

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

*Compliments of:*  
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# GREATER VANCOUVER EDITION

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



## Price Band & Bedroom DETACHED HOUSES

| SnapStats®            | Inventory | Sales | Sales Ratio |
|-----------------------|-----------|-------|-------------|
| \$0 - 700,000         | 0         | 0     | NA          |
| 700,001 - 800,000     | 0         | 0     | NA          |
| 800,001 - 900,000     | 0         | 0     | NA          |
| 900,001 - 1,000,000   | 0         | 1     | NA*         |
| 1,000,001 - 1,250,000 | 0         | 0     | NA          |
| 1,250,001 - 1,500,000 | 1         | 3     | 300%*       |
| 1,500,001 - 1,750,000 | 23        | 4     | 17%         |
| 1,750,001 - 2,000,000 | 33        | 11    | 33%         |
| 2,000,001 - 2,250,000 | 31        | 8     | 26%         |
| 2,250,001 - 2,500,000 | 39        | 6     | 15%         |
| 2,500,001 - 2,750,000 | 30        | 3     | 10%         |
| 2,750,001 - 3,000,000 | 38        | 4     | 11%         |
| 3,000,001 - 3,500,000 | 51        | 2     | 4%          |
| 3,500,001 - 4,000,000 | 31        | 1     | 3%          |
| 4,000,001 - 4,500,000 | 10        | 0     | NA          |
| 4,500,001 - 5,000,000 | 5         | 0     | NA          |
| 5,000,001 - 5,500,000 | 2         | 0     | NA          |
| 5,500,001 - 6,000,000 | 1         | 0     | NA          |
| 6,000,001 - 6,500,000 | 0         | 0     | NA          |
| 6,500,001 - 7,000,000 | 2         | 0     | NA          |
| 7,000,001 & Greater   | 2         | 0     | NA          |
| TOTAL*                | 299       | 43    | 14%         |

|                   |     |    |     |
|-------------------|-----|----|-----|
| 2 Bedrooms & Less | 7   | 3  | 43% |
| 3 to 4 Bedrooms   | 79  | 17 | 22% |
| 5 to 6 Bedrooms   | 117 | 16 | 14% |
| 7 Bedrooms & More | 96  | 7  | 7%  |
| TOTAL*            | 299 | 43 | 14% |

| SnapStats®               | July        | August      | Variance |
|--------------------------|-------------|-------------|----------|
| Inventory                | 323         | 299         | -7%      |
| Solds                    | 51          | 43          | -16%     |
| Sale Price               | \$2,180,000 | \$2,150,000 | -1%      |
| Sale Price SQFT          | \$790       | \$819       | 4%       |
| Sale to List Price Ratio | 99%         | 98%         | -1%      |
| Days on Market           | 20          | 12          | -40%     |

## Community DETACHED HOUSES

| SnapStats®                  | Inventory | Sales | Sales Ratio |
|-----------------------------|-----------|-------|-------------|
| Big Bend                    | 4         | 1     | 25%         |
| Brentwood Park              | 9         | 3     | 33%         |
| Buckingham Heights          | 4         | 1     | 25%         |
| Burnaby Hospital            | 7         | 1     | 14%         |
| Burnaby Lake                | 18        | 1     | 6%          |
| Cariboo                     | 0         | 0     | NA          |
| Capitol Hill                | 22        | 2     | 9%          |
| Central                     | 6         | 0     | NA          |
| Central Park                | 15        | 0     | NA          |
| Deer Lake                   | 3         | 1     | 33%         |
| Deer Lake Place             | 8         | 1     | 13%         |
| East Burnaby                | 19        | 2     | 11%         |
| Edmonds                     | 11        | 0     | NA          |
| Forest Glen                 | 5         | 1     | 20%         |
| Forest Hills                | 4         | 0     | NA          |
| Garden Village              | 4         | 0     | NA          |
| Government Road             | 11        | 1     | 9%          |
| Greentree Village           | 1         | 0     | NA          |
| Highgate                    | 7         | 1     | 14%         |
| Metrotown                   | 8         | 2     | 25%         |
| Montecito                   | 10        | 1     | 10%         |
| Oakdale                     | 2         | 0     | NA          |
| Oaklands                    | 0         | 0     | NA          |
| Parkcrest                   | 20        | 4     | 20%         |
| Simon Fraser Hills          | 0         | 0     | NA          |
| Simon Fraser University SFU | 11        | 0     | NA          |
| South Slope                 | 24        | 5     | 21%         |
| Sperling-Duthie             | 14        | 2     | 14%         |
| Sullivan Heights            | 2         | 0     | NA          |
| Suncrest                    | 4         | 2     | 50%         |
| The Crest                   | 7         | 3     | 43%         |
| Upper Deer Lake             | 11        | 2     | 18%         |
| Vancouver Heights           | 4         | 3     | 75%         |
| Westridge                   | 7         | 1     | 14%         |
| Willingdon Heights          | 17        | 2     | 12%         |
| TOTAL*                      | 299       | 43    | 14%         |

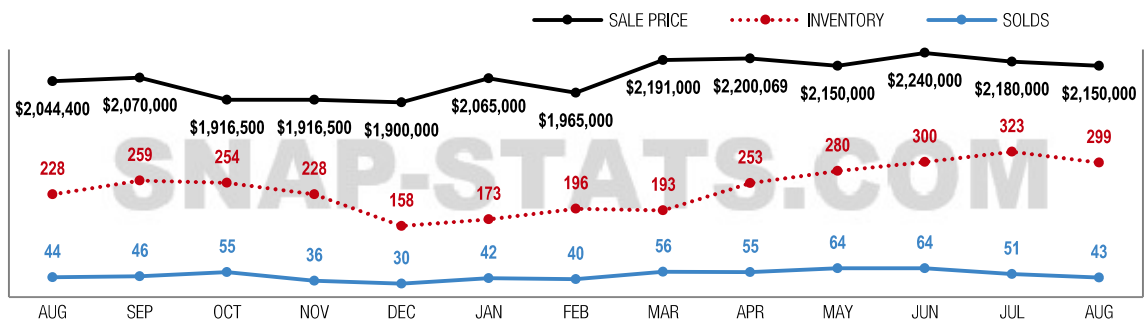
\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

## Market Summary

- Market Type Indicator **BURNABY DETACHED**: Balanced Market at 14% Sales Ratio average (1.4 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band\*\* \$1.75 mil to \$2 mil with average 33% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$3 mil to \$4 mil, Burnaby Lake and minimum 7 bedroom properties
- Sellers Best Bet\*\* Selling homes in Brentwood Park, Metrotown 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     | 1         | 1     | 100%        |
| 400,001 – 500,000     | 31        | 18    | 58%         |
| 500,001 – 600,000     | 117       | 34    | 29%         |
| 600,001 – 700,000     | 212       | 43    | 20%         |
| 700,001 – 800,000     | 207       | 45    | 22%         |
| 800,001 – 900,000     | 173       | 26    | 15%         |
| 900,001 – 1,000,000   | 174       | 16    | 9%          |
| 1,000,001 – 1,250,000 | 163       | 28    | 17%         |
| 1,250,001 – 1,500,000 | 68        | 14    | 21%         |
| 1,500,001 – 1,750,000 | 24        | 2     | 8%          |
| 1,750,001 – 2,000,000 | 18        | 0     | NA          |
| 2,000,001 – 2,250,000 | 2         | 1     | 50%         |
| 2,250,001 – 2,500,000 | 2         | 0     | NA          |
| 2,500,001 – 2,750,000 | 0         | 0     | NA          |
| 2,750,001 – 3,000,000 | 3         | 0     | NA          |
| 3,000,001 – 3,500,000 | 4         | 0     | NA          |
| 3,500,001 – 4,000,000 | 1         | 0     | NA          |
| 4,000,001 & Greater   | 0         | 0     | NA          |
| TOTAL*                | 1200      | 228   | 19%         |

| Bedroom              | Inventory | Sales | Sales Ratio |
|----------------------|-----------|-------|-------------|
| 0 to 1 Bedroom       | 329       | 77    | 23%         |
| 2 Bedrooms           | 666       | 113   | 17%         |
| 3 Bedrooms           | 193       | 34    | 18%         |
| 4 Bedrooms & Greater | 12        | 4     | 33%         |
| TOTAL*               | 1200      | 228   | 19%         |

| SnapStats®               | July      | August    | Variance |
|--------------------------|-----------|-----------|----------|
| Inventory                | 1277      | 1200      | -6%      |
| Solds                    | 251       | 228       | -9%      |
| Sale Price               | \$725,000 | \$736,000 | 2%       |
| Sale Price SQFT          | \$856     | \$863     | 1%       |
| Sale to List Price Ratio | 98%       | 100%      | 2%       |
| Days on Market           | 18        | 27        | 50%      |

