

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

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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	0	0	NA
1,000,001 – 1,250,000	16	13	81%
1,250,001 – 1,500,000	79	17	22%
1,500,001 – 1,750,000	96	5	5%
1,750,001 – 2,000,000	107	7	7%
2,000,001 – 2,250,000	37	4	11%
2,250,001 – 2,500,000	77	6	8%
2,500,001 – 2,750,000	28	2	7%
2,750,001 – 3,000,000	40	1	3%
3,000,001 – 3,500,000	29	0	NA
3,500,001 – 4,000,000	13	0	NA
4,000,001 & Greater	5	0	NA
<b>TOTAL*</b>	<b>527</b>	<b>55</b>	<b>10%</b>

2 Bedrooms & Less	17	4	24%
3 to 4 Bedrooms	179	21	12%
5 to 6 Bedrooms	218	21	10%
7 Bedrooms & More	113	9	8%
<b>TOTAL*</b>	<b>527</b>	<b>55</b>	<b>10%</b>

SnapStats®	May	June	Variance
Inventory	531	527	-1%
Solds	79	55	-30%
Sale Price	\$1,588,000	\$1,450,000	-9%
Sale Price SQFT	\$597	\$557	-7%
Sale to List Price Ratio	99%	97%	-2%
Days on Market	16	32	100%

\*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

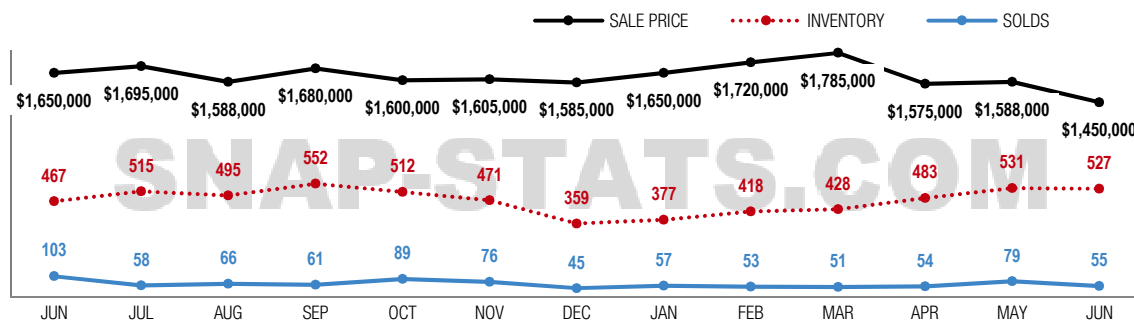
SnapStats®	Inventory	Sales	Sales Ratio
Big Bend	3	0	NA
Brentwood Park	8	0	NA
Buckingham Heights	11	1	9%
Burnaby Hospital	13	4	31%
Burnaby Lake	25	1	4%
Cariboo	0	0	NA
Capitol Hill	42	5	12%
Central	11	1	9%
Central Park	10	2	20%
Deer Lake	11	1	9%
Deer Lake Place	9	1	11%
East Burnaby	41	5	12%
Edmonds	17	3	18%
Forest Glen	19	3	16%
Forest Hills	0	0	NA
Garden Village	9	1	11%
Government Road	23	0	NA
Greentree Village	3	2	67%
Highgate	16	3	19%
Metrotown	21	4	19%
Montecito	9	3	33%
Oakdale	2	0	NA
Oaklands	0	0	NA
Parkcrest	25	2	8%
Simon Fraser Hills	0	0	NA
Simon Fraser University SFU	9	1	11%
South Slope	48	3	6%
Sperling-Duthie	31	1	3%
Sullivan Heights	5	2	40%
Suncrest	12	2	17%
The Crest	12	0	NA
Upper Deer Lake	27	1	4%
Vancouver Heights	21	2	10%
Westridge	13	0	NA
Willingdon Heights	21	1	5%
<b>TOTAL*</b>	<b>527</b>	<b>55</b>	<b>10%</b>

## Market Summary

- Market Type Indicator **BURNABY DETACHED**: Buyers Market at 10% Sales Ratio average (1 in 10 homes selling rate)
- Homes are selling on average 3% below list price
- Most Active Price Band\*\* \$1 mil to \$1.25 mil with average 81% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$2.75 mil to \$3 mil, Burnaby Lake, Sperling-Duthie, Upper Deer Lake and Willingdon Heights
- Sellers Best Bet\*\* Selling homes in Burnaby Hospital, Montecito and up to 2 bedroom properties

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

## 13 Month Market Trend



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## Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	0	0	NA
300,001 – 400,000	10	7	70%
400,001 – 500,000	47	33	70%
500,001 – 600,000	101	37	37%
600,001 – 700,000	101	39	39%
700,001 – 800,000	78	36	46%
800,001 – 900,000	65	15	23%
900,001 – 1,000,000	51	8	16%
1,000,001 – 1,250,000	38	12	32%
1,250,001 – 1,500,000	13	1	8%
1,500,001 – 1,750,000	6	0	NA
1,750,001 – 2,000,000	3	2	67%
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	2	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*	515	190	37%

0 to 1 Bedroom	408	45	11%
2 Bedrooms	107	108	101%*
3 Bedrooms	0	28	NA*
4 Bedrooms & Greater	0	9	NA*
TOTAL*	515	190	37%

SnapStats®	May	June	Variance
Inventory	451	515	14%
Solds	215	190	-12%
Sale Price	\$642,000	\$639,000	0%
Sale Price SQFT	\$713	\$708	-1%
Sale to List Price Ratio	103%	98%	-5%
Days on Market	11	15	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 CONDOS & TOWNHOMES

