

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

Compliments of:
Janice Christie

604.842.0259
janicechristie@royallepage.ca
www.janicechristie.ca

Royal LePage West Real Estate Services
101 - 2264 Elgin Avenue
Port Coquitlam, BC V3C 2B2



July 2016

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

GREATER VANCOUVER EDITION

Price Band & Bedroom STATS HOUSES (DETACHED)

| 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 | 0 | 0 | NA |
| 900,001 – 1,000,000 | 5 | 1 | 20% |
| 1,000,001 – 1,250,000 | 19 | 10 | 53% |
| 1,250,001 – 1,500,000 | 87 | 20 | 23% |
| 1,500,001 – 1,750,000 | 66 | 16 | 24% |
| 1,750,001 – 2,000,000 | 74 | 9 | 12% |
| 2,000,001 – 2,250,000 | 26 | 6 | 23% |
| 2,250,001 – 2,500,000 | 35 | 6 | 17% |
| 2,500,001 – 2,750,000 | 26 | 3 | 12% |
| 2,750,001 – 3,000,000 | 34 | 1 | 3% |
| 3,000,001 – 3,500,000 | 28 | 3 | 11% |
| 3,500,001 – 4,000,000 | 13 | 3 | 23% |
| 4,000,001 & Greater | 9 | 0 | NA |
| TOTAL | 423 | 78 | 18% |

| | | | |
|-------------------|------------|-----------|------------|
| 2 Bedrooms & Less | 14 | 5 | 36% |
| 3 to 4 Bedrooms | 113 | 26 | 23% |
| 5 to 6 Bedrooms | 200 | 36 | 18% |
| 7 Bedrooms & More | 96 | 11 | 11% |
| TOTAL | 423 | 78 | 18% |

| SnapStats® Median Data | June | July | Variance |
|--------------------------|-------------|-------------|----------|
| Inventory | 367 | 423 | 15% |
| Solds | 125 | 78 | -38% |
| Sale Price | \$1,750,000 | \$1,650,000 | -6% |
| Sale Price SQFT | \$665 | \$637 | -4% |
| Sale to List Price Ratio | 107% | 103% | -4% |
| Days on Market | 13 | 18 | 38% |

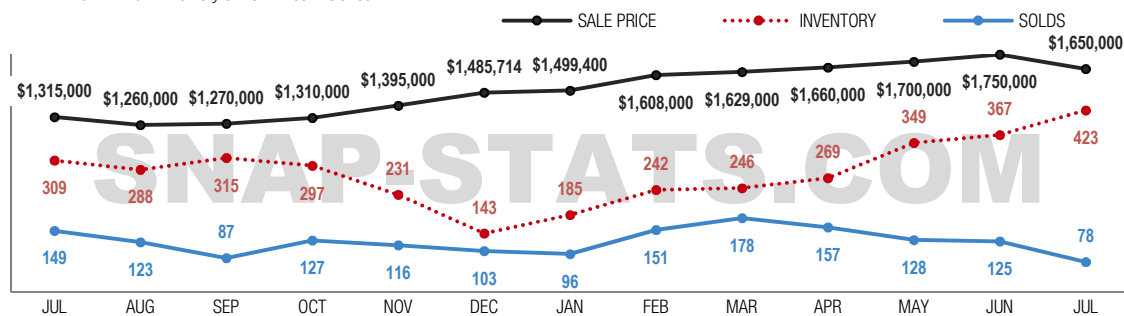
*Sales Ratio is the 'Sales-to-Active Listing' ratio (inventory) and is current market speed (higher is faster.) If >100% MLS® data on August 2 reported previous month's sales exceeded current inventory count.

Market Summary

- Official Market Type **BURNABY DETACHED**: Balanced market at 18% Sales Ratio (1.8 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 53% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$2.75 mil to \$3 mil, Edmonds, Government Road, Upper Deer Lake and Westridge
- Sellers Best Bet** Selling homes in Forest Glen and up to 2 bedroom properties

* With a minimum inventory of 10 in most instance

13 Month Market Trend



Compliments of...

Janice Christie
 Royal Lepage West Real Estate Services
 604.842.0259

www.janicechristie.ca
 janicechristie@royallepage.ca



Price Band & Bedroom STATS CONDO & TH (ATTACHED)

| SnapStats® | Inventory | Sales | Sales Ratio |
|-----------------------|------------|------------|-------------|
| \$0 – 100,000 | 0 | 0 | NA |
| 100,001 – 200,000 | 4 | 2 | 50% |
| 200,001 – 300,000 | 39 | 27 | 69% |
| 300,001 – 400,000 | 66 | 54 | 82% |
| 400,001 – 500,000 | 86 | 84 | 98% |
| 500,001 – 600,000 | 54 | 60 | 111%* |
| 600,001 – 700,000 | 44 | 27 | 61% |
| 700,001 – 800,000 | 39 | 26 | 67% |
| 800,001 – 900,000 | 23 | 8 | 35% |
| 900,001 – 1,000,000 | 9 | 6 | 67% |
| 1,000,001 – 1,250,000 | 4 | 1 | 25% |
| 1,250,001 – 1,500,000 | 4 | 1 | 25% |
| 1,500,001 – 1,750,000 | 4 | 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 | 376 | 296 | 79% |

| Bedroom | Inventory | Sales | Sales Ratio |
|----------------------|------------|------------|-------------|
| 0 to 1 Bedroom | 99 | 77 | 78% |
| 2 Bedrooms | 201 | 177 | 88% |
| 3 Bedrooms | 70 | 36 | 51% |
| 4 Bedrooms & Greater | 6 | 6 | 100% |
| TOTAL | 376 | 296 | 79% |

| SnapStats® Median Data | June | July | Variance |
|--------------------------|-----------|-----------|----------|
| Inventory | 344 | 376 | 9% |
| Solds | 380 | 296 | -22% |
| Sale Price | \$495,000 | \$480,000 | -3% |
| Sale Price SQFT | \$542 | \$533 | -2% |
| Sale to List Price Ratio | 106% | 102% | -4% |
| Days on Market | 9 | 9 | NA |

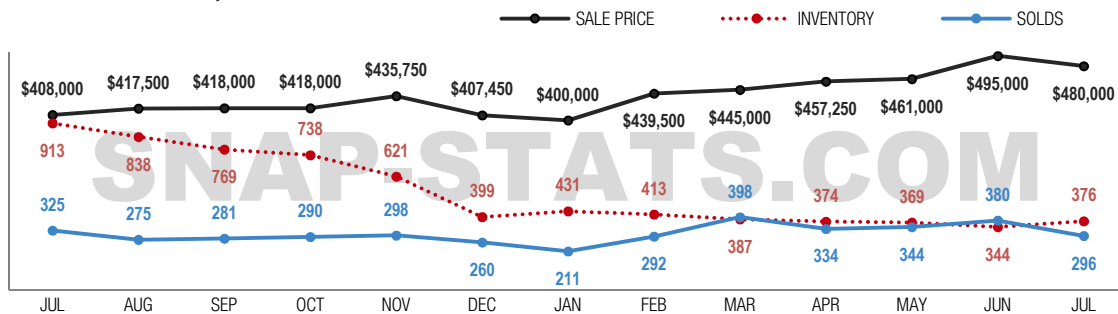
*Sales Ratio is the 'Sales-to-Active Listing' ratio (inventory) and is current market speed (higher is faster.) If >100% MLS® data on August 2 reported previous month's sales exceeded current inventory count.