## Community CONDOS & TOWNHOMES

| SnapStats®                  | Inventory | Sales | Sales Ratio |
|-----------------------------|-----------|-------|-------------|
| Big Bend                    | 2         | 0     | NA          |
| Brentwood Park              | 416       | 68    | 16%         |
| Buckingham Heights          | 0         | 0     | NA          |
| Burnaby Hospital            | 1         | 1     | 100%        |
| Burnaby Lake                | 5         | 0     | NA          |
| Cariboo                     | 6         | 5     | 83%         |
| Capitol Hill                | 26        | 0     | NA          |
| Central                     | 5         | 3     | 60%         |
| Central Park                | 13        | 3     | 23%         |
| Deer Lake                   | 0         | 0     | NA          |
| Deer Lake Place             | 0         | 0     | NA          |
| East Burnaby                | 2         | 0     | NA          |
| Edmonds                     | 81        | 16    | 20%         |
| Forest Glen                 | 36        | 9     | 25%         |
| Forest Hills                | 10        | 3     | 30%         |
| Garden Village              | 0         | 0     | NA          |
| Government Road             | 19        | 5     | 26%         |
| Greentree Village           | 1         | 1     | 100%        |
| Highgate                    | 51        | 11    | 22%         |
| Metrotown                   | 320       | 56    | 18%         |
| Montecito                   | 5         | 1     | 20%         |
| Oakdale                     | 0         | 0     | NA          |
| Oaklands                    | 5         | 1     | 20%         |
| Parkcrest                   | 0         | 0     | NA          |
| Simon Fraser Hills          | 6         | 4     | 67%         |
| Simon Fraser University SFU | 93        | 5     | 5%          |
| South Slope                 | 25        | 7     | 28%         |
| Sperling-Duthie             | 2         | 0     | NA          |
| Sullivan Heights            | 55        | 21    | 38%         |
| Suncrest                    | 0         | 0     | NA          |
| The Crest                   | 5         | 2     | 40%         |
| Upper Deer Lake             | 1         | 0     | NA          |
| Vancouver Heights           | 6         | 3     | 50%         |
| Westridge                   | 0         | 1     | NA*         |
| Willingdon Heights          | 3         | 2     | 67%         |
| TOTAL*                      | 1200      | 228   | 19%         |

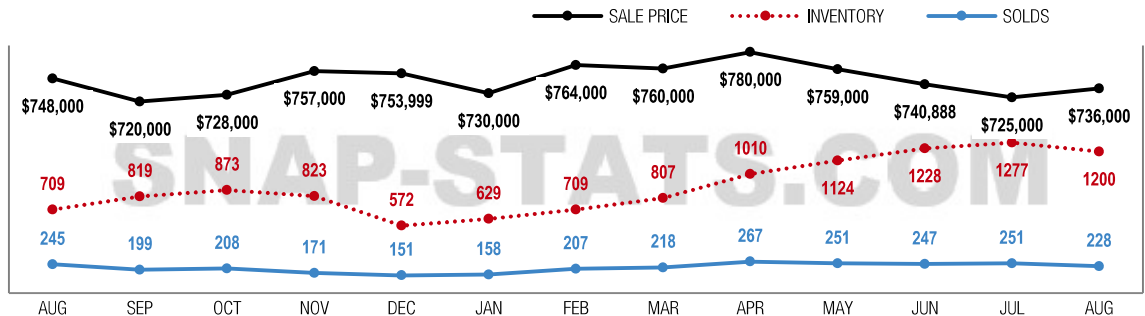
\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

## Market Summary

- Market Type Indicator **BURNABY ATTACHED**: Balanced Market at 19% Sales Ratio average (1.9 in 10 homes selling rate)
- Homes are selling on average 100% of list price
- Most Active Price Band\*\* \$400,000 to \$500,000 with average 58% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.5 mil to \$1.75 mil, Simon Fraser University and 2 to 3 bedroom properties
- Sellers Best Bet\*\* Selling homes in Forest Hills, Sullivan Heights and minimum 4 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 - 700,000         | 0         | 0     | NA          |
| 700,001 – 800,000     | 3         | 0     | NA          |
| 800,001 – 900,000     | 2         | 0     | NA          |
| 900,001 – 1,000,000   | 0         | 0     | NA          |
| 1,000,001 – 1,250,000 | 6         | 1     | 17%         |
| 1,250,001 – 1,500,000 | 12        | 2     | 17%         |
| 1,500,001 – 1,750,000 | 14        | 6     | 43%         |
| 1,750,001 – 2,000,000 | 29        | 4     | 14%         |
| 2,000,001 – 2,250,000 | 3         | 1     | 33%         |
| 2,250,001 – 2,500,000 | 4         | 1     | 25%         |
| 2,500,001 – 2,750,000 | 7         | 0     | NA          |
| 2,750,001 – 3,000,000 | 3         | 1     | 33%         |
| 3,000,001 – 3,500,000 | 10        | 0     | NA          |
| 3,500,001 – 4,000,000 | 4         | 0     | NA          |
| 4,000,001 – 4,500,000 | 3         | 0     | NA          |
| 4,500,001 – 5,000,000 | 3         | 0     | NA          |
| 5,000,001 – 5,500,000 | 1         | 0     | NA          |
| 5,500,001 - 6,000,000 | 0         | 0     | NA          |
| 6,000,001 - 6,500,000 | 0         | 0     | NA          |
| 6,500,001 - 7,000,000 | 1         | 0     | NA          |
| 7,000,001 & Greater   | 0         | 0     | NA          |
| TOTAL*                | 105       | 16    | 15%         |

|                   |     |    |     |
|-------------------|-----|----|-----|
| 2 Bedrooms & Less | 13  | 0  | NA  |
| 3 to 4 Bedrooms   | 43  | 7  | 16% |
| 5 to 6 Bedrooms   | 35  | 7  | 20% |
| 7 Bedrooms & More | 14  | 2  | 14% |
| TOTAL*            | 105 | 16 | 15% |

## Community DETACHED HOUSES

| SnapStats®        | Inventory | Sales | Sales Ratio |
|-------------------|-----------|-------|-------------|
| Brunette          | 0         | 0     | NA          |
| Connaught Heights | 21        | 0     | NA          |
| Downtown          | 0         | 0     | NA          |
| Fraserview        | 0         | 0     | NA          |
| GlenBrooke North  | 10        | 3     | 30%         |
| Moody Park        | 1         | 1     | 100%        |
| North Arm         | 0         | 0     | NA          |
| Quay              | 0         | 0     | NA          |
| Queensborough     | 32        | 4     | 13%         |
| Queens Park       | 3         | 3     | 100%        |
| Sapperton         | 4         | 1     | 25%         |
| The Heights       | 17        | 3     | 18%         |
| Uptown            | 3         | 0     | NA          |
| West End          | 14        | 1     | 7%          |
| TOTAL*            | 105       | 16    | 15%         |

| SnapStats®               | July        | August      | Variance |
|--------------------------|-------------|-------------|----------|
| Inventory                | 116         | 105         | -9%      |
| Solds                    | 18          | 16          | -11%     |
| Sale Price               | \$1,567,659 | \$1,637,500 | 4%       |
| Sale Price SQFT          | \$605       | \$579       | -4%      |
| Sale to List Price Ratio | 99%         | 99%         | 0%       |
| Days on Market           | 13          | 16          | 23%      |

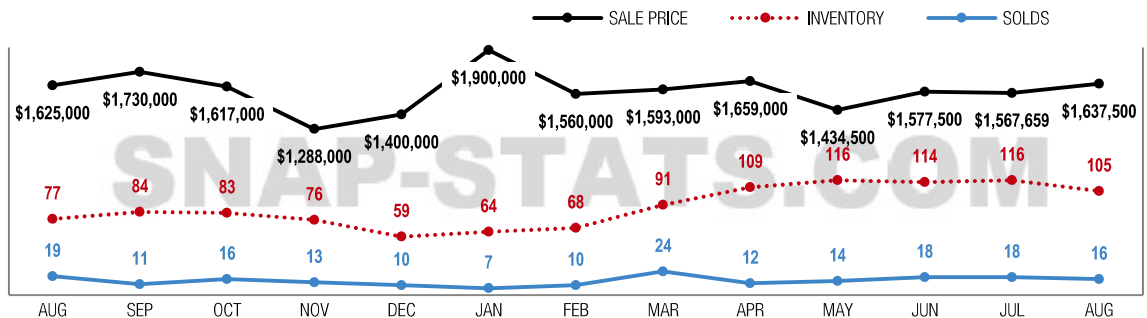
\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

