

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

www.stevebirkic.com

**Keller Williams Realty - VanCentral**

3995 Fraser Street

Vancouver, BC V5V 4E5



June 2017

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

# GREATER VANCOUVER EDITION

## Price Band & Bedroom DETACHED HOMES

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	0	0	NA
1,000,001 – 1,250,000	1	11	1100%*
1,250,001 – 1,500,000	70	22	31%
1,500,001 – 1,750,000	87	28	32%
1,750,001 – 2,000,000	79	11	14%
2,000,001 – 2,250,000	40	11	28%
2,250,001 – 2,500,000	56	14	25%
2,500,001 – 2,750,000	42	3	7%
2,750,001 – 3,000,000	37	1	3%
3,000,001 – 3,500,000	28	1	4%
3,500,001 – 4,000,000	19	0	NA
4,000,001 & Greater	8	1	13%
<b>TOTAL</b>	<b>467</b>	<b>103</b>	<b>22%</b>

2 Bedrooms & Less	10	3	30%
3 to 4 Bedrooms	133	43	32%
5 to 6 Bedrooms	217	43	20%
7 Bedrooms & More	107	14	13%
<b>TOTAL</b>	<b>467</b>	<b>103</b>	<b>22%</b>

SnapStats® Median Data	May	June	Variance
Inventory	424	467	10%
Solds	116	103	-11%
Sale Price	\$1,673,500	\$1,650,000	-1%
Sale Price SQFT	\$626	\$662	6%
Sale to List Price Ratio	99%	103%	4%
Days on Market	15	14	-7%

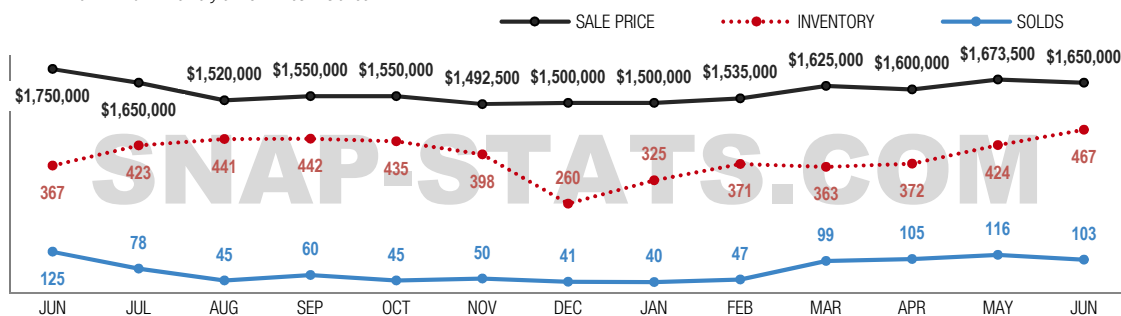
\*Sales Ratio defines market speed (higher is faster) and market type: Buyers up to 14% | Balanced 15 to 20% | Sellers 21% plus. If >100% MLS® data reported previous month's sales exceeded current inventory.

## Market Summary

- Official Market Type **BURNABY DETACHED**: Sellers market at 22% Sales Ratio average (2.2 in 10 homes selling rate)
- Homes are selling on average 3% 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 \$2.75 mil to \$3.5 mil, Deer Lake, East Burnaby, Government Rd, Metrotown and 7+ bedrooms
- Sellers Best Bet\*\* Selling homes in Vancouver Heights, Willingdon Heights and up to 4 bedroom properties

\* With a minimum inventory of 10 in most instance

## 13 Month Market Trend



Compliments of...

**Steve Birkic** Personal Real Estate Corporation  
Keller Williams Realty - VanCentral  
778.882.5700

www.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	8	9	113%*
300,001 – 400,000	32	36	113%*
400,001 – 500,000	59	85	144%*
500,001 – 600,000	57	71	125%*
600,001 – 700,000	38	54	142%*
700,001 – 800,000	37	37	100%
800,001 – 900,000	25	20	80%
900,001 – 1,000,000	13	15	115%*
1,000,001 – 1,250,000	17	5	29%
1,250,001 – 1,500,000	6	2	33%
1,500,001 – 1,750,000	2	0	NA
1,750,001 – 2,000,000	2	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>296</b>	<b>334</b>	<b>113%*</b>

0 to 1 Bedroom	67	91	136%*
2 Bedrooms	169	196	116%*
3 Bedrooms	53	36	68%*
4 Bedrooms & Greater	7	11	157%*
<b>TOTAL</b>	<b>296</b>	<b>334</b>	<b>113%*</b>

SnapStats® Median Data	May	June	Variance
Inventory	370	296	-20%
Solds	356	334	-6%
Sale Price	\$606,250	\$557,500	-8%
Sale Price SQFT	\$670	\$624	-7%
Sale to List Price Ratio	103%	103%	NA
Days on Market	8	8	NA

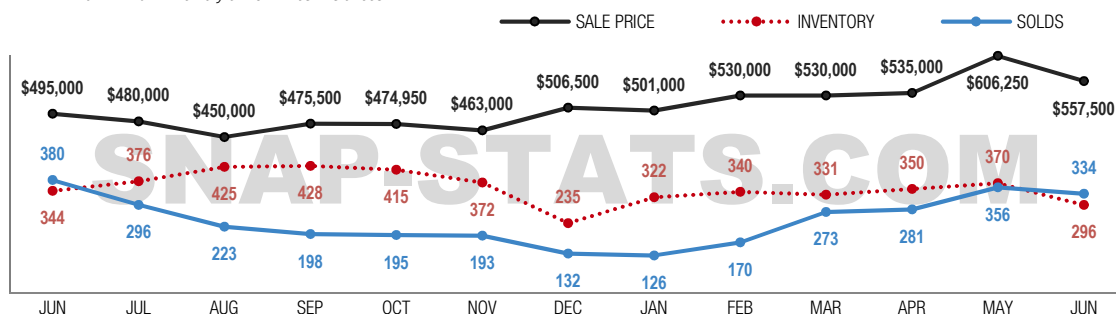
\*Sales Ratio defines market speed (higher is faster) and market type: Buyers up to 14% | Balanced 15 to 20% | Sellers 21% plus. If >100% MLS® data reported previous month's sales exceeded current inventory.

