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



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**SnapStats**<sup>®</sup> January 2017 Produced and Published by SnapStats® Publishing Co. info@snap-stats.com | www.snap-stats.com Burnaby New Westminster  $I \vdash \Lambda I \vdash$ Coquitlam Port Coquitlam Port Moody Pitt Meadows Maple Ridge ICIUVER 

# Snap Stats BURNABY

### Price Band & Bedroom DETACHED HOMES

SnapStats®	Inventory	Sales	Sales Ratio*
\$0-100,000	0	0	NA
100,001 - 200,000	0	0	NA
200,001 - 300,000	0	0	NA
300,001 - 400,000	0	0	NA
400,001 - 500,000	0	0	NA
500,001 - 600,000	0	0	NA
600,001 - 700,000	0	0	NA
700,001 - 800,000	0	0	NA
800,001 - 900,000	0	1	NA*
900,001 - 1,000,000	1	3	300%*
1,000,001 - 1,250,000	10	7	70%
1,250,001 - 1,500,000	38	11	29%
1,500,001 - 1,750,000	51	9	18%
1,750,001 - 2,000,000	58	4	7%
2,000,001 - 2,250,000	23	3	13%
2,250,001 - 2,500,000	45	2	4%
2,500,001 - 2,750,000	20	0	NA
2,750,001 - 3,000,000	34	0	NA
3,000,001 - 3,500,000	29	0	NA
3,500,001 - 4,000,000	9	0	NA
4,000,001 & Greater	7	0	NA
TOTAL	325	40	12%
2 Bedrooms & Less	8	2	25%
3 to 4 Bedrooms	88	18	20%
5 to 6 Bedrooms	146	18	12%
7 Bedrooms & More	83	2	2%
TOTAL	325	40	12%

7 Bedrooms & More	83	2	2%
TOTAL	325	40	12%
SnapStats® Median Data	December	January	Variance
Inventory	260	325	25%
Solds	41	40	-2%
Sale Price	\$1,500,000	\$1,500,000	NA
Sale Price SQFT	\$577	\$640	11%
Sale to List Price Ratio	94%	94%	NA
Days on Market	47	53	13%

### **Community** DETACHED HOMES

SnapStats®	Inventory	Sales	Sales Ratio*
Big Bend	5	1	20%
Brentwood Park	6	0	NA
Buckingham Heights	6	0	NA
Burnaby Hospital	10	4	40%
Burnaby Lake	13	2	15%
Cariboo	0	0	NA
Capitol Hill	22	3	14%
Central	1	0	NA
Central Park	3	0	NA
Deer Lake	14	0	NA
Deer Lake Place	5	1	20%
East Burnaby	22	3	14%
Edmonds	8	3	38%
Forest Glen	17	2	12%
Forest Hills	3	0	NA
Garden Village	4	2	50%
Government Road	20	2	10%
Greentree Village	1	0	NA
Highgate	8	1	13%
Metrotown	19	1	5%
Montecito	15	1	7%
Oakdale	1	0	NA
Oaklands	0	0	NA
Parkcrest	18	2	11%
Simon Fraser Hills	0	0	NA
Simon Fraser University SFU	2	0	NA
South Slope	35	4	11%
Sperling-Duthie	9	1	11%
Sullivan Heights	1	0	NA
Suncrest	5	2	40%
The Crest	7	0	NA
Upper Deer Lake	19	0	NA
Vancouver Heights	8	3	38%
Westridge	5	0	NA
Willingdon Heights	13	2	15%
TOTAL	325	40	12%

····• INVENTORY

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

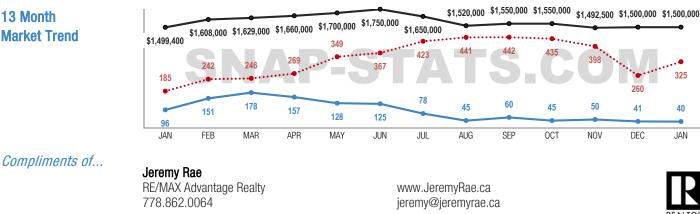
### **Market Summary**

• Official Market Type BURNABY DETACHED: Buyers market at 12% Sales Ratio average (1.2 in 10 homes selling rate)

• Homes are selling on average 6% below list price

- Most Active Price Band\*\* \$1 mil to \$1.25 mil with average 70% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$2.25 mil to \$2.5 mil, Metrotown, Montecito and minimum 7 bedroom properties
- Sellers Best Bet\*\* Selling homes in Burnaby Hospital, Edmonds, Vancouver Heights and up to 2 bedroom properties \* With a minimum inventory of 10 in most instance

SALE PRICE



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### 13 Month **Market Trend**



