,000	44	45	102%*
900,001 – 1,000,000	48	39	81%
1,000,001 – 1,250,000	63	15	24%
1,250,001 – 1,500,000	31	13	42%
1,500,001 – 1,750,000	16	3	19%
1,750,001 – 2,000,000	5	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	1	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	396	257	65%

0 to 1 Bedroom	84	57	68%
2 Bedrooms	247	165	67%
3 Bedrooms	61	30	49%
4 Bedrooms & Greater	4	5	125%*
TOTAL*	396	257	65%

SnapStats®	December	January	Variance
Inventory	305	396	30%
Solds	278	257	-8%
Sale Price	\$744,000	\$762,500	2%
Sale Price SQFT	\$843	\$862	2%
Sale to List Price Ratio	103%	105%	2%
Days on Market	11	9	-18%

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

Community CONDOS & TOWNHOMES

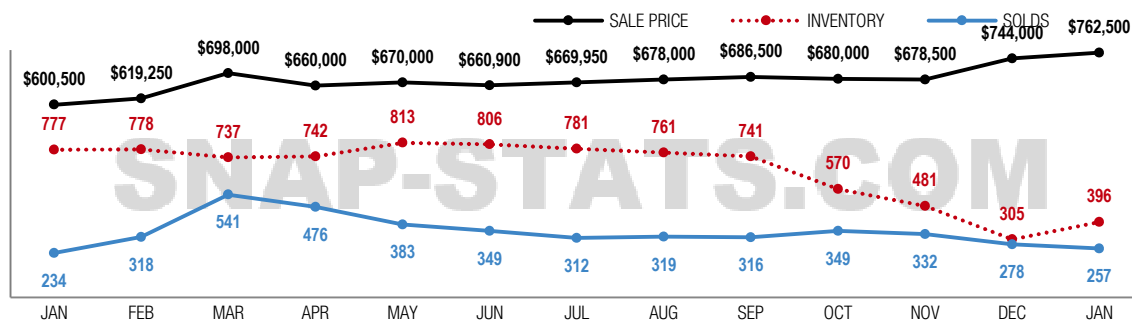
SnapStats®	Inventory	Sales	Sales Ratio
Big Bend	0	0	NA
Brentwood Park	108	59	55%
Buckingham Heights	0	0	NA
Burnaby Hospital	1	3	300%*
Burnaby Lake	1	0	NA
Cariboo	3	5	167%*
Capitol Hill	23	2	9%
Central	16	10	63%
Central Park	6	4	67%
Deer Lake	0	0	NA
Deer Lake Place	0	0	NA
East Burnaby	2	1	50%
Edmonds	15	12	80%
Forest Glen	20	10	50%
Forest Hills	0	3	NA*
Garden Village	0	0	NA
Government Road	1	11	1100%*
Greentree Village	0	1	NA*
Highgate	17	17	100%
Metrotown	125	73	58%
Montecito	2	0	NA
Oakdale	0	0	NA
Oaklands	2	2	100%
Parkcrest	0	2	NA*
Simon Fraser Hills	2	1	50%
Simon Fraser University SFU	24	10	42%
South Slope	13	11	85%
Sperling-Duthie	2	0	NA
Sullivan Heights	3	10	333%*
Suncrest	0	0	NA
The Crest	2	4	200%*
Upper Deer Lake	1	1	100%
Vancouver Heights	7	2	29%
Westridge	0	1	NA*
Willingdon Heights	0	2	NA*
TOTAL*	396	257	65%

Market Summary

- Market Type Indicator **BURNABY ATTACHED**: Sellers Market at 65% Sales Ratio average (6.5 in 10 homes selling rate)
- Homes are selling on average 5% above list price
- Most Active Price Band** \$400,000 to \$500,000 with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.5 mil to \$1.75 mil, Capitol Hill and 3 bedroom properties
- Sellers Best Bet** Selling homes in Government Road, Highgate, Sullivan Heights and up to 2 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

Steve Birkic Personal Real Estate Corporation
Keller Williams Realty VanCentral
778.882.5700

stevebirkic.com
steve@stevebirkic.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	4	100%
1,250,001 - 1,500,000	16	2	13%
1,500,001 - 1,750,000	8	4	50%
1,750,001 - 2,000,000	4	3	75%
2,000,001 - 2,250,000	2	2	100%
2,250,001 - 2,500,000	6	1	17%
2,500,001 - 2,750,000	1	0	NA
2,750,001 - 3,000,000	1	2	200%*
3,000,001 - 3,500,000	1	0	NA
3,500,001 - 4,000,000	0	0	NA
4,000,001 - 4,500,000	0	0	NA
4,500,001 - 5,000,000	0	0	NA
5,000,001 - 5,500,000	0	0	NA
5,500,001 - 6,000,000	0	0	NA
6,000,001 - 6,500,000	0	0	NA
6,500,001 - 7,000,000	0	0	NA
7,000,001 & Greater	0	0	NA
TOTAL*	43	18	42%

2 Bedrooms & Less	10	4	40%
3 to 4 Bedrooms	20	8	40%
5 to 6 Bedrooms	11	6	55%
7 Bedrooms & More	2	0	NA
TOTAL*	43	18	42%

SnapStats®	December	January	Variance
Inventory	35	43	23%
Solds	21	18	-14%
Sale Price	\$1,600,000	\$1,695,000	6%
Sale Price SQFT	\$682	\$858	26%
Sale to List Price Ratio	114%	115%	1%
Days on Market	7	9	29%