## Market Summary

- Market Type Indicator **NEW WESTMINSTER DETACHED**: Balanced Market at 15% Sales Ratio average (1.5 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band\*\* \$1.5 mil to \$1.75 mil with average 43% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.75 mil to \$2 mil, West End and minimum 7 bedroom properties
- Sellers Best Bet\*\* Selling homes in GlenBrooke North 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     | 2         | 0     | NA          |
| 300,001 – 400,000     | 9         | 2     | 22%         |
| 400,001 – 500,000     | 19        | 6     | 32%         |
| 500,001 – 600,000     | 50        | 14    | 28%         |
| 600,001 – 700,000     | 49        | 14    | 29%         |
| 700,001 – 800,000     | 57        | 15    | 26%         |
| 800,001 – 900,000     | 25        | 4     | 16%         |
| 900,001 – 1,000,000   | 27        | 5     | 19%         |
| 1,000,001 – 1,250,000 | 20        | 2     | 10%         |
| 1,250,001 – 1,500,000 | 10        | 0     | NA          |
| 1,500,001 – 1,750,000 | 1         | 0     | NA          |
| 1,750,001 – 2,000,000 | 1         | 0     | NA          |
| 2,000,001 – 2,250,000 | 0         | 0     | NA          |
| 2,250,001 – 2,500,000 | 0         | 0     | NA          |
| 2,500,001 – 2,750,000 | 0         | 0     | NA          |
| 2,750,001 – 3,000,000 | 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*                | 271       | 62    | 23%         |

|                      |     |    |     |
|----------------------|-----|----|-----|
| 0 to 1 Bedroom       | 68  | 13 | 19% |
| 2 Bedrooms           | 154 | 40 | 26% |
| 3 Bedrooms           | 41  | 9  | 22% |
| 4 Bedrooms & Greater | 8   | 0  | NA  |
| TOTAL*               | 271 | 62 | 23% |

## Community CONDOS & TOWNHOMES

| SnapStats®        | Inventory | Sales | Sales Ratio |
|-------------------|-----------|-------|-------------|
| Brunette          | 0         | 0     | NA          |
| Connaught Heights | 0         | 0     | NA          |
| Downtown          | 73        | 10    | 14%         |
| Fraserview        | 24        | 15    | 63%         |
| GlenBrooke North  | 7         | 0     | NA          |
| Moody Park        | 2         | 2     | 100%        |
| North Arm         | 0         | 0     | NA          |
| Quay              | 49        | 7     | 14%         |
| Queensborough     | 41        | 10    | 24%         |
| Queens Park       | 1         | 0     | NA          |
| Sapperton         | 19        | 3     | 16%         |
| The Heights       | 0         | 0     | NA          |
| Uptown            | 55        | 15    | 27%         |
| West End          | 0         | 0     | NA          |
| TOTAL*            | 271       | 62    | 23%         |

| SnapStats®               | July      | August    | Variance |
|--------------------------|-----------|-----------|----------|
| Inventory                | 291       | 271       | -7%      |
| Solds                    | 80        | 62        | -23%     |
| Sale Price               | \$640,000 | \$667,000 | 4%       |
| Sale Price SQFT          | \$699     | \$688     | -2%      |
| Sale to List Price Ratio | 99%       | 99%       | 0%       |
| Days on Market           | 13        | 17        | 31%      |

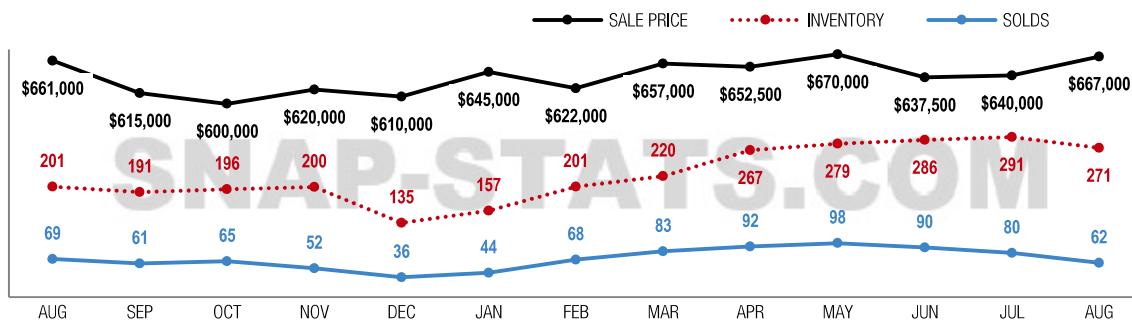
\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

## Market Summary

- Market Type Indicator **NEW WESTMINSTER ATTACHED**: Sellers Market at 23% Sales Ratio average (2.3 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band\*\* \$400,000 to \$500,000 with average 32% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1 mil to \$1.25 mil, Downtown, Quay, Sapperton and up to 1 bedroom properties
- Sellers Best Bet\*\* Selling homes in Fraserview 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 - 700,000         | 0         | 0     | NA          |
| 700,001 - 800,000     | 0         | 0     | NA          |
| 800,001 - 900,000     | 0         | 1     | NA*         |
| 900,001 - 1,000,000   | 1         | 0     | NA          |
| 1,000,001 - 1,250,000 | 3         | 1     | 33%         |
| 1,250,001 - 1,500,000 | 27        | 9     | 33%         |
| 1,500,001 - 1,750,000 | 48        | 9     | 19%         |
| 1,750,001 - 2,000,000 | 68        | 10    | 15%         |
| 2,000,001 - 2,250,000 | 45        | 2     | 4%          |
| 2,250,001 - 2,500,000 | 55        | 5     | 9%          |
| 2,500,001 - 2,750,000 | 29        | 1     | 3%          |
| 2,750,001 - 3,000,000 | 38        | 1     | 3%          |
| 3,000,001 - 3,500,000 | 33        | 0     | NA          |
| 3,500,001 - 4,000,000 | 29        | 0     | NA          |
| 4,000,001 - 4,500,000 | 22        | 0     | NA          |
| 4,500,001 - 5,000,000 | 14        | 0     | NA          |
| 5,000,001 - 5,500,000 | 10        | 0     | NA          |
| 5,500,001 - 6,000,000 | 4         | 0     | NA          |
| 6,000,001 - 6,500,000 | 1         | 0     | NA          |
| 6,500,001 - 7,000,000 | 2         | 0     | NA          |
| 7,000,001 & Greater   | 3         | 0     | NA          |
| TOTAL*                | 432       | 39    | 9%          |

|                   |     |    |     |
|-------------------|-----|----|-----|
| 2 Bedrooms & Less | 47  | 2  | 4%  |
| 3 to 4 Bedrooms   | 161 | 12 | 7%  |
| 5 to 6 Bedrooms   | 158 | 21 | 13% |
| 7 Bedrooms & More | 66  | 4  | 6%  |
| TOTAL*            | 432 | 39 | 9%  |

## Community DETACHED HOUSES

| SnapStats®         | Inventory | Sales | Sales Ratio |
|--------------------|-----------|-------|-------------|
| Burke Mountain     | 47        | 3     | 6%          |
| Canyon Springs     | 4         | 0     | NA          |
| Cape Horn          | 10        | 1     | 10%         |
| Central Coquitlam  | 43        | 6     | 14%         |
| Chineside          | 6         | 0     | NA          |
| Coquitlam East     | 17        | 0     | NA          |
| Coquitlam West     | 91        | 6     | 7%          |
| Eagle Ridge        | 4         | 1     | 25%         |
| Harbour Chines     | 6         | 0     | NA          |
| Harbour Place      | 9         | 0     | NA          |
| Hockaday           | 7         | 1     | 14%         |
| Maillardville      | 18        | 1     | 6%          |
| Meadow Brook       | 5         | 1     | 20%         |
| New Horizons       | 9         | 1     | 11%         |
| North Coquitlam    | 0         | 0     | NA          |
| Park Ridge Estates | 1         | 0     | NA          |
| Ranch Park         | 93        | 4     | 4%          |
| River Springs      | 3         | 3     | 100%        |
| Scott Creek        | 6         | 1     | 17%         |
| Summitt View       | 0         | 0     | NA          |
| Upper Eagle Ridge  | 1         | 1     | 100%        |
| Westwood Plateau   | 52        | 9     | 17%         |
| Westwood Summit    | 0         | 0     | NA          |
| TOTAL*             | 432       | 39    | 9%          |

| SnapStats®               | July        | August      | Variance |
|--------------------------|-------------|-------------|----------|
| Inventory                | 404         | 432         | 7%       |
| Solds                    | 52          | 39          | -25%     |
| Sale Price               | \$1,735,000 | \$1,730,000 | 0%       |
| Sale Price SQFT          | \$690       | \$564       | -18%     |
| Sale to List Price Ratio | 97%         | 96%         | -1%      |
| Days on Market           | 18          | 21          | 17%      |

