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



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**ADVANTAGE REALTY** INDEPENDENTLY OWNED & OPERATED #102-321 Sixth Street New Westminster BC V3L 3A7

March 2017



# 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	0	NA
900,001 - 1,000,000	0	1	NA*
1,000,001 - 1,250,000	13	11	85%
1,250,001 - 1,500,000	42	30	71%
1,500,001 - 1,750,000	70	24	34%
1,750,001 - 2,000,000	60	13	22%
2,000,001 - 2,250,000	29	9	31%
2,250,001 - 2,500,000	40	4	10%
2,500,001 - 2,750,000	31	4	13%
2,750,001 - 3,000,000	36	1	3%
3,000,001 - 3,500,000	24	1	4%
3,500,001 - 4,000,000	9	0	NA
4,000,001 & Greater	9	1	11%
TOTAL	363	99	27%
2 Bedrooms & Less	8	5	63%
3 to 4 Bedrooms	104	44	42%
5 to 6 Bedrooms	159	33	21%
7 Bedrooms & More	92	17	18%
TOTAL	363	99	27%

				Sullivan Heights
SnapStats® Median Data	February	March	Variance	Suncrest
Inventory	371	363	-2%	The Crest
Solds	47	99	111%	Upper Deer Lake
Sale Price	\$1,535,000	\$1,625,000	6%	Vancouver Heights
Sale Price SQFT	\$589	\$648	10%	Westridge
Sale to List Price Ratio	96%	98%	2%	Willingdon Heights
Days on Market	18	19	6%	TOTAL

NA	Central Park	3	3
NA*	Deer Lake	9	2
85%	Deer Lake Place	7	3
71%	East Burnaby	22	6
34%	Edmonds	12	6
22%	Forest Glen	17	1
31%	Forest Hills	2	1
10%	Garden Village	5	3
13%	Government Road	20	1
3%	Greentree Village	2	0
4%	Highgate	8	1
NA	Metrotown	17	3
11%	Montecito	17	8
27%	Oakdale	2	0
	Oaklands	0	0
63%	Parkcrest	24	6
42%	Simon Fraser Hills	0	0
21%	Simon Fraser University SFU	2	0
18%	South Slope	34	15
27%	Sperling-Duthie	15	4
	<b>A W A A A A A A A A A A</b>		

### **Community** DETACHED HOMES

		monitory	Oulos	Ouros natio
	Big Bend	3	0	NA
	Brentwood Park	5	2	40%
	Buckingham Heights	9	1	11%
	Burnaby Hospital	12	2	17%
	Burnaby Lake	13	4	31%
	Cariboo	0	0	NA
	Capitol Hill	26	7	27%
	Central	7	1	14%
	Central Park	3	3	100%
	Deer Lake	9	2	22%
	Deer Lake Place	7	3	43%
	East Burnaby	22	6	27%
	Edmonds	12	6	50%
	Forest Glen	17	1	6%
	Forest Hills	2	1	50%
	Garden Village	5	3	60%
	Government Road	20	1	5%
	Greentree Village	2	0	NA
	Highgate	8	1	13%
	Metrotown	17	3	18%
	Montecito	17	8	47%
	Oakdale	2	0	NA
	Oaklands	0	0	NA
	Parkcrest	24	6	25%
	Simon Fraser Hills	0	0	NA
	Simon Fraser University SFU	2	0	NA
	South Slope	34	15	44%
	Sperling-Duthie	15	4	27%
_	Sullivan Heights	4	1	25%
	Suncrest	9	1	11%
-	The Crest	9	3	33%
	Upper Deer Lake	19	7	37%
_	Vancouver Heights	5	2	40%
	147 1 1 1	4.4	4	00/

11

13

363

4

99

Inventory

Sales

**MARCH 2017** 

Sales Ratio\*

9%

31%

27%

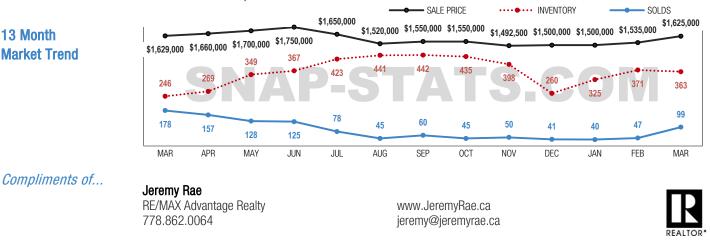
\*Sales Ratio defines market speed (higher is faster) and market type: Buyers up to 14% | Balanced 15 to 20% | Sellers 21% plus. If >100% MLS® data reported previous month's sales exceeded current inventory.