*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

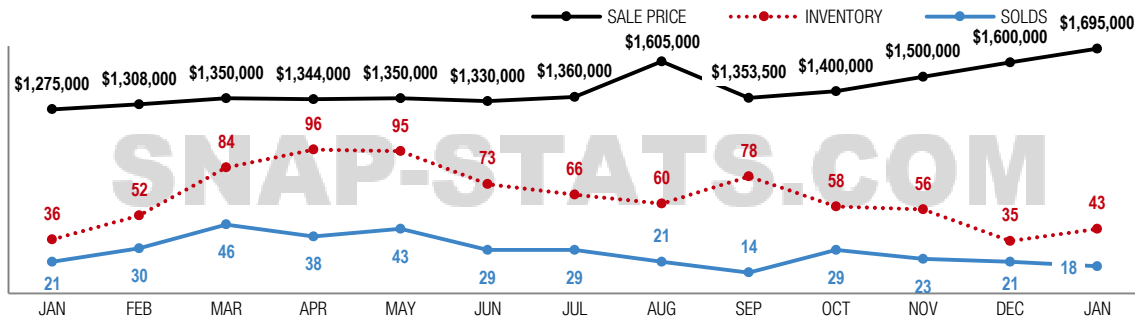
SnapStats®	Inventory	Sales	Sales Ratio
Brunette	0	0	NA
Connaught Heights	1	2	200%*
Downtown	0	0	NA
Fraserview	1	0	NA
GlenBrooke North	2	0	NA
Moody Park	2	0	NA
North Arm	0	0	NA
Quay	0	0	NA
Queensborough	11	5	45%
Queens Park	0	1	NA*
Sapperton	7	3	43%
The Heights	13	4	31%
Uptown	2	1	50%
West End	4	2	50%
TOTAL*	43	18	42%

Market Summary

- Market Type Indicator **NEW WESTMINSTER DETACHED**: Sellers Market at 42% Sales Ratio average (4.2 in 10 homes selling rate)
- Homes are selling on average 15% above list price
- Most Active Price Band** \$1.5 mil to \$1.75 mil with average 50% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.25 mil to \$1.5 mil, The Heights and up to 4 bedroom properties
- Sellers Best Bet** Selling homes in Queensborough and 5 to 6 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

Steve Birkic Personal Real Estate Corporation
Keller Williams Realty VanCentral
778.882.5700

stevebirkic.com
steve@stevebirkic.com



Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	1	0	NA
200,001 – 300,000	0	0	NA
300,001 – 400,000	3	7	233%*
400,001 – 500,000	11	9	82%
500,001 – 600,000	19	19	100%
600,001 – 700,000	18	14	78%
700,001 – 800,000	15	11	73%
800,001 – 900,000	13	9	69%
900,001 – 1,000,000	9	7	78%
1,000,001 – 1,250,000	4	2	50%
1,250,001 – 1,500,000	4	0	NA
1,500,001 – 1,750,000	2	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*	99	78	79%

0 to 1 Bedroom	16	18	113%*
2 Bedrooms	65	52	80%
3 Bedrooms	15	7	47%
4 Bedrooms & Greater	3	1	33%
TOTAL*	99	78	79%

SnapStats®	December	January	Variance
Inventory	84	99	18%
Solds	115	78	-32%
Sale Price	\$600,000	\$617,500	3%
Sale Price SQFT	\$641	\$645	1%
Sale to List Price Ratio	101%	103%	2%
Days on Market	8	9	13%

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

Community CONDOS & TOWNHOMES

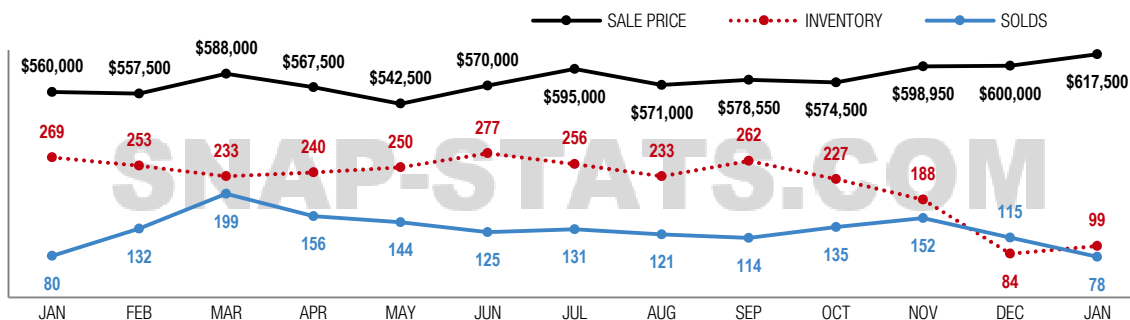
SnapStats®	Inventory	Sales	Sales Ratio
Brunette	0	0	NA
Connaught Heights	0	0	NA
Downtown	29	17	59%
Fraserview	11	9	82%
GlenBrooke North	2	1	50%
Moody Park	1	0	NA
North Arm	0	0	NA
Quay	16	16	100%
Queensborough	12	8	67%
Queens Park	0	0	NA
Sapperton	5	6	120%*
The Heights	0	0	NA
Uptown	23	21	91%
West End	0	0	NA
TOTAL*	99	78	79%

Market Summary

- Market Type Indicator **NEW WESTMINSTER ATTACHED**: Sellers Market at 79% Sales Ratio average (7.9 in 10 homes selling rate)
- Homes are selling on average 3% above list price
- Most Active Price Band** \$500,000 to \$600,000 with average 100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$800,000 to \$900,000, Downtown, Queensborough and 3 bedroom properties
- Sellers Best Bet** Selling homes in Quay, Uptown and up to 1 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