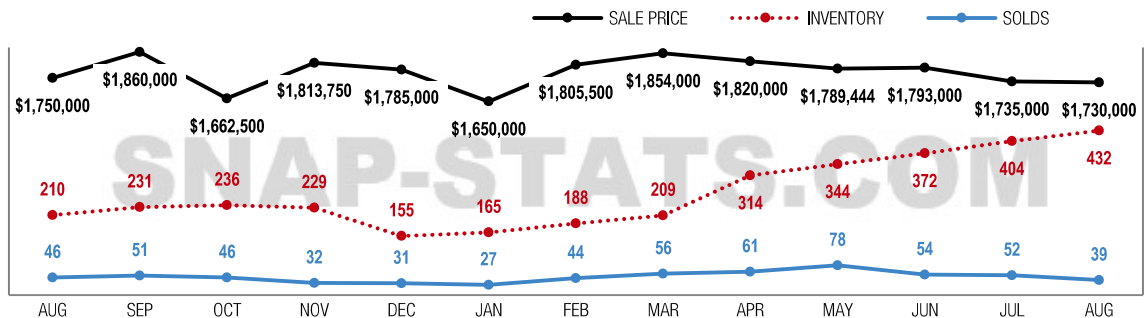
\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

## Market Summary

- Market Type Indicator **COQUITLAM DETACHED**: Buyers Market at 9% Sales Ratio average (9 in 100 homes selling rate)
- Homes are selling on average 4% below list price
- Most Active Price Band\*\* \$1.25 mil to \$1.5 mil with average 33% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$2.5 mil to \$3 mil, Ranch Park and up to 2 bedroom properties
- Sellers Best Bet\*\* Selling homes in Westwood Plateau and 5 to 6 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     | 0         | 0     | NA          |
| 300,001 – 400,000     | 2         | 0     | NA          |
| 400,001 – 500,000     | 18        | 6     | 33%         |
| 500,001 – 600,000     | 85        | 23    | 27%         |
| 600,001 – 700,000     | 85        | 26    | 31%         |
| 700,001 – 800,000     | 98        | 19    | 19%         |
| 800,001 – 900,000     | 78        | 18    | 23%         |
| 900,001 – 1,000,000   | 38        | 12    | 32%         |
| 1,000,001 – 1,250,000 | 72        | 15    | 21%         |
| 1,250,001 – 1,500,000 | 56        | 8     | 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 | 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*                | 537       | 127   | 24%         |

| Bedroom              | Inventory | Sales | Sales Ratio |
|----------------------|-----------|-------|-------------|
| 0 to 1 Bedroom       | 135       | 26    | 19%         |
| 2 Bedrooms           | 270       | 67    | 25%         |
| 3 Bedrooms           | 94        | 26    | 28%         |
| 4 Bedrooms & Greater | 38        | 8     | 21%         |
| TOTAL*               | 537       | 127   | 24%         |

## Community CONDOS & TOWNHOMES

| SnapStats®         | Inventory | Sales | Sales Ratio |
|--------------------|-----------|-------|-------------|
| Burke Mountain     | 46        | 14    | 30%         |
| Canyon Springs     | 5         | 3     | 60%         |
| Cape Horn          | 0         | 0     | NA          |
| Central Coquitlam  | 18        | 5     | 28%         |
| Chineside          | 0         | 0     | NA          |
| Coquitlam East     | 5         | 2     | 40%         |
| Coquitlam West     | 251       | 49    | 20%         |
| Eagle Ridge        | 6         | 1     | 17%         |
| Harbour Chines     | 0         | 0     | NA          |
| Harbour Place      | 0         | 0     | NA          |
| Hockaday           | 1         | 0     | NA          |
| Maillardville      | 37        | 9     | 24%         |
| Meadow Brook       | 0         | 0     | NA          |
| New Horizons       | 26        | 7     | 27%         |
| North Coquitlam    | 89        | 19    | 21%         |
| Park Ridge Estates | 0         | 0     | NA          |
| Ranch Park         | 0         | 0     | NA          |
| River Springs      | 0         | 0     | NA          |
| Scott Creek        | 6         | 2     | 33%         |
| Summitt View       | 0         | 0     | NA          |
| Upper Eagle Ridge  | 0         | 1     | NA*         |
| Westwood Plateau   | 47        | 15    | 32%         |
| Westwood Summit    | 0         | 0     | NA          |
| TOTAL*             | 537       | 127   | 24%         |

| SnapStats®               | July      | August    | Variance |
|--------------------------|-----------|-----------|----------|
| Inventory                | 576       | 537       | -7%      |
| Solds                    | 123       | 127       | 3%       |
| Sale Price               | \$733,000 | \$735,000 | 0%       |
| Sale Price SQFT          | \$792     | \$769     | -3%      |
| Sale to List Price Ratio | 98%       | 98%       | 0%       |
| Days on Market           | 15        | 21        | 40%      |

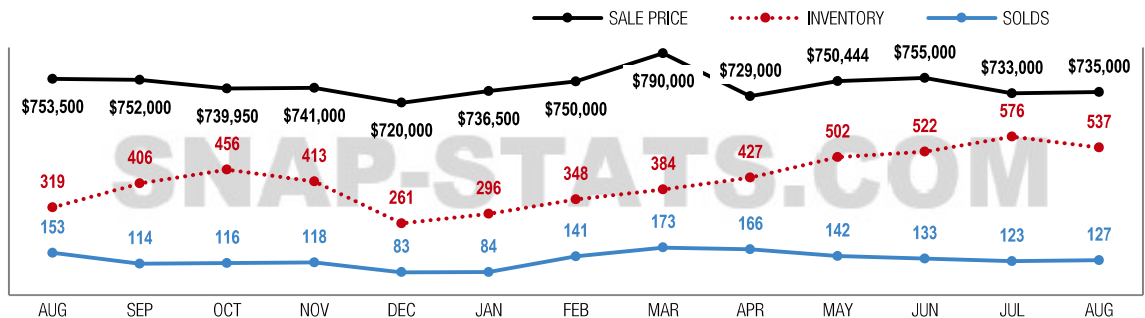
\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

## Market Summary

- Market Type Indicator **COQUITLAM ATTACHED**: Sellers Market at 24% Sales Ratio average (2.4 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band\*\* \$400,000 to \$500,000 with average 33% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.25 mil to \$1.5 mil, Coquitlam West, North Coquitlam and up to 1 bedroom properties
- Sellers Best Bet\*\* Selling homes in Burke Mountain, Westwood Plateau and 3 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 - 700,000         | 0          | 0         | NA          |
| 700,001 - 800,000     | 0          | 0         | NA          |
| 800,001 - 900,000     | 0          | 0         | NA          |
| 900,001 - 1,000,000   | 0          | 0         | NA          |
| 1,000,001 - 1,250,000 | 4          | 1         | 25%         |
| 1,250,001 - 1,500,000 | 44         | 6         | 14%         |
| 1,500,001 - 1,750,000 | 33         | 2         | 6%          |
| 1,750,001 - 2,000,000 | 41         | 3         | 7%          |
| 2,000,001 - 2,250,000 | 12         | 1         | 8%          |
| 2,250,001 - 2,500,000 | 7          | 0         | NA          |
| 2,500,001 - 2,750,000 | 2          | 0         | NA          |
| 2,750,001 - 3,000,000 | 2          | 0         | NA          |
| 3,000,001 - 3,500,000 | 2          | 0         | NA          |
| 3,500,001 - 4,000,000 | 1          | 0         | NA          |
| 4,000,001 - 4,500,000 | 0          | 0         | NA          |
| 4,500,001 - 5,000,000 | 0          | 0         | NA          |
| 5,000,001 - 5,500,000 | 0          | 0         | NA          |
| 5,500,001 - 6,000,000 | 0          | 0         | NA          |
| 6,000,001 - 6,500,000 | 0          | 0         | NA          |
| 6,500,001 - 7,000,000 | 0          | 0         | NA          |
| 7,000,001 & Greater   | 0          | 0         | NA          |
| <b>TOTAL*</b>         | <b>148</b> | <b>13</b> | <b>9%</b>   |

|                   |            |           |           |
|-------------------|------------|-----------|-----------|
| 2 Bedrooms & Less | 4          | 0         | NA        |
| 3 to 4 Bedrooms   | 88         | 7         | 8%        |
| 5 to 6 Bedrooms   | 45         | 5         | 11%       |
| 7 Bedrooms & More | 11         | 1         | 9%        |
| <b>TOTAL*</b>     | <b>148</b> | <b>13</b> | <b>9%</b> |