### **Market Summary**

13 Month

Official Market Type BURNABY DETACHED: 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\*\* \$1 mil to \$1.25 mil with average 85% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$2.75 mil to \$3.5 mil, Forest Glen, Government Road, Westridge and minimum 7 bedrooms
- Sellers Best Bet\*\* Selling homes in Edmonds, Montecito, South Slope and up to 2 bedroom properties \* With a minimum inventory of 10 in most instance



# SnapStats® BURNABY

# Price Band & Bedroom CONDOS & TOWNHOMES

# Community CONDOS & TOWNHOMES

**MARCH 2017** 

SnapStats®	Inventory	Sales	Sales Ratio*	SnapStats®	Inventory	Sales	Sales Ratio*
\$0-100,000	0	0	NA	Big Bend	1	0	NA
100,001 - 200,000	0	1	NA*	Brentwood Park	53	39	74%
200,001 - 300,000	11	12	109%*	Buckingham Heights	0	0	NA
300,001 - 400,000	36	37	103%*	Burnaby Hospital	3	0	NA
400,001 - 500,000	63	70	111%*	Burnaby Lake	0	0	NA
500,001 - 600,000	69	55	80%	Cariboo	7	6	86%
600,001 - 700,000	51	46	90%	Capitol Hill	5	0	NA
700,001 - 800,000	46	24	52%	Central	11	7	64%
800,001 - 900,000	14	20	143%*	Central Park	7	6	86%
900,001 - 1,000,000	20	4	20%	Deer Lake	0	0	NA
1,000,001 - 1,250,000	8	3	38%	Deer Lake Place	0	0	NA
1,250,001 - 1,500,000	8	0	NA	East Burnaby	1	2	200%*
1,500,001 - 1,750,000	4	1	25%	Edmonds	29	24	83%
1,750,001 - 2,000,000	1	0	NA	Forest Glen	18	12	67%
2,000,001 - 2,250,000	0	0	NA	Forest Hills	3	2	67%
2,250,001 - 2,500,000	0	0	NA	Garden Village	0	0	NA
2,500,001 - 2,750,000	0	0	NA	Government Road	6	17	283%*
2,750,001 - 3,000,000	0	0	NA	Greentree Village	0	1	NA*
3,000,001 - 3,500,000	0	0	NA	Highgate	23	20	87%
3,500,001 - 4,000,000	0	0	NA	Metrotown	84	59	70%
4,000,001 & Greater	0	0	NA	Montecito	2	3	150%*
TOTAL	331	273	82%	Oakdale	0	0	NA
				Oaklands	1	2	200%*
0 to 1 Bedroom	75	86	115%*	Parkcrest	1	1	100%
2 Bedrooms	197	136	69%	Simon Fraser Hills	3	4	133%*
3 Bedrooms	52	42	81%	Simon Fraser University SFU	29	21	72%
4 Bedrooms & Greater	7	9	129%*	South Slope	21	16	76%
TOTAL	331	273	82%	Sperling-Duthie	1	0	NA
				Sullivan Heights	8	13	163%*
SnapStats® Median Data	February	March	Variance	Suncrest	0	0	NA
Inventory	340	331	-3%	The Crest	1	8	800%*
Solds	170	273	61%	Upper Deer Lake	0	0	NA
Sale Price	\$530,000	\$530,000	NA	Vancouver Heights	8	4	50%
Sale Price SQFT	\$590	\$605	3%	Westridge	2	3	150%*
Sale to List Price Ratio	99%	102%	3%	Willingdon Heights	3	3	100%
Days on Market	11	9	-18%	TOTAL	331	273	82%

\*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**

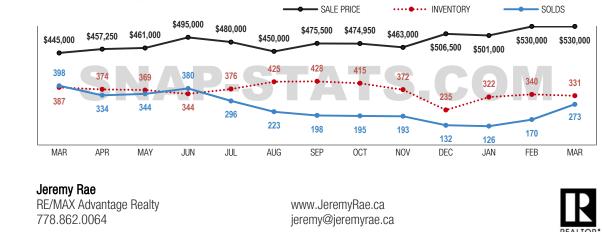
13 Month

**Market Trend** 

Compliments of...

• Official Market Type BURNABY ATTACHED: Sellers market at 82% Sales Ratio average (8.2 in 10 homes selling rate)

- Homes are selling on average 2% above list price
- Most Active Price Band\*\* \$800,000 to \$900,000 with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$900,000 to \$1 mil, Vancouver Heights and 2 bedroom properties
- Sellers Best Bet\*\* Selling homes in Government Road, Sullivan Heights, The Crest and minimum 4 bedroom properties \*\* With a minimum inventory of 10 in most instances



# SnapStats® NEW WESTMINSTER

### Price Band & Bedroom DETACHED HOMES

SnapStats®	Inventory	Sales	Sales Ratio*
\$0-100,000	0	0	NA
100,001 - 200,000	0	0	NA
200,001 - 300,000	0	0	NA
300,001 - 400,000	0	0	NA
400,001 - 500,000	0	0	NA
500,001 - 600,000	0	0	NA
600,001 - 700,000	0	0	NA
700,001 - 800,000	1	2	200%*
800,001 - 900,000	1	4	400%*
900,001 - 1,000,000	5	3	60%
1,000,001 - 1,250,000	25	13	52%
1,250,001 - 1,500,000	13	2	15%
1,500,001 - 1,750,000	4	0	NA
1,750,001 - 2,000,000	5	1	20%
2,000,001 - 2,250,000	1	0	NA
2,250,001 - 2,500,000	2	0	NA
2,500,001 - 2,750,000	0	0	NA
2,750,001 - 3,000,000	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	58	25	43%
	2	4	110
2 Bedrooms & Less	9	1	11%
3 to 4 Bedrooms	17	15	88%
5 to 6 Bedrooms	28	8	29%
7 Bedrooms & More	4	1	25%
TOTAL	58	25	43%