Market Summary

- Official Market Type **BURNABY ATTACHED**: Sellers market at 79% Sales Ratio average (7.9 in 10 homes selling rate)
- Homes are selling on average 2% above list price
- Most Active Price Band** \$400,000 to \$600,000 with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$800,000 to \$900,000, Sullivan Heights and 3 bedroom properties
- Sellers Best Bet** Selling homes in Central Park, Government Road, Metrotown and 2 bedroom properties

** With a minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

Janice Christie
Royal Lepage West Real Estate Services
604.842.0259

www.janicechristie.ca
janicechristie@royallepage.ca



Price Band & Bedroom *STATS HOUSES (DETACHED)*

| SnapStats® | Inventory | Sales | Sales Ratio |
|-----------------------|-----------|-----------|-------------|
| \$0 – 100,000 | 0 | 0 | NA |
| 100,001 – 200,000 | 0 | 0 | NA |
| 200,001 – 300,000 | 0 | 0 | NA |
| 300,001 – 400,000 | 1 | 0 | NA |
| 400,001 – 500,000 | 0 | 0 | NA |
| 500,001 – 600,000 | 1 | 0 | NA |
| 600,001 – 700,000 | 2 | 0 | NA |
| 700,001 – 800,000 | 4 | 4 | 100% |
| 800,001 – 900,000 | 10 | 5 | 50% |
| 900,001 – 1,000,000 | 8 | 5 | 63% |
| 1,000,001 – 1,250,000 | 18 | 11 | 61% |
| 1,250,001 – 1,500,000 | 15 | 6 | 40% |
| 1,500,001 – 1,750,000 | 4 | 3 | 75% |
| 1,750,001 – 2,000,000 | 7 | 1 | 14% |
| 2,000,001 – 2,250,000 | 0 | 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 | 1 | NA* |
| 3,000,001 – 3,500,000 | 0 | 0 | NA |
| 3,500,001 – 4,000,000 | 1 | 0 | NA |
| 4,000,001 & Greater | 0 | 0 | NA |
| TOTAL | 73 | 36 | 49% |

| | | | |
|-------------------|-----------|-----------|------------|
| 2 Bedrooms & Less | 9 | 4 | 44% |
| 3 to 4 Bedrooms | 37 | 18 | 49% |
| 5 to 6 Bedrooms | 19 | 14 | 74% |
| 7 Bedrooms & More | 8 | 0 | NA |
| TOTAL | 73 | 36 | 49% |

| SnapStats® Median Data | June | July | Variance |
|--------------------------|-------------|-------------|----------|
| Inventory | 84 | 73 | -13% |
| Solds | 41 | 36 | -12% |
| Sale Price | \$1,150,000 | \$1,045,250 | -9% |
| Sale Price SQFT | \$457 | \$441 | -4% |
| Sale to List Price Ratio | 105% | 102% | -3% |
| Days on Market | 9 | 12 | 33% |

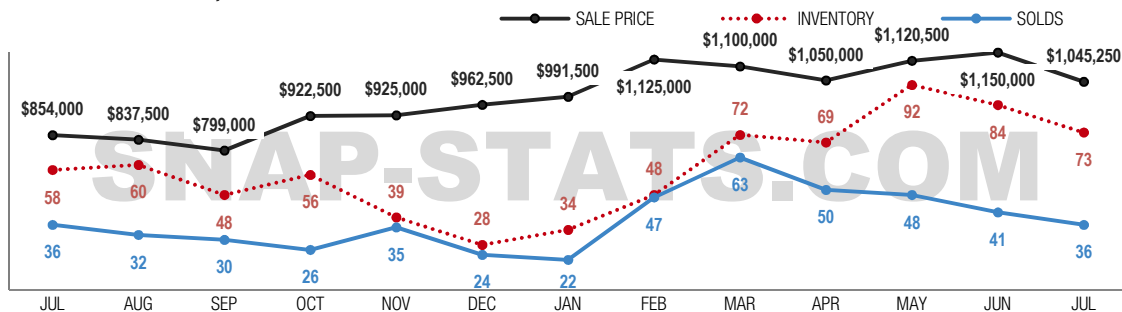
*Sales Ratio is the 'Sales-to-Active Listing' ratio (inventory) and is current market speed (higher is faster). If >100% MLS® data on August 2 reported previous month's sales exceeded current inventory count.

Market Summary

- Official Market Type **NEW WESTMINSTER DETACHED**: Sellers market at 49% Sales Ratio average (4.9 in 10 homes selling rate)
- Homes are selling on average 2% above list price
- Most Active Price Band** \$900,000 to \$1.25 mil with average 62% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.25 mil to \$1.5 mil, Queensborough and up to 2 bedroom properties
- Sellers Best Bet** Homes in The Heights and 5 to 6 bedroom properties

** With a minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

Janice Christie
Royal Lepage West Real Estate Services
604.842.0259

www.janicechristie.ca
janicechristie@royallepage.ca



Price Band & Bedroom STATS CONDO & TH (ATTACHED)

| SnapStats® | Inventory | Sales | Sales Ratio |
|-----------------------|------------|------------|-------------|
| \$0 – 100,000 | 0 | 0 | NA |
| 100,001 – 200,000 | 13 | 9 | 69% |
| 200,001 – 300,000 | 32 | 26 | 81% |
| 300,001 – 400,000 | 24 | 34 | 142%* |
| 400,001 – 500,000 | 38 | 24 | 63% |
| 500,001 – 600,000 | 27 | 13 | 48% |
| 600,001 – 700,000 | 14 | 5 | 36% |
| 700,001 – 800,000 | 4 | 3 | 75% |
| 800,001 – 900,000 | 0 | 1 | NA* |
| 900,001 – 1,000,000 | 0 | 1 | NA* |
| 1,000,001 – 1,250,000 | 2 | 0 | NA |
| 1,250,001 – 1,500,000 | 0 | 0 | NA |
| 1,500,001 – 1,750,000 | 1 | 0 | NA |
| 1,750,001 – 2,000,000 | 0 | 0 | NA |
| 2,000,001 – 2,250,000 | 0 | 0 | NA |
| 2,250,001 – 2,500,000 | 0 | 0 | NA |
| 2,500,001 – 2,750,000 | 0 | 0 | NA |
| 2,750,001 – 3,000,000 | 0 | 0 | NA |
| 3,000,001 – 3,500,000 | 0 | 0 | NA |
| 3,500,001 – 4,000,000 | 0 | 0 | NA |
| 4,000,001 & Greater | 0 | 0 | NA |
| TOTAL | 155 | 116 | 75% |