## Community DETACHED HOUSES

| SnapStats®             | Inventory  | Sales     | Sales Ratio |
|------------------------|------------|-----------|-------------|
| Birchland Manor        | 0          | 0         | NA          |
| Central Port Coquitlam | 12         | 1         | 8%          |
| Citadel                | 16         | 5         | 31%         |
| Glenwood               | 41         | 2         | 5%          |
| Lincoln Park           | 12         | 0         | NA          |
| Lower Mary Hill        | 7          | 0         | NA          |
| Mary Hill              | 14         | 2         | 14%         |
| Oxford Heights         | 25         | 1         | 4%          |
| Riverwood              | 7          | 1         | 14%         |
| Woodland Acres         | 14         | 1         | 7%          |
| <b>TOTAL*</b>          | <b>148</b> | <b>13</b> | <b>9%</b>   |

| SnapStats®               | July        | August      | Variance |
|--------------------------|-------------|-------------|----------|
| Inventory                | 146         | 148         | 1%       |
| Solds                    | 23          | 13          | -43%     |
| Sale Price               | \$1,420,000 | \$1,465,000 | 3%       |
| Sale Price SQFT          | \$611       | \$557       | -9%      |
| Sale to List Price Ratio | 95%         | 95%         | 0%       |
| Days on Market           | 11          | 20          | 82%      |

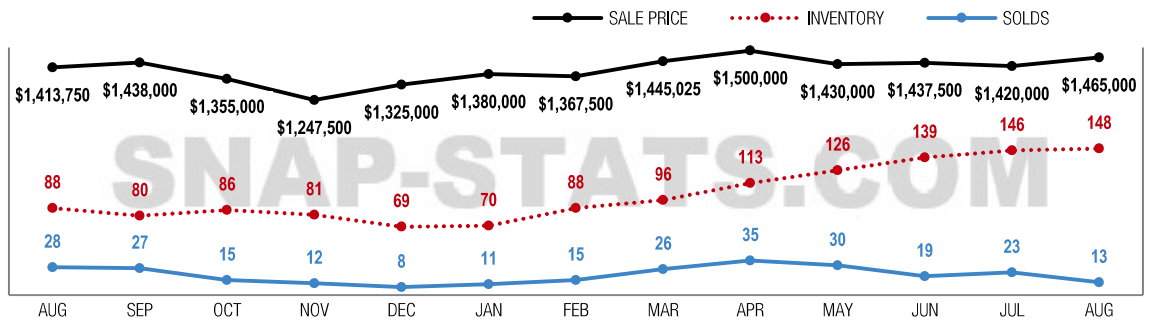
\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

## Market Summary

- Market Type Indicator **PORT COQUITLAM DETACHED**: Buyers Market at 9% Sales Ratio average (9 in 100 homes selling rate)
- Homes are selling on average 5% below list price
- Most Active Price Band\*\* \$1.25 mil to \$1.5 mil with average 14% Sales Ratio (Balanced market)
- Buyers Best Bet\*\* Homes between \$1.5 mil to \$1.75 mil, Glenwood, Oxford Heights and 3 to 4 bedroom properties
- Sellers Best Bet\*\* Selling homes in Citadel 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     | 5         | 1     | 20%         |
| 400,001 – 500,000     | 8         | 5     | 63%         |
| 500,001 – 600,000     | 34        | 5     | 15%         |
| 600,001 – 700,000     | 18        | 8     | 44%         |
| 700,001 – 800,000     | 23        | 7     | 30%         |
| 800,001 – 900,000     | 12        | 6     | 50%         |
| 900,001 – 1,000,000   | 7         | 7     | 100%        |
| 1,000,001 – 1,250,000 | 18        | 2     | 11%         |
| 1,250,001 – 1,500,000 | 5         | 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*                | 131       | 41    | 31%         |

|                      |     |    |     |
|----------------------|-----|----|-----|
| 0 to 1 Bedroom       | 36  | 7  | 19% |
| 2 Bedrooms           | 52  | 18 | 35% |
| 3 Bedrooms           | 27  | 16 | 59% |
| 4 Bedrooms & Greater | 16  | 0  | NA  |
| TOTAL*               | 131 | 41 | 31% |

## Community CONDOS & TOWNHOMES

| SnapStats®             | Inventory | Sales | Sales Ratio |
|------------------------|-----------|-------|-------------|
| Birchland Manor        | 2         | 0     | NA          |
| Central Port Coquitlam | 63        | 23    | 37%         |
| Citadel                | 9         | 3     | 33%         |
| Glenwood               | 31        | 7     | 23%         |
| Lincoln Park           | 1         | 0     | NA          |
| Lower Mary Hill        | 0         | 0     | NA          |
| Mary Hill              | 1         | 2     | 200%*       |
| Oxford Heights         | 0         | 0     | NA          |
| Riverwood              | 22        | 6     | 27%         |
| Woodland Acres         | 2         | 0     | NA          |
| TOTAL*                 | 131       | 41    | 31%         |

| SnapStats®               | July      | August    | Variance |
|--------------------------|-----------|-----------|----------|
| Inventory                | 148       | 131       | -11%     |
| Solds                    | 42        | 41        | -2%      |
| Sale Price               | \$647,500 | \$716,000 | 11%      |
| Sale Price SQFT          | \$736     | \$674     | -8%      |
| Sale to List Price Ratio | 99%       | 99%       | 0%       |
| Days on Market           | 16        | 12        | -25%     |

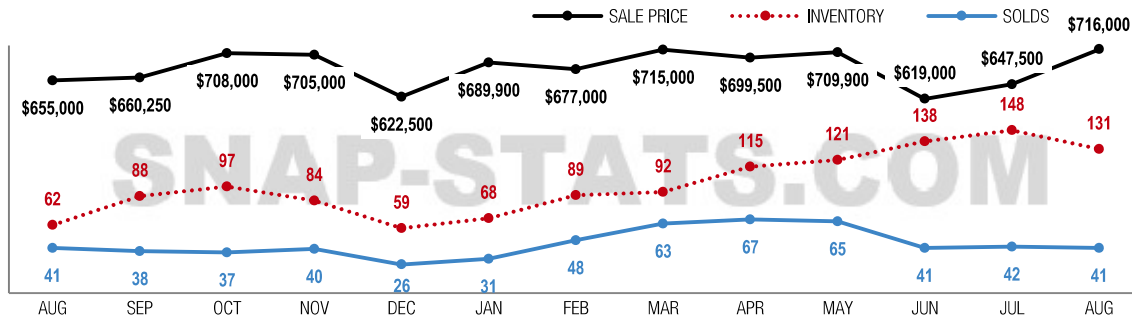
\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