February

\$1,150,000

62

\$532

105%

14

### Community DETACHED HOMES

Community DETACHE	D HUMES		
SnapStats®	Inventory	Sales	Sales Ratio*
Brunette	0	0	NA
Connaught Heights	3	1	33%
Downtown	3	0	NA
Fraserview	0	0	NA
GlenBrooke North	6	4	67%
Moody Park	2	4	200%*
North Arm	0	0	NA
Quay	0	0	NA
Queensborough	10	8	80%
Queens Park	3	1	33%
Sapperton	3	2	67%
The Heights	15	2	13%
Uptown	4	0	NA
West End	9	3	33%
TOTAL	58	25	43%

**MARCH 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 NEW WESTMINSTER DETACHED: Sellers market at 43% Sales Ratio average (4.3 in 10 homes selling rate)

• Homes are selling on average 1% below list price

March

\$1,090,000

58

25

\$484

99%

11

- Most Active Price Band\*\* \$1 mil to \$1.25 mil with average 52% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.25 mil to \$1.5 mil, The Heights and up to 2 bedroom properties
- Sellers Best Bet\*\* Homes in Queensborough and 3 to 4 bedroom properties \*\* With a minimum inventory of 10 in most instances

Variance

-6%

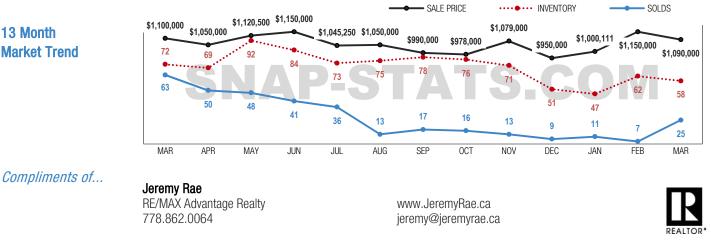
-5%

-9%

-6%

-21%

257%



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# 13 Month **Market Trend**

# Snap Stats® NEW WESTMINSTER

# Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio*
\$0 - 100,000	0	0	NA
100,001 - 200,000	4	5	125%*
200,001 - 300,000	13	13	100%
300,001 - 400,000	32	29	91%
400,001 - 500,000	25	42	168%*
500,001 - 600,000	33	28	85%
600,001 - 700,000	20	9	45%
700,001 - 800,000	10	11	110%*
800,001 - 900,000	6	1	17%
900,001 - 1,000,000	4	0	NA
1,000,001 - 1,250,000	3	0	NA
1,250,001 - 1,500,000	0	0	NA
1,500,001 - 1,750,000	0	0	NA
1,750,001 - 2,000,000	0	0	NA
2,000,001 - 2,250,000	0	0	NA
2,250,001 - 2,500,000	0	0	NA
2,500,001 - 2,750,000	0	0	NA
2,750,001 - 3,000,000	0	0	NA
3,000,001 - 3,500,000	0	0	NA
3,500,001 - 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
TOTAL	150	138	92%
0 to 1 Bedroom	34	42	124%*
2 Bedrooms	99	78	79%
3 Bedrooms	16	17	106%*
4 Bedrooms & Greater	1	1	100%
TOTAL	150	138	92%

## **Community** CONDOS & TOWNHOMES

	1000000	20	
SnapStats®	Inventory	Sales	Sales Ratio*
Brunette	0	0	NA
Connaught Heights	0	0	NA
Downtown	29	33	114%*
Fraserview	23	25	109%*
GlenBrooke North	3	3	100%
Moody Park	2	0	NA
North Arm	0	0	NA
Quay	22	17	77%
Queensborough	24	16	67%
Queens Park	1	0	NA
Sapperton	17	16	94%
The Heights	0	0	NA
Uptown	29	27	93%
West End	0	1	NA*
TOTAL	150	138	92%

**MARCH 2017** 

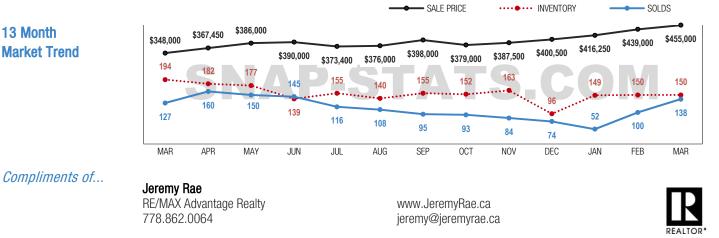
SnapStats® Median Data	February	March	Variance
Inventory	150	150	NA
Solds	100	138	38%
Sale Price	\$439,000	\$455,000	4%
Sale Price SQFT	\$462	\$495	7%
Sale to List Price Ratio	99%	106%	7%
Days on Market	9	10	11%