## Market Summary

- Official Market Type **BURNABY ATTACHED**: Sellers market at > 100% Sales Ratio average (10 in 10 homes selling rate)
- Homes are selling on average 3% above list price
- Most Active Price Band\*\* \$200,000 to \$700,000 and \$900,000 to \$1 mil with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1 mil to \$1.25 mil, Forest Glen and 3 bedroom properties
- Sellers Best Bet\*\* Brentwood Park, Cariboo, Central Park, Government Rd, Highgate, Metrotown, S. Slope and Sullivan Heights

\*\* With a 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

www.stevebirkic.com  
steve@stevebirkic.com



### Price Band & Bedroom DETACHED HOMES

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	1	0	NA
800,001 – 900,000	5	1	20%
900,001 – 1,000,000	7	4	57%
1,000,001 – 1,250,000	27	16	59%
1,250,001 – 1,500,000	19	6	32%
1,500,001 – 1,750,000	9	1	11%
1,750,001 – 2,000,000	1	1	100%
2,000,001 – 2,250,000	7	2	29%
2,250,001 – 2,500,000	2	1	50%
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	3	0	NA
3,000,001 – 3,500,000	1	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
<b>TOTAL</b>	<b>82</b>	<b>32</b>	<b>39%</b>

2 Bedrooms & Less	8	2	25%
3 to 4 Bedrooms	33	22	67%
5 to 6 Bedrooms	31	7	23%
7 Bedrooms & More	10	1	10%
<b>TOTAL</b>	<b>82</b>	<b>32</b>	<b>39%</b>

SnapStats® Median Data	May	June	Variance
Inventory	75	82	9%
Solds	37	32	-14%
Sale Price	\$1,180,000	\$1,204,875	2%
Sale Price SQFT	\$524	\$567	8%
Sale to List Price Ratio	98%	101%	3%
Days on Market	8	11	38%

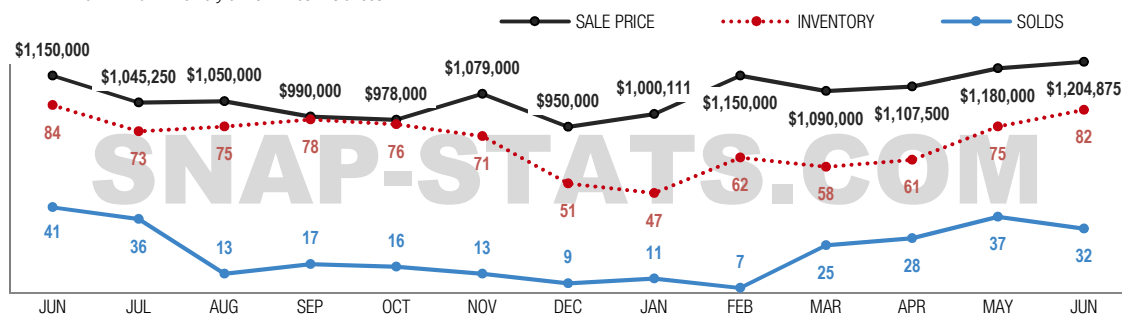
\*Sales Ratio defines market speed (higher is faster) and market type: Buyers up to 14% | Balanced 15 to 20% | Sellers 21% plus. If >100% MLS® data reported previous month's sales exceeded current inventory.

### Market Summary

- Official Market Type **NEW WESTMINSTER DETACHED**: Sellers market at 39% Sales Ratio average (3.9 in 10 homes selling rate)
- Homes are selling on average 1% above list price
- Most Active Price Band\*\* \$1 mil to \$1.25 mil with average 59% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.5 mil to \$1.75 mil, Queensborough and minimum 7 bedroom properties
- Sellers Best Bet\*\* Homes in West End and 3 to 4 bedroom properties

\*\* With a 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

www.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	4	1	25%
200,001 – 300,000	6	15	250%*
300,001 – 400,000	19	22	116%*
400,001 – 500,000	26	43	165%*
500,001 – 600,000	21	31	148%*
600,001 – 700,000	29	20	69%
700,001 – 800,000	21	16	76%
800,001 – 900,000	4	3	75%
900,001 – 1,000,000	3	2	67%
1,000,001 – 1,250,000	3	1	33%
1,250,001 – 1,500,000	1	0	NA
1,500,001 – 1,750,000	0	0	NA
1,750,001 – 2,000,000	0	0	NA
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	0	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	0	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
<b>TOTAL</b>	<b>137</b>	<b>154</b>	<b>112%*</b>

0 to 1 Bedroom	27	44	163%*
2 Bedrooms	83	84	101%*
3 Bedrooms	25	26	104%*
4 Bedrooms & Greater	2	0	NA
<b>TOTAL</b>	<b>137</b>	<b>154</b>	<b>112%*</b>

