SnapStats™

Greater Vancouver Edition

Everything You Need To Know About Your Real Estate Market Today!

AUGUST 2012

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SnapStats™ BURNABY AUGUST 2012

Price Band Statistics *DETACHED (Houses)*

	Inventory	Sales	Sales Ratio*
$0 – 100,000	0	0	0.00%
100,001 – 200,000	0	0	0.00%
200,001 – 300,000	0	0	0.00%
300,001 – 400,000	0	0	0.00%
400,001 – 500,000	0	0	0.00%
500,001 – 600,000	2	2	100.00%
600,001 – 700,000	18	3	16.67%
700,001 – 800,000	51	7	13.73%
800,001 – 900,000	70	6	8.57%
900,001 – 1,000,000	101	8	7.92%
1,000,001 – 1,250,000	126	9	7.14%
1,250,001 – 1,500,000	107	2	1.87%
1,500,001 – 1,750,000	37	4	10.81%
1,750,001 – 2,000,000	36	0	0.00%
2,000,001 – 2,250,000	7	1	14.29%
2,250,001 – 2,500,000	16	0	0.00%
2,500,001 – 2,750,000	5	0	0.00%
2,750,001 – 3,000,000	6	0	0.00%
3,000,001 – 3,500,000	2	0	0.00%
3,500,001 – 4,000,000	2	0	0.00%
4,000,001 & Greater	2	0	0.00%
TOTAL	**588**	**42**	**7.14%**

STYLE OF HOME	**Inventory**	**Sales**	**Sales Ratio***
2 Bedrooms & Less	22	2	9.09%
3 to 4 Bedrooms	214	21	9.81%
5 to 6 Bedrooms	250	14	5.60%
7 Bedrooms & More	102	5	4.90%
TOTAL	**588**	**42**	**7.14%**

SnapStats™	July	August	Variance
Inventory	599	588	-1.84%
Solds	58	42	-27.59%
Sale Price Average (Median)	$864,000	$934,500	8.16%
Sale to List Price Ratio	96.2%	98.4%	2.29%
Days on Market Average	29	28	-3.45%

Community Statistics *DETACHED (Houses)*

	Inventory	Sales	Sales Ratio*
Big Bend	0	0	0.00%
Brentwood Park	13	0	0.00%
Buckingham Heights	19	0	0.00%
Burnaby Hospital	17	0	0.00%
Burnaby Lake	15	2	13.33%
Capitol Hill	38	3	7.89%
Caribou	0	0	0.00%
Central	12	0	0.00%
Central Park	12	2	16.67%
Deer Lake	15	1	6.67%
Deer Lake Place	14	1	7.14%
East Burnaby	33	3	9.09%
Edmonds	22	1	4.55%
Forest Glen	21	2	9.52%
Forest Hills	2	0	0.00%
Garden Village	15	0	0.00%
Government Road	32	3	9.38%
Greentree Village	2	2	100.00%
Highgate	18	2	11.11%
Metrotown	33	2	6.06%
Montecito	17	1	5.88%
Oakdale	5	0	0.00%
Oaklands	0	0	0.00%
Parkcrest	22	0	0.00%
Simon Fraser Hills	0	0	0.00%
Simon Fraser University	14	2	14.29%
South Slope	45	5	11.11%
Sperling-Duthie	26	2	7.69%
Sullivan Heights	4	1	25.00%
Suncrest	3	1	33.33%
The Crest	22	0	0.00%
Upper Deer Lake	43	3	6.98%
Vancouver Heights	12	1	8.33%
Westridge	17	0	0.00%
Willingdon Heights	25	2	8.00%
TOTAL	**588**	**42**	**7.14%**

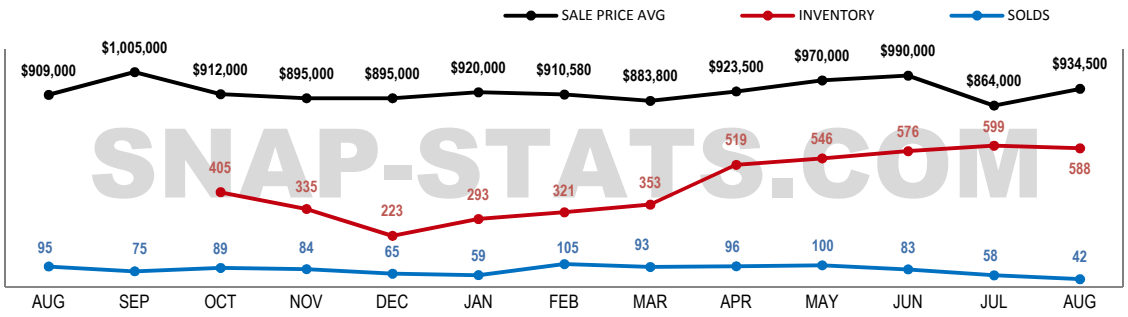
Sales to Active Listing Ratio (The percent of homes selling)