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

#### **Market Summary**

• Official Market Type NEW WESTMINSTER ATTACHED: Sellers market at 92% Sales Ratio average (9.2 in 10 homes selling rate)

- Homes are selling on average 6% above list price
- Most Active Price Band\*\* \$400,000 to \$500,000 with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$600,000 to \$700,000, Quay, Queensborough and 2 bedroom properties
- Sellers Best Bet\*\* Homes in Downtown, Fraserview and up to 1 bedroom properties \*\* With a minimum inventory of 10 in most instances



# 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	0	0	NA
700,001 - 800,000	2	1	50%
800,001 - 900,000	6	5	83%
900,001 - 1,000,000	11	7	64%
1,000,001 - 1,250,000	33	39	118%*
1,250,001 - 1,500,000	70	29	41%
1,500,001 - 1,750,000	39	6	15%
1,750,001 - 2,000,000	28	3	11%
2,000,001 - 2,250,000	11	0	NA
2,250,001 - 2,500,000	16	3	19%
2,500,001 - 2,750,000	2	0	NA
2,750,001 - 3,000,000	5	0	NA
3,000,001 - 3,500,000	4	0	NA
3,500,001 - 4,000,000	1	0	NA
4,000,001 & Greater	0	0	NA
TOTAL	228	93	41%
2 Bedrooms & Less	2	3	150%*
3 to 4 Bedrooms	79	48	61%
5 to 6 Bedrooms	102	39	38%
7 Bedrooms & More	45	3	7%
TOTAL	228	93	41%

SnapStats®	Inventory	Sales	Sales Ratio*
Burke Mountain	29	10	34%
Canyon Springs	1	4	400%*
Cape Horn	8	1	13%
Central Coquitlam	55	22	40%
Chineside	0	3	NA*
Coquitlam East	13	2	15%
Coquitlam West	33	10	30%
Eagle Ridge	2	4	200%*
Harbour Chines	5	4	80%
Harbour Place	6	3	50%
Hockaday	4	0	NA
Maillardville	10	2	20%
Meadow Brook	4	2	50%
New Horizons	4	1	25%
North Coquitlam	0	0	NA
Park Ridge Estates	1	0	NA
Ranch Park	13	4	31%
River Springs	3	1	33%
Scott Creek	0	1	NA*
Summitt View	3	0	NA
Upper Eagle Ridge	2	1	50%
Westwood Plateau	31	17	55%
Westwood Summit	1	1	100%
TOTAL	228	93	41%

**Community** DETACHED HOMES

**MARCH 2017** 

SnapStats® Median Data	February	March	Variance
Inventory	226	228	1%
Solds	65	93	43%
Sale Price	\$1,228,000	\$1,234,250	1%
Sale Price SQFT	\$410	\$467	14%
Sale to List Price Ratio	99%	99%	NA
Days on Market	14	12	-14%

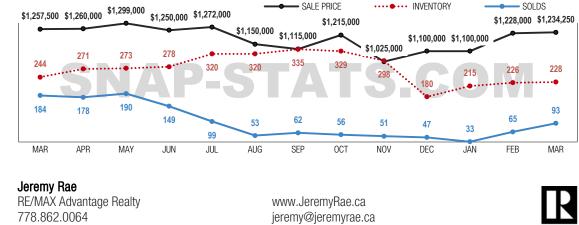
\*Sales Ratio defines market speed (higher is faster) and market type: Buyers up to 14% | Balanced 15 to 20% | Sellers 21% plus. If >100% MLS® data reported previous month's sales exceeded current inventory.

#### **Market Summary**

• Official Market Type **COQUITLAM DETACHED:** Sellers market at 41% Sales Ratio average (4.1 in 10 homes selling)

- Homes are selling on average at 1% below list price
- Most Active Price Band\*\* \$1 mil to \$1.25 mil with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.75 mil to \$2 mil, Cape Horn, Coquitlam East and minimum 7 bedroom properties
- Sellers Best Bet\*\* Selling homes in Central Coquitlam, Westwood Plateau and 3 to 4 bedroom properties





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# 13 Month Market Trend

Compliments of...

# SnapStats COQUITLAM

# Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio*
\$0-100,000	0	0	NA
100,001 - 200,000	2	2	100%
200,001 - 300,000	7	10	143%*
300,001 - 400,000	28	39	139%*
400,001 - 500,000	26	57	219%*
500,001 - 600,000	31	41	132%*
600,001 - 700,000	22	16	73%
700,001 - 800,000	15	12	80%
800,001 - 900,000	9	13	144%*
900,001 - 1,000,000	4	4	100%
1,000,001 - 1,250,000	2	3	150%*
1,250,001 - 1,500,000	1	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	149	197	132%*
0 to 1 Bedroom	32	44	138%*
2 Bedrooms	71	105	148%*
3 Bedrooms	37	36	97%
4 Bedrooms & Greater	9	12	133%*
TOTAL	149	197	132%*