SnapStats® Median Data	May	June	Variance
Inventory	135	137	1%
Solds	186	154	-17%
Sale Price	\$471,000	\$493,500	5%
Sale Price SQFT	\$532	\$532	NA
Sale to List Price Ratio	106%	105%	-1%
Days on Market	8	8	NA

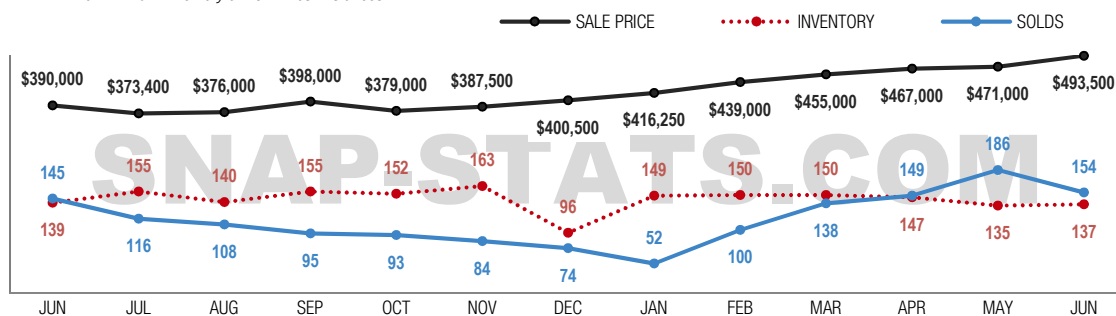
\*Sales Ratio defines market speed (higher is faster) and market type: Buyers up to 14% | Balanced 15 to 20% | Sellers 21% plus. If >100% MLS® data reported previous month's sales exceeded current inventory.

## Market Summary

- Official Market Type **NEW WESTMINSTER ATTACHED**: Sellers market at >100% Sales Ratio average (10 in 10 homes selling rate)
- Homes are selling on average 5% above list price
- Most Active Price Band\*\* \$200,000 to \$600,000 with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$600,000 to \$700,000 and Sapperton
- Sellers Best Bet\*\* Homes in Downtown, Fraserview, Quay and up to 3 bedroom properties

\*\* With a 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

www.stevebirkic.com  
steve@stevebirkic.com



## Price Band & Bedroom DETACHED HOMES

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	1	1	100%
700,001 – 800,000	0	1	NA*
800,001 – 900,000	6	8	133%*
900,001 – 1,000,000	15	13	87%
1,000,001 – 1,250,000	47	26	55%
1,250,001 – 1,500,000	108	41	38%
1,500,001 – 1,750,000	43	19	44%
1,750,001 – 2,000,000	33	6	18%
2,000,001 – 2,250,000	13	4	31%
2,250,001 – 2,500,000	24	3	13%
2,500,001 – 2,750,000	17	1	6%
2,750,001 – 3,000,000	10	0	NA
3,000,001 – 3,500,000	6	0	NA
3,500,001 – 4,000,000	6	2	33%
4,000,001 & Greater	1	0	NA
<b>TOTAL</b>	<b>330</b>	<b>125</b>	<b>38%</b>

2 Bedrooms & Less	10	3	30%
3 to 4 Bedrooms	101	64	63%
5 to 6 Bedrooms	162	49	30%
7 Bedrooms & More	57	9	16%
<b>TOTAL</b>	<b>330</b>	<b>125</b>	<b>38%</b>

SnapStats® Median Data	May	June	Variance
Inventory	306	330	8%
Solds	139	125	-10%
Sale Price	\$1,310,000	\$1,350,000	3%
Sale Price SQFT	\$456	\$510	12%
Sale to List Price Ratio	101%	104%	3%
Days on Market	11	12	9%

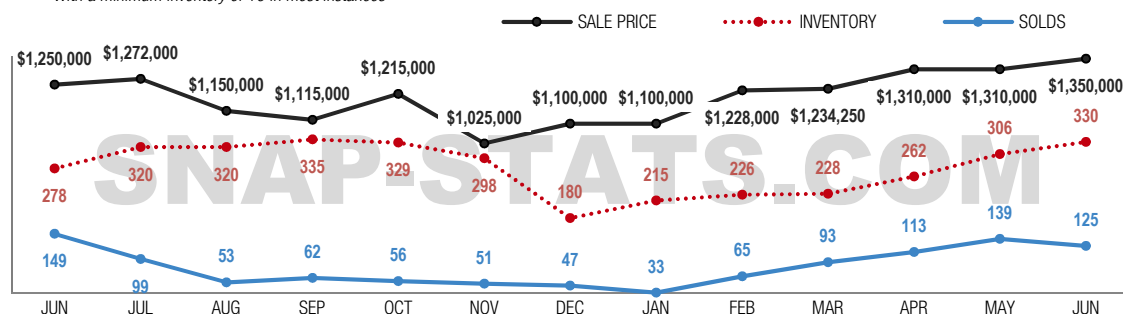
\*Sales Ratio defines market speed (higher is faster) and market type: Buyers up to 14% | Balanced 15 to 20% | Sellers 21% plus. If >100% MLS® data reported previous month's sales exceeded current inventory.