SOLDS

### **JANUARY 2017**

# Snap Stats BURNABY

### Price Band & Bedroom CONDOS & TOWNHOMES

### **Community** CONDOS & TOWNHOMES

Inventory

**JANUARY 2017** 

Sales Ratio\*

Sales

	Inventory	Sales	Sales Ratio*	
\$0-100,000	0	0	NA	Big
100,001 - 200,000	1	0	NA	Br
200,001 - 300,000	13	9	69%	Bu
300,001 - 400,000	24	24	100%	Bu
400,001 - 500,000	63	30	48%	Bu
500,001 - 600,000	59	25	42%	Са
600,001 - 700,000	62	21	34%	Са
700,001 - 800,000	36	11	31%	Ce
800,001 - 900,000	24	3	13%	Ce
900,001 - 1,000,000	17	1	6%	De
1,000,001 - 1,250,000	12	1	8%	De
1,250,001 - 1,500,000	7	1	14%	Ea
1,500,001 - 1,750,000	2	0	NA	Ed
1,750,001 - 2,000,000	2	0	NA	Fo
2,000,001 - 2,250,000	0	0	NA	Fo
2,250,001 - 2,500,000	0	0	NA	Ga
2,500,001 - 2,750,000	0	0	NA	Go
2,750,001 - 3,000,000	0	0	NA	Gr
3,000,001 - 3,500,000	0	0	NA	Hi
3,500,001 - 4,000,000	0	0	NA	Me
4,000,001 & Greater	0	0	NA	Мо
TOTAL	322	126	39%	0a
				0a
0 to 1 Bedroom	69	26	38%	Pa
2 Bedrooms	191	84	44%	Sir
3 Bedrooms	51	13	25%	Sir
4 Bedrooms & Greater	11	3	27%	So
TOTAL	322	126	39%	Sp
				Su

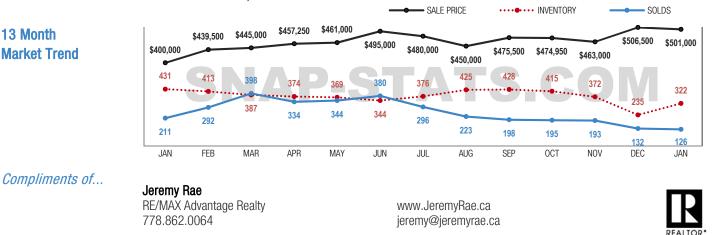
SnapStats® Median Data	December	January	Variance
Inventory	235	322	37%
Solds	132	126	-5%
Sale Price	\$506,500	\$501,000	-1%
Sale Price SQFT	\$572	\$548	-4%
Sale to List Price Ratio	97%	96%	-1%
Days on Market	19	21	11%

	Big Bend	1	1	100%
	Brentwood Park	49	25	51%
	Buckingham Heights	0	0	NA
	Burnaby Hospital	2	2	100%
	Burnaby Lake	1	0	NA
	Cariboo	8	3	38%
	Capitol Hill	3	2	67%
	Central	10	2	20%
	Central Park	9	5	56%
	Deer Lake	0	0	NA
	Deer Lake Place	0	0	NA
	East Burnaby	0	0	NA
	Edmonds	18	10	56%
	Forest Glen	16	3	19%
	Forest Hills	4	0	NA
	Garden Village	0	0	NA
	Government Road	10	2	20%
	Greentree Village	0	2	NA*
	Highgate	21	16	76%
	Metrotown	83	29	35%
	Montecito	5	2	40%
	Oakdale	0	0	NA
	Oaklands	5	0	NA
	Parkcrest	5	0	NA
	Simon Fraser Hills	4	2	50%
	Simon Fraser University SFU	20	5	25%
	South Slope	17	3	18%
	Sperling-Duthie	0	0	NA*
	Sullivan Heights	10	7	70%
	Suncrest	0	0	NA
	The Crest	5	0	NA
	Upper Deer Lake	1	0	NA
_	Vancouver Heights	8	3	38%
	Westridge	5	1	20%
_	Willingdon Heights	2	1	50%
	TOTAL	322	126	39%

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

#### **Market Summary**

- Official Market Type BURNABY ATTACHED: Sellers market at 39% Sales Ratio average (3.9 in 10 homes selling rate)
- Homes are selling on average 4% below list price
- Most Active Price Band\*\* \$300,000 to \$400,000 with average 100% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$900,000 to \$1.25 mil, Central, Forest Glen, Gov't Road, South Slope and minimum 3 bedrooms
- Sellers Best Bet\*\* Selling homes in Highgate, Sullivan Heights and 2 bedroom properties \*\* With a minimum inventory of 10 in most instances



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### Snap Stats NEW WESTMINSTER

### **JANUARY 2017**

### Price Band & Bedroom DETACHED HOMES

	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	1	NA*
700,001 - 800,000	1	1	100%
800,001 - 900,000	2	1	50%
900,001 - 1,000,000	6	2	33%
1,000,001 - 1,250,000	19	3	16%
1,250,001 - 1,500,000	12	1	8%
1,500,001 - 1,750,000	3	1	33%
1,750,001 - 2,000,000	2	0	NA
2,000,001 - 2,250,000	0	0	NA
2,250,001 - 2,500,000	0	1	NA*
2,500,001 - 2,750,000	0	0	NA
2,750,001 - 3,000,000	2	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	47	11	23%
2 Bedrooms & Less	11	2	18%
3 to 4 Bedrooms	15	7	47%
5 to 6 Bedrooms	19	2	11%
7 Bedrooms & More	2	0	NA
TOTAL	47	11	23%

December

\$950,000

\$392

96%

31

51

9

SnapStats®	Inventory	Sales	Sales Ratio*
Brunette	0	0	NA
Connaught Heights	3	1	33%
Downtown	3	0	NA
Fraserview	0	1	NA*
GlenBrooke North	7	0	NA
Moody Park	4	3	75%
North Arm	0	0	NA
Quay	0	0	NA
Queensborough	11	2	18%
Queens Park	3	1	33%
Sapperton	2	2	100%
The Heights	11	1	9%
Uptown	2	0	NA
West End	1	0	NA
TOTAL	47	11	23%

Community DETACHED HOMES

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

#### **Market Summary**

Sale to List Price Ratio

SnapStats® Median Da.