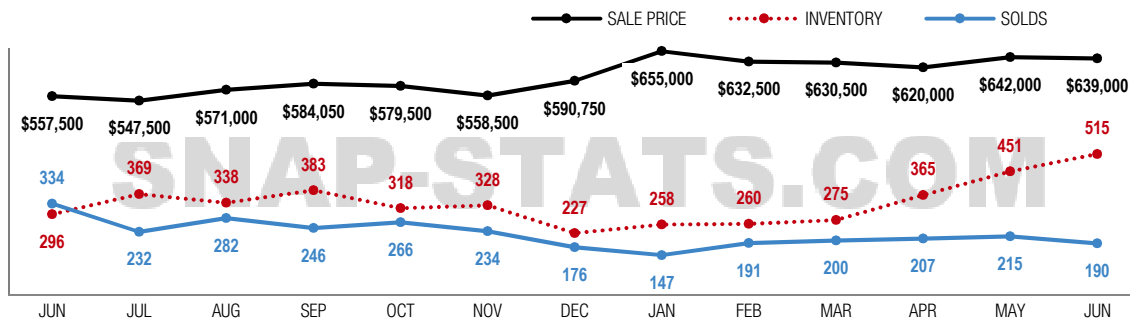
SnapStats®	Inventory	Sales	Sales Ratio
Big Bend	1	2	200%*
Brentwood Park	78	32	41%
Buckingham Heights	2	1	50%
Burnaby Hospital	0	0	NA
Burnaby Lake	8	4	50%
Cariboo	7	5	71%
Capitol Hill	6	4	67%
Central	17	3	18%
Central Park	19	6	32%
Deer Lake	0	0	NA
Deer Lake Place	0	0	NA
East Burnaby	8	0	NA
Edmonds	37	11	30%
Forest Glen	32	13	41%
Forest Hills	6	5	83%
Garden Village	0	0	NA
Government Road	15	8	53%
Greentree Village	1	1	100%
Highgate	44	15	34%
Metrotown	123	31	25%
Montecito	8	3	38%
Oakdale	0	0	NA
Oaklands	1	3	300%*
Parkcrest	0	0	NA
Simon Fraser Hills	6	4	67%
Simon Fraser University SFU	26	8	31%
South Slope	31	11	35%
Sperling-Duthie	1	0	NA
Sullivan Heights	20	7	35%
Suncrest	0	0	NA
The Crest	4	4	100%
Upper Deer Lake	1	0	NA
Vancouver Heights	7	4	57%
Westridge	1	3	300%*
Willingdon Heights	5	2	40%
TOTAL*	515	190	37%

## Market Summary

- Market Type Indicator **BURNABY ATTACHED**: Sellers Market at 37% Sales Ratio average (3.7 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band\*\* \$300,000 to \$500,000 with average 70% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.25 mil to \$1.75 mil, Central and up to 1 bedroom properties
- Sellers Best Bet\*\* Selling homes in Burnaby Lake, Government Road and 2 bedroom properties

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

## 13 Month Market Trend



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## Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 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	2	NA*
800,001 – 900,000	5	1	20%
900,001 – 1,000,000	10	3	30%
1,000,001 – 1,250,000	31	9	29%
1,250,001 – 1,500,000	31	9	29%
1,500,001 – 1,750,000	14	3	21%
1,750,001 – 2,000,000	8	1	13%
2,000,001 – 2,250,000	8	1	13%
2,250,001 – 2,500,000	2	0	NA
2,500,001 – 2,750,000	2	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	1	0	NA
4,000,001 & Greater	2	0	NA
TOTAL*	116	29	25%

2 Bedrooms & Less	13	0	NA
3 to 4 Bedrooms	59	16	27%
5 to 6 Bedrooms	39	9	23%
7 Bedrooms & More	5	4	80%
TOTAL*	116	29	25%

SnapStats®	May	June	Variance
Inventory	110	116	5%
Solds	23	29	26%
Sale Price	\$1,365,000	\$1,238,000	-9%
Sale Price SQFT	\$513	\$501	-2%
Sale to List Price Ratio	101%	99%	-2%
Days on Market	8	19	138%

\*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

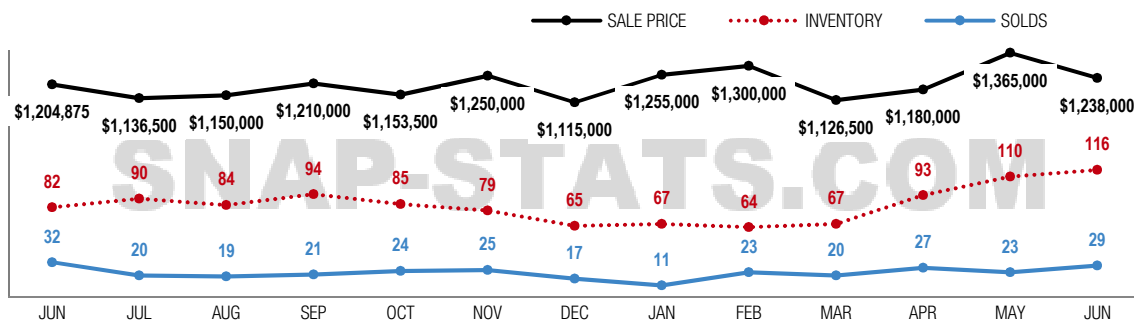
SnapStats®	Inventory	Sales	Sales Ratio
Brunette	0	0	NA
Connaught Heights	6	3	50%
Downtown	0	0	NA
Fraserview	0	0	NA
GlenBrooke North	13	5	38%
Moody Park	4	3	75%
North Arm	0	0	NA
Quay	0	0	NA
Queensborough	29	7	24%
Queens Park	11	4	36%
Sapperton	10	3	30%
The Heights	18	3	17%
Uptown	6	0	NA
West End	19	1	5%
TOTAL*	116	29	25%