## Market Summary

- Official Market Type **COQUITLAM DETACHED**: Sellers market at 38% Sales Ratio average (3.8 in 10 homes selling rate)
- Homes are selling on average at 4% above list price
- Most Active Price Band\*\* \$800,000 to \$900,000 with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$2.5 mil to \$2.75 mil, Central Coquitlam, Maillardville, Westwood Plateau and 7+ bedrooms
- Sellers Best Bet\*\* Selling homes in Burke Mountain, Cape Horn, New Horizons and 3 to 4 bedroom properties

\*\* With a 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

www.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	2	0	NA
200,001 – 300,000	9	8	89%
300,001 – 400,000	20	28	140%*
400,001 – 500,000	39	51	131%*
500,001 – 600,000	36	42	117%*
600,001 – 700,000	22	24	109%*
700,001 – 800,000	7	16	229%*
800,001 – 900,000	16	8	50%
900,001 – 1,000,000	7	6	86%
1,000,001 – 1,250,000	4	2	50%
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
<b>TOTAL</b>	<b>164</b>	<b>185</b>	<b>113%*</b>
0 to 1 Bedroom	33	54	164%*
2 Bedrooms	90	90	100%
3 Bedrooms	31	35	113%*
4 Bedrooms & Greater	10	6	60%
<b>TOTAL</b>	<b>164</b>	<b>185</b>	<b>113%*</b>

SnapStats® Median Data	May	June	Variance
Inventory	159	164	3%
Solds	198	185	-7%
Sale Price	\$522,500	\$520,000	NA
Sale Price SQFT	\$551	\$587	7%
Sale to List Price Ratio	105%	104%	-1%
Days on Market	8	8	NA

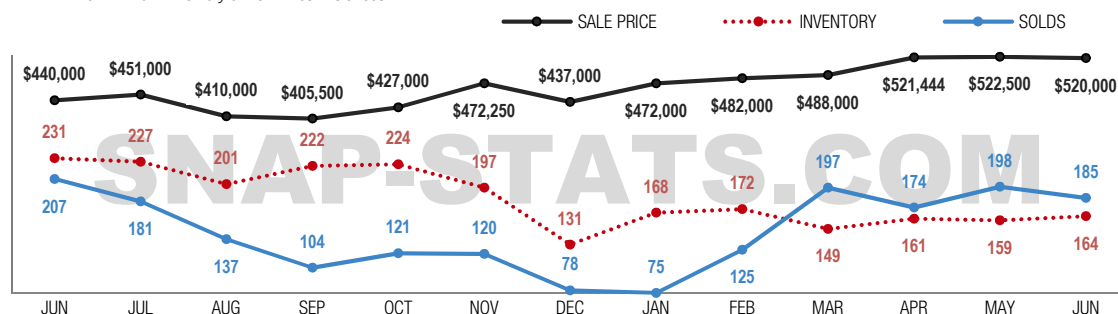
\*Sales Ratio defines market speed (higher is faster) and market type: Buyers up to 14% | Balanced 15 to 20% | Sellers 21% plus. If >100% MLS® data reported previous month's sales exceeded current inventory.

## Market Summary

- Official Market Type **COQUITLAM ATTACHED**: Sellers market at >100% Sales Ratio average (10 in 10 homes selling rate)
- Homes are selling on average 4% above list price
- Most Active Price Band\*\* \$300,000 to \$800,000 with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$800,000 to \$900,000, New Horizons, Westwood Plateau and minimum 4 bedrooms
- Sellers Best Bet\*\* Selling homes in Burke Mountain, Coquitlam West, Maillardville, North Coquitlam and up to 3 bedrooms

\*\* With a 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

www.stevebirkic.com  
steve@stevebirkic.com



## Price Band & Bedroom DETACHED HOMES

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	1	1	100%
700,001 – 800,000	7	3	43%
800,001 – 900,000	11	17	155%*
900,001 – 1,000,000	20	16	80%
1,000,001 – 1,250,000	33	18	55%
1,250,001 – 1,500,000	9	9	100%
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	1	0	NA
4,000,001 & Greater	0	0	NA
<b>TOTAL</b>	<b>83</b>	<b>64</b>	<b>77%</b>

2 Bedrooms & Less	7	3	43%
3 to 4 Bedrooms	48	41	85%
5 to 6 Bedrooms	27	18	67%
7 Bedrooms & More	1	2	200%*
<b>TOTAL</b>	<b>83</b>	<b>64</b>	<b>77%</b>

SnapStats® Median Data	May	June	Variance
Inventory	90	83	-8%
Solds	68	64	-6%
Sale Price	\$992,000	\$973,500	-2%
Sale Price SQFT	\$428	\$460	7%
Sale to List Price Ratio	103%	104%	1%
Days on Market	8	8	NA

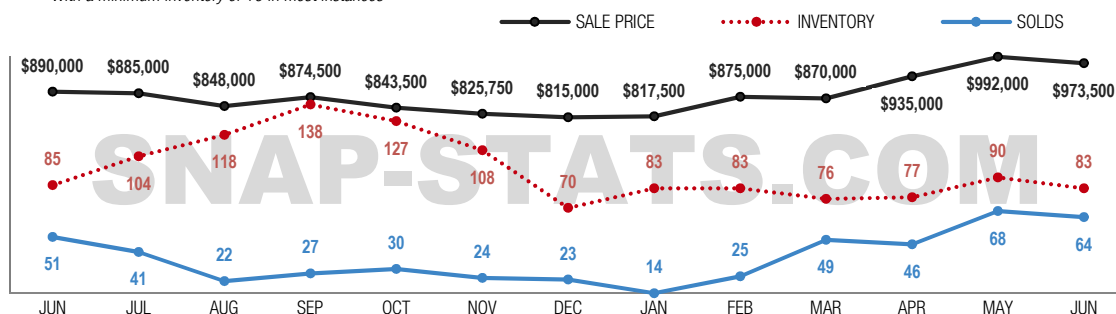
\*Sales Ratio defines market speed (higher is faster) and market type: Buyers up to 14% | Balanced 15 to 20% | Sellers 21% plus. If >100% MLS® data reported previous month's sales exceeded current inventory.