Inventory

Sale Price

Sale Price SQFT

Days on Market

Solds

- Official Market Type NEW WESTMINSTER DETACHED: Sellers market at 23% Sales Ratio average (2.3 in 10 homes selling rate)
- · Homes are selling on average at list price

January

\$1,000,111

47

11

\$455

100%

35

- Most Active Price Band\*\* \$1 mil to \$1.25 mil with average 16% Sales Ratio (Balanced market)
- Buyers Best Bet\*\* Homes between \$1.25 mil to \$1.5 mil, The Heights and 5 to 6 bedroom properties
- Sellers Best Bet\*\* Homes in Queensborough and 3 to 4 bedroom properties \*\* With a minimum inventory of 10 in most instances

Variance

-8%

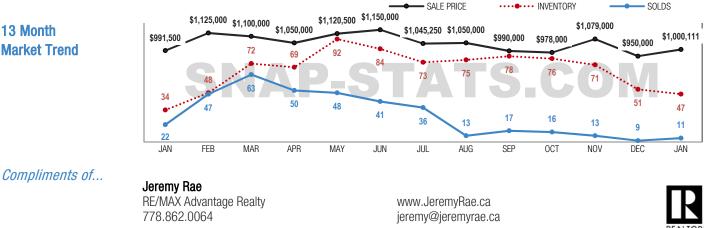
22%

16%

13%

4%

5%



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### SnapStats® NEW WESTMINSTER

### Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio*
\$0-100,000	0	0	NA
100,001 - 200,000	7	1	14%
200,001 - 300,000	11	7	64%
300,001 - 400,000	31	15	48%
400,001 - 500,000	28	12	43%
500,001 - 600,000	38	14	37%
600,001 - 700,000	17	2	12%
700,001 - 800,000	10	1	10%
800,001 - 900,000	1	0	NA
900,001 - 1,000,000	1	0	NA
1,000,001 - 1,250,000	5	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	149	52	35%
0 to 1 Bedroom	37	19	51%
2 Bedrooms	93	30	32%
3 Bedrooms	19	3	16%
4 Bedrooms & Greater	0	0	NA
TOTAL	149	52	35%

### **Community** CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio*
Brunette	0	0	NA
Connaught Heights	0	0	NA
Downtown	27	12	44%
Fraserview	24	13	54%
GlenBrooke North	4	2	50%
Moody Park	0	0	NA
North Arm	0	0	NA
Quay	25	1	4%
Queensborough	20	6	30%
Queens Park	0	1	NA*
Sapperton	17	4	24%
The Heights	0	0	NA
Uptown	31	13	42%
West End	1	0	NA
TOTAL	149	52	35%

**JANUARY 2017** 

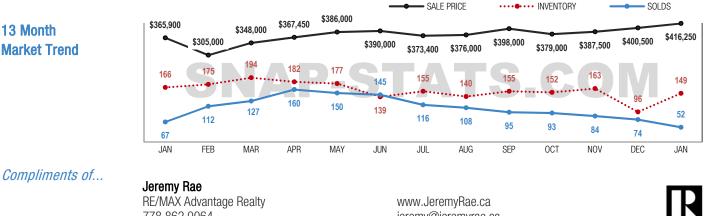
December	January	Variance
96	149	55%
74	52	-30%
\$400,500	\$416,250	4%
\$467	\$438	-6%
100%	99%	-1%
15	14	-7%
	96 74 \$400,500 \$467 100%	96 149   74 52   \$400,500 \$416,250   \$467 \$438   100% 99%

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

#### **Market Summary**

Official Market Type NEW WESTMINSTER ATTACHED: Sellers market at 35% Sales Ratio average (3.5 in 10 homes selling rate)

- Homes are selling on average 1% below list price
- Most Active Price Band\*\* \$200,000 to \$300,000 with average 64% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$600,000 to \$800,000, Quay and 3 bedroom properties
- Sellers Best Bet\*\* Homes in Downtown, Fraserview, Uptown and up to 1 bedroom properties \*\* With a minimum inventory of 10 in most instances



13 Month

Compliments of...

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# SnapStats COQUITLAM

### Price Band & Bedroom DETACHED HOMES

SnapStats®	Inventory	Sales	Sales Ratio*
\$0-100,000	0	0	NA
100,001 - 200,000	0	0	NA
200,001 - 300,000	0	0	NA
300,001 - 400,000	0	0	NA
400,001 - 500,000	0	0	NA
500,001 - 600,000	0	0	NA
600,001 - 700,000	1	0	NA
700,001 - 800,000	4	2	50%
800,001 - 900,000	4	3	75%
900,001 - 1,000,000	13	7	54%
1,000,001 - 1,250,000	35	14	40%
1,250,001 - 1,500,000	64	5	8%
1,500,001 - 1,750,000	34	1	3%
1,750,001 - 2,000,000	26	1	4%
2,000,001 - 2,250,000	12	0	NA
2,250,001 - 2,500,000	12	0	NA
2,500,001 - 2,750,000	1	0	NA
2,750,001 - 3,000,000	6	0	NA
3,000,001 - 3,500,000	2	0	NA
3,500,001 - 4,000,000	1	0	NA
4,000,001 & Greater	0	0	NA
TOTAL	215	33	15%
2 Bedrooms & Less	3	0	NA
3 to 4 Bedrooms	71	17	24%
5 to 6 Bedrooms	105	14	13%
7 Bedrooms & More	36	2	6%
TOTAL	215	33	15%