## Market Summary

- Market Type Indicator **NEW WESTMINSTER DETACHED**: Sellers Market at 25% Sales Ratio average (2.5 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band\*\* \$900,000 to \$1 mil with average 30% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.75 mil to \$2.25 mil, The Heights, West End and 5 to 6 bedroom properties
- Sellers Best Bet\*\* Selling homes in GlenBrooke North, Queens Park 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	5	1	20%
300,001 – 400,000	15	21	140%*
400,001 – 500,000	39	30	77%
500,001 – 600,000	46	24	52%
600,001 – 700,000	43	22	51%
700,001 – 800,000	26	7	27%
800,001 – 900,000	14	2	14%
900,001 – 1,000,000	4	0	NA
1,000,001 – 1,250,000	5	2	40%
1,250,001 – 1,500,000	4	0	NA
1,500,001 – 1,750,000	0	1	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	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	0	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	205	110	54%

0 to 1 Bedroom	54	37	69%
2 Bedrooms	127	65	51%
3 Bedrooms	23	8	35%
4 Bedrooms & Greater	1	0	NA
TOTAL*	205	110	54%

SnapStats®	May	June	Variance
Inventory	196	205	5%
Solds	106	110	4%
Sale Price	\$499,900	\$512,500	3%
Sale Price SQFT	\$545	\$563	3%
Sale to List Price Ratio	100%	102%	2%
Days on Market	8	10	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

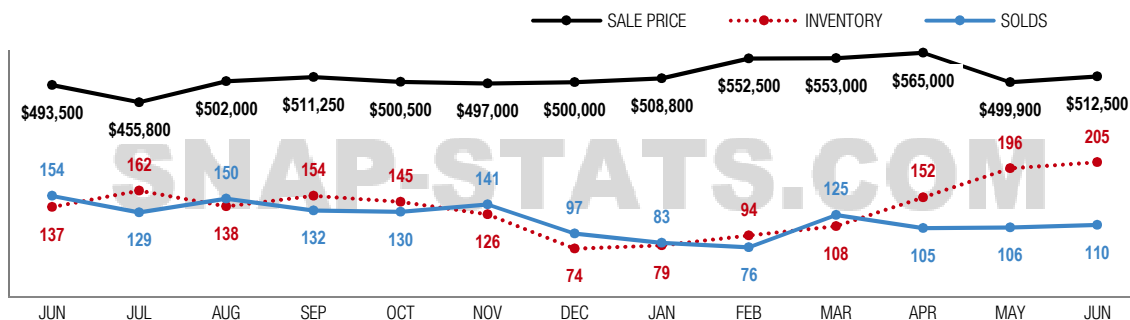
SnapStats®	Inventory	Sales	Sales Ratio
Brunette	0	0	NA
Connaught Heights	0	0	NA
Downtown	39	28	72%
Fraserview	34	16	47%
GlenBrooke North	3	5	167%*
Moody Park	0	0	NA
North Arm	0	0	NA
Quay	39	16	41%
Queensborough	30	8	27%
Queens Park	0	0	NA
Sapperton	7	8	114%*
The Heights	2	0	NA
Uptown	49	28	57%
West End	2	1	50%
TOTAL*	205	110	54%

## Market Summary

- Market Type Indicator **NEW WESTMINSTER ATTACHED**: Sellers Market at 54% Sales Ratio average (5.4 in 10 homes selling rate)
- Homes are selling on average 2% above list price
- Most Active Price Band\*\* \$300,000 to \$400,000 with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$800,000 to \$900,000, Queensborough and 3 bedroom properties
- Sellers Best Bet\*\* Selling homes in Downtown, Sapperton 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	4	1	25%
800,001 – 900,000	4	1	25%
900,001 – 1,000,000	12	4	33%
1,000,001 – 1,250,000	53	17	32%
1,250,001 – 1,500,000	115	22	19%
1,500,001 – 1,750,000	98	7	7%
1,750,001 – 2,000,000	52	4	8%
2,000,001 – 2,250,000	24	1	4%
2,250,001 – 2,500,000	20	1	5%
2,500,001 – 2,750,000	31	2	6%
2,750,001 – 3,000,000	15	0	NA
3,000,001 – 3,500,000	12	0	NA
3,500,001 – 4,000,000	8	0	NA
4,000,001 & Greater	3	0	NA
TOTAL*	451	60	13%

2 Bedrooms & Less	22	0	NA
3 to 4 Bedrooms	165	33	20%
5 to 6 Bedrooms	186	19	10%
7 Bedrooms & More	78	8	10%
TOTAL*	451	60	13%

SnapStats®	May	June	Variance
Inventory	439	451	3%
Solds	71	60	-15%
Sale Price	\$1,370,000	\$1,310,000	-4%
Sale Price SQFT	\$459	\$455	-1%
Sale to List Price Ratio	98%	97%	-1%
Days on Market	14	20	43%

\*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

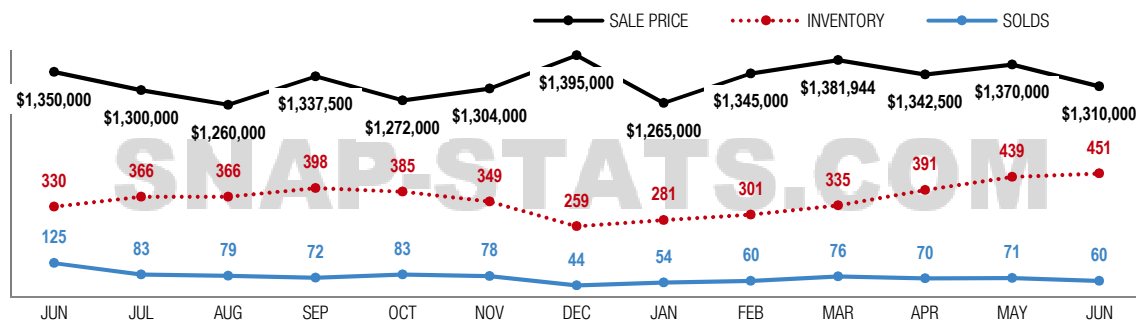
SnapStats®	Inventory	Sales	Sales Ratio
Burke Mountain	72	10	14%
Canyon Springs	3	1	33%
Cape Horn	23	2	9%
Central Coquitlam	97	11	11%
Chineside	7	2	29%
Coquitlam East	26	0	NA
Coquitlam West	62	7	11%
Eagle Ridge	4	1	25%
Harbour Chines	8	2	25%
Harbour Place	5	1	20%
Hockaday	7	1	14%
Maillardville	26	2	8%
Meadow Brook	6	2	33%
New Horizons	7	3	43%
North Coquitlam	2	0	NA
Park Ridge Estates	2	0	NA
Ranch Park	22	8	36%
River Springs	6	1	17%
Scott Creek	3	2	67%
Summitt View	3	0	NA
Upper Eagle Ridge	6	1	17%
Westwood Plateau	53	3	6%
Westwood Summit	1	0	NA
TOTAL*	451	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 3% below list price
- Most Active Price Band\*\* \$900,000 to \$1 mil with average 33% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$2 mil to \$2.25 mil, Westwood Plateau and minimum 5 bedroom properties
- Sellers Best Bet\*\* Selling homes in Ranch Park and 3 to 4 bedroom properties