## Market Summary

- Official Market Type **PORT COQUITLAM DETACHED**: Sellers market at 77% Sales Ratio average (7.7 in 10 homes selling rate)
- Homes are selling on average 4% above list price
- Most Active Price Band\*\* \$800,000 to \$900,000 with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1 mil to \$1.25 mil, Oxford Heights, Woodland Acres and 5 to 6 bedroom properties
- Sellers Best Bet\*\* Selling homes in Citadel, Glenwood, Lincoln Park and 3 to 4 bedroom properties

\*\* With a 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

www.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	2	200%*
200,001 – 300,000	3	16	533%*
300,001 – 400,000	18	31	172%*
400,001 – 500,000	14	23	164%*
500,001 – 600,000	9	9	100%
600,001 – 700,000	2	13	650%*
700,001 – 800,000	10	10	100%
800,001 – 900,000	4	2	50%
900,001 – 1,000,000	0	1	NA*
1,000,001 – 1,250,000	1	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>62</b>	<b>107</b>	<b>173%*</b>

0 to 1 Bedroom	13	28	215%*
2 Bedrooms	26	48	185%*
3 Bedrooms	19	28	147%*
4 Bedrooms & Greater	4	3	75%
<b>TOTAL</b>	<b>62</b>	<b>107</b>	<b>173%*</b>

SnapStats® Median Data	May	June	Variance
Inventory	76	62	-18%
Solds	100	107	7%
Sale Price	\$455,000	\$430,000	-5%
Sale Price SQFT	\$434	\$452	4%
Sale to List Price Ratio	101%	105%	4%
Days on Market	9	8	-11%

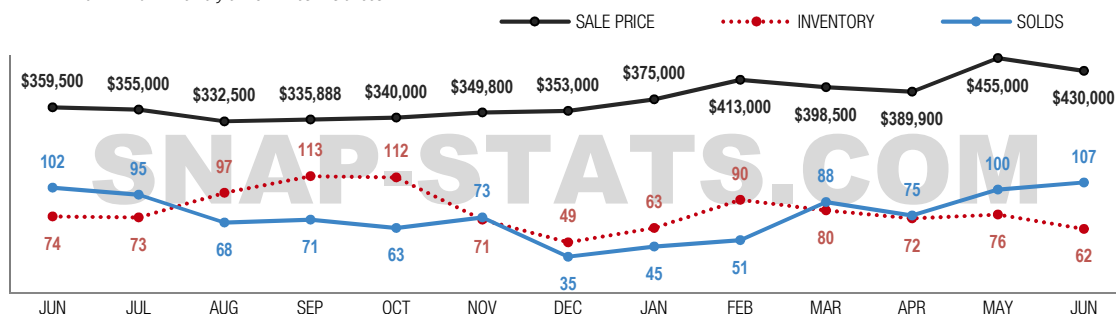
\*Sales Ratio defines market speed (higher is faster) and market type: Buyers up to 14% | Balanced 15 to 20% | Sellers 21% plus. If >100% MLS® data reported previous month's sales exceeded current inventory.

## Market Summary

- Official Market Type **PORT COQUITLAM ATTACHED**: Sellers market at >100% Sales Ratio average (10 in 10 homes selling rate)
- Homes are selling on average 5% above list price
- Most Active Price Band\*\* \$200,000 to \$800,000 with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes in Glenwood (Sellers market)
- Sellers Best Bet\*\* Selling homes in Central Port Coquitlam, Riverwood and up to 3 bedroom properties

\*\* With a 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

www.stevebirkic.com  
steve@stevebirkic.com



## Price Band & Bedroom DETACHED HOMES

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	1	0	NA
700,001 – 800,000	1	0	NA
800,001 – 900,000	0	1	NA*
900,001 – 1,000,000	3	3	100%
1,000,001 – 1,250,000	7	5	71%
1,250,001 – 1,500,000	15	3	20%
1,500,001 – 1,750,000	13	3	23%
1,750,001 – 2,000,000	8	1	13%
2,000,001 – 2,250,000	2	0	NA
2,250,001 – 2,500,000	1	2	200%*
2,500,001 – 2,750,000	2	0	NA
2,750,001 – 3,000,000	5	0	NA
3,000,001 – 3,500,000	4	0	NA
3,500,001 – 4,000,000	2	0	NA
4,000,001 & Greater	10	1	10%
<b>TOTAL</b>	<b>74</b>	<b>19</b>	<b>26%</b>

2 Bedrooms & Less	2	0	NA
3 to 4 Bedrooms	37	15	41%
5 to 6 Bedrooms	30	4	13%
7 Bedrooms & More	5	0	NA
<b>TOTAL</b>	<b>74</b>	<b>19</b>	<b>26%</b>

SnapStats® Median Data	May	June	Variance
Inventory	65	74	14%
Solds	28	19	-32%
Sale Price	\$1,368,500	\$1,350,000	-1%
Sale Price SQFT	\$475	\$481	1%
Sale to List Price Ratio	99%	100%	1%
Days on Market	11	13	18%