SnapStats®	Inventory	Sales	Sales Ratio*
Burke Mountain	33	5	15%
Canyon Springs	4	0	NA
Cape Horn	8	0	NA
Central Coquitlam	52	9	17%
Chineside	4	0	NA
Coquitlam East	12	2	17%
Coquitlam West	22	0	NA
Eagle Ridge	1	0	NA
Harbour Chines	3	1	33%
Harbour Place	0	0	NA
Hockaday	6	1	17%
Maillardville	13	2	15%
Meadow Brook	5	1	20%
New Horizons	0	2	NA*
North Coquitlam	0	0	NA
Park Ridge Estates	2	1	50%
Ranch Park	13	1	8%
River Springs	0	1	NA*
Scott Creek	4	0	NA
Summitt View	1	0	NA
Upper Eagle Ridge	2	1	50%
Westwood Plateau	28	6	21%
Westwood Summit	2	0	NA

215

33

15%

**Community** DETACHED HOMES

**JANUARY 2017** 

SnapStats® Median Data	December	January	Variance
Inventory	180	215	19%
Solds	47	33	-30%
Sale Price	\$1,100,000	\$1,100,000	NA
Sale Price SQFT	\$395	\$370	-6%
Sale to List Price Ratio	96%	100%	4%
Days on Market	32	29	-9%

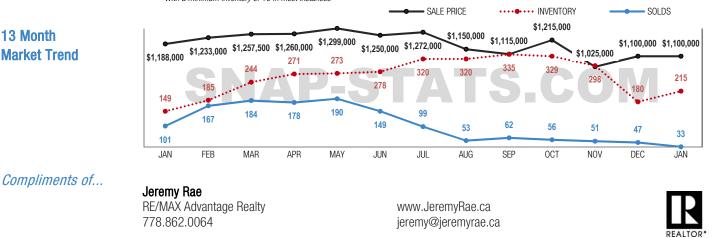
*Sales Ratio defines market speed (higher is faster) and market type: Buyers up to 14%   Balanced 15 to 20%   Sellers 21% plus	IS If \100% MISR data reported previous month's sales exceeded current inventory
alice hallo uchines market specu (myner is rasici) and market type, buyers up to $1470$ (balanced to to $2070$ ) ochers $2170$ plus	3. II > 100 / 0 IVILOG UAIA TEPOTEU PLEVIOUS INOTITI S SAIES ENCEEUEU CUTTETI INVETION.

#### **Market Summary**

Official Market Type COQUITLAM DETACHED: Balanced market at 15% Sales Ratio average (14% is a Buyers market)

TOTAL

- Homes are selling on average at list price
- Most Active Price Band\*\* \$900,000 to \$1 mil with average 54% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.5 mil to \$2 mil, Ranch Park and minimum 7 bedroom properties
- Sellers Best Bet\*\* Selling homes in Westwood Plateau and 3 to 4 bedroom properties \*\* With a minimum inventory of 10 in most instances





# SnapStats COQUITLAM

### Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio*
\$0-100,000	0	0	NA
100,001 - 200,000	0	1	NA*
200,001 - 300,000	7	7	100%
300,001 - 400,000	21	15	71%
400,001 - 500,000	47	22	47%
500,001 - 600,000	33	18	55%
600,001 - 700,000	27	4	15%
700,001 - 800,000	11	4	36%
800,001 - 900,000	12	2	17%
900,001 - 1,000,000	5	1	20%
1,000,001 - 1,250,000	1	1	100%
1,250,001 - 1,500,000	2	0	NA
1,500,001 - 1,750,000	0	0	NA
1,750,001 - 2,000,000	2	0	NA
2,000,001 - 2,250,000	0	0	NA
2,250,001 - 2,500,000	0	0	NA
2,500,001 - 2,750,000	0	0	NA
2,750,001 - 3,000,000	0	0	NA
3,000,001 - 3,500,000	0	0	NA
3,500,001 - 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
TOTAL	168	75	45%
0 to 1 Bedroom	21	12	57%
2 Bedrooms	105	48	46%
3 Bedrooms	34	14	41%
4 Bedrooms & Greater	8	1	13%
TOTAL	168	75	45%

Community	CONDOS &	TOWNHOMES
oonnunty	0011000 u	IOMINICALO

SnapStats®	Inventory	Sales	Sales Ratio*
Burke Mountain	13	3	23%
Canyon Springs	6	3	50%
Cape Horn	0	0	NA
Central Coquitlam	8	6	75%
Chineside	0	0	NA
Coquitlam East	3	2	67%
Coquitlam West	38	13	34%
Eagle Ridge	4	2	50%
Harbour Chines	0	0	NA
Harbour Place	0	0	NA
Hockaday	0	0	NA
Maillardville	10	1	10%
Meadow Brook	0	0	NA
New Horizons	17	10	59%
North Coquitlam	49	23	47%
Park Ridge Estates	0	0	NA
Ranch Park	0	0	NA
River Springs	0	0	NA
Scott Creek	1	0	NA
Summitt View	0	0	NA
Upper Eagle Ridge	0	1	NA*
Westwood Plateau	19	11	58%
Westwood Summit	0	0	NA
TOTAL	168	75	45%

**JANUARY 2017** 

SnapStats® Median Data	December	January	Variance
Inventory	131	168	28%
Solds	78	75	-4%
Sale Price	\$437,000	\$472,000	8%
Sale Price SQFT	\$493	\$516	5%
Sale to List Price Ratio	98%	99%	1%
Days on Market	21	13	-38%