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

## 13 Month Market Trend



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## Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	1	0	NA
300,001 – 400,000	20	10	50%
400,001 – 500,000	47	29	62%
500,001 – 600,000	79	22	28%
600,001 – 700,000	57	25	44%
700,001 – 800,000	57	15	26%
800,001 – 900,000	19	5	26%
900,001 – 1,000,000	16	2	13%
1,000,001 – 1,250,000	20	1	5%
1,250,001 – 1,500,000	7	1	14%
1,500,001 – 1,750,000	3	0	NA
1,750,001 – 2,000,000	0	0	NA
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	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*	326	110	34%

0 to 1 Bedroom	80	33	41%
2 Bedrooms	166	58	35%
3 Bedrooms	57	15	26%
4 Bedrooms & Greater	23	4	17%
TOTAL*	326	110	34%

SnapStats®	May	June	Variance
Inventory	293	326	11%
Solds	124	110	-11%
Sale Price	\$620,500	\$572,500	-8%
Sale Price SQFT	\$636	\$654	3%
Sale to List Price Ratio	101%	101%	0%
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 CONDOS & TOWNHOMES

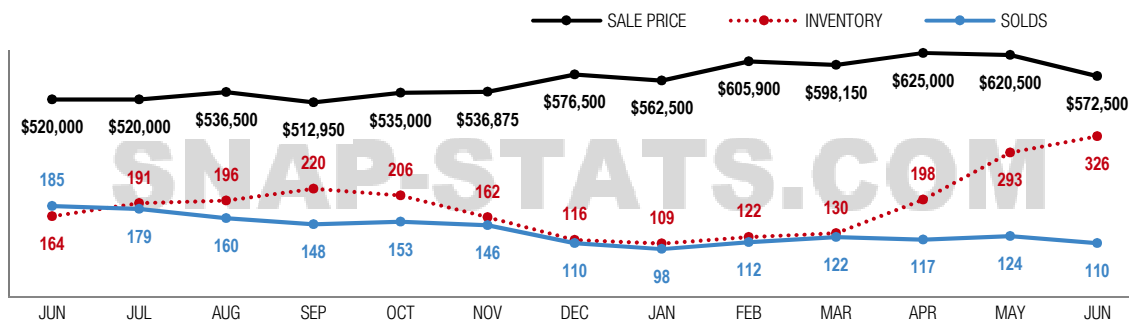
SnapStats®	Inventory	Sales	Sales Ratio
Burke Mountain	26	6	23%
Canyon Springs	7	3	43%
Cape Horn	0	0	NA
Central Coquitlam	11	8	73%
Chineside	0	0	NA
Coquitlam East	7	0	NA
Coquitlam West	73	30	41%
Eagle Ridge	12	7	58%
Harbour Chines	0	0	NA
Harbour Place	0	0	NA
Hockaday	0	0	NA
Maillardville	17	5	29%
Meadow Brook	0	0	NA
New Horizons	27	8	30%
North Coquitlam	98	34	35%
Park Ridge Estates	0	0	NA
Ranch Park	1	0	NA
River Springs	0	0	NA
Scott Creek	1	0	NA
Summitt View	0	0	NA
Upper Eagle Ridge	3	1	33%
Westwood Plateau	43	8	19%
Westwood Summit	0	0	NA
TOTAL*	326	110	34%

## Market Summary

- Market Type Indicator **COQUITLAM ATTACHED**: Sellers Market at 34% Sales Ratio average (3.4 in 10 homes selling rate)
- Homes are selling on average 1% above list price
- Most Active Price Band\*\* \$400,000 to \$500,000 with average 62% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1 mil to \$1.25 mil, Burke Mountain, Westwood Plateau and minimum 4 bedroom properties
- Sellers Best Bet\*\* Selling homes in Central Coquitlam, Eagle Ridge and up to 1 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	1	0	NA
600,001 – 700,000	0	0	NA
700,001 – 800,000	2	2	100%
800,001 – 900,000	17	8	47%
900,001 – 1,000,000	29	14	48%
1,000,001 – 1,250,000	56	23	41%
1,250,001 – 1,500,000	22	0	NA
1,500,001 – 1,750,000	5	1	20%
1,750,001 – 2,000,000	3	0	NA
2,000,001 – 2,250,000	1	0	NA
2,250,001 – 2,500,000	1	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	0	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	2	0	NA
TOTAL*	139	48	35%

2 Bedrooms & Less	6	3	50%
3 to 4 Bedrooms	86	31	36%
5 to 6 Bedrooms	43	12	28%
7 Bedrooms & More	4	2	50%
TOTAL*	139	48	35%

SnapStats®	May	June	Variance
Inventory	145	139	-4%
Solds	36	48	33%
Sale Price	\$1,045,000	\$1,001,250	-4%
Sale Price SQFT	\$485	\$460	-5%
Sale to List Price Ratio	96%	99%	3%
Days on Market	11	14	27%