| | | | |
|----------------------|------------|------------|------------|
| 0 to 1 Bedroom | 42 | 47 | 112%* |
| 2 Bedrooms | 96 | 59 | 61% |
| 3 Bedrooms | 17 | 10 | 59% |
| 4 Bedrooms & Greater | 0 | 0 | NA |
| TOTAL | 155 | 116 | 75% |

| SnapStats® Median Data | June | July | Variance |
|--------------------------|-----------|-----------|----------|
| Inventory | 139 | 155 | 12% |
| Solds | 145 | 116 | -20% |
| Sale Price | \$390,000 | \$373,400 | -4% |
| Sale Price SQFT | \$433 | \$433 | NA |
| Sale to List Price Ratio | 106% | 101% | -5% |
| Days on Market | 9 | 9 | NA |

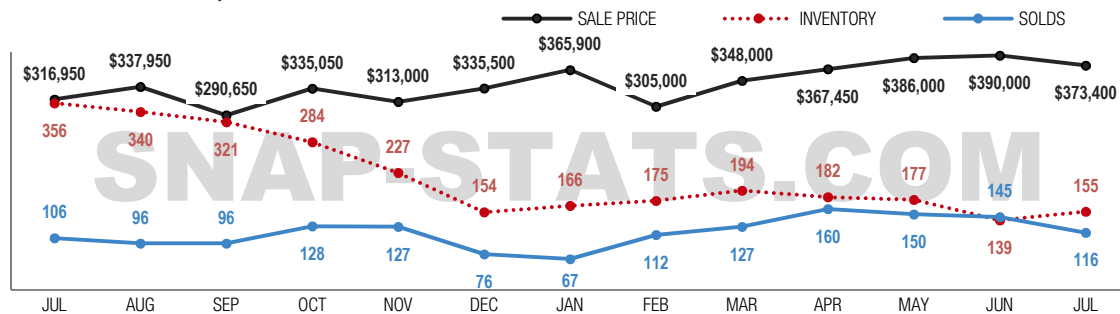
*Sales Ratio is the 'Sales-to-Active Listing' ratio (inventory) and is current market speed (higher is faster). If >100% MLS® data on August 2 reported previous month's sales exceeded current inventory count.

Market Summary

- Official Market Type **NEW WESTMINSTER ATTACHED**: Sellers market at 75% Sales Ratio average (7.5 in 10 homes selling rate)
- Homes are selling on average 1% above list price
- Most Active Price Band** \$300,000 to \$400,000 with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$600,000 to \$700,000, Sapperton and 2 to 3 bedroom properties
- Sellers Best Bet** Homes in Fraserview, Quay and up to 1 bedroom properties

** With a minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

Janice Christie
Royal Lepage West Real Estate Services
604.842.0259

www.janicechristie.ca
janicechristie@royallepage.ca



Price Band & Bedroom STATS HOUSES (DETACHED)

| 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 | 0 | 0 | NA |
| 600,001 – 700,000 | 2 | 0 | NA |
| 700,001 – 800,000 | 5 | 7 | 140%* |
| 800,001 – 900,000 | 10 | 7 | 70% |
| 900,001 – 1,000,000 | 24 | 11 | 46% |
| 1,000,001 – 1,250,000 | 72 | 23 | 32% |
| 1,250,001 – 1,500,000 | 109 | 31 | 28% |
| 1,500,001 – 1,750,000 | 24 | 12 | 50% |
| 1,750,001 – 2,000,000 | 28 | 5 | 18% |
| 2,000,001 – 2,250,000 | 11 | 1 | 9% |
| 2,250,001 – 2,500,000 | 16 | 0 | NA |
| 2,500,001 – 2,750,000 | 5 | 1 | 20% |
| 2,750,001 – 3,000,000 | 10 | 0 | NA |
| 3,000,001 – 3,500,000 | 0 | 0 | NA |
| 3,500,001 – 4,000,000 | 1 | 1 | 100% |
| 4,000,001 & Greater | 2 | 0 | NA |
| TOTAL | 320 | 99 | 31% |

| | | | |
|-------------------|------------|-----------|------------|
| 2 Bedrooms & Less | 7 | 1 | 14% |
| 3 to 4 Bedrooms | 132 | 47 | 36% |
| 5 to 6 Bedrooms | 125 | 38 | 30% |
| 7 Bedrooms & More | 56 | 13 | 23% |
| TOTAL | 320 | 99 | 31% |

| SnapStats® Median Data | June | July | Variance |
|--------------------------|-------------|-------------|----------|
| Inventory | 278 | 320 | 15% |
| Solds | 149 | 99 | -34% |
| Sale Price | \$1,250,000 | \$1,272,000 | 2% |
| Sale Price SQFT | \$455 | \$471 | 4% |
| Sale to List Price Ratio | 105% | 103% | -2% |
| Days on Market | 9 | 13 | 44% |

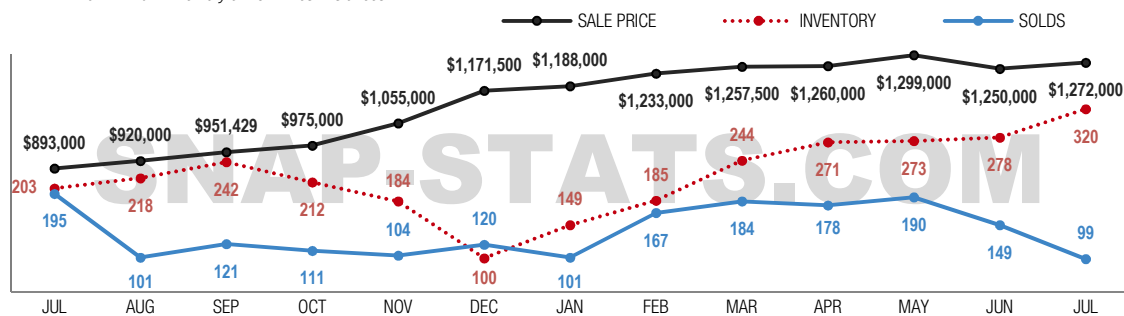
*Sales Ratio is the 'Sales-to-Active Listing' ratio (inventory) and is current market speed (higher is faster.) If >100% MLS® data on August 2 reported previous month's sales exceeded current inventory count.