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

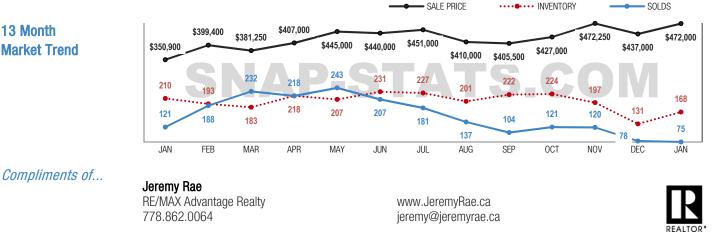
#### **Market Summary**

13 Month

**Market Trend** 

• Official Market Type COQUITLAM ATTACHED: Sellers market at 45% Sales Ratio average (4.5 in 10 homes selling rate)

- Homes are selling on average 1% below list price
- Most Active Price Band\*\* \$300,000 to \$400,000 with average 71% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$600,000 to \$700,000, Burke Mountain, Maillardville and minimum 4 bedroom properties Sellers Best Bet\*\* Selling homes in Central Coguitlam, New Horizons, Westwood Plateau and up to 1 bedroom properties
- \*\* With a minimum inventory of 10 in most instances



### Snap Stats PORT COQUITLAM

### Price Band & Bedroom DETACHED HOMES

SnapStats®	Inventory	Sales	Sales Ratio*
\$0-100,000	0	0	NA
100,001 - 200,000	0	0	NA
200,001 - 300,000	0	0	NA
300,001 - 400,000	0	0	NA
400,001 - 500,000	0	0	NA
500,001 - 600,000	3	0	NA
600,001 - 700,000	1	1	100%
700,001 - 800,000	12	5	42%
800,001 - 900,000	20	5	25%
900,001 - 1,000,000	16	1	6%
1,000,001 - 1,250,000	12	2	17%
1,250,001 - 1,500,000	13	0	NA
1,500,001 - 1,750,000	3	0	NA
1,750,001 - 2,000,000	0	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	1	0	NA
4,000,001 & Greater	0	0	NA
TOTAL	83	14	17%
2 Bedrooms & Less	6	0	NA
3 to 4 Bedrooms	42	9	21%
5 to 6 Bedrooms	28	5	18%
7 Bedrooms & More	7	0	NA
TOTAL	83	14	17%

### **Community** DETACHED HOMES

SnapStats®	Inventory	Sales	Sales Ratio*
Birchland Manor	3	1	33%
Central Port Coquitlam	4	0	NA
Citadel	10	4	40%
Glenwood	23	0	NA
Lincoln Park	6	2	33%
Lower Mary Hill	4	2	50%
Mary Hill	12	2	17%
Oxford Heights	7	1	14%
Riverwood	7	2	29%
Woodland Acres	7	0	NA
TOTAL	83	14	17%

**JANUARY 2017** 

SnapStats® Median Data	December	January	Variance
Inventory	70	83	19%
Solds	23	14	-39%
Sale Price	\$815,000	\$817,500	NA
Sale Price SQFT	\$364	\$345	-5%
Sale to List Price Ratio	97%	97%	NA
Days on Market	26	10	-62%
Sale Price Sale Price SQFT Sale to List Price Ratio	\$815,000 \$364 97%	\$817,500 \$345 97%	NA -5% NA

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

### Market Summary

Official Market Type PORT COQUITLAM DETACHED: Balanced market at 17% Sales Ratio average (1.7 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 42% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$900,000 to \$1 mil, Mary Hill and 5 to 6 bedroom properties
- Sellers Best Bet\*\* Selling homes in Citadel and 3 to 4 bedroom properties \*\* With a minimum inventory of 10 in most instances



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### SnapStats® PORT COQUITLAM

### Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio*
\$0 - 100,000	0	0	NA
100,001 - 200,000	3	1	33%
200,001 - 300,000	9	15	167%*
300,001 - 400,000	17	13	76%
400,001 - 500,000	14	6	43%
500,001 - 600,000	9	8	89%
600,001 - 700,000	5	2	40%
700,001 - 800,000	1	0	NA
800,001 - 900,000	4	0	NA
900,001 - 1,000,000	0	0	NA
1,000,001 - 1,250,000	1	0	NA
1,250,001 - 1,500,000	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	63	45	71%
0 to 1 Bedroom	15	13	87%
2 Bedrooms	34	24	71%
3 Bedrooms	10	8	80%
4 Bedrooms & Greater	4	0	NA
TOTAL	63	45	71%

### **Community** CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio*
Birchland Manor	0	0	NA
Central Port Coquitlam	38	27	71%
Citadel	6	4	67%
Glenwood	7	7	100%
Lincoln Park	0	0	NA
Lower Mary Hill	0	0	NA
Mary Hill	2	1	50%
Oxford Heights	1	1	100%
Riverwood	8	5	63%
Woodland Acres	1	0	NA
TOTAL	63	45	71%

**JANUARY 2017** 

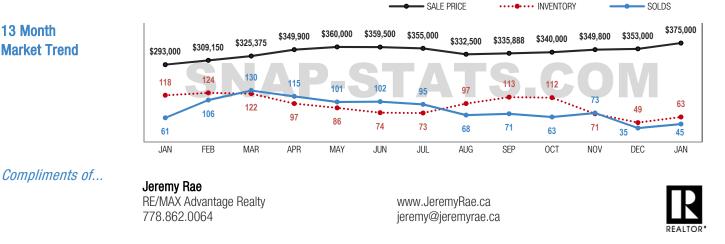
SnapStats® Median Data	December	January	Variance
Inventory	49	63	29%
Solds	35	45	29%
Sale Price	\$353,000	\$375,000	6%
Sale Price SQFT	\$358	\$399	11%
Sale to List Price Ratio	96%	103%	7%
Days on Market	20	17	-15%

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

### **Market Summary**

• Official Market Type PORT COQUITLAM ATTACHED: Sellers market at 71% Sales Ratio average (7.1 in 10 homes selling rate)