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

## Community DETACHED HOUSES

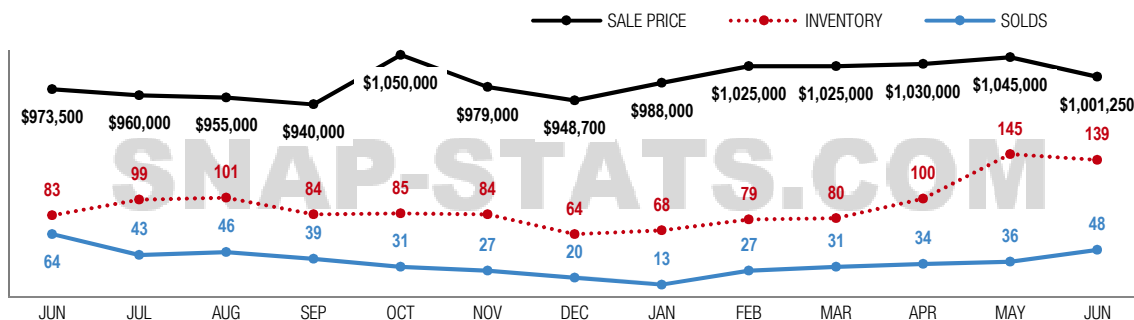
SnapStats®	Inventory	Sales	Sales Ratio
Birchland Manor	3	0	NA
Central Port Coquitlam	13	2	15%
Citadel	15	6	40%
Glenwood	28	15	54%
Lincoln Park	13	5	38%
Lower Mary Hill	11	2	18%
Mary Hill	18	4	22%
Oxford Heights	21	8	38%
Riverwood	11	4	36%
Woodland Acres	6	2	33%
TOTAL*	139	48	35%

## Market Summary

- Market Type Indicator **PORT COQUITLAM DETACHED**: Sellers Market at 35% Sales Ratio average (3.5 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band\*\* \$800,000 to \$1 mil with average 47% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1 mil to \$1.25 mil, Lower Mary Hill and 5 to 6 bedroom properties
- Sellers Best Bet\*\* Selling homes in Glenwood and 3 to 4 bedroom properties

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

## 13 Month Market Trend



## Compliments of...

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## Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	3	1	33%
300,001 – 400,000	13	7	54%
400,001 – 500,000	28	18	64%
500,001 – 600,000	25	13	52%
600,001 – 700,000	22	13	59%
700,001 – 800,000	22	5	23%
800,001 – 900,000	5	4	80%
900,001 – 1,000,000	8	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*	126	61	48%

0 to 1 Bedroom	22	13	59%
2 Bedrooms	58	31	53%
3 Bedrooms	35	14	40%
4 Bedrooms & Greater	11	3	27%
TOTAL*	126	61	48%

SnapStats®	May	June	Variance
Inventory	112	126	13%
Solds	66	61	-8%
Sale Price	\$510,000	\$545,000	7%
Sale Price SQFT	\$551	\$517	-6%
Sale to List Price Ratio	104%	101%	-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

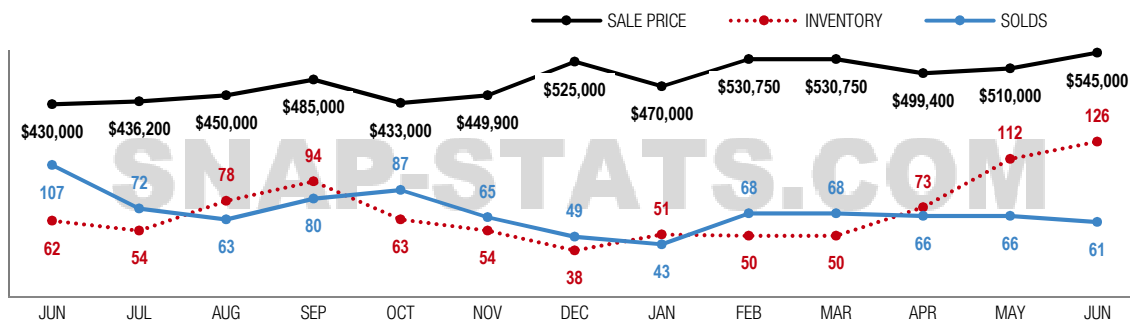
SnapStats®	Inventory	Sales	Sales Ratio
Birchland Manor	1	0	NA
Central Port Coquitlam	54	33	61%
Citadel	12	1	8%
Glenwood	28	9	32%
Lincoln Park	3	2	67%
Lower Mary Hill	0	0	NA
Mary Hill	2	2	100%
Oxford Heights	2	0	NA
Riverwood	23	14	61%
Woodland Acres	1	0	NA
TOTAL*	126	61	48%

## Market Summary

- Market Type Indicator **PORT COQUITLAM ATTACHED**: Sellers Market at 48% Sales Ratio average (4.8 in 10 homes selling rate)
- Homes are selling on average 1% above list price
- Most Active Price Band\*\* \$600,000 to \$700,000 with average 59% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$700,000 to \$800,000, Citadel and minimum 4 bedroom properties
- Sellers Best Bet\*\* Selling homes in Central Port Coquitlam, Riverwood 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	1	0	NA
1,000,001 – 1,250,000	11	1	9%
1,250,001 – 1,500,000	22	3	14%
1,500,001 – 1,750,000	13	6	46%
1,750,001 – 2,000,000	5	0	NA
2,000,001 – 2,250,000	2	0	NA
2,250,001 – 2,500,000	7	0	NA
2,500,001 – 2,750,000	4	0	NA
2,750,001 – 3,000,000	9	0	NA
3,000,001 – 3,500,000	4	0	NA
3,500,001 – 4,000,000	2	0	NA
4,000,001 & Greater	9	0	NA
TOTAL*	90	10	11%