Market Summary

- Official Market Type **COQUITLAM DETACHED**: Sellers market at 31% Sales Ratio average (3.1 in 10 homes selling rate)
- Homes are selling on average 3% above list price
- Most Active Price Band** \$800,000 to \$900,000 with average 70% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$2 mil to \$2.25 mil, Hockaday, Maillardville, Upper Eagle Ridge and minimum 7 bedrooms
- Sellers Best Bet** Selling homes in New Horizons, Ranch Park and 3 to 4 bedroom properties

** With a minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

Janice Christie
 Royal LePage West Real Estate Services
 604.842.0259

www.janicechristie.ca
 janicechristie@royallepage.ca



Price Band & Bedroom STATS CONDO & TH (ATTACHED)

| SnapStats® | Inventory | Sales | Sales Ratio |
|-----------------------|------------|------------|-------------|
| \$0 – 100,000 | 0 | 0 | NA |
| 100,001 – 200,000 | 7 | 7 | 100% |
| 200,001 – 300,000 | 27 | 23 | 85% |
| 300,001 – 400,000 | 45 | 40 | 89% |
| 400,001 – 500,000 | 56 | 41 | 73% |
| 500,001 – 600,000 | 33 | 28 | 85% |
| 600,001 – 700,000 | 20 | 21 | 105%* |
| 700,001 – 800,000 | 16 | 15 | 94% |
| 800,001 – 900,000 | 15 | 4 | 27% |
| 900,001 – 1,000,000 | 5 | 2 | 40% |
| 1,000,001 – 1,250,000 | 3 | 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 | 227 | 181 | 80% |

| | | | |
|----------------------|------------|------------|------------|
| 0 to 1 Bedroom | 54 | 45 | 83% |
| 2 Bedrooms | 112 | 97 | 87% |
| 3 Bedrooms | 47 | 30 | 64% |
| 4 Bedrooms & Greater | 14 | 9 | 64% |
| TOTAL | 227 | 181 | 80% |

| SnapStats® Median Data | June | July | Variance |
|--------------------------|-----------|-----------|----------|
| Inventory | 231 | 227 | -2% |
| Solds | 207 | 181 | -13% |
| Sale Price | \$440,000 | \$451,000 | 3% |
| Sale Price SQFT | \$480 | \$498 | 4% |
| Sale to List Price Ratio | 101% | 106% | 5% |
| Days on Market | 10 | 10 | NA |

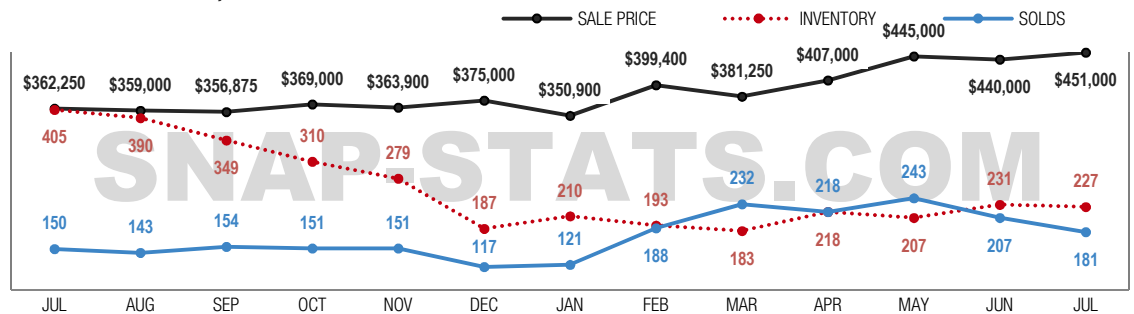
*Sales Ratio is the 'Sales-to-Active Listing' ratio (inventory) and is current market speed (higher is faster.) If >100% MLS® data on August 2 reported previous month's sales exceeded current inventory count.

Market Summary

- Official Market Type **COQUITLAM ATTACHED**: Sellers market with average at 80% Sales Ratio average (8 in 10 homes selling rate)
- Homes are selling on average 6% above list price
- Most Active Price Band** \$600,000 to \$700,000 with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$800,000 to \$900,000, New Horizons and minimum 3 bedroom properties
- Sellers Best Bet** Selling homes in Burke Mountain, Canyon Springs, Westwood Plateau and up to 2 bedroom properties

** With a minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

Janice Christie
 Royal Lepage West Real Estate Services
 604.842.0259

www.janicechristie.ca
 janicechristie@royallepage.ca



Price Band & Bedroom STATS HOUSES (DETACHED)

| 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 | 1 | 100% |
| 600,001 – 700,000 | 1 | 0 | NA |
| 700,001 – 800,000 | 12 | 5 | 42% |
| 800,001 – 900,000 | 33 | 18 | 55% |
| 900,001 – 1,000,000 | 22 | 10 | 45% |
| 1,000,001 – 1,250,000 | 16 | 6 | 38% |
| 1,250,001 – 1,500,000 | 9 | 1 | 11% |
| 1,500,001 – 1,750,000 | 4 | 0 | NA |
| 1,750,001 – 2,000,000 | 2 | 0 | NA |
| 2,000,001 – 2,250,000 | 1 | 0 | NA |
| 2,250,001 – 2,500,000 | 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 | 1 | 0 | NA |
| 3,500,001 – 4,000,000 | 0 | 0 | NA |
| 4,000,001 & Greater | 0 | 0 | NA |
| TOTAL | 104 | 41 | 39% |

| | | | |
|-------------------|------------|-----------|------------|
| 2 Bedrooms & Less | 5 | 3 | 60% |
| 3 to 4 Bedrooms | 56 | 28 | 50% |
| 5 to 6 Bedrooms | 36 | 10 | 28% |
| 7 Bedrooms & More | 7 | 0 | NA |
| TOTAL | 104 | 41 | 39% |

| SnapStats® Median Data | June | July | Variance |
|--------------------------|-----------|-----------|----------|
| Inventory | 85 | 104 | 22% |
| Solds | 51 | 41 | -20% |
| Sale Price | \$890,000 | \$885,000 | -1% |
| Sale Price SQFT | \$391 | \$418 | 7% |
| Sale to List Price Ratio | 105% | 99% | -6% |
| Days on Market | 8 | 13 | 63% |

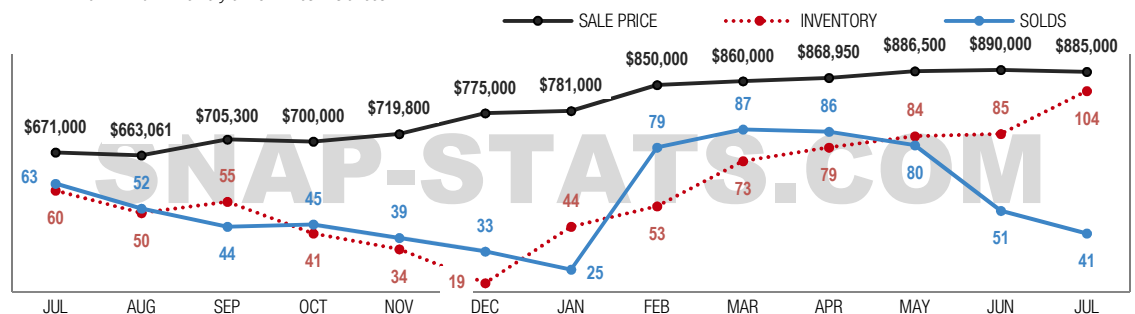
*Sales Ratio is the 'Sales-to-Active Listing' ratio (inventory) and is current market speed (higher is faster.) If >100% MLS® data on August 2 reported previous month's sales exceeded current inventory count.