## Market Summary

- Market Type Indicator **PORT COQUITLAM ATTACHED**: Sellers Market at 31% Sales Ratio average (3.1 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band\*\* \$400,000 to \$500,000 with average 63% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1 mil to \$1.25 mil, Glenwood and up to 1 bedroom properties
- Sellers Best Bet\*\* Selling homes in Central Port Coquitlam and 3 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 - 700,000         | 0          | 0        | NA          |
| 700,001 – 800,000     | 0          | 0        | NA          |
| 800,001 – 900,000     | 0          | 0        | NA          |
| 900,001 – 1,000,000   | 0          | 0        | NA          |
| 1,000,001 – 1,250,000 | 2          | 0        | NA          |
| 1,250,001 – 1,500,000 | 3          | 0        | NA          |
| 1,500,001 – 1,750,000 | 15         | 0        | NA          |
| 1,750,001 – 2,000,000 | 15         | 0        | NA          |
| 2,000,001 – 2,250,000 | 9          | 3        | 33%         |
| 2,250,001 – 2,500,000 | 13         | 1        | 8%          |
| 2,500,001 – 2,750,000 | 11         | 0        | NA          |
| 2,750,001 – 3,000,000 | 3          | 1        | 33%         |
| 3,000,001 – 3,500,000 | 9          | 0        | NA          |
| 3,500,001 – 4,000,000 | 9          | 0        | NA          |
| 4,000,001 – 4,500,000 | 3          | 0        | NA          |
| 4,500,001 – 5,000,000 | 1          | 0        | NA          |
| 5,000,001 – 5,500,000 | 3          | 0        | NA          |
| 5,500,001 - 6,000,000 | 3          | 0        | NA          |
| 6,000,001 - 6,500,000 | 0          | 1        | NA*         |
| 6,500,001 - 7,000,000 | 0          | 0        | NA          |
| 7,000,001 & Greater   | 6          | 0        | NA          |
| <b>TOTAL*</b>         | <b>105</b> | <b>6</b> | <b>6%</b>   |
| 2 Bedrooms & Less     | 6          | 0        | NA          |
| 3 to 4 Bedrooms       | 46         | 1        | 2%          |
| 5 to 6 Bedrooms       | 43         | 4        | 9%          |
| 7 Bedrooms & More     | 10         | 1        | 10%         |
| <b>TOTAL*</b>         | <b>105</b> | <b>6</b> | <b>6%</b>   |

| SnapStats®               | July        | August      | Variance |
|--------------------------|-------------|-------------|----------|
| Inventory                | 92          | 105         | 14%      |
| Solds                    | 17          | 6           | -65%     |
| Sale Price               | \$1,950,000 | \$2,289,000 | 17%      |
| Sale Price SQFT          | \$642       | \$534       | -17%     |
| Sale to List Price Ratio | 93%         | 96%         | 3%       |
| Days on Market           | 32          | 15          | -53%     |

\*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

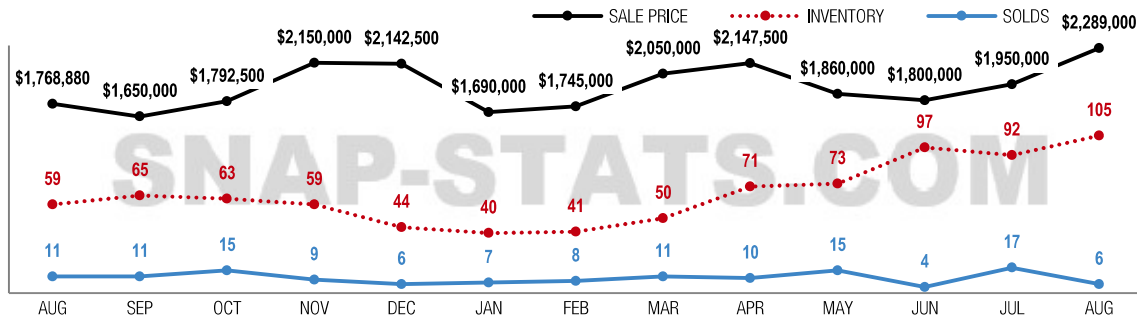
| SnapStats®        | Inventory  | Sales    | Sales Ratio |
|-------------------|------------|----------|-------------|
| Anmore            | 16         | 1        | 6%          |
| Barber Street     | 5          | 0        | NA          |
| Belcarra          | 12         | 1        | 8%          |
| College Park      | 10         | 0        | NA          |
| Glenayre          | 6          | 0        | NA          |
| Heritage Mountain | 5          | 3        | 60%         |
| Heritage Woods    | 19         | 1        | 5%          |
| Ioco              | 0          | 0        | NA          |
| Mountain Meadows  | 4          | 0        | NA          |
| North Shore       | 14         | 0        | NA          |
| Port Moody Centre | 14         | 0        | NA          |
| <b>TOTAL*</b>     | <b>105</b> | <b>6</b> | <b>6%</b>   |

## Market Summary

- Market Type Indicator **PORT MOODY DETACHED**: Buyers Market at 6% Sales Ratio average (6 in 100 homes selling rate)
- Homes are selling on average 4% below list price
- Most Active Price Band\*\* \$2 mil to \$2.25 mil with average 33% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$2.25 mil to \$2.5 mil, Heritage Woods and 3 to 4 bedroom properties
- Sellers Best Bet\*\* Selling homes in Belcarra and minimum 5 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     | 0          | 0         | NA          |
| 400,001 – 500,000     | 1          | 1         | 100%        |
| 500,001 – 600,000     | 9          | 3         | 33%         |
| 600,001 – 700,000     | 18         | 10        | 56%         |
| 700,001 – 800,000     | 12         | 1         | 8%          |
| 800,001 – 900,000     | 26         | 6         | 23%         |
| 900,001 – 1,000,000   | 16         | 3         | 19%         |
| 1,000,001 – 1,250,000 | 8          | 5         | 63%         |
| 1,250,001 – 1,500,000 | 9          | 1         | 11%         |
| 1,500,001 – 1,750,000 | 2          | 3         | 150%*       |
| 1,750,001 – 2,000,000 | 1          | 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   | 0          | 0         | NA          |
| <b>TOTAL*</b>         | <b>104</b> | <b>33</b> | <b>32%</b>  |

|                      |            |           |            |
|----------------------|------------|-----------|------------|
| 0 to 1 Bedroom       | 20         | 7         | 35%        |
| 2 Bedrooms           | 49         | 18        | 37%        |
| 3 Bedrooms           | 26         | 4         | 15%        |
| 4 Bedrooms & Greater | 9          | 4         | 44%        |
| <b>TOTAL*</b>        | <b>104</b> | <b>33</b> | <b>32%</b> |

## Community CONDOS & TOWNHOMES

| SnapStats®        | Inventory  | Sales     | Sales Ratio |
|-------------------|------------|-----------|-------------|
| Anmore            | 0          | 0         | NA          |
| Barber Street     | 0          | 0         | NA          |
| Belcarra          | 0          | 0         | NA          |
| College Park      | 17         | 4         | 24%         |
| Glenayre          | 0          | 0         | NA          |
| Heritage Mountain | 7          | 2         | 29%         |
| Heritage Woods    | 2          | 1         | 50%         |
| loco              | 0          | 0         | NA          |
| Mountain Meadows  | 0          | 0         | NA          |
| North Shore       | 12         | 3         | 25%         |
| Port Moody Centre | 66         | 23        | 35%         |
| <b>TOTAL*</b>     | <b>104</b> | <b>33</b> | <b>32%</b>  |

| SnapStats®               | July      | August    | Variance |
|--------------------------|-----------|-----------|----------|
| Inventory                | 115       | 104       | -10%     |
| Solds                    | 41        | 33        | -20%     |
| Sale Price               | \$882,500 | \$835,000 | -5%      |
| Sale Price SQFT          | \$829     | \$903     | 9%       |
| Sale to List Price Ratio | 98%       | 98%       | 0%       |
| Days on Market           | 9         | 18        | 100%     |

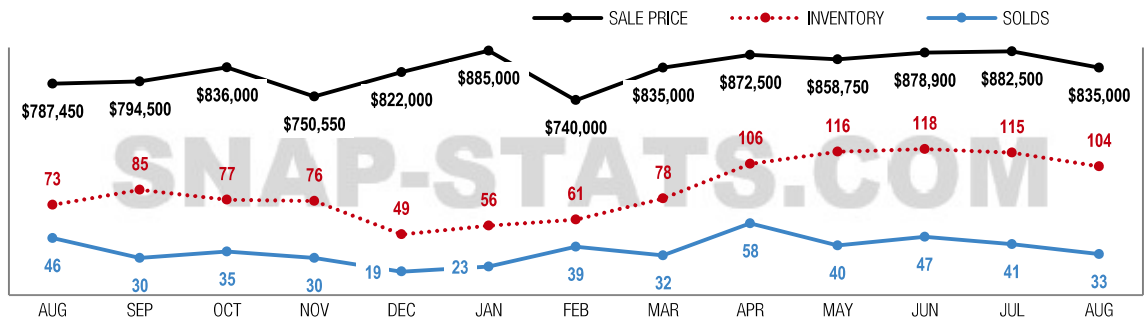
\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