Steve Birkic Personal Real Estate Corporation
Keller Williams Realty VanCentral
778.882.5700

stevebirkic.com
steve@stevebirkic.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	1	0	NA
1,250,001 - 1,500,000	15	5	33%
1,500,001 - 1,750,000	9	12	133%*
1,750,001 - 2,000,000	17	9	53%
2,000,001 - 2,250,000	11	5	45%
2,250,001 - 2,500,000	15	6	40%
2,500,001 - 2,750,000	14	2	14%
2,750,001 - 3,000,000	23	4	17%
3,000,001 - 3,500,000	20	3	15%
3,500,001 - 4,000,000	3	0	NA
4,000,001 - 4,500,000	1	0	NA
4,500,001 - 5,000,000	1	0	NA
5,000,001 - 5,500,000	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*	131	46	35%

2 Bedrooms & Less	11	2	18%
3 to 4 Bedrooms	54	16	30%
5 to 6 Bedrooms	45	18	40%
7 Bedrooms & More	21	10	48%
TOTAL*	131	46	35%

SnapStats®	December	January	Variance
Inventory	101	131	30%
Solds	66	46	-30%
Sale Price	\$1,712,500	\$1,943,000	13%
Sale Price SQFT	\$635	\$645	2%
Sale to List Price Ratio	107%	106%	-1%
Days on Market	8	11	38%

*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

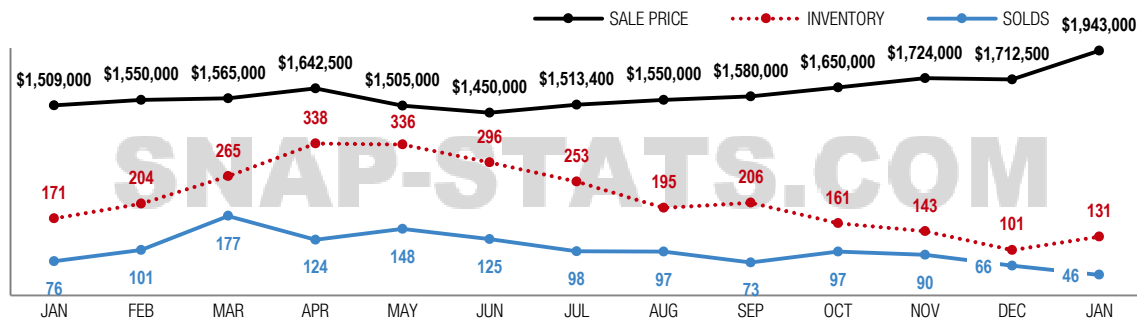
SnapStats®	Inventory	Sales	Sales Ratio
Burke Mountain	10	5	50%
Canyon Springs	3	1	33%
Cape Horn	3	2	67%
Central Coquitlam	24	10	42%
Chineside	0	2	NA*
Coquitlam East	2	1	50%
Coquitlam West	42	6	14%
Eagle Ridge	1	0	NA
Harbour Chines	2	1	50%
Harbour Place	3	1	33%
Hockaday	1	1	100%
Maillardville	14	2	14%
Meadow Brook	2	2	100%
New Horizons	3	1	33%
North Coquitlam	1	0	NA
Park Ridge Estates	0	0	NA
Ranch Park	9	5	56%
River Springs	0	0	NA
Scott Creek	2	0	NA
Summitt View	0	2	NA*
Upper Eagle Ridge	0	2	NA*
Westwood Plateau	9	2	22%
Westwood Summit	0	0	NA
TOTAL*	131	46	35%

Market Summary

- Market Type Indicator **COQUITLAM DETACHED**: Sellers Market at 35% Sales Ratio average (3.5 in 10 homes selling rate)
- Homes are selling on average 6% above list price
- Most Active Price Band** \$1.5 mil to \$1.75 mil with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$2.5 mil to \$2.75 mil, Coquitlam West, Maillardville, Westwood Plateau and up to 2 bedroom property
- Sellers Best Bet** Selling homes in Burke Mountain, Ranch Park and minimum 7 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

Steve Birkic Personal Real Estate Corporation
Keller Williams Realty VanCentral
778.882.5700

stevebirkic.com
steve@stevebirkic.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	12	7	58%
500,001 – 600,000	18	8	44%
600,001 – 700,000	16	30	188%*
700,001 – 800,000	19	24	126%*
800,001 – 900,000	16	23	144%*
900,001 – 1,000,000	19	13	68%
1,000,001 – 1,250,000	12	8	67%
1,250,001 – 1,500,000	10	7	70%
1,500,001 – 1,750,000	5	1	20%
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*	131	121	92%

0 to 1 Bedroom	30	27	90%
2 Bedrooms	68	68	100%
3 Bedrooms	29	20	69%
4 Bedrooms & Greater	4	6	150%*
TOTAL*	131	121	92%

SnapStats®	December	January	Variance
Inventory	108	131	21%
Solds	136	121	-11%
Sale Price	\$713,950	\$773,000	8%
Sale Price SQFT	\$826	\$870	5%
Sale to List Price Ratio	102%	106%	4%
Days on Market	9	9	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.