- Homes are selling on average 3% above list price
- Most Active Price Band\*\* \$200,000 to \$300,000 with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$400,000 to \$500,000, Riverwood and 2 bedroom properties
- Sellers Best Bet\*\* Selling homes in Central Port Coquitlam, up to 1 / and 3 bedroom properties \*\* With a minimum inventory of 10 in most instances



### SnapStats® PORT MOODY

### Price Band & Bedroom DETACHED HOMES

SnapStats®	Inventory	Sales	Sales Ratio*
\$0-100,000	0	0	NA
100,001 - 200,000	0	0	NA
200,001 - 300,000	0	0	NA
300,001 - 400,000	0	0	NA
400,001 - 500,000	0	0	NA
500,001 - 600,000	0	0	NA
600,001 - 700,000	0	0	NA
700,001 - 800,000	0	0	NA
800,001 - 900,000	0	1	NA*
900,001 - 1,000,000	1	2	200%*
1,000,001 - 1,250,000	4	1	25%
1,250,001 - 1,500,000	15	1	7%
1,500,001 - 1,750,000	5	1	20%
1,750,001 - 2,000,000	8	2	25%
2,000,001 - 2,250,000	2	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	2	0	NA
3,000,001 - 3,500,000	1	0	NA
3,500,001 - 4,000,000	1	0	NA
4,000,001 & Greater	3	0	NA
TOTAL	42	8	19%
2 Bedrooms & Less	2	0	NA
3 to 4 Bedrooms	22	6	27%
5 to 6 Bedrooms	17	1	6%
7 Bedrooms & More	1	1	100%
TOTAL	42	8	19%

### **Community** DETACHED HOMES

SnapStats®	Inventory	Sales	Sales Ratio*
Anmore	10	1	10%
Barber Street	2	0	NA
Belcarra	2	0	NA
College Park	7	1	14%
Glenayre	1	2	200%*
Heritage Mountain	6	1	17%
Heritage Woods	9	0	NA
loco	0	0	NA
Mountain Meadows	0	0	NA
North Shore	0	2	NA*
Port Moody Centre	5	1	20%
Westwood Summit	0	0	NA
TOTAL	42	8	19%

**JANUARY 2017** 

SnapStats® Median Data	December	January	Variance
Inventory	43	42	-2%
Solds	8	8	NA
Sale Price	\$1,085,000	\$1,172,500	8%
Sale Price SQFT	\$419	\$508	21%
Sale to List Price Ratio	97%	95%	-2%
Days on Market	47	27	-43%

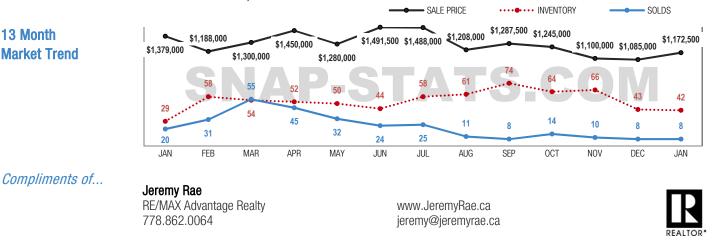
\*Sales Ratio defines market speed (higher is faster) and market type: Buyers up to 14% | Balanced 15 to 20% | Sellers 21% plus. If >100% MLS® data reported previous month's sales exceeded current inventory.

### **Market Summary**

13 Month

• Official Market Type PORT MOODY DETACHED: Balanced market at 19% Sales Ratio average (1.9 in 10 homes selling rate)

- Homes are selling on average 5% below list price
- Most Active Price Band\*\* \$1.75 mil to \$2 mil with average 25% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.25 mil to \$1.5 mil and 5 to 6 bedroom properties
- Sellers Best Bet\*\* Selling homes with 3 to 4 bedrooms \*\* With a minimum inventory of 10 in most instances



### SnapStats® PORT MOODY

### Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio*
\$0-100,000	0	0	NA
100,001 - 200,000	1	1	100%
200,001 - 300,000	0	0	NA*
300,001 - 400,000	5	11	220%*
400,001 - 500,000	12	7	58%
500,001 - 600,000	6	12	200%*
600,001 - 700,000	7	2	29%
700,001 - 800,000	2	1	50%
800,001 - 900,000	7	1	14%
900,001 - 1,000,000	0	0	NA
1,000,001 - 1,250,000	1	0	NA
1,250,001 - 1,500,000	1	0	NA
1,500,001 - 1,750,000	0	0	NA
1,750,001 - 2,000,000	0	0	NA
2,000,001 - 2,250,000	0	0	NA
2,250,001 - 2,500,000	0	0	NA
2,500,001 - 2,750,000	0	0	NA
2,750,001 - 3,000,000	0	0	NA
3,000,001 - 3,500,000	0	0	NA
3,500,001 - 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
TOTAL	42	35	83%
0 to 1 Bedroom	6	8	133%*
2 Bedrooms	25	16	64%
3 Bedrooms	9	10	111%*
4 Bedrooms & Greater	2	1	50%
TOTAL	42	35	83%

### **Community** CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio*
Anmore	0	0	NA
Barber Street	0	0	NA
Belcarra	0	0	NA
College Park	9	6	67%
Glenayre	0	0	NA
Heritage Mountain	0	2	NA
Heritage Woods	5	2	40%
loco	0	0	NA
Mountain Meadows	0	0	NA
North Shore	5	10	200%*
Port Moody Centre	23	15	65%
Westwood Summit	0	0	NA
TOTAL	42	35	83%