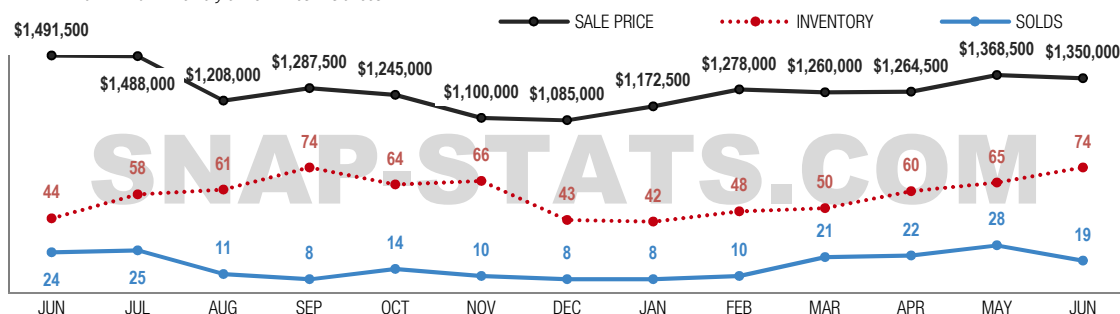
\*Sales Ratio defines market speed (higher is faster) and market type: Buyers up to 14% | Balanced 15 to 20% | Sellers 21% plus. If >100% MLS® data reported previous month's sales exceeded current inventory.

## Market Summary

- Official Market Type **PORT MOODY DETACHED**: Sellers market at 26% Sales Ratio average (2.6 in 10 homes selling rate)
- Homes are selling on average at list price
- Most Active Price Band\*\* \$1.5 mil to \$1.75 mil with average 23% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.75 mil to \$2 mil, Belcarra, Heritage Woods, Port Moody Centre and 5 to 6 bedroom properties
- Sellers Best Bet\*\* Selling homes in Anmore and 3 to 4 bedroom properties

\*\* With a 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

www.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	1	2	200%*
300,001 – 400,000	1	2	200%*
400,001 – 500,000	6	18	300%*
500,001 – 600,000	9	13	144%*
600,001 – 700,000	15	16	107%*
700,001 – 800,000	9	4	44%
800,001 – 900,000	6	10	167%*
900,001 – 1,000,000	2	2	100%
1,000,001 – 1,250,000	1	2	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
<b>TOTAL</b>	<b>50</b>	<b>69</b>	<b>138%*</b>

0 to 1 Bedroom	2	6	300%*
2 Bedrooms	31	42	135%*
3 Bedrooms	13	17	131%*
4 Bedrooms & Greater	4	4	100%
<b>TOTAL</b>	<b>50</b>	<b>69</b>	<b>138%*</b>

SnapStats® Median Data	May	June	Variance
Inventory	65	50	-23%
Solds	75	69	-8%
Sale Price	\$589,000	\$587,000	NA
Sale Price SQFT	\$550	\$587	7%
Sale to List Price Ratio	102%	102%	NA
Days on Market	8	8	NA

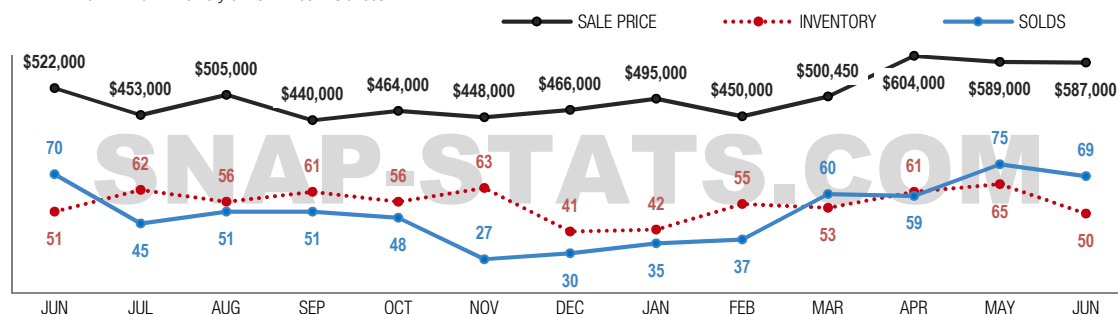
\*Sales Ratio defines market speed (higher is faster) and market type: Buyers up to 14% | Balanced 15 to 20% | Sellers 21% plus. If >100% MLS® data reported previous month's sales exceeded current inventory.

## Market Summary

- Official Market Type **PORT MOODY ATTACHED**: Sellers market at >100% Sales Ratio average (10 in 10 homes selling rate)
- Homes are selling on average 2% above list price
- Most Active Price Band\*\* \$400,000 to \$700,000 and \$800,000 to \$900,000 with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$700,000 to \$800,000
- Sellers Best Bet\*\* Selling homes in North Shore, Port Moody Centre and 2 to 3 bedroom properties

\*\* With a 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

www.stevebirkic.com  
steve@stevebirkic.com



### Price Band & Bedroom DETACHED HOMES

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	1	50%
700,001 – 800,000	1	5	500%*
800,001 – 900,000	7	11	157%*
900,001 – 1,000,000	0	8	NA*
1,000,001 – 1,250,000	1	0	NA
1,250,001 – 1,500,000	2	0	NA
1,500,001 – 1,750,000	0	0	NA
1,750,001 – 2,000,000	0	0	NA
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	0	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	0	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	1	0	NA
4,000,001 & Greater	0	0	NA
<b>TOTAL</b>	<b>14</b>	<b>25</b>	<b>179%*</b>
2 Bedrooms & Less	0	1	NA*
3 to 4 Bedrooms	8	19	238%*
5 to 6 Bedrooms	6	5	83%
7 Bedrooms & More	0	0	NA
<b>TOTAL</b>	<b>14</b>	<b>25</b>	<b>179%*</b>

SnapStats® Median Data	May	June	Variance
Inventory	22	14	-36%
Solds	20	25	25%
Sale Price	\$863,950	\$865,000	NA
Sale Price SQFT	\$350	\$386	10%
Sale to List Price Ratio	102%	102%	NA
Days on Market	7	8	14%