Community CONDOS & TOWNHOMES

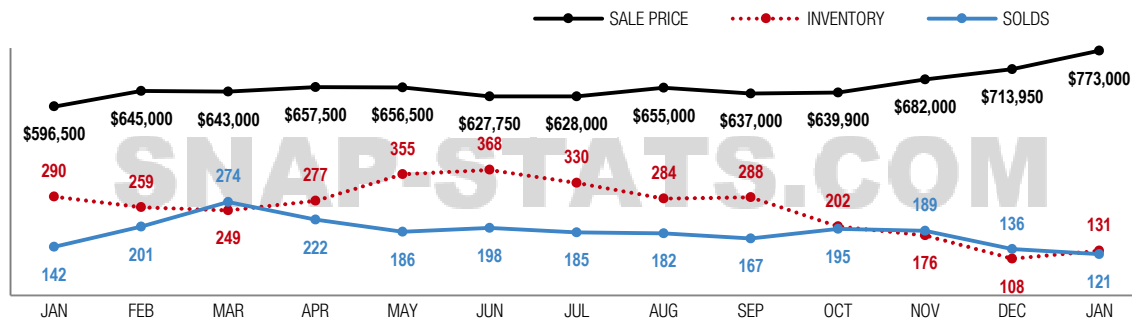
SnapStats®	Inventory	Sales	Sales Ratio
Burke Mountain	7	8	114%*
Canyon Springs	4	0	NA
Cape Horn	0	0	NA
Central Coquitlam	3	3	100%
Chineside	0	0	NA
Coquitlam East	3	2	67%
Coquitlam West	75	65	87%
Eagle Ridge	0	0	NA
Harbour Chines	0	0	NA
Harbour Place	0	0	NA
Hockaday	0	0	NA
Maillardville	7	3	43%
Meadow Brook	0	0	NA
New Horizons	4	4	100%
North Coquitlam	24	30	125%*
Park Ridge Estates	0	0	NA
Ranch Park	0	1	NA*
River Springs	0	0	NA
Scott Creek	0	0	NA
Summitt View	0	0	NA
Upper Eagle Ridge	0	0	NA
Westwood Plateau	4	5	125%*
Westwood Summit	0	0	NA
TOTAL*	131	121	92%

Market Summary

- Market Type Indicator **COQUITLAM ATTACHED**: Sellers Market at 92% Sales Ratio average (9.2 in 10 homes selling rate)
- Homes are selling on average 6% above list price
- Most Active Price Band** \$600,000 to \$900,000 with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$500,000 to \$600,000, Coquitlam West and 3 bedroom properties
- Sellers Best Bet** Selling homes in Burke Mountain, North Coquitlam and 2 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

Steve Birkic Personal Real Estate Corporation
Keller Williams Realty VanCentral
778.882.5700

stevebirkic.com
steve@stevebirkic.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	1	50%
1,250,001 - 1,500,000	13	8	62%
1,500,001 - 1,750,000	7	12	171%*
1,750,001 - 2,000,000	7	7	100%
2,000,001 - 2,250,000	1	1	100%
2,250,001 - 2,500,000	1	0	NA
2,500,001 - 2,750,000	1	1	100%
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 - 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*	33	30	91%

2 Bedrooms & Less	2	0	NA
3 to 4 Bedrooms	19	12	63%
5 to 6 Bedrooms	11	15	136%*
7 Bedrooms & More	1	3	300%*
TOTAL*	33	30	91%

SnapStats®	December	January	Variance
Inventory	22	33	50%
Solds	27	30	11%
Sale Price	\$1,480,000	\$1,591,500	8%
Sale Price SQFT	\$614	\$642	5%
Sale to List Price Ratio	106%	106%	0%
Days on Market	9	9	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.

Community DETACHED HOUSES

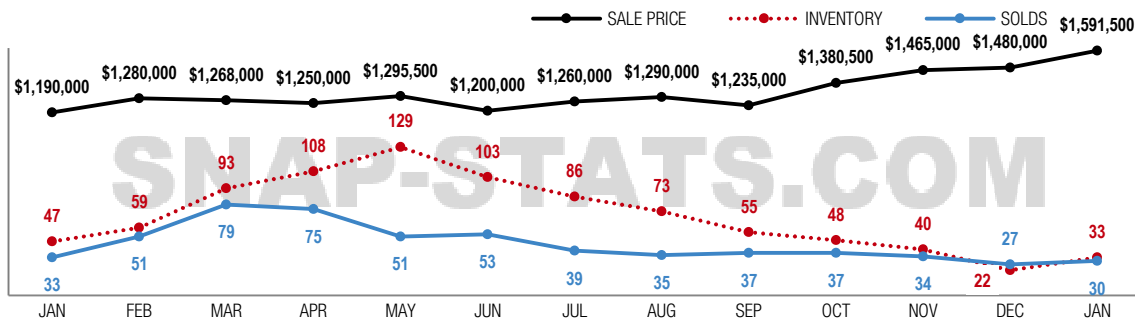
SnapStats®	Inventory	Sales	Sales Ratio
Birchland Manor	0	5	NA*
Central Port Coquitlam	3	1	33%
Citadel	4	7	175%*
Glenwood	9	8	89%
Lincoln Park	4	3	75%
Lower Mary Hill	1	1	100%
Mary Hill	4	2	50%
Oxford Heights	2	0	NA
Riverwood	0	2	NA*
Woodland Acres	6	1	17%
TOTAL*	33	30	91%

Market Summary

- Market Type Indicator **PORT COQUITLAM DETACHED**: Sellers Market at 91% Sales Ratio average (9.1 in 10 homes selling rate)
- Homes are selling on average 6% above list price
- Most Active Price Band** \$1.5 mil to \$1.75 mil with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.25 mil to \$1.5 mil and 3 to 4 bedroom properties
- Sellers Best Bet** Selling homes in Glenwood and 5 to 6 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

Steve Birkic Personal Real Estate Corporation
Keller Williams Realty VanCentral
778.882.5700

stevebirkic.com
steve@stevebirkic.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	2	200%*
400,001 – 500,000	7	7	100%
500,001 – 600,000	7	11	157%*
600,001 – 700,000	4	9	225%*
700,001 – 800,000	2	9	450%*
800,001 – 900,000	4	2	50%
900,001 – 1,000,000	2	3	150%*
1,000,001 – 1,250,000	2	6	300%*
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*	29	49	169%*

0 to 1 Bedroom	9	16	178%*
2 Bedrooms	12	22	183%*
3 Bedrooms	6	6	100%
4 Bedrooms & Greater	2	5	250%*
TOTAL*	29	49	169%*

SnapStats®	December	January	Variance
Inventory	19	29	53%
Solds	76	49	-36%
Sale Price	\$644,900	\$669,900	4%
Sale Price SQFT	\$657	\$738	12%
Sale to List Price Ratio	106%	112%	6%
Days on Market	7	7	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.