**JANUARY 2017** 

December	January	Variance
41	42	2%
30	35	17%
\$466,000	\$495,000	6%
\$517	\$538	4%
97%	99%	2%
17	20	18%
	41 30 \$466,000 \$517	41 42   30 35   \$466,000 \$495,000   \$517 \$538   97% 99%

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

### Market Summary

• Official Market Type PORT MOODY ATTACHED: Sellers market at 83% Sales ratio average (8.3 in 10 homes selling rate)

- Homes are selling on average 1% below list price
- Most Active Price Band\*\* \$300,000 to \$400,000 / \$500,000 to \$600,000 with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$400,000 to \$500,000, College Park, Port Moody Centre and 2 bedroom properties
- Sellers Best Bet\*\* Selling homes in North Shore, up to 1 / and 3 bedroom properties \*\* With a minimum inventory of 10 in most instances



Compliments of...

13 Month

**Market Trend** 

**RE/MAX** Advantage Realty 778.862.0064

jeremy@jeremyrae.ca



# SnapStats" PITT MEADOWS

### Price Band & Bedroom DETACHED HOMES

SnapStats®	Inventory	Sales	Sales Ratio*
\$0-100,000	0	0	NA
100,001 - 200,000	0	0	NA
200,001 - 300,000	0	0	NA
300,001 - 400,000	0	0	NA
400,001 - 500,000	0	0	NA
500,001 - 600,000	0	0	NA
600,001 - 700,000	2	0	NA
700,001 - 800,000	10	2	20%
800,001 - 900,000	5	2	40%
900,001 - 1,000,000	1	0	NA
1,000,001 - 1,250,000	1	1	100%
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	1	0	NA
4,000,001 & Greater	0	0	NA
TOTAL	20	5	25%
2 Bedrooms & Less	2	0	NA
3 to 4 Bedrooms	14	3	21%
5 to 6 Bedrooms	4	2	50%
7 Bedrooms & More	0	0	NA
TOTAL	20	5	25%

Decembe

\$718,000

\$324

97%

12

17

3

### **Community** DETACHED HOMES

	Inventory	Sales	Sales Ratio*
Central Meadows	7	1	14%
Mid Meadows	5	1	20%
North Meadows	3	0	NA
South Meadows	5	3	60%
West Meadows	0	0	NA
TOTAL	20	5	25%

JANUARY 2017

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

### **Market Summary**

Sale to List Price Ratio

SnapStats® Median Da

Inventory

Sale Price

Sale Price SQFT

Days on Market

Solds

#### Official Market Type PITT MEADOWS DETACHED: Sellers market at 25% Sales Ratio average (2.5 in 10 homes selling rate)

- Homes are selling on average 3% below list price
- Most Active Price Band\*\* Insufficient data

January

\$821,500

\$310

97%

32

20

5

- Buyers Best Bet\*\* Insufficient data
- Sellers Best Bet\*\* Insufficient data but homes with 3 bedrooms \*\* With a minimum inventory of 10 in most instances

Variance

18%

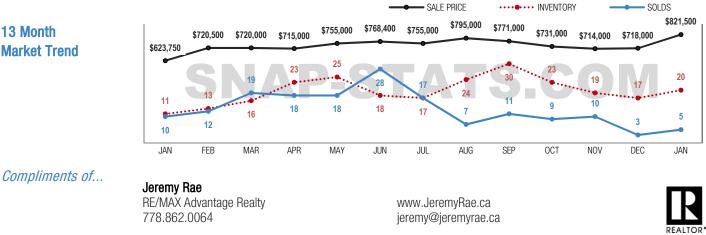
67%

14%

-4%

NA

167%



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# SnapStats" PITT MEADOWS

### 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	4	4	100%
300,001 - 400,000	8	4	50%
400,001 - 500,000	8	9	113%*
500,001 - 600,000	1	0	NA
600,001 - 700,000	0	0	NA
700,001 - 800,000	0	0	NA
800,001 - 900,000	0	0	NA
900,001 - 1,000,000	0	0	NA
1,000,001 - 1,250,000	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	21	17	81%
0 to 1 Bedroom	5	2	40%
2 Bedrooms	10	10	100%
3 Bedrooms	6	5	83%
4 Bedrooms & Greater	0	0	NA
TOTAL	21	17	81%

#### SnapStats® Median Dai December January Variance 23 21 Inventory -9% Solds 11 17 55% Sale Price \$360,000 \$405,000 13% Sale Price SQFT \$292 13% \$329 Sale to List Price Ratio 99% 101% 2% Days on Market 9 41 356%

### **Community** CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio*
Central Meadows	2	7	350%*
Mid Meadows	13	7	54%
North Meadows	3	0	NA
South Meadows	3	3	100%
West Meadows	0	0	NA
TOTAL	21	17	81%

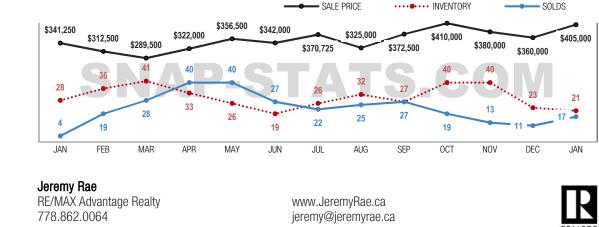
**JANUARY 2017** 

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

### **Market Summary**

• Official Market Type PITT MEADOWS ATTACHED: Sellers market at 81% Sales Ratio average (8.1 in 10 homes selling rate)