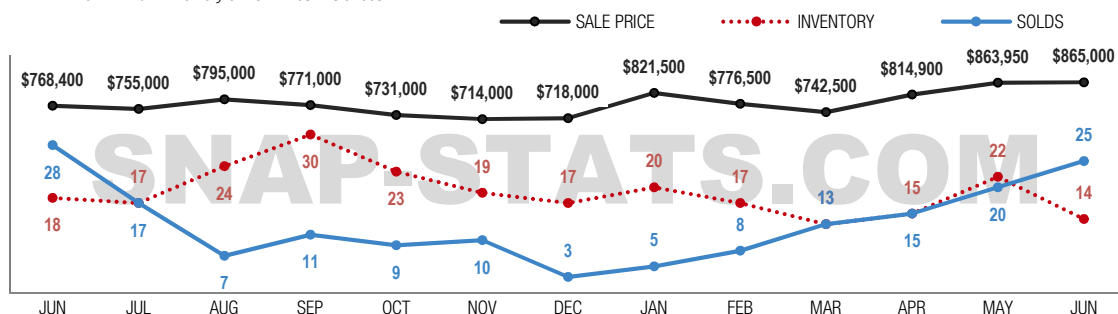
\*Sales Ratio defines market speed (higher is faster) and market type: Buyers up to 14% | Balanced 15 to 20% | Sellers 21% plus. If >100% MLS® data reported previous month's sales exceeded current inventory.

### Market Summary

- Official Market Type **PITT MEADOWS DETACHED**: Sellers market at >100% Sales Ratio average (10 in 10 homes selling rate)
- Homes are selling on average 2% above list price
- Most Active Price Band\*\* \$800,000 to \$900,000 with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* *Insufficient data*
- Sellers Best Bet\*\* Selling homes in Central / South Meadows and 3 to 4 bedroom properties

\*\* With a 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

www.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	8	400%*
300,001 – 400,000	3	25	833%*
400,001 – 500,000	9	10	111%*
500,001 – 600,000	4	8	200%*
600,001 – 700,000	2	0	NA
700,001 – 800,000	0	1	NA*
800,001 – 900,000	0	0	NA
900,001 – 1,000,000	0	1	NA*
1,000,001 – 1,250,000	1	0	NA
1,250,001 – 1,500,000	1	0	NA
1,500,001 – 1,750,000	0	0	NA
1,750,001 – 2,000,000	0	0	NA
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	0	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	0	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
<b>TOTAL</b>	<b>22</b>	<b>53</b>	<b>241%*</b>
0 to 1 Bedroom	3	19	633%*
2 Bedrooms	15	23	153%*
3 Bedrooms	4	11	275%*
4 Bedrooms & Greater	0	0	NA
<b>TOTAL</b>	<b>22</b>	<b>53</b>	<b>241%*</b>

SnapStats® Median Data	May	June	Variance
Inventory	41	22	-46%
Solds	48	53	10%
Sale Price	\$400,000	\$349,900	-13%
Sale Price SQFT	\$390	\$349	-11%
Sale to List Price Ratio	100%	100%	NA
Days on Market	7	7	NA

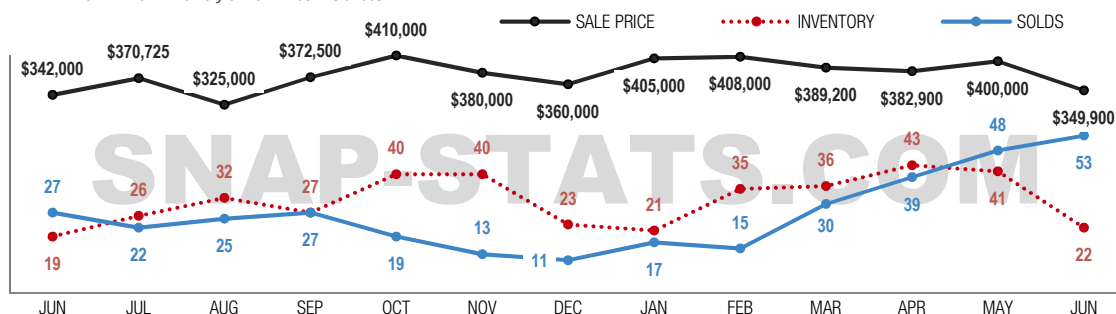
\*Sales Ratio defines market speed (higher is faster) and market type: Buyers up to 14% | Balanced 15 to 20% | Sellers 21% plus. If >100% MLS® data reported previous month's sales exceeded current inventory.

### Market Summary

- Official Market Type **PITT MEADOWS ATTACHED**: Sellers market at >100% Sales Ratio average (10 in 10 homes selling rate)
- Homes are selling on average at list price
- Most Active Price Band\*\* \$200,000 to \$600,000 with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* *Insufficient data*
- Sellers Best Bet\*\* Selling homes in Central / Mid Meadows and up to 3 bedroom properties

\*\* With a 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

www.stevebirkic.com  
steve@stevebirkic.com



## Price Band & Bedroom DETACHED HOMES

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	7	8	114%*
600,001 – 700,000	33	23	70%
700,001 – 800,000	37	31	84%
800,001 – 900,000	34	27	79%
900,001 – 1,000,000	39	17	44%
1,000,001 – 1,250,000	40	16	40%
1,250,001 – 1,500,000	26	3	12%
1,500,001 – 1,750,000	12	0	NA
1,750,001 – 2,000,000	5	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	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	2	0	NA
<b>TOTAL</b>	<b>238</b>	<b>125</b>	<b>53%</b>