Community CONDOS & TOWNHOMES

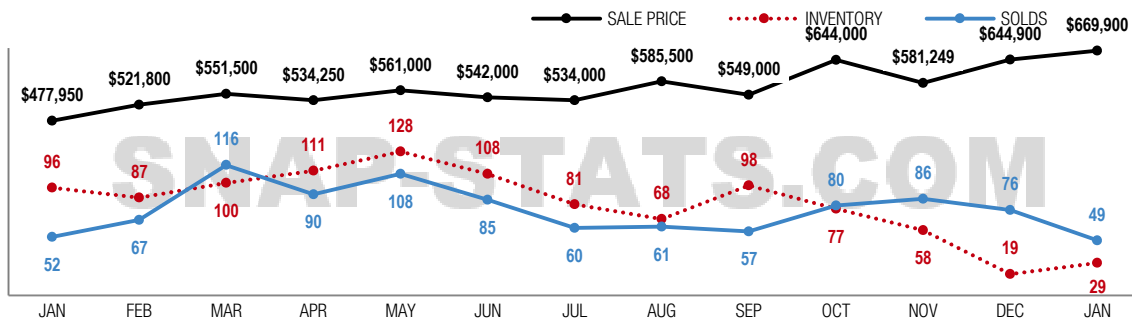
SnapStats®	Inventory	Sales	Sales Ratio
Birchland Manor	0	0	NA
Central Port Coquitlam	16	29	181%*
Citadel	3	2	67%
Glenwood	5	13	260%*
Lincoln Park	0	0	NA
Lower Mary Hill	0	0	NA
Mary Hill	0	0	NA
Oxford Heights	1	2	200%*
Riverwood	4	3	75%
Woodland Acres	0	0	NA
TOTAL*	29	49	169%*

Market Summary

- Market Type Indicator **PORT COQUITLAM ATTACHED**: Sellers Market at 169% Sales Ratio average (16.9 in 10 homes selling rate)
- Homes are selling on average 12% above list price
- Most Active Price Band** \$500,000 to \$800,000 with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Insufficient data
- Sellers Best Bet** Selling homes in Central Port Coquitlam, Glenwood and up to 2 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

Steve Birkic Personal Real Estate Corporation
Keller Williams Realty VanCentral
778.882.5700

stevebirkic.com
steve@stevebirkic.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	0	0	NA
1,250,001 - 1,500,000	1	2	200%*
1,500,001 - 1,750,000	3	3	100%
1,750,001 - 2,000,000	4	3	75%
2,000,001 - 2,250,000	9	0	NA
2,250,001 - 2,500,000	2	1	50%
2,500,001 - 2,750,000	0	1	NA*
2,750,001 - 3,000,000	3	0	NA
3,000,001 - 3,500,000	4	1	25%
3,500,001 - 4,000,000	3	0	NA
4,000,001 - 4,500,000	1	0	NA
4,500,001 - 5,000,000	1	0	NA
5,000,001 - 5,500,000	0	0	NA
5,500,001 - 6,000,000	0	0	NA
6,000,001 - 6,500,000	0	1	NA*
6,500,001 - 7,000,000	0	0	NA
7,000,001 & Greater	0	0	NA
TOTAL*	31	12	39%

2 Bedrooms & Less	1	0	NA
3 to 4 Bedrooms	16	3	19%
5 to 6 Bedrooms	12	9	75%
7 Bedrooms & More	2	0	NA
TOTAL*	31	12	39%

SnapStats®	December	January	Variance
Inventory	31	31	0%
Solds	6	12	100%
Sale Price	\$1,598,000	\$1,833,500	15%
Sale Price SQFT	\$517	\$705	36%
Sale to List Price Ratio	103%	106%	3%
Days on Market	7	17	143%

*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

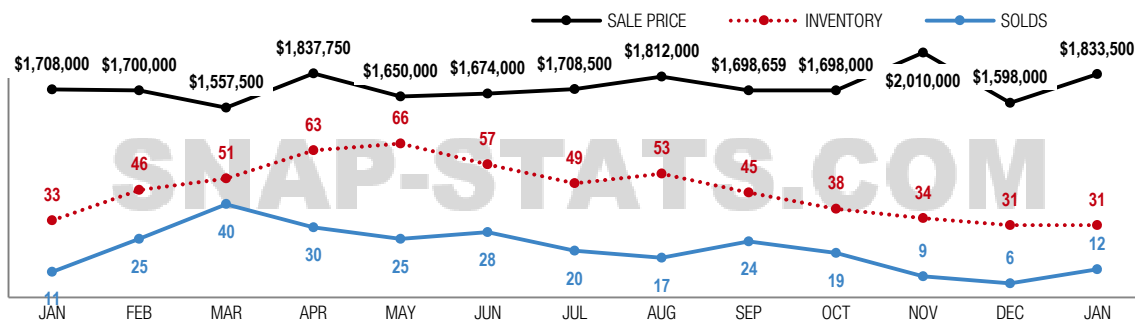
SnapStats®	Inventory	Sales	Sales Ratio
Anmore	6	0	NA
Barber Street	1	1	100%
Belcarra	1	0	NA
College Park	6	5	83%
Glenayre	0	1	NA*
Heritage Mountain	1	1	100%
Heritage Woods	2	0	NA
loco	0	0	NA
Mountain Meadows	0	0	NA
North Shore	2	2	100%
Port Moody Centre	12	2	17%
TOTAL*	31	12	39%