- Homes are selling on average 1% above list price
- Most Active Price Band\*\* \$400,000 to \$500,000 with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$300,000 to \$400,000 and Mid-Meadows
- Sellers Best Bet\*\* Selling homes in Central Meadows and 2 to 3 bedroom properties \*\* With a minimum inventory of 10 in most instances



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### 13 Month **Market Trend**

### Compliments of...



### Snap Stats MAPLE RIDGE

### Price Band & Bedroom DETACHED HOMES

SnapStats®	Inventory	Sales	Sales Ratio*
\$0-100,000	0	0	NA
100,001 - 200,000	0	0	NA
200,001 - 300,000	0	0	NA
300,001 - 400,000	1	0	NA
400,001 - 500,000	3	2	67%
500,001 - 600,000	18	11	61%
600,001 - 700,000	24	18	75%
700,001 - 800,000	35	11	31%
800,001 - 900,000	31	5	16%
900,001 - 1,000,000	33	2	6%
1,000,001 - 1,250,000	26	1	4%
1,250,001 - 1,500,000	7	0	NA
1,500,001 - 1,750,000	4	1	25%
1,750,001 - 2,000,000	4	0	NA
2,000,001 - 2,250,000	1	0	NA
2,250,001 - 2,500,000	0	0	NA
2,500,001 - 2,750,000	0	0	NA
2,750,001 - 3,000,000	0	0	NA
3,000,001 - 3,500,000	0	0	NA
3,500,001 - 4,000,000	0	0	NA
4,000,001 & Greater	2	0	NA
TOTAL	189	51	27%
2 Bedrooms & Less	17	2	12%
3 to 4 Bedrooms	94	34	36%
5 to 6 Bedrooms	65	15	23%
7 Bedrooms & More	13	0	NA
TOTAL	189	51	27%

### **Community** DETACHED HOMES

SnapStats®	Inventory	Sales	Sales Ratio*
Albion	37	8	22%
Cottonwood	19	4	21%
East Central	16	12	75%
North	1	0	NA
Northeast	4	0	NA
Northwest	27	7	26%
Silver Valley	25	4	16%
Southwest	15	8	53%
Thornhill	6	0	NA
Websters Corners	6	1	17%
West Central	31	6	19%
Whonnock	2	1	50%
TOTAL	189	51	27%

**JANUARY 2017** 

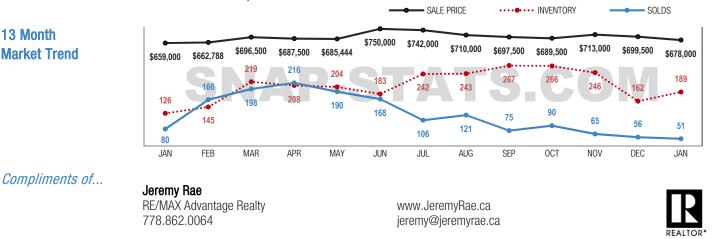
SnapStats® Median Data	December	January	Variance
Inventory	162	189	17%
Solds	56	51	-9%
Sale Price	\$699,500	\$678,000	-3%
Sale Price SQFT	\$301	\$287	-5%
Sale to List Price Ratio	99%	97%	-2%
Days on Market	27	22	-19%

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

#### Market Summary

• Official Market Type MAPLE RIDGE DETACHED: Sellers market at 27% Sales Ratio average (2.7 in 10 homes selling rate)

- Homes are selling on average 3% below list price
- Most Active Price Band\*\* \$600,000 to \$700,000 with average 75% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$900,000 to \$1.25 mil, Silver Valley and up to 2 bedroom properties
- Sellers Best Bet\*\* Selling homes in Southwest and 3 to 4 bedroom properties \*\* With a minimum inventory of 10 in most instances



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### Snap Stats MAPLE RIDGE

### Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio*
\$0-100,000	0	1	NA*
100,001 - 200,000	5	1	20%
200,001 - 300,000	25	22	88%
300,001 - 400,000	28	13	46%
400,001 - 500,000	26	8	31%
500,001 - 600,000	32	2	6%
600,001 - 700,000	9	0	NA
700,001 - 800,000	1	0	NA
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	127	47	37%
0 to 1 Bedroom	17	9	53%
2 Bedrooms	42	19	45%
3 Bedrooms	51	19	37%
4 Bedrooms & Greater	17	0	NA
TOTAL	127	47	37%

### **Community** CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio*
Albion	13	2	15%
Cottonwood	16	8	50%
East Central	29	15	52%
North	0	0	NA
Northeast	0	0	NA
Northwest	4	0	NA
Silver Valley	3	2	67%
Southwest	13	0	NA
Thornhill	4	0	NA
Websters Corners	0	0	NA
West Central	45	20	44%
Whonnock	0	0	NA
TOTAL	127	47	37%

**JANUARY 2017** 

SnapStats® Median Data	December	January	Variance
Inventory	96	127	32%
Solds	49	47	-4%
Sale Price	\$307,000	\$300,000	-2%
Sale Price SQFT	\$273	\$293	7%
Sale to List Price Ratio	99%	97%	-2%
Days on Market	18	18	NA

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

#### Market Summary

13 Month

**Market Trend** 

Official Market Type MAPLE RIDGE ATTACHED: Sellers market at 37% Sales Ratio average (3.7 in 10 homes selling rate)

- Homes are selling on average 3% below list price
- Most Active Price Band\*\* \$200,000 to \$300,000 with average 88% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$500,000 to \$600,000, Albion and 3 bedroom properties
- Sellers Best Bet\*\* Selling homes in Cottonwood, East Central and up to 1 bedroom properties \*\* With a minimum inventory of 10 in most instances