2 Bedrooms & Less	2	0	NA
3 to 4 Bedrooms	42	3	7%
5 to 6 Bedrooms	45	7	16%
7 Bedrooms & More	1	0	NA
TOTAL*	90	10	11%

SnapStats®	May	June	Variance
Inventory	85	90	6%
Solds	14	10	-29%
Sale Price	\$1,274,000	\$1,599,400	26%
Sale Price SQFT	\$532	\$511	-4%
Sale to List Price Ratio	98%	98%	0%
Days on Market	12	7	-42%

\*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

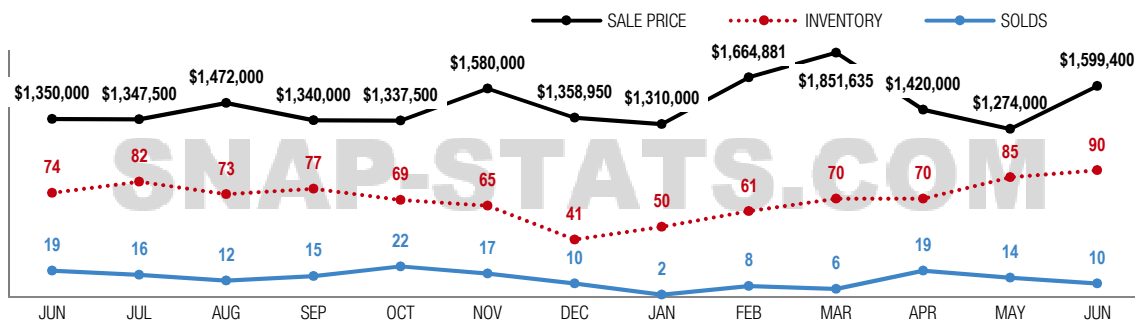
SnapStats®	Inventory	Sales	Sales Ratio
Anmore	23	0	NA
Barber Street	4	3	75%
Belcarra	6	0	NA
College Park	11	0	NA
Glenayre	8	0	NA
Heritage Mountain	3	3	100%
Heritage Woods	11	2	18%
loco	0	0	NA
Mountain Meadows	1	0	NA
North Shore	10	2	20%
Port Moody Centre	13	0	NA
Westwood Summit	0	0	NA
TOTAL*	90	10	11%

## Market Summary

- Market Type Indicator **PORT MOODY DETACHED**: Buyers Market at 11% Sales Ratio average (1.1 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band\*\* \$1.5 mil to \$1.75 mil with average 46% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1 mil to \$1.25 mil, Heritage Woods and 3 to 4 bedroom properties
- Sellers Best Bet\*\* Selling homes in North Shore and 5 to 6 bedroom properties

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

## 13 Month Market Trend



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## Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	0	0	NA
300,001 – 400,000	2	1	50%
400,001 – 500,000	9	5	56%
500,001 – 600,000	15	11	73%
600,001 – 700,000	26	8	31%
700,001 – 800,000	15	4	27%
800,001 – 900,000	9	5	56%
900,001 – 1,000,000	10	2	20%
1,000,001 – 1,250,000	8	1	13%
1,250,001 – 1,500,000	2	0	NA
1,500,001 – 1,750,000	0	0	NA
1,750,001 – 2,000,000	0	0	NA
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	0	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	0	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	96	37	39%

0 to 1 Bedroom	67	8	12%
2 Bedrooms	29	17	59%
3 Bedrooms	0	10	NA*
4 Bedrooms & Greater	0	2	NA*
TOTAL*	96	37	39%

SnapStats®	May	June	Variance
Inventory	77	96	25%
Solds	46	37	-20%
Sale Price	\$708,000	\$635,000	-10%
Sale Price SQFT	\$655	\$653	0%
Sale to List Price Ratio	102%	100%	-2%
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 CONDOS & TOWNHOMES

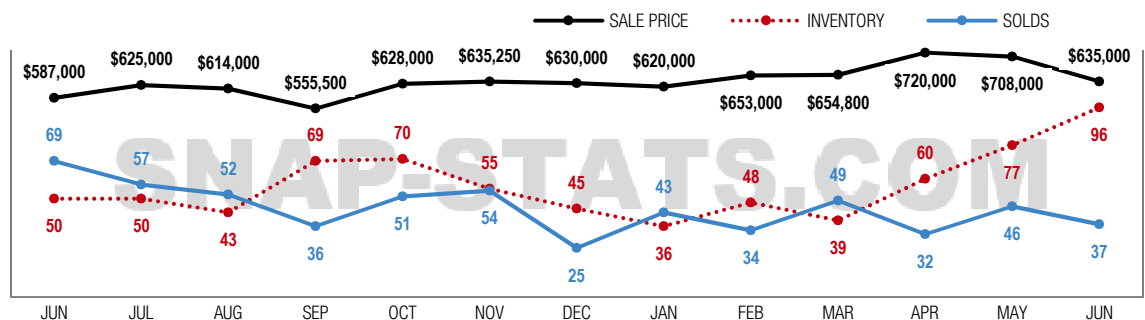
SnapStats®	Inventory	Sales	Sales Ratio
Anmore	0	0	NA
Barber Street	0	0	NA
Belcarra	0	0	NA
College Park	12	3	25%
Glenayre	0	0	NA
Heritage Mountain	5	2	40%
Heritage Woods	9	2	22%
loco	0	0	NA
Mountain Meadows	0	0	NA
North Shore	18	7	39%
Port Moody Centre	52	23	44%
Westwood Summit	0	0	NA
TOTAL*	96	37	39%

## Market Summary

- Market Type Indicator **PORT MOODY ATTACHED**: Sellers Market at 39% Sales Ratio average (3.9 in 10 homes selling rate)
- Homes are selling on average 100% of list price
- Most Active Price Band\*\* \$500,000 to \$600,000 with average 73% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1 mil to \$1.25 mil, Heritage Woods and up to 1 bedroom properties
- Sellers Best Bet\*\* Selling homes in North Shore, Port Moody Centre and 2 bedroom properties