Market Summary

- Market Type Indicator **PORT MOODY DETACHED**: Sellers Market at 39% Sales Ratio average (3.9 in 10 homes selling rate)
- Homes are selling on average 6% above list price
- Most Active Price Band** Insufficient data but with 6 sales price band of \$1.5 mil to \$2 mil
- Buyers Best Bet** Insufficient data however, homes with 3 to 4 bedrooms
- Sellers Best Bet** Selling homes in Port Moody Centre and 5 to 6 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

Steve Birkic Personal Real Estate Corporation
Keller Williams Realty VanCentral
778.882.5700

stevebirkic.com
steve@stevebirkic.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	1	0	NA
500,001 – 600,000	3	5	167%*
600,001 – 700,000	8	11	138%*
700,001 – 800,000	4	3	75%
800,001 – 900,000	8	4	50%
900,001 – 1,000,000	6	3	50%
1,000,001 – 1,250,000	7	12	171%*
1,250,001 – 1,500,000	1	3	300%*
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	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*	42	41	98%

0 to 1 Bedroom	7	9	129%*
2 Bedrooms	22	15	68%
3 Bedrooms	13	16	123%*
4 Bedrooms & Greater	0	1	NA*
TOTAL*	42	41	98%

SnapStats®	December	January	Variance
Inventory	26	42	62%
Solds	44	41	-7%
Sale Price	\$817,500	\$855,000	5%
Sale Price SQFT	\$814	\$852	5%
Sale to List Price Ratio	104%	107%	3%
Days on Market	8	6	-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.

Community CONDOS & TOWNHOMES

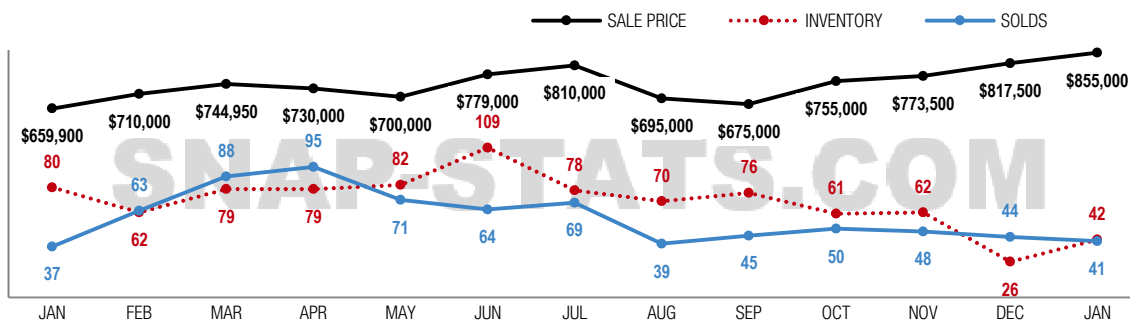
SnapStats®	Inventory	Sales	Sales Ratio
Anmore	0	0	NA
Barber Street	0	0	NA
Belcarra	0	0	NA
College Park	14	14	100%
Glenayre	0	0	NA
Heritage Mountain	1	0	NA
Heritage Woods	0	0	NA
loco	0	0	NA
Mountain Meadows	0	0	NA
North Shore	4	6	150%*
Port Moody Centre	23	21	91%
TOTAL*	42	41	98%

Market Summary

- Market Type Indicator **PORT MOODY ATTACHED**: Sellers Market at 98% Sales Ratio average (9.8 in 10 homes selling rate)
- Homes are selling on average 7% above list price
- Most Active Price Band** \$1 mil to \$1.25 mil with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$800,000 to \$900,000, Port Moody Centre and 2 bedroom properties
- Sellers Best Bet** Selling homes in College Park and up to 1 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

Steve Birkic Personal Real Estate Corporation
Keller Williams Realty VanCentral
778.882.5700

stevebirkic.com
steve@stevebirkic.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	1	0	NA
1,250,001 - 1,500,000	3	2	67%
1,500,001 - 1,750,000	3	2	67%
1,750,001 - 2,000,000	0	2	NA*
2,000,001 - 2,250,000	0	0	NA
2,250,001 - 2,500,000	0	0	NA
2,500,001 - 2,750,000	0	0	NA
2,750,001 - 3,000,000	0	0	NA
3,000,001 - 3,500,000	0	0	NA
3,500,001 - 4,000,000	0	0	NA
4,000,001 - 4,500,000	0	0	NA
4,500,001 - 5,000,000	1	0	NA
5,000,001 - 5,500,000	0	0	NA
5,500,001 - 6,000,000	0	0	NA
6,000,001 - 6,500,000	0	0	NA
6,500,001 - 7,000,000	0	0	NA
7,000,001 & Greater	0	0	NA
TOTAL*	8	6	75%

2 Bedrooms & Less	0	0	NA
3 to 4 Bedrooms	4	4	100%
5 to 6 Bedrooms	3	2	67%
7 Bedrooms & More	1	0	NA
TOTAL*	8	6	75%

SnapStats®	December	January	Variance
Inventory	4	8	100%
Solds	14	6	-57%
Sale Price	\$1,506,250	\$1,613,000	7%
Sale Price SQFT	\$625	\$551	-12%
Sale to List Price Ratio	112%	112%	0%
Days on Market	8	7	-13%