Market Summary

- Official Market Type **PORT COQUITLAM DETACHED**: Sellers market at 39% Sales Ratio average (3.9 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band** \$800,000 to \$900,000 with average 55% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.25 mil to \$1.5 mil, Mary Hill and 5 to 6 bedroom properties
- Sellers Best Bet** Selling homes in Lincoln Park, Woodland Acres and 3 to 4 bedroom properties

** With a minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

Janice Christie
Royal Lepage West Real Estate Services
604.842.0259

www.janicechristie.ca
janicechristie@royallepage.ca



Price Band & Bedroom STATS CONDO & TH (ATTACHED)

| SnapStats® | Inventory | Sales | Sales Ratio |
|-----------------------|-----------|-----------|--------------|
| \$0 – 100,000 | 0 | 0 | NA |
| 100,001 – 200,000 | 5 | 2 | 40% |
| 200,001 – 300,000 | 22 | 29 | 132%* |
| 300,001 – 400,000 | 17 | 27 | 159%* |
| 400,001 – 500,000 | 10 | 13 | 130%* |
| 500,001 – 600,000 | 8 | 10 | 125%* |
| 600,001 – 700,000 | 6 | 8 | 133%* |
| 700,001 – 800,000 | 4 | 6 | 150%* |
| 800,001 – 900,000 | 1 | 0 | NA |
| 900,001 – 1,000,000 | 0 | 0 | NA |
| 1,000,001 – 1,250,000 | 0 | 0 | NA |
| 1,250,001 – 1,500,000 | 0 | 0 | NA |
| 1,500,001 – 1,750,000 | 0 | 0 | NA |
| 1,750,001 – 2,000,000 | 0 | 0 | NA |
| 2,000,001 – 2,250,000 | 0 | 0 | NA |
| 2,250,001 – 2,500,000 | 0 | 0 | NA |
| 2,500,001 – 2,750,000 | 0 | 0 | NA |
| 2,750,001 – 3,000,000 | 0 | 0 | NA |
| 3,000,001 – 3,500,000 | 0 | 0 | NA |
| 3,500,001 – 4,000,000 | 0 | 0 | NA |
| 4,000,001 & Greater | 0 | 0 | NA |
| TOTAL | 73 | 95 | 130%* |

| | | | |
|----------------------|-----------|-----------|--------------|
| 0 to 1 Bedroom | 25 | 26 | 104%* |
| 2 Bedrooms | 26 | 47 | 181%* |
| 3 Bedrooms | 19 | 15 | 79% |
| 4 Bedrooms & Greater | 3 | 7 | 233%* |
| TOTAL | 73 | 95 | 130%* |

| SnapStats® Median Data | June | July | Variance |
|--------------------------|-----------|-----------|----------|
| Inventory | 74 | 73 | -1% |
| Solds | 102 | 95 | -7% |
| Sale Price | \$359,500 | \$355,000 | -1% |
| Sale Price SQFT | \$366 | \$374 | 2% |
| Sale to List Price Ratio | 102% | 108% | 6% |
| Days on Market | 8 | 8 | NA |

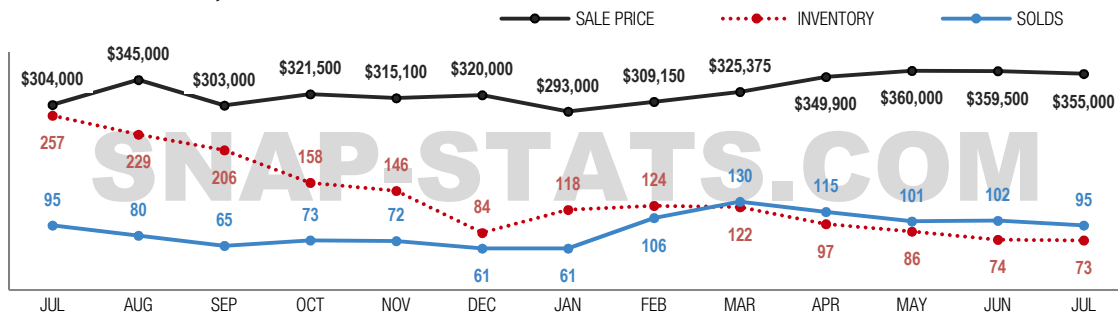
*Sales Ratio is the 'Sales-to-Active Listing' ratio (inventory) and is current market speed (higher is faster.) If >100% MLS® data on August 2 reported previous month's sales exceeded current inventory count.

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 8% above list price
- Most Active Price Band** \$200,000 to \$600,000 with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes with 3 bedrooms
- Sellers Best Bet** Selling homes in Central Port Coquitlam, Citadel, Glenwood, Riverwood and up to 2 bedroom properties

** With a minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

Janice Christie
Royal LePage West Real Estate Services
604.842.0259

www.janicechristie.ca
janicechristie@royallepage.ca



Price Band & Bedroom STATS HOUSES (DETACHED)

| 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 | 2 | 3 | 150%* |
| 1,000,001 – 1,250,000 | 8 | 5 | 63% |
| 1,250,001 – 1,500,000 | 16 | 6 | 38% |
| 1,500,001 – 1,750,000 | 11 | 4 | 36% |
| 1,750,001 – 2,000,000 | 7 | 3 | 43% |
| 2,000,001 – 2,250,000 | 1 | 0 | NA |
| 2,250,001 – 2,500,000 | 3 | 0 | NA |
| 2,500,001 – 2,750,000 | 0 | 1 | NA* |
| 2,750,001 – 3,000,000 | 1 | 0 | NA |
| 3,000,001 – 3,500,000 | 2 | 2 | 100% |
| 3,500,001 – 4,000,000 | 1 | 0 | NA |
| 4,000,001 & Greater | 5 | 1 | 20% |
| TOTAL | 58 | 25 | 43% |

| | | | |
|-------------------|-----------|-----------|------------|
| 2 Bedrooms & Less | 1 | 1 | 100% |
| 3 to 4 Bedrooms | 32 | 12 | 38% |
| 5 to 6 Bedrooms | 24 | 12 | 50% |
| 7 Bedrooms & More | 1 | 0 | NA |
| TOTAL | 58 | 25 | 43% |

| SnapStats® Median Data | June | July | Variance |
|--------------------------|-------------|-------------|----------|
| Inventory | 44 | 58 | 32% |
| Solds | 24 | 25 | 4% |
| Sale Price | \$1,491,500 | \$1,488,000 | NA |
| Sale Price SQFT | \$498 | \$467 | -6% |
| Sale to List Price Ratio | 100% | 103% | 3% |
| Days on Market | 12 | 16 | 33% |