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

## 13 Month Market Trend



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## Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 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	2	1	50%
800,001 – 900,000	9	3	33%
900,001 – 1,000,000	4	1	25%
1,000,001 – 1,250,000	3	5	167%*
1,250,001 – 1,500,000	3	0	NA
1,500,001 – 1,750,000	0	0	NA
1,750,001 – 2,000,000	0	0	NA
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	0	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	1	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	2	0	NA
4,000,001 & Greater	1	0	NA
TOTAL*	25	10	40%

2 Bedrooms & Less	1	0	NA
3 to 4 Bedrooms	16	9	56%
5 to 6 Bedrooms	7	1	14%
7 Bedrooms & More	1	0	NA
TOTAL*	25	10	40%

SnapStats®	May	June	Variance
Inventory	32	25	-22%
Solds	16	10	-38%
Sale Price	\$936,200	\$1,009,400	8%
Sale Price SQFT	\$462	\$432	-7%
Sale to List Price Ratio	104%	101%	-3%
Days on Market	7	11	57%

\*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

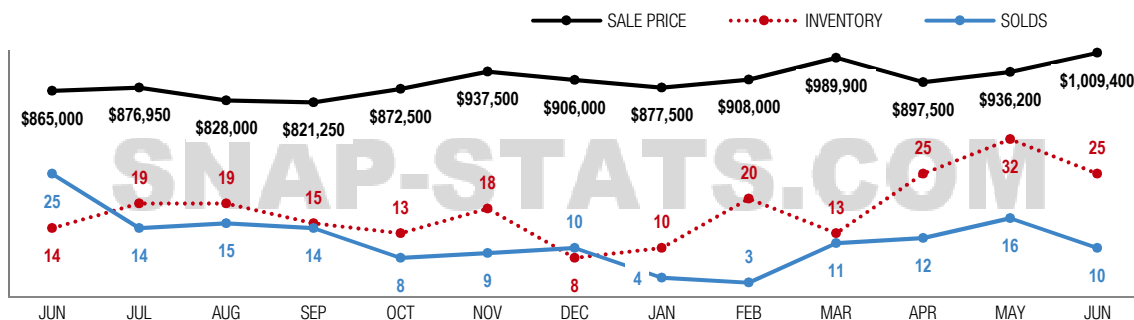
SnapStats®	Inventory	Sales	Sales Ratio
Central Meadows	9	2	22%
Mid Meadows	7	1	14%
North Meadows	3	0	NA
South Meadows	4	7	175%*
West Meadows	2	0	NA
TOTAL*	25	10	40%

## Market Summary

- Market Type Indicator **PITT MEADOWS DETACHED**: Sellers Market at 40% Sales Ratio average (4 in 10 homes selling rate)
- Homes are selling on average 1% above list price
- Most Active Price Band\*\* \$800,000 to \$900,000 with average 33% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Insufficient Data
- Sellers Best Bet\*\* Selling homes in Central Meadows and 3 to 4 bedroom properties

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

## 13 Month Market Trend



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## Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	0	0	NA
300,001 – 400,000	6	2	33%
400,001 – 500,000	13	7	54%
500,001 – 600,000	11	3	27%
600,001 – 700,000	7	1	14%
700,001 – 800,000	2	0	NA
800,001 – 900,000	1	0	NA
900,001 – 1,000,000	1	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*	41	13	32%

0 to 1 Bedroom	8	1	13%
2 Bedrooms	19	12	63%
3 Bedrooms	9	0	NA
4 Bedrooms & Greater	5	0	NA
TOTAL*	41	13	32%

SnapStats®	May	June	Variance
Inventory	24	41	71%
Solds	20	13	-35%
Sale Price	\$516,500	\$469,000	-9%
Sale Price SQFT	\$482	\$407	-16%
Sale to List Price Ratio	103%	109%	6%
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

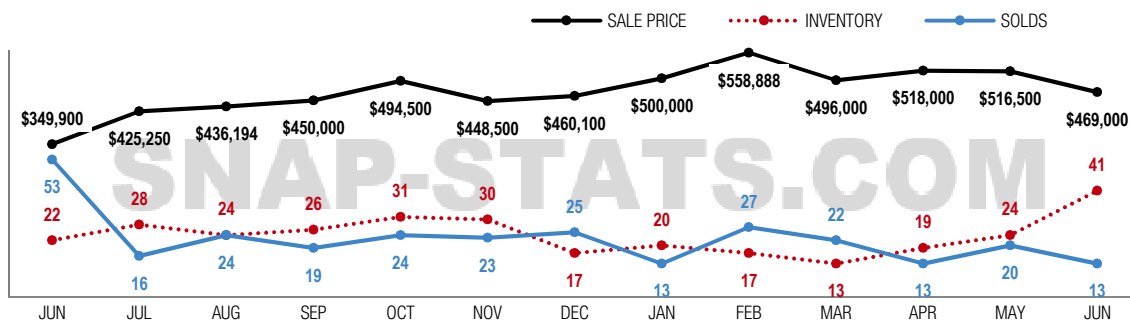
SnapStats®	Inventory	Sales	Sales Ratio
Central Meadows	13	8	62%
Mid Meadows	17	4	24%
North Meadows	5	0	NA
South Meadows	6	1	17%
West Meadows	0	0	NA
TOTAL*	41	13	32%

## Market Summary

- Market Type Indicator **PITT MEADOWS ATTACHED**: Sellers Market at 32% Sales Ratio average (3.2 in 10 homes selling rate)
- Homes are selling on average 9% above list price
- Most Active Price Band\*\* \$400,000 to \$500,000 with average 54% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$500,000 to \$600,000, Mid Meadows and up to 1 bedroom properties
- Sellers Best Bet\*\* Selling homes in Central Meadows and 2 bedroom properties