## Market Summary

- Market Type Indicator **PORT MOODY ATTACHED**: Sellers Market at 32% Sales Ratio average (3.2 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band\*\* \$1 mil to \$1.25 mil with average 63% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$700,000 to \$800,000, College Park, North Shore and 3 bedroom properties
- Sellers Best Bet\*\* Selling homes in Port Moody Centre and minimum 4 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 - 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 | 7         | 3     | 43%         |
| 1,250,001 – 1,500,000 | 24        | 2     | 8%          |
| 1,500,001 – 1,750,000 | 6         | 0     | NA          |
| 1,750,001 – 2,000,000 | 2         | 0     | NA          |
| 2,000,001 – 2,250,000 | 1         | 0     | NA          |
| 2,250,001 – 2,500,000 | 0         | 1     | NA*         |
| 2,500,001 – 2,750,000 | 0         | 0     | NA          |
| 2,750,001 – 3,000,000 | 0         | 0     | NA          |
| 3,000,001 – 3,500,000 | 0         | 0     | NA          |
| 3,500,001 – 4,000,000 | 0         | 0     | NA          |
| 4,000,001 – 4,500,000 | 0         | 0     | NA          |
| 4,500,001 – 5,000,000 | 0         | 0     | NA          |
| 5,000,001 – 5,500,000 | 0         | 0     | NA          |
| 5,500,001 - 6,000,000 | 0         | 0     | NA          |
| 6,000,001 - 6,500,000 | 0         | 0     | NA          |
| 6,500,001 - 7,000,000 | 0         | 0     | NA          |
| 7,000,001 & Greater   | 0         | 0     | NA          |
| TOTAL*                | 40        | 6     | 15%         |

|                   |    |   |     |
|-------------------|----|---|-----|
| 2 Bedrooms & Less | 2  | 0 | NA  |
| 3 to 4 Bedrooms   | 23 | 4 | 17% |
| 5 to 6 Bedrooms   | 15 | 2 | 13% |
| 7 Bedrooms & More | 0  | 0 | NA  |
| TOTAL*            | 40 | 6 | 15% |

## Community DETACHED HOUSES

| SnapStats®      | Inventory | Sales | Sales Ratio |
|-----------------|-----------|-------|-------------|
| Central Meadows | 23        | 4     | 17%         |
| Mid Meadows     | 4         | 0     | NA          |
| North Meadows   | 3         | 0     | NA          |
| South Meadows   | 10        | 2     | 20%         |
| West Meadows    | 0         | 0     | NA          |
| TOTAL*          | 40        | 6     | 15%         |

| SnapStats®               | July        | August      | Variance |
|--------------------------|-------------|-------------|----------|
| Inventory                | 37          | 40          | 8%       |
| Solds                    | 7           | 6           | -14%     |
| Sale Price               | \$1,320,000 | \$1,289,950 | -2%      |
| Sale Price SQFT          | \$483       | \$563       | 17%      |
| Sale to List Price Ratio | 96%         | 98%         | 2%       |
| Days on Market           | 14          | 14          | 0%       |

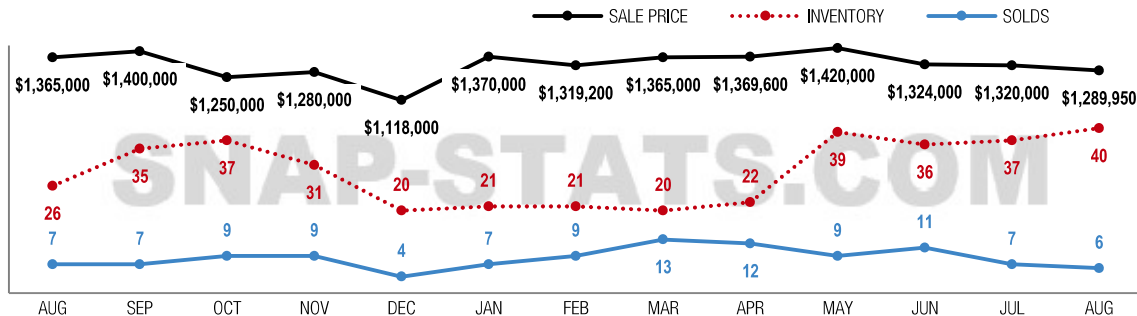
\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

## Market Summary

- Market Type Indicator **PITT MEADOWS DETACHED**: Balanced Market at 15% Sales Ratio average (1.5 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band\*\* Insufficient data but with 3 sales price band of \$1 mil to \$1.25 mil
- Buyers Best Bet\*\* Homes between \$1.25 mil to \$1.5 mil, Central Meadows and 5 to 6 bedroom properties
- Sellers Best Bet\*\* Selling homes in South 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     | 0         | 0     | NA          |
| 400,001 – 500,000     | 2         | 1     | 50%         |
| 500,001 – 600,000     | 8         | 2     | 25%         |
| 600,001 – 700,000     | 11        | 4     | 36%         |
| 700,001 – 800,000     | 6         | 4     | 67%         |
| 800,001 – 900,000     | 14        | 2     | 14%         |
| 900,001 – 1,000,000   | 1         | 0     | NA          |
| 1,000,001 – 1,250,000 | 3         | 0     | NA          |
| 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 | 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*                | 48        | 13    | 27%         |

|                      |    |    |     |
|----------------------|----|----|-----|
| 0 to 1 Bedroom       | 5  | 2  | 40% |
| 2 Bedrooms           | 23 | 6  | 26% |
| 3 Bedrooms           | 15 | 5  | 33% |
| 4 Bedrooms & Greater | 5  | 0  | NA  |
| TOTAL*               | 48 | 13 | 27% |

## Community CONDOS & TOWNHOMES

| SnapStats®      | Inventory | Sales | Sales Ratio |
|-----------------|-----------|-------|-------------|
| Central Meadows | 13        | 6     | 46%         |
| Mid Meadows     | 13        | 5     | 38%         |
| North Meadows   | 3         | 0     | NA          |
| South Meadows   | 19        | 2     | 11%         |
| West Meadows    | 0         | 0     | NA          |
| TOTAL*          | 48        | 13    | 27%         |

| SnapStats®               | July      | August    | Variance |
|--------------------------|-----------|-----------|----------|
| Inventory                | 50        | 48        | -4%      |
| Solds                    | 17        | 13        | -24%     |
| Sale Price               | \$782,000 | \$687,000 | -12%     |
| Sale Price SQFT          | \$532     | \$528     | -1%      |
| Sale to List Price Ratio | 98%       | 98%       | 0%       |
| Days on Market           | 20        | 21        | 5%       |

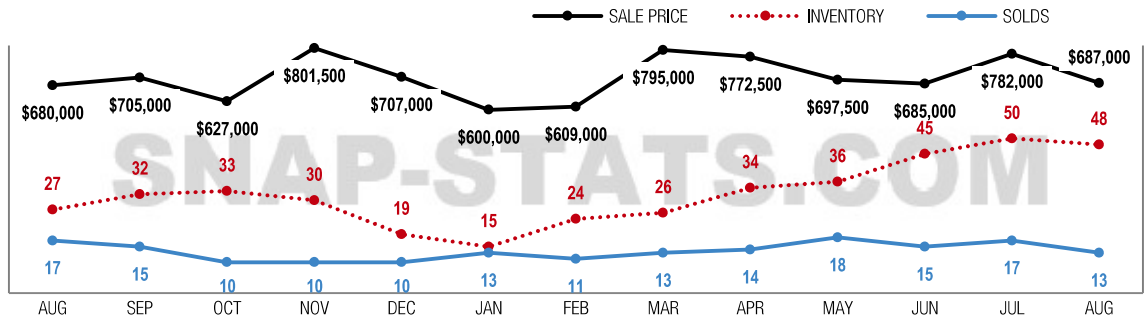
\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