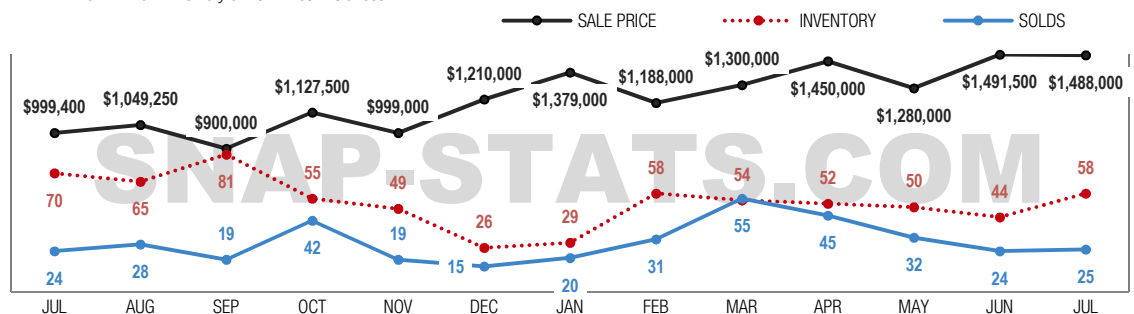
*Sales Ratio is the 'Sales-to-Active Listing' ratio (inventory) and is current market speed (higher is faster.) If >100% MLS® data on August 2 reported previous month's sales exceeded current inventory count.

Market Summary

- Official Market Type **PORT MOODY DETACHED**: Sellers market at 43% Sales Ratio average (4.3 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 63% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.25 mil to \$1.75 mil, Heritage Woods and 3 to 4 bedroom properties
- Sellers Best Bet** Selling homes in Port Moody Centre and 5 to 6 bedroom properties

** With a minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

Janice Christie
Royal Lepage West Real Estate Services
604.842.0259

www.janicechristie.ca
janicechristie@royallepage.ca



Price Band & Bedroom STATS CONDO & TH (ATTACHED)

| SnapStats® | Inventory | Sales | Sales Ratio |
|-----------------------|-----------|-----------|-------------|
| \$0 – 100,000 | 0 | 0 | NA |
| 100,001 – 200,000 | 0 | 1 | NA* |
| 200,001 – 300,000 | 2 | 5 | 250%* |
| 300,001 – 400,000 | 9 | 9 | 100% |
| 400,001 – 500,000 | 14 | 13 | 93% |
| 500,001 – 600,000 | 14 | 9 | 64% |
| 600,001 – 700,000 | 8 | 3 | 38% |
| 700,001 – 800,000 | 8 | 2 | 25% |
| 800,001 – 900,000 | 2 | 3 | 150%* |
| 900,001 – 1,000,000 | 4 | 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 | 1 | 0 | NA |
| 1,750,001 – 2,000,000 | 0 | 0 | NA |
| 2,000,001 – 2,250,000 | 0 | 0 | NA |
| 2,250,001 – 2,500,000 | 0 | 0 | NA |
| 2,500,001 – 2,750,000 | 0 | 0 | NA |
| 2,750,001 – 3,000,000 | 0 | 0 | NA |
| 3,000,001 – 3,500,000 | 0 | 0 | NA |
| 3,500,001 – 4,000,000 | 0 | 0 | NA |
| 4,000,001 & Greater | 0 | 0 | NA |
| TOTAL | 62 | 45 | 73% |

| | | | |
|----------------------|-----------|-----------|------------|
| 0 to 1 Bedroom | 1 | 12 | 1200%* |
| 2 Bedrooms | 40 | 25 | 63% |
| 3 Bedrooms | 16 | 7 | 44% |
| 4 Bedrooms & Greater | 5 | 1 | 20% |
| TOTAL | 62 | 45 | 73% |

| SnapStats® Median Data | June | July | Variance |
|--------------------------|-----------|-----------|----------|
| Inventory | 51 | 62 | 22% |
| Solds | 70 | 45 | -36% |
| Sale Price | \$522,000 | \$453,000 | -13% |
| Sale Price SQFT | \$475 | \$483 | 2% |
| Sale to List Price Ratio | 105% | 101% | -4% |
| Days on Market | 10 | 8 | -20% |

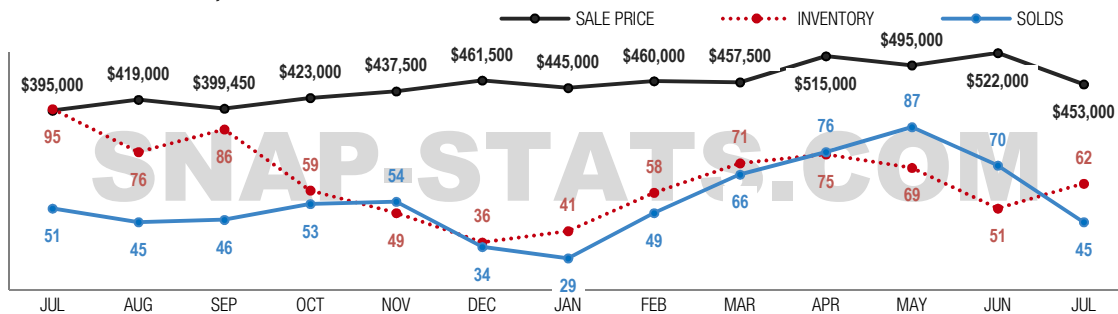
*Sales Ratio is the 'Sales-to-Active Listing' ratio (inventory) and is current market speed (higher is faster.) If >100% MLS® data on August 2 reported previous month's sales exceeded current inventory count.