2 Bedrooms & Less	14	5	36%
3 to 4 Bedrooms	126	85	67%
5 to 6 Bedrooms	86	33	38%
7 Bedrooms & More	12	2	17%
<b>TOTAL</b>	<b>238</b>	<b>125</b>	<b>53%</b>

SnapStats® Median Data	May	June	Variance
Inventory	217	238	10%
Solds	153	125	-18%
Sale Price	\$800,000	\$810,000	1%
Sale Price SQFT	\$321	\$322	NA
Sale to List Price Ratio	100%	102%	2%
Days on Market	8	8	NA

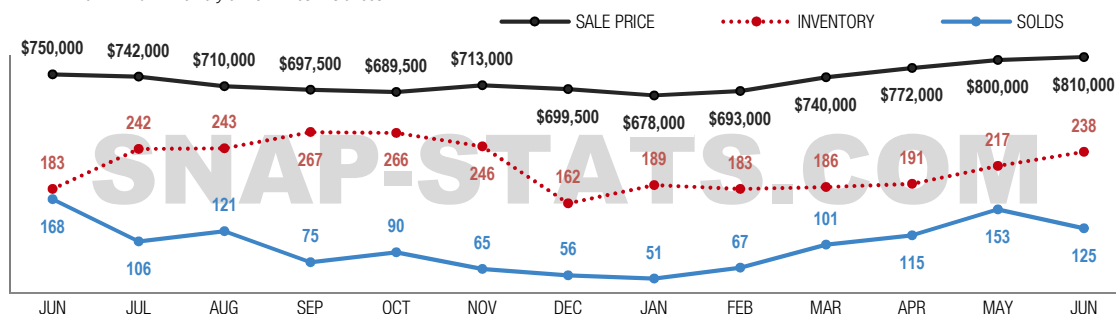
\*Sales Ratio defines market speed (higher is faster) and market type: Buyers up to 14% | Balanced 15 to 20% | Sellers 21% plus. If >100% MLS® data reported previous month's sales exceeded current inventory.

## Market Summary

- Official Market Type **MAPLE RIDGE DETACHED**: Sellers market at 53% Sales Ratio average (5.3 in 10 homes selling rate)
- Homes are selling on average 2% above list price
- Most Active Price Band\*\* \$500,000 to \$600,000 with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.25 mil to \$1.5 mil, Thornhill, West Central and minimum 7 bedroom properties
- Sellers Best Bet\*\* Selling homes in Albion, Cottonwood, East Central and 3 to 4 bedroom properties

\*\* With a 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

www.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	2	5	250%*
200,001 – 300,000	13	16	123%*
300,001 – 400,000	19	23	121%*
400,001 – 500,000	5	25	500%*
500,001 – 600,000	14	23	164%*
600,001 – 700,000	5	8	160%*
700,001 – 800,000	0	0	NA
800,001 – 900,000	0	1	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
<b>TOTAL</b>	<b>58</b>	<b>101</b>	<b>174%*</b>

0 to 1 Bedroom	9	12	133%*
2 Bedrooms	28	39	139%*
3 Bedrooms	16	43	269%*
4 Bedrooms & Greater	5	7	140%*
<b>TOTAL</b>	<b>58</b>	<b>101</b>	<b>174%*</b>

SnapStats® Median Data	May	June	Variance
Inventory	88	58	-34%
Solds	127	101	-20%
Sale Price	\$392,000	\$415,000	6%
Sale Price SQFT	\$317	\$319	1%
Sale to List Price Ratio	101%	104%	3%
Days on Market	10	8	-20%

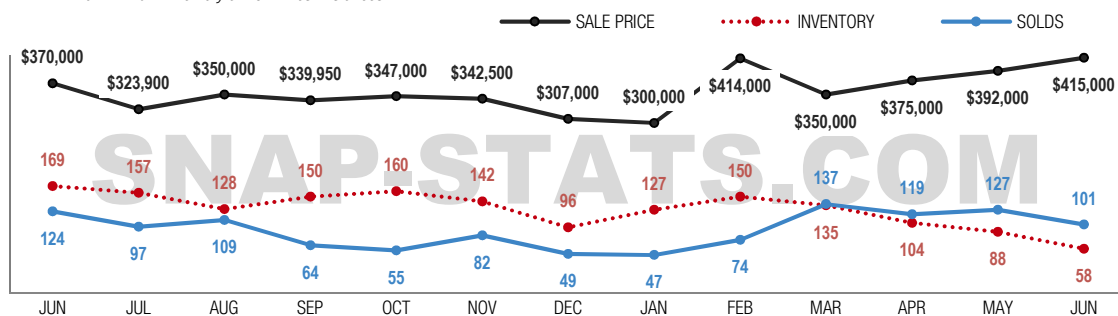
\*Sales Ratio defines market speed (higher is faster) and market type: Buyers up to 14% | Balanced 15 to 20% | Sellers 21% plus. If >100% MLS® data reported previous month's sales exceeded current inventory.

## Market Summary

- Official Market Type **MAPLE RIDGE ATTACHED**: Sellers market at >100% Sales Ratio average (10 in 10 homes selling rate)
- Homes are selling on average 4% above list price
- Most Active Price Band\*\* \$200,000 to \$700,000 with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* *Insufficient data*
- Sellers Best Bet\*\* Selling homes in Cottonwood, East Central, Southwest, West Central and up to 3 bedroom properties

\*\* With a 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

www.stevebirkic.com  
steve@stevebirkic.com