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

## 13 Month Market Trend



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## Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 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	3	0	NA
600,001 – 700,000	12	6	50%
700,001 – 800,000	50	12	24%
800,001 – 900,000	52	19	37%
900,001 – 1,000,000	53	8	15%
1,000,001 – 1,250,000	61	10	16%
1,250,001 – 1,500,000	45	0	NA
1,500,001 – 1,750,000	11	0	NA
1,750,001 – 2,000,000	4	1	25%
2,000,001 – 2,250,000	3	0	NA
2,250,001 – 2,500,000	6	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*	300	56	19%

2 Bedrooms & Less	16	1	6%
3 to 4 Bedrooms	158	35	22%
5 to 6 Bedrooms	110	19	17%
7 Bedrooms & More	16	1	6%
TOTAL*	300	56	19%

SnapStats®	May	June	Variance
Inventory	276	300	9%
Solds	75	56	-25%
Sale Price	\$845,000	\$833,500	-1%
Sale Price SQFT	\$376	\$352	-6%
Sale to List Price Ratio	102%	97%	-5%
Days on Market	11	17	55%

\*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

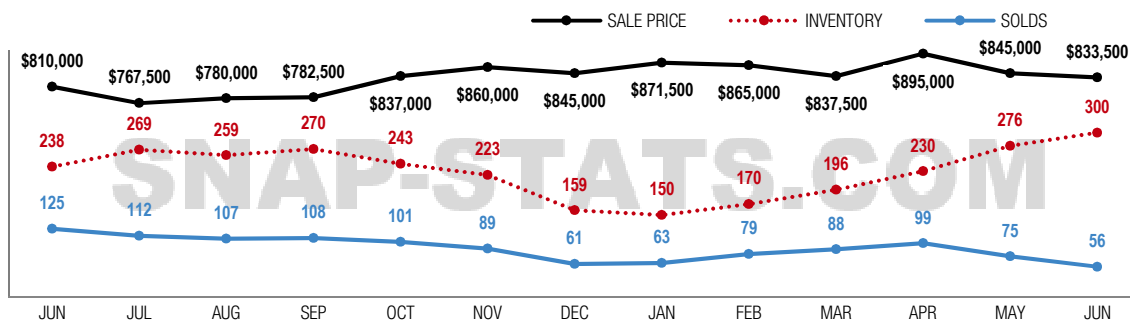
SnapStats®	Inventory	Sales	Sales Ratio
Albion	41	14	34%
Cottonwood	29	5	17%
East Central	42	9	21%
North	0	0	NA
Northeast	0	0	NA
Northwest	33	4	12%
Silver Valley	40	4	10%
Southwest	37	7	19%
Thornhill	20	2	10%
Websters Corners	14	2	14%
West Central	41	8	20%
Whonnock	3	1	33%
TOTAL*	300	56	19%

## Market Summary

- Market Type Indicator **MAPLE RIDGE DETACHED**: Balanced Market at 19% Sales Ratio average (1.9 in 10 homes selling rate)
- Homes are selling on average 3% below list price
- Most Active Price Band\*\* \$600,000 to \$700,000 with average 50% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$900,000 to \$1.25 mil, Silver Valley, Thornhill and up to 2 / minimum 7 bedroom properties
- Sellers Best Bet\*\* Selling homes in Albion 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	8	3	38%
300,001 – 400,000	30	21	70%
400,001 – 500,000	50	18	36%
500,001 – 600,000	47	11	23%
600,001 – 700,000	30	9	30%
700,001 – 800,000	19	3	16%
800,001 – 900,000	5	1	20%
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*	189	66	35%

0 to 1 Bedroom	24	14	58%
2 Bedrooms	73	25	34%
3 Bedrooms	75	23	31%
4 Bedrooms & Greater	17	4	24%
TOTAL*	189	66	35%

SnapStats®	May	June	Variance
Inventory	194	189	-3%
Solds	93	66	-29%
Sale Price	\$440,500	\$461,750	5%
Sale Price SQFT	\$423	\$423	0%
Sale to List Price Ratio	100%	99%	-1%
Days on Market	11	11	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

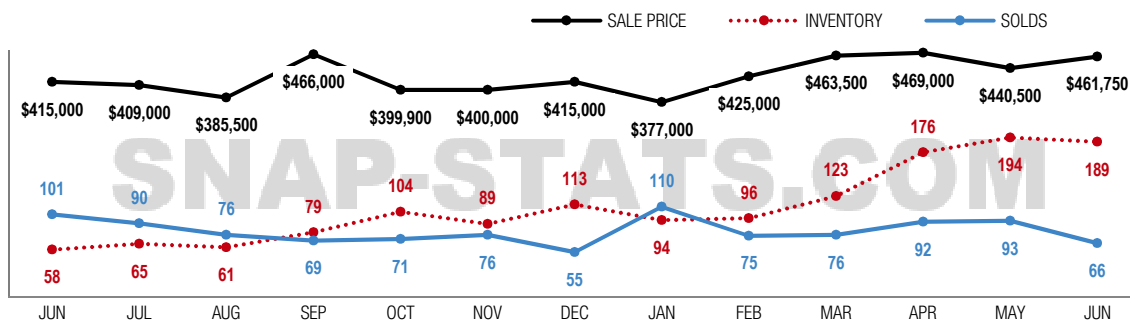
SnapStats®	Inventory	Sales	Sales Ratio
Albion	16	3	19%
Cottonwood	23	8	35%
East Central	88	33	38%
North	1	0	NA
Northeast	0	0	NA
Northwest	6	3	50%
Silver Valley	13	1	8%
Southwest	6	6	100%
Thornhill	2	1	50%
Websters Corners	0	0	NA
West Central	34	11	32%
Whonnock	0	0	NA
TOTAL*	189	66	35%

## Market Summary

- Market Type Indicator **MAPLE RIDGE ATTACHED**: Sellers Market at 35% Sales Ratio average (3.5 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 70% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$700,000 to \$800,000, Albion, Silver Valley and minimum 4 bedroom properties
- Sellers Best Bet\*\* Selling homes in Cottonwood, East Central, West Central and up to 1 bedroom properties

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

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