Market Summary

- Official Market Type **PORT MOODY ATTACHED**: Sellers market at 73% Sales ratio average (7.3 in 10 homes selling rate)
- Homes are selling on average 1% above list price
- Most Active Price Band** \$300,000 to \$400,000 with average 100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$700,000 to \$800,000, College Park and 3 bedroom properties
- Sellers Best Bet** Selling homes in North Shore, Port Moody Centre and up to 1 bedroom properties

** With a minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

Janice Christie
Royal Lepage West Real Estate Services
604.842.0259

www.janicechristie.ca
janicechristie@royallepage.ca



Price Band & Bedroom STATS HOUSES (DETACHED)

| 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 | 0 | 2 | NA* |
| 600,001 – 700,000 | 0 | 2 | NA* |
| 700,001 – 800,000 | 5 | 8 | 160%* |
| 800,001 – 900,000 | 5 | 4 | 80% |
| 900,001 – 1,000,000 | 2 | 1 | 50% |
| 1,000,001 – 1,250,000 | 2 | 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 | 1 | 0 | NA |
| 4,000,001 & Greater | 0 | 0 | NA |
| TOTAL | 17 | 17 | 100% |

| | | | |
|-------------------|-----------|-----------|-------------|
| 2 Bedrooms & Less | 1 | 0 | NA |
| 3 to 4 Bedrooms | 10 | 15 | 150%* |
| 5 to 6 Bedrooms | 5 | 2 | 40% |
| 7 Bedrooms & More | 1 | 0 | NA |
| TOTAL | 17 | 17 | 100% |

| SnapStats® Median Data | June | July | Variance |
|--------------------------|-----------|-----------|----------|
| Inventory | 18 | 17 | -6% |
| Solds | 28 | 17 | -39% |
| Sale Price | \$768,400 | \$755,000 | -2% |
| Sale Price SQFT | \$350 | \$328 | -6% |
| Sale to List Price Ratio | 108% | 104% | -4% |
| Days on Market | 8 | 8 | NA |

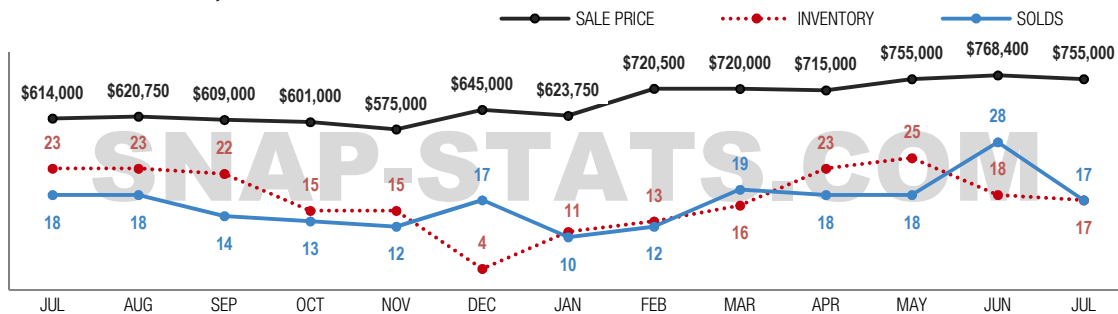
*Sales Ratio is the 'Sales-to-Active Listing' ratio (inventory) and is current market speed (higher is faster). If >100% MLS® data on August 2 reported previous month's sales exceeded current inventory count.

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 4% above list price
- Most Active Price Band** \$700,000 to \$800,000 with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet** *Insufficient Data*
- Sellers Best Bet** Selling homes with 3 to 4 bedrooms

** With a minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

Janice Christie
Royal Lepage West Real Estate Services
604.842.0259

www.janicechristie.ca
janicechristie@royallepage.ca



Price Band & Bedroom STATS CONDO & TH (ATTACHED)

| SnapStats® | Inventory | Sales | Sales Ratio |
|-----------------------|-----------|-----------|-------------|
| \$0 – 100,000 | 0 | 0 | NA |
| 100,001 – 200,000 | 0 | 0 | NA |
| 200,001 – 300,000 | 10 | 7 | 70% |
| 300,001 – 400,000 | 7 | 6 | 86% |
| 400,001 – 500,000 | 8 | 6 | 75% |
| 500,001 – 600,000 | 1 | 2 | 200%* |
| 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 | 1 | 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 | 26 | 22 | 85% |

| | | | |
|----------------------|-----------|-----------|------------|
| 0 to 1 Bedroom | 4 | 1 | 25% |
| 2 Bedrooms | 17 | 17 | 100% |
| 3 Bedrooms | 4 | 4 | 100% |
| 4 Bedrooms & Greater | 1 | 0 | NA |
| TOTAL | 26 | 22 | 85% |

| SnapStats® Median Data | June | July | Variance |
|--------------------------|-----------|-----------|----------|
| Inventory | 19 | 26 | 37% |
| Solds | 27 | 22 | -19% |
| Sale Price | \$342,000 | \$370,725 | 8% |
| Sale Price SQFT | \$321 | \$336 | 5% |
| Sale to List Price Ratio | 98% | 100% | 2% |
| Days on Market | 7 | 8 | 14% |

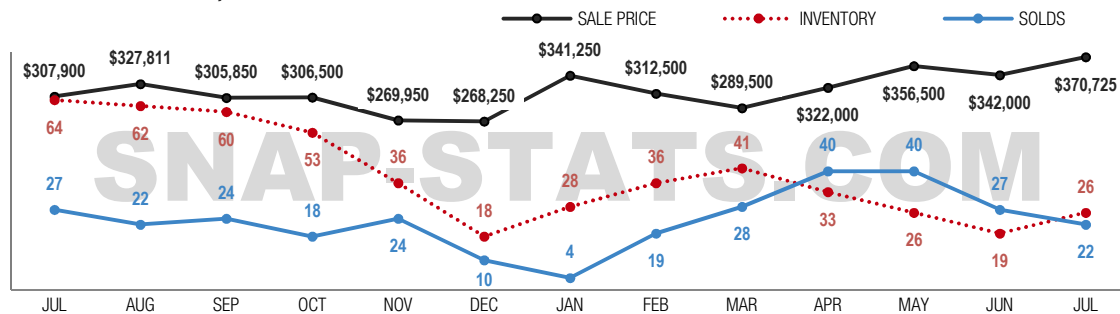
*Sales Ratio is the 'Sales-to-Active Listing' ratio (inventory) and is current market speed (higher is faster.) If >100% MLS® data on August 2 reported previous month's sales exceeded current inventory count.