# **Community** CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio*
Burke Mountain	13	16	123%*
Canyon Springs	5	8	160%*
Cape Horn	0	0	NA
Central Coquitlam	5	8	160%*
Chineside	0	0	NA
Coquitlam East	1	0	NA
Coquitlam West	42	37	88%
Eagle Ridge	3	5	167%*
Harbour Chines	0	0	NA
Harbour Place	0	0	NA
Hockaday	0	0	NA
Maillardville	13	7	54%
Meadow Brook	0	0	NA
New Horizons	14	13	93%
North Coquitlam	38	66	174%*
Park Ridge Estates	0	0	NA
Ranch Park	0	2	NA*
River Springs	0	0	NA
Scott Creek	0	0	NA
Summitt View	0	0	NA
Upper Eagle Ridge	2	1	50%
Westwood Plateau	13	34	262%*
Westwood Summit	0	0	NA
TOTAL	149	197	132%*

**MARCH 2017** 

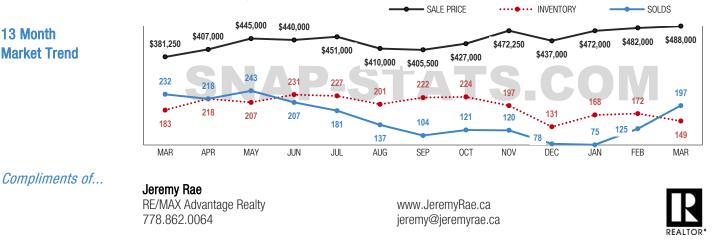
SnapStats® Median Data	February	March	Variance
Inventory	172	149	-13%
Solds	125	197	58%
Sale Price	\$482,000	\$488,000	1%
Sale Price SQFT	\$532	\$510	-4%
Sale to List Price Ratio	99%	102%	3%
Days on Market	8	9	13%

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

#### **Market Summary**

• Official Market Type COQUITLAM ATTACHED: Sellers market at >100% Sales Ratio average (10 in 10 homes selling rate)

- Homes are selling on average 2% above list price
- Most Active Price Band\*\* \$400,000 to \$500,000 with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$600,000 to \$700,000 and Maillardville
- Sellers Best Bet\*\* Selling homes in Burke Mountain, Canyon Springs, Central / North Coguitlam and Westwood Plateau \*\* With a minimum inventory of 10 in most instances



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# 13 Month **Market Trend**

# 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	0	1	NA*
600,001 - 700,000	0	1	NA*
700,001 - 800,000	5	8	160%*
800,001 - 900,000	15	23	153%*
900,001 - 1,000,000	17	5	29%
1,000,001 - 1,250,000	23	7	30%
1,250,001 - 1,500,000	13	3	23%
1,500,001 - 1,750,000	1	1	100%
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	1	0	NA
4,000,001 & Greater	0	0	NA
TOTAL	76	49	64%
2 Bedrooms & Less	3	3	100%
3 to 4 Bedrooms	45	27	60%
5 to 6 Bedrooms	22	16	73%
7 Bedrooms & More	6	3	50%
TOTAL	76	49	64%

## **Community** DETACHED HOMES

SnapStats®	Inventory	Sales	Sales Ratio*
Birchland Manor	0	1	NA*
Central Port Coquitlam	3	4	133%*
Citadel	7	7	100%
Glenwood	25	7	28%
Lincoln Park	5	10	200%*
Lower Mary Hill	1	6	600%*
Mary Hill	4	6	150%*
Oxford Heights	12	5	42%
Riverwood	7	3	43%
Woodland Acres	12	0	NA
TOTAL	76	49	64%

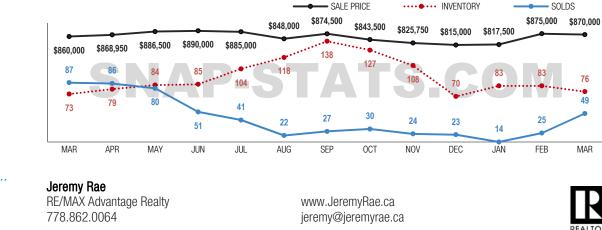
SnapStats® Median Data	February	March	Variance
Inventory	83	76	-8%
Solds	25	49	96%
Sale Price	\$875,000	\$870,000	-1%
Sale Price SQFT	\$375	\$386	3%
Sale to List Price Ratio	103%	99%	-4%
Days on Market	13	8	-38%

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

#### **Market Summary**

Official Market Type PORT COQUITLAM DETACHED: Sellers market at 64% Sales Ratio average (6.4 in 10 homes selling rate)

- Homes are selling on average 1% below list price
- Most Active Price Band\*\* \$700,000 to \$900,000 with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.25 mil to \$1.5 mil, Glenwood and 3 to 4 bedroom properties
- Sellers Best Bet\*\* Selling homes in Lincoln Park and 5 to 6 bedroom properties \*\* With a minimum inventory of 10 in most instances



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## 13 Month **Market Trend**