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

Community DETACHED HOUSES

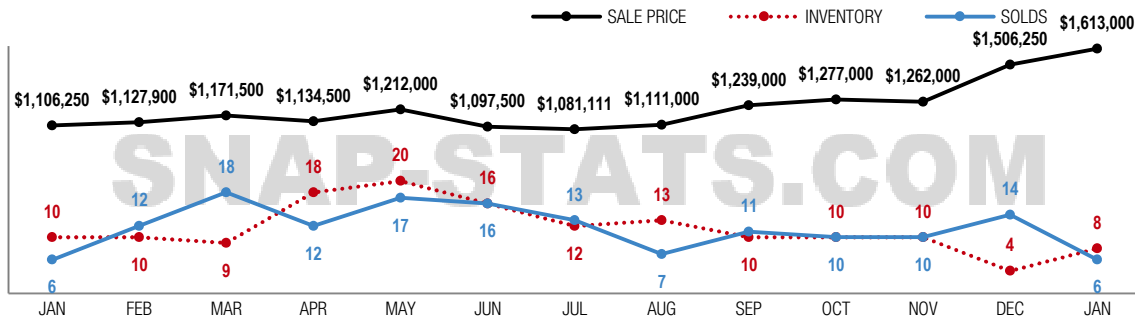
SnapStats®	Inventory	Sales	Sales Ratio
Central Meadows	5	1	20%
Mid Meadows	1	0	NA
North Meadows	1	0	NA
South Meadows	1	5	500%*
West Meadows	0	0	NA
TOTAL*	8	6	75%

Market Summary

- Market Type Indicator **PITT MEADOWS DETACHED**: Sellers Market at 75% Sales Ratio average (7.5 in 10 homes selling rate)
- Homes are selling on average 12% above list price
- Most Active Price Band** Insufficient data
- Buyers Best Bet** Insufficient data
- Sellers Best Bet** Insufficient data

**With minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

Steve Birkic Personal Real Estate Corporation
Keller Williams Realty VanCentral
778.882.5700

stevebirkic.com
steve@stevebirkic.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	0	NA
500,001 – 600,000	1	1	100%
600,001 – 700,000	3	7	233%*
700,001 – 800,000	0	3	NA*
800,001 – 900,000	0	4	NA*
900,001 – 1,000,000	1	1	100%
1,000,001 – 1,250,000	0	0	NA
1,250,001 – 1,500,000	0	2	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*	6	18	300%*

0 to 1 Bedroom	1	1	100%
2 Bedrooms	3	11	367%*
3 Bedrooms	2	4	200%*
4 Bedrooms & Greater	0	2	NA*
TOTAL*	6	18	300%*

SnapStats®	December	January	Variance
Inventory	10	6	-40%
Solds	16	18	13%
Sale Price	\$712,500	\$723,500	2%
Sale Price SQFT	\$560	\$551	-2%
Sale to List Price Ratio	109%	110%	1%
Days on Market	7	8	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.

Community CONDOS & TOWNHOMES

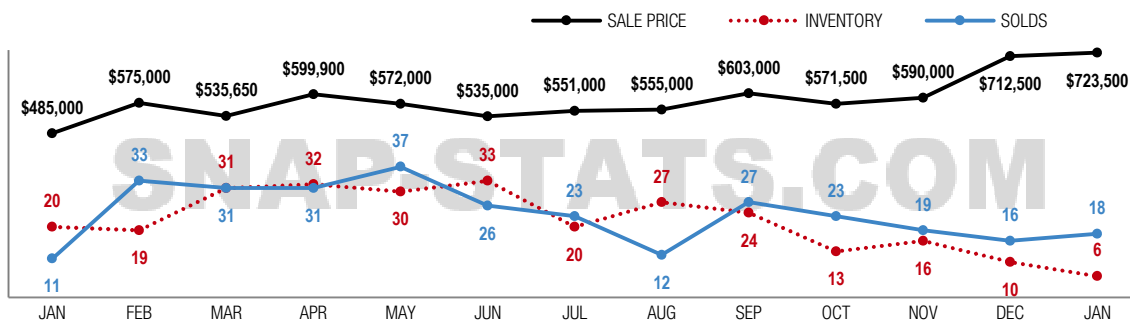
SnapStats®	Inventory	Sales	Sales Ratio
Central Meadows	2	6	300%*
Mid Meadows	3	5	167%*
North Meadows	0	2	NA*
South Meadows	1	5	500%*
West Meadows	0	0	NA
TOTAL*	6	18	300%*

Market Summary

- Market Type Indicator **PITT MEADOWS ATTACHED**: Sellers Market at 300% Sales Ratio average (30 in 10 homes selling rate)
- Homes are selling on average 10% above list price
- Most Active Price Band** Insufficient data but with 7 sales price band of \$600,000 to \$700,000
- Buyers Best Bet** Insufficient data
- Sellers Best Bet** Insufficient data however, homes with 2 bedrooms

**With minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

Steve Birkic Personal Real Estate Corporation
Keller Williams Realty VanCentral
778.882.5700

stevebirkic.com
steve@stevebirkic.com



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	2	0	NA
900,001 - 1,000,000	2	1	50%
1,000,001 - 1,250,000	11	7	64%
1,250,001 - 1,500,000	30	15	50%
1,500,001 - 1,750,000	15	12	80%
1,750,001 - 2,000,000	10	6	60%
2,000,001 - 2,250,000	0	1	NA*
2,250,001 - 2,500,000	10	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	1	0	NA
3,500,001 - 4,000,000	2	0	NA
4,000,001 - 4,500,000	1	0	NA
4,500,001 - 5,000,000	1	0	NA
5,000,001 - 5,500,000	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	42	48%

2 Bedrooms & Less	6	0	NA
3 to 4 Bedrooms	41	25	61%
5 to 6 Bedrooms	36	15	42%
7 Bedrooms & More	5	2	40%
TOTAL*	88	42	48%

SnapStats®	December	January	Variance
Inventory	39	88	126%
Solds	76	42	-45%
Sale Price	\$1,335,000	\$1,467,500	10%
Sale Price SQFT	\$558	\$622	11%
Sale to List Price Ratio	111%	115%	4%
Days on Market	7	7	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.