Market Summary

- Official Market Type **PITT MEADOWS ATTACHED**: Sellers market at 85% Sales Ratio average (8.5 in 10 homes selling rate)
- Homes are selling on average at list price
- Most Active Price Band** \$400,000 to \$500,000 with average 75% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes in Mid Meadows
- Sellers Best Bet** Selling homes in Central Meadows and 2 bedroom properties

** With a minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

Janice Christie
Royal Lepage West Real Estate Services
604.842.0259

www.janicechristie.ca
janicechristie@royallepage.ca



Price Band & Bedroom STATS HOUSES (DETACHED)

| 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 | 10 | 2 | 20% |
| 500,001 – 600,000 | 42 | 14 | 33% |
| 600,001 – 700,000 | 36 | 27 | 75% |
| 700,001 – 800,000 | 32 | 25 | 78% |
| 800,001 – 900,000 | 45 | 19 | 42% |
| 900,001 – 1,000,000 | 22 | 9 | 41% |
| 1,000,001 – 1,250,000 | 27 | 6 | 22% |
| 1,250,001 – 1,500,000 | 17 | 4 | 24% |
| 1,500,001 – 1,750,000 | 2 | 0 | NA |
| 1,750,001 – 2,000,000 | 4 | 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 | 1 | 0 | NA |
| TOTAL | 242 | 106 | 44% |

| | | | |
|-------------------|------------|------------|------------|
| 2 Bedrooms & Less | 18 | 4 | 22% |
| 3 to 4 Bedrooms | 150 | 78 | 52% |
| 5 to 6 Bedrooms | 63 | 23 | 37% |
| 7 Bedrooms & More | 11 | 1 | 9% |
| TOTAL | 242 | 106 | 44% |

| SnapStats® Median Data | June | July | Variance |
|--------------------------|-----------|-----------|----------|
| Inventory | 183 | 242 | 32% |
| Solds | 168 | 106 | -37% |
| Sale Price | \$750,000 | \$742,000 | -1% |
| Sale Price SQFT | \$303 | \$311 | 3% |
| Sale to List Price Ratio | 107% | 107% | NA |
| Days on Market | 8 | 8 | NA |

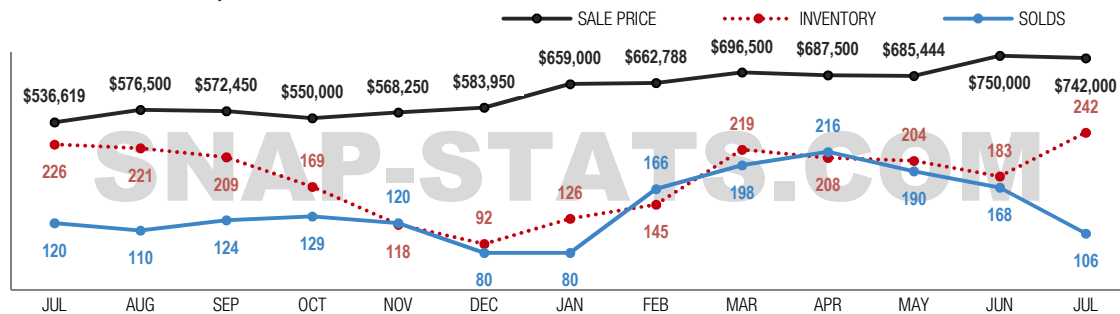
*Sales Ratio is the 'Sales-to-Active Listing' ratio (inventory) and is current market speed (higher is faster.) If >100% MLS® data on August 2 reported previous month's sales exceeded current inventory count.

Market Summary

- Official Market Type **MAPLE RIDGE DETACHED**: Sellers market at 44% Sales Ratio average (4.4 in 10 homes selling rate)
- Homes are selling on average 7% above list price
- Most Active Price Band** \$600,000 to \$800,000 with average 77% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$400,000 to \$500,000, Thornhill and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in East Central, Silver Valley, West Central and 3 to 4 bedroom properties

** With a minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

Janice Christie
Royal Lepage West Real Estate Services
604.842.0259

www.janicechristie.ca
janicechristie@royallepage.ca



Price Band & Bedroom STATS CONDO & TH (ATTACHED)

| SnapStats® | Inventory | Sales | Sales Ratio |
|-----------------------|------------|-----------|-------------|
| \$0 – 100,000 | 4 | 0 | NA |
| 100,001 – 200,000 | 14 | 13 | 93% |
| 200,001 – 300,000 | 48 | 29 | 60% |
| 300,001 – 400,000 | 42 | 22 | 52% |
| 400,001 – 500,000 | 21 | 23 | 110%* |
| 500,001 – 600,000 | 25 | 9 | 36% |
| 600,001 – 700,000 | 2 | 0 | NA |
| 700,001 – 800,000 | 0 | 0 | NA |
| 800,001 – 900,000 | 1 | 1 | 100% |
| 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 | 157 | 97 | 62% |

| | | | |
|----------------------|------------|-----------|------------|
| 0 to 1 Bedroom | 30 | 20 | 67% |
| 2 Bedrooms | 70 | 35 | 50% |
| 3 Bedrooms | 34 | 38 | 112%* |
| 4 Bedrooms & Greater | 23 | 4 | 17% |
| TOTAL | 157 | 97 | 62% |

| SnapStats® Median Data | June | July | Variance |
|--------------------------|-----------|-----------|----------|
| Inventory | 169 | 157 | -7% |
| Solds | 124 | 97 | -22% |
| Sale Price | \$370,000 | \$323,900 | -12% |
| Sale Price SQFT | \$284 | \$266 | -6% |
| Sale to List Price Ratio | 106% | 100% | -6% |
| Days on Market | 9 | 12 | 33% |

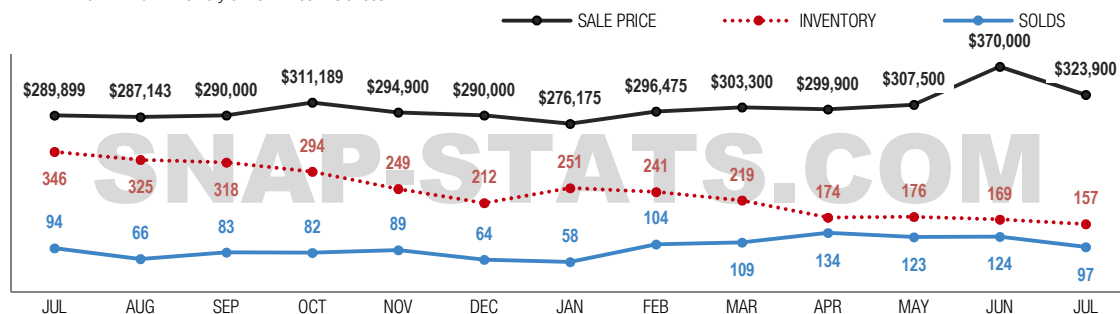
*Sales Ratio is the 'Sales-to-Active Listing' ratio (inventory) and is current market speed (higher is faster.) If >100% MLS® data on August 2 reported previous month's sales exceeded current inventory count.

Market Summary

- Official Market Type **MAPLE RIDGE ATTACHED**: Sellers market at 62% Sales Ratio average (6.2 in 10 homes selling rate)
- Homes are selling on average at 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, Thornhill and minimum 4 bedroom properties
- Sellers Best Bet** Selling homes in Cottonwood and 3 bedroom properties

** With a minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

Janice Christie
Royal Lepage West Real Estate Services
604.842.0259

www.janicechristie.ca
janicechristie@royallepage.ca