# Compliments of...



# **MARCH 2017**

# SnapStats® PORT COQUITLAM

# Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio*
\$0 - 100,000	0	0	NA
100,001 - 200,000	2	6	300%*
200,001 - 300,000	14	11	79%
300,001 - 400,000	29	28	97%
400,001 - 500,000	6	15	250%*
500,001 - 600,000	17	15	88%
600,001 - 700,000	6	6	100%
700,001 - 800,000	3	5	167%*
800,001 - 900,000	2	2	100%
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	80	88	110%*
0 to 1 Bedroom	21	23	110%*
2 Bedrooms	40	43	108%*
3 Bedrooms	16	19	119%*
4 Bedrooms & Greater	3	3	100%
TOTAL	80	88	110%*

## **Community** CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio*
Birchland Manor	0	1	NA*
Central Port Coquitlam	51	53	104%*
Citadel	4	8	200%*
Glenwood	15	12	80%
Lincoln Park	0	0	NA
Lower Mary Hill	0	0	NA
Mary Hill	1	2	200%*
Oxford Heights	1	0	NA
Riverwood	8	11	138%*
Woodland Acres	0	1	NA*
TOTAL	80	88	110%*

**MARCH 2017** 

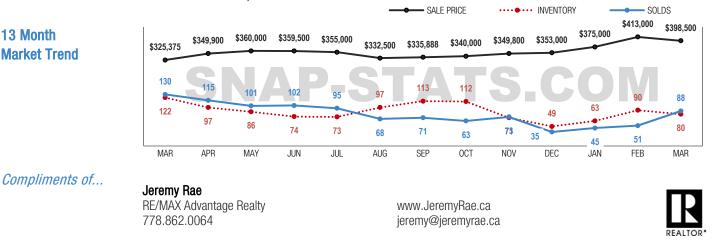
SnapStats® Median Data	February	March	Variance
Inventory	90	80	-11%
Solds	51	88	73%
Sale Price	\$413,000	\$398,500	-4%
Sale Price SQFT	\$423	\$395	-7%
Sale to List Price Ratio	103%	100%	-3%
Days on Market	7	7	NA

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

#### **Market Summary**

• Official Market Type PORT COQUITLAM ATTACHED: Sellers market at >100% Sales Ratio average (10 in 10 homes selling rate)

- Homes are selling on average at list price
- Most Active Price Band\*\* \$400,000 to \$500,000 with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$200,000 to \$300,000 and Glenwood
- Sellers Best Bet\*\* Selling homes in Central Port Coquitlam, Citadel, Riverwood and up to 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	1	100%
1,000,001 - 1,250,000	11	8	73%
1,250,001 - 1,500,000	10	6	60%
1,500,001 - 1,750,000	8	3	38%
1,750,001 - 2,000,000	7	1	14%
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	3	0	NA
3,000,001 - 3,500,000	3	1	33%
3,500,001 - 4,000,000	0	0	NA
4,000,001 & Greater	6	0	NA
TOTAL	50	21	42%
2 Bedrooms & Less	0	0	NA
3 to 4 Bedrooms	29	13	45%
5 to 6 Bedrooms	20	7	35%
7 Bedrooms & More	1	1	100%
TOTAL	50	21	42%

### **Community** DETACHED HOMES

SnapStats®	Inventory	Sales	Sales Ratio*
Anmore	17	2	12%
Barber Street	1	3	300%*
Belcarra	0	1	NA*
College Park	11	1	9%
Glenayre	2	1	50%
Heritage Mountain	3	2	67%
Heritage Woods	6	3	50%
loco	0	0	NA
Mountain Meadows	2	0	NA
North Shore	3	5	167%*
Port Moody Centre	5	3	60%
Westwood Summit	0	0	NA
TOTAL	50	21	42%

**MARCH 2017** 

SnapStats® Median Data	February	March	Variance
Inventory	48	50	4%
Solds	10	21	110%
Sale Price	\$1,278,000	\$1,260,000	-1%
Sale Price SQFT	\$479	\$451	-6%
Sale to List Price Ratio	99%	97%	-2%
Days on Market	28	15	-46%

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

#### **Market Summary**

• Official Market Type **PORT MOODY DETACHED:** Sellers market at 42% Sales Ratio average (4.2 in 10 homes selling)

- Homes are selling on average 3% below list price
- Most Active Price Band\*\* \$1 mil to \$1.25 mil with average 73% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.5 mil to \$1.75 mil and 5 to 6 bedroom properties
- Sellers Best Bet<sup>\*\*</sup> 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	0	1	NA*
200,001 - 300,000	1	3	300%*
300,001 - 400,000	3	9	300%*
400,001 - 500,000	8	17	213%*
500,001 - 600,000	10	13	130%*
600,001 - 700,000	14	10	71%
700,001 - 800,000	9	1	11%
800,001 - 900,000	5	5	100%
900,001 - 1,000,000	3	0	NA
1,000,001 - 1,250,000	0	1	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	53	60	113%*
0 to 1 Bedroom	4	12	300%*
2 Bedrooms	30	34	113%*
3 Bedrooms	14	11	79%
4 Bedrooms & Greater	5	3	60%
TOTAL	53	60	113%*