## Market Summary

- Market Type Indicator **PITT MEADOWS ATTACHED**: Sellers Market at 27% Sales Ratio average (2.7 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band\*\* \$600,000 to \$700,000 with average 36% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$500,000 to \$600,000, South Meadows and 2 bedroom properties
- Sellers Best Bet\*\* Selling homes in Central Meadows and 3 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 - 700,000         | 0          | 0         | NA          |
| 700,001 – 800,000     | 2          | 0         | NA          |
| 800,001 – 900,000     | 1          | 1         | 100%        |
| 900,001 – 1,000,000   | 19         | 6         | 32%         |
| 1,000,001 – 1,250,000 | 87         | 19        | 22%         |
| 1,250,001 – 1,500,000 | 102        | 18        | 18%         |
| 1,500,001 – 1,750,000 | 71         | 1         | 1%          |
| 1,750,001 – 2,000,000 | 47         | 2         | 4%          |
| 2,000,001 – 2,250,000 | 31         | 1         | 3%          |
| 2,250,001 – 2,500,000 | 16         | 0         | NA          |
| 2,500,001 – 2,750,000 | 10         | 0         | NA          |
| 2,750,001 – 3,000,000 | 11         | 0         | NA          |
| 3,000,001 – 3,500,000 | 5          | 0         | NA          |
| 3,500,001 – 4,000,000 | 2          | 0         | NA          |
| 4,000,001 – 4,500,000 | 3          | 0         | NA          |
| 4,500,001 – 5,000,000 | 0          | 0         | NA          |
| 5,000,001 – 5,500,000 | 0          | 0         | NA          |
| 5,500,001 - 6,000,000 | 0          | 0         | NA          |
| 6,000,001 - 6,500,000 | 0          | 0         | NA          |
| 6,500,001 - 7,000,000 | 0          | 0         | NA          |
| 7,000,001 & Greater   | 0          | 0         | NA          |
| <b>TOTAL*</b>         | <b>407</b> | <b>48</b> | <b>12%</b>  |
| 2 Bedrooms & Less     | 55         | 1         | 2%          |
| 3 to 4 Bedrooms       | 187        | 27        | 14%         |
| 5 to 6 Bedrooms       | 131        | 20        | 15%         |
| 7 Bedrooms & More     | 34         | 0         | NA          |
| <b>TOTAL*</b>         | <b>407</b> | <b>48</b> | <b>12%</b>  |

| SnapStats®               | July        | August      | Variance |
|--------------------------|-------------|-------------|----------|
| Inventory                | 398         | 407         | 2%       |
| Solds                    | 70          | 48          | -31%     |
| Sale Price               | \$1,384,500 | \$1,227,500 | -11%     |
| Sale Price SQFT          | \$488       | \$498       | 2%       |
| Sale to List Price Ratio | 99%         | 97%         | -2%      |
| Days on Market           | 24          | 30          | 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 DETACHED HOUSES

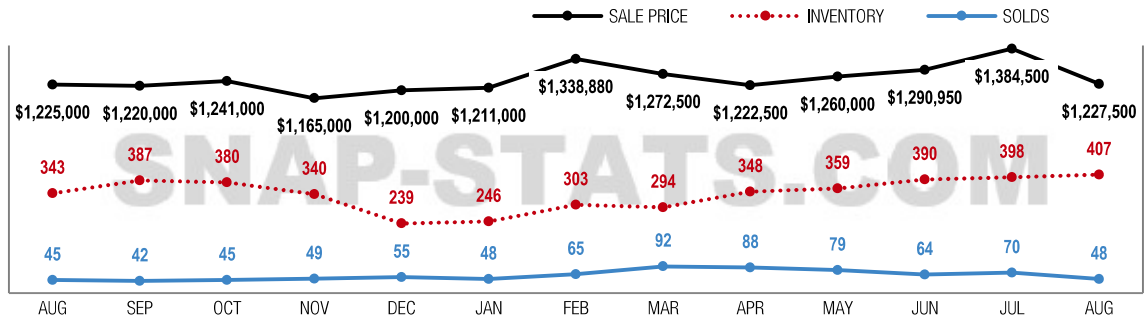
| SnapStats®       | Inventory  | Sales     | Sales Ratio |
|------------------|------------|-----------|-------------|
| Albion           | 52         | 3         | 6%          |
| Cottonwood       | 39         | 9         | 23%         |
| East Central     | 58         | 17        | 29%         |
| North            | 0          | 0         | NA          |
| Northeast        | 0          | 0         | NA          |
| Northwest        | 19         | 3         | 16%         |
| Silver Valley    | 50         | 5         | 10%         |
| Southwest        | 56         | 5         | 9%          |
| Thornhill        | 14         | 0         | NA          |
| Websters Corners | 10         | 1         | 10%         |
| West Central     | 101        | 5         | 5%          |
| Whonnock         | 8          | 0         | NA          |
| <b>TOTAL*</b>    | <b>407</b> | <b>48</b> | <b>12%</b>  |

## Market Summary

- Market Type Indicator **MAPLE RIDGE DETACHED**: Balanced Market at 12% Sales Ratio average (1.2 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 32% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.5 mil to \$1.75 mil, Albion, West Central and up to 2 bedroom properties
- Sellers Best Bet\*\* Selling homes in East Central and 3 to 6 bedroom properties

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

## 13 Month Market Trend



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## Price Band & Bedroom CONDOS & TOWNHOMES

| SnapStats®            | Inventory | Sales | Sales Ratio |
|-----------------------|-----------|-------|-------------|
| \$0 – 100,000         | 0         | 0     | NA          |
| 100,001 – 200,000     | 0         | 0     | NA          |
| 200,001 – 300,000     | 0         | 0     | NA          |
| 300,001 – 400,000     | 13        | 4     | 31%         |
| 400,001 – 500,000     | 53        | 11    | 21%         |
| 500,001 – 600,000     | 59        | 7     | 12%         |
| 600,001 – 700,000     | 56        | 13    | 23%         |
| 700,001 – 800,000     | 43        | 15    | 35%         |
| 800,001 – 900,000     | 36        | 9     | 25%         |
| 900,001 – 1,000,000   | 22        | 2     | 9%          |
| 1,000,001 – 1,250,000 | 11        | 0     | NA          |
| 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          |
| TOTAL*                | 295       | 61    | 21%         |

|                      |     |    |     |
|----------------------|-----|----|-----|
| 0 to 1 Bedroom       | 76  | 9  | 12% |
| 2 Bedrooms           | 107 | 23 | 21% |
| 3 Bedrooms           | 94  | 25 | 27% |
| 4 Bedrooms & Greater | 18  | 4  | 22% |
| TOTAL*               | 295 | 61 | 21% |

## Community CONDOS & TOWNHOMES

| SnapStats®       | Inventory | Sales | Sales Ratio |
|------------------|-----------|-------|-------------|
| Albion           | 9         | 1     | 11%         |
| Cottonwood       | 21        | 12    | 57%         |
| East Central     | 140       | 30    | 21%         |
| North            | 0         | 0     | NA          |
| Northeast        | 0         | 0     | NA          |
| Northwest        | 9         | 2     | 22%         |
| Silver Valley    | 11        | 4     | 36%         |
| Southwest        | 6         | 3     | 50%         |
| Thornhill        | 20        | 0     | NA          |
| Websters Corners | 1         | 0     | NA          |
| West Central     | 78        | 9     | 12%         |
| Whonnock         | 0         | 0     | NA          |
| TOTAL*           | 295       | 61    | 21%         |

| SnapStats®               | July      | August    | Variance |
|--------------------------|-----------|-----------|----------|
| Inventory                | 326       | 295       | -10%     |
| Solds                    | 84        | 61        | -27%     |
| Sale Price               | \$700,000 | \$658,000 | -6%      |
| Sale Price SQFT          | \$548     | \$512     | -7%      |
| Sale to List Price Ratio | 100%      | 97%       | -3%      |
| Days on Market           | 19        | 21        | 11%      |

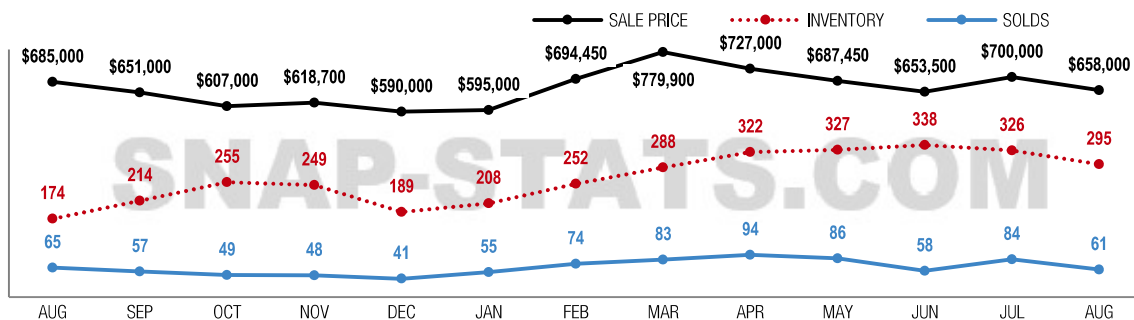
\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

## Market Summary

- Market Type Indicator **MAPLE RIDGE ATTACHED**: Sellers Market at 21% Sales Ratio average (2.1 in 10 homes selling rate)
- Homes are selling on average 3% below list price
- Most Active Price Band\*\* \$700,000 to \$800,000 with average 35% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$900,000 to \$1 mil, Albion, West Central and up to 1 bedroom properties
- Sellers Best Bet\*\* Selling homes in Cottonwood, Silver Valley and 3 bedroom properties

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

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