Community DETACHED HOUSES

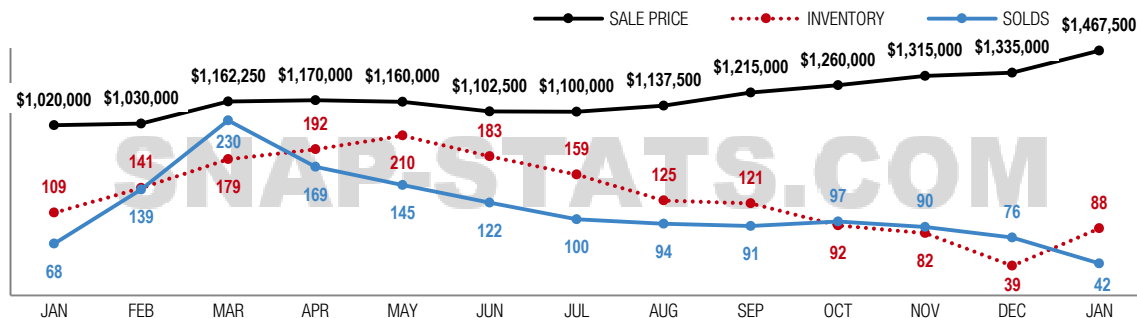
SnapStats®	Inventory	Sales	Sales Ratio
Albion	15	7	47%
Cottonwood	10	3	30%
East Central	9	15	167%*
North	1	0	NA
Northeast	1	0	NA
Northwest	8	1	13%
Silver Valley	8	2	25%
Southwest	12	6	50%
Thornhill	3	0	NA
Websters Corners	4	0	NA
West Central	16	7	44%
Whonnock	1	1	100%
TOTAL*	88	42	48%

Market Summary

- Market Type Indicator **MAPLE RIDGE DETACHED**: Sellers Market at 48% Sales Ratio average (4.8 in 10 homes selling rate)
- Homes are selling on average 15% above list price
- Most Active Price Band** \$1.5 mil to \$1.75 mil with average 80% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.25 mil to \$1.5 mil, Northwest and 5 to 6 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



Compliments of...

Steve Birkic Personal Real Estate Corporation
Keller Williams Realty VanCentral
778.882.5700

stevebirkic.com
steve@stevebirkic.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	2	100%
300,001 – 400,000	3	2	67%
400,001 – 500,000	8	20	250%*
500,001 – 600,000	13	5	38%
600,001 – 700,000	12	12	100%
700,001 – 800,000	16	12	75%
800,001 – 900,000	7	4	57%
900,001 – 1,000,000	5	7	140%*
1,000,001 – 1,250,000	3	6	200%*
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*	69	70	101%*

0 to 1 Bedroom	12	16	133%*
2 Bedrooms	27	34	126%*
3 Bedrooms	26	16	62%
4 Bedrooms & Greater	4	4	100%
TOTAL*	69	70	101%*

SnapStats®	December	January	Variance
Inventory	51	69	35%
Solds	66	70	6%
Sale Price	\$587,900	\$535,000	-9%
Sale Price SQFT	\$528	\$595	13%
Sale to List Price Ratio	100%	103%	3%
Days on Market	8	8	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.

Community CONDOS & TOWNHOMES

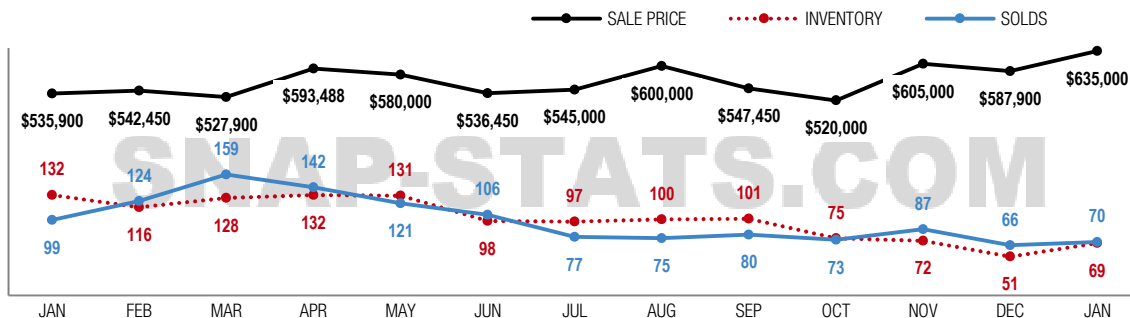
SnapStats®	Inventory	Sales	Sales Ratio
Albion	0	1	NA*
Cottonwood	7	5	71%
East Central	37	32	86%
North	0	2	NA*
Northeast	0	0	NA
Northwest	1	0	NA
Silver Valley	1	3	300%*
Southwest	3	6	200%*
Thornhill	0	1	NA*
Websters Corners	0	0	NA
West Central	20	20	100%
Whonnock	0	0	NA
TOTAL*	69	70	101%*

Market Summary

- Market Type Indicator **MAPLE RIDGE ATTACHED**: Sellers Market at 101% Sales Ratio average (10.1 in 10 homes selling rate)
- Homes are selling on average 3% above list price
- Most Active Price Band** \$400,000 to \$500,000 with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$500,000 to \$600,000, East Central and 3 bedroom properties
- Sellers Best Bet** Selling homes in West Central and up to 2 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

Steve Birkic Personal Real Estate Corporation
Keller Williams Realty VanCentral
778.882.5700

stevebirkic.com
steve@stevebirkic.com