## **Community** CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio*
Anmore	0	0	NA
Barber Street	0	0	NA
Belcarra	0	0	NA
College Park	5	11	220%*
Glenayre	0	0	NA
Heritage Mountain	1	3	300%*
Heritage Woods	5	3	60%
loco	0	0	NA
Mountain Meadows	0	0	NA
North Shore	12	11	92%
Port Moody Centre	30	32	107%*
Westwood Summit	0	0	NA
TOTAL	53	60	113%*

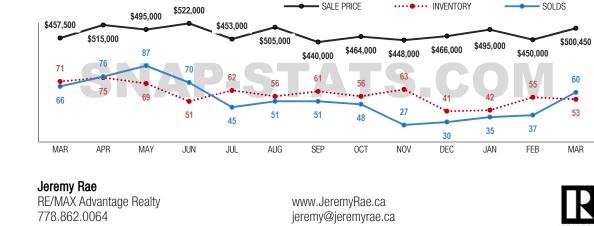
SnapStats® Median Data	February	March	Variance
Inventory	55	53	-4%
Solds	37	60	62%
Sale Price	\$450,000	\$500,450	11%
Sale Price SQFT	\$498	\$541	9%
Sale to List Price Ratio	96%	101%	5%
Days on Market	7	10	43%

\*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**

Official Market Type PORT MOODY ATTACHED: Sellers market at >100% Sales ratio average (10 in 10 homes selling rate)

- Homes are selling on average 1% above list price
- Most Active Price Band\*\* \$300,000 to \$600,000 with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$700,000 to \$800,000, North Shore and 3 bedroom properties
- Sellers Best Bet\*\* Selling homes in College Park, Port Moody Centre and up to 1 bedroom properties \*\* With a minimum inventory of 10 in most instances



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### 13 Month **Market Trend**

# Compliments of...



**MARCH 2017** 

# 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	1	50%
700,001 - 800,000	5	11	220%*
800,001 - 900,000	4	1	25%
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	1	0	NA
4,000,001 & Greater	0	0	NA
TOTAL	13	13	100%
2 Bedrooms & Less	0	0	NA
3 to 4 Bedrooms	12	11	92%
5 to 6 Bedrooms	1	2	200%*
7 Bedrooms & More	0	0	NA
TOTAL	13	13	100%

#### SnapStats® Median Da February March Variance 17 13 Inventory -24% Solds 8 13 63% Sale Price \$776,500 \$742,500 -4% \$348 Sale Price SQFT -6% \$327 Sale to List Price Ratio 101% 98% -3% Days on Market 13 7 -46%

# **Community** DETACHED HOMES

SnapStats®	Inventory	Sales	Sales Ratio*
Central Meadows	4	4	100%
Mid Meadows	3	7	233%*
North Meadows	2	0	NA
South Meadows	4	2	50%
West Meadows	0	0	NA
TOTAL	13	13	100%

**MARCH 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**

13 Month

Official Market Type PITT MEADOWS DETACHED: Sellers market at 100% Sales Ratio average (10 in 10 homes selling rate)

- Homes are selling on average 2% below list price
- Most Active Price Band\*\* \$700,000 to \$800,000 with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Insufficient data
- Sellers Best Bet\*\* Homes with 3 to 4 bedrooms \*\* With a minimum inventory of 10 in most instances



# Snap Stats 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	8	4	50%
300,001 - 400,000	16	16	100%
400,001 - 500,000	9	8	89%
500,001 - 600,000	2	2	100%
600,001 - 700,000	0	0	NA
700,001 - 800,000	0	0	NA
800,001 - 900,000	1	0	NA
900,001 - 1,000,000	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	36	30	83%
0 to 1 Bedroom	6	4	67%
2 Bedrooms	25	21	84%
3 Bedrooms	5	5	100%
4 Bedrooms & Greater	0	0	NA
TOTAL	36	30	83%

SnapStats® Median Data	February	March	Variance
Inventory	35	36	3%
Solds	15	30	100%
Sale Price	\$408,000	\$389,200	-5%
Sale Price SQFT	\$351	\$408	16%
Sale to List Price Ratio	102%	100%	-2%
Days on Market	7	8	14%

# **Community** CONDOS & TOWNHOMES

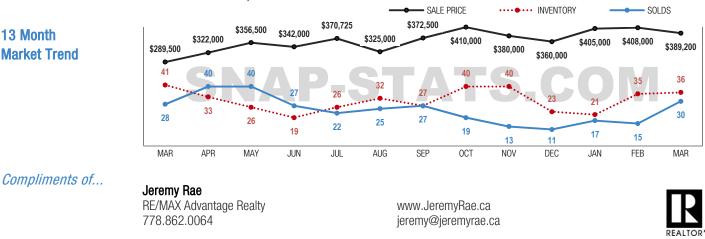
SnapStats®	Inventory	Sales	Sales Ratio*
Central Meadows	9	13	144%*
Mid Meadows	16	15	94%
North Meadows	8	2	25%
South Meadows	3	0	NA
West Meadows	0	0	NA
TOTAL	36	30	83%

**MARCH 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 83% Sales Ratio average (8.3 in 10 homes selling rate)
- Homes are selling on average at list price
- Most Active Price Band\*\* \$300,000 to \$400,000 with average 100% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$200,000 to \$300,000 and North Meadows
- Sellers Best Bet\*\* Selling homes in Central and Mid Meadows \*\* With a minimum inventory of 10 in most instances



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13 Month **Market Trend** 

# 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	0	1	NA*
400,001 - 500,000	2	4	200%*
500,001 - 600,000	13	12	92%
600,001 - 700,000	27	22	81%
700,001 - 800,000	32	31	97%
800,001 - 900,000	32	12	38%
900,001 - 1,000,000	34	14	41%
1,000,001 - 1,250,000	28	4	14%
1,250,001 - 1,500,000	7	1	14%
1,500,001 - 1,750,000	4	0	NA
1,750,001 - 2,000,000	4	0	NA
2,000,001 - 2,250,000	1	0	NA
2,250,001 - 2,500,000	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	186	101	54%
2 Bedrooms & Less	14	11	79%
3 to 4 Bedrooms	101	63	62%
5 to 6 Bedrooms	60	27	45%
7 Bedrooms & More	11	0	NA
TOTAL	186	101	54%

## **Community** DETACHED HOMES

SnapStats®	Inventory	Sales	Sales Ratio*
Albion	37	24	65%
Cottonwood	22	7	32%
East Central	26	15	58%
North	3	0	NA
Northeast	2	0	NA
Northwest	21	10	48%
Silver Valley	18	7	39%
Southwest	12	15	125%*
Thornhill	6	0	NA
Websters Corners	8	5	63%
West Central	29	18	62%
Whonnock	2	0	NA
TOTAL	186	101	54%

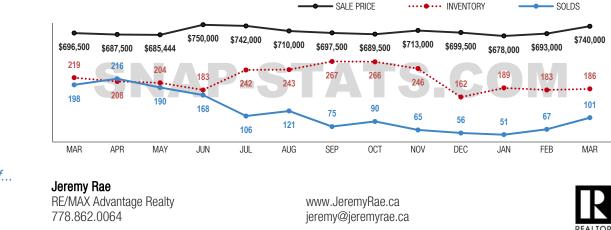
SnapStats® Median Data	February	March	Variance
Inventory	183	186	2%
Solds	67	101	51%
Sale Price	\$693,000	\$740,000	7%
Sale Price SQFT	\$298	\$328	10%
Sale to List Price Ratio	99%	100%	1%
Days on Market	14	11	-21%

\*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 54% Sales Ratio average (5.4 in 10 homes selling rate)

- Homes are selling on average at list price
- Most Active Price Band\*\* \$700,000 to \$800,000 with average 97% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1 mil to \$1.25 mil, Cottonwood, Silver Valley and 5 to 6 bedroom properties
- Sellers Best Bet\*\* Selling homes in Southwest and up to 2 bedroom properties \*\* With a minimum inventory of 10 in most instances



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### 13 Month **Market Trend**

# Compliments of...



# **MARCH 2017**

# Snap Stats® MAPLE RIDGE

# Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio*
\$0-100,000	1	0	NA
100,001 - 200,000	6	9	150%*
200,001 - 300,000	24	39	163%*
300,001 - 400,000	44	39	89%
400,001 - 500,000	24	29	121%*
500,001 - 600,000	31	18	58%
600,001 - 700,000	4	2	50%
700,001 - 800,000	0	1	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	135	137	101%*
0 to 1 Bedroom	20	27	135%*
2 Bedrooms	63	53	84%
3 Bedrooms	45	48	107%*
4 Bedrooms & Greater	7	9	129%*
TOTAL	135	137	101%*

## **Community** CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio*
Albion	7	8	114%*
Cottonwood	16	13	81%
East Central	35	50	143%*
North	0	0	NA
Northeast	0	0	NA
Northwest	6	4	67%
Silver Valley	10	1	10%
Southwest	10	7	70%
Thornhill	2	2	100%
Websters Corners	0	0	NA
West Central	49	52	106%*
Whonnock	0	0	NA
TOTAL	135	137	101%*

**MARCH 2017** 

SnapStats® Median Data	February	March	Variance
Inventory	150	135	-10%
Solds	74	137	85%
Sale Price	\$414,000	\$350,000	-15%
Sale Price SQFT	\$324	\$320	-1%
Sale to List Price Ratio	104%	103%	-1%
Days on Market	7	6	-14%

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

#### **Market Summary**

13 Month

• Official Market Type MAPLE RIDGE ATTACHED: Sellers market at >100% Sales Ratio average (10 in 10 homes selling rate)

- Homes are selling on average 3% above list price
- Most Active Price Band\*\* \$200,000 to \$300,000 with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$500,000 to \$600,000 and Silver Valley
- Sellers Best Bet\*\* Selling homes in Albion, East and West Central \*\* With a minimum inventory of 10 in most instances