SnapStats™ ▷ Summary DETACHED

- Official Market Type Burnaby Detached: Buyers market at 7% (7 in 100 homes selling)
- Most Active Price Band*: $600,000 to $700,000 with a 17% average Sales Ratio (Balanced market)
- Buyers Best Bet*: Real estate between $1.25 to $1.5 million, Edmonds, Metrotown, Montecito and minimum 7 bedroom homes
- Sellers Best Bet*: Real estate to sell in Burnaby Lake, Central Park, Simon Fraser University and up to 4 bedroom homes

** With a minimum inventory of 10 where possible*

SnapStats™ ▷ 13 Month Market Trend DETACHED



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SnapStats™ BURNABY AUGUST 2012

Price Band Statistics *ATTACHED (Condo & TH)*

	Inventory	Sales	Sales Ratio*
$0 – 100,000	0	0	0.00%
100,001 – 200,000	35	2	5.71%
200,001 – 300,000	207	29	14.01%
300,001 – 400,000	382	39	10.21%
400,001 – 500,000	320	37	11.56%
500,001 – 600,000	138	16	11.59%
600,001 – 700,000	55	2	3.64%
700,001 – 800,000	22	3	13.64%
800,001 – 900,000	6	0	0.00%
900,001 – 1,000,000	0	0	0.00%
1,000,001 – 1,250,000	5	0	0.00%
1,250,001 – 1,500,000	0	0	0.00%
1,500,001 – 1,750,000	1	0	0.00%
1,750,001 – 2,000,000	1	0	0.00%
2,000,001 – 2,250,000	0	0	0.00%
2,250,001 – 2,500,000	0	0	0.00%
2,500,001 – 2,750,000	0	0	0.00%
2,750,001 – 3,000,000	0	0	0.00%
3,000,001 – 3,500,000	0	0	0.00%
3,500,001 – 4,000,000	0	0	0.00%
4,000,001 & Greater	0	0	0.00%
TOTAL	**1172**	**128**	**10.92%**

STYLE OF HOME	Inventory	Sales	Sales Ratio*
0 to 1 Bedroom	275	25	9.09%
2 Bedrooms	712	66	9.27%
3 Bedrooms	164	35	21.34%
4 Bedrooms & Greater	21	2	9.52%
TOTAL	**1172**	**128**	**10.92%**

SnapStats™	July	August	Variance
Inventory	1250	1172	-6.24%
Solds	193	128	-33.68%
Sale Price Average (Median)	$375,000	$374,000	-0.27%
Sale to List Price Ratio	98.7%	97.7%	-1.01%
Days on Market Average	33	37	12.12%

Community Statistics *ATTACHED (Condo & TH)*

	Inventory	Sales	Sales Ratio*
Big Bend	4	0	0.00%
Brentwood Park	167	16	9.58%
Buckingham Heights	0	0	0.00%
Burnaby Hospital	11	2	18.18%
Burnaby Lake	1	1	100.00%
Capitol Hill	10	4	40.00%
Caribou	33	4	12.12%
Central	41	1	2.44%
Central Park	68	8	11.76%
Deer Lake	0	0	0.00%
Deer Lake Place	0	0	0.00%
East Burnaby	6	0	0.00%
Edmonds	60	4	6.67%
Forest Glen	60	4	6.67%
Forest Hills	12	5	41.67%
Garden Village	0	0	0.00%
Government Road	53	7	13.21%
Greentree Village	3	2	66.67%
Highgate	145	12	8.28%
Metrotown	165	21	12.73%
Montecito	10	2	20.00%
Oakdale	0	0	0.00%
Oaklands	16	0	0.00%
Parkcrest	1	0	0.00%
Simon Fraser Hills	22	6	27.27%
Simon Fraser University	82	7	8.54%
South Slope	83	12	14.46%
Sperling-Duthie	10	1	10.00%
Sullivan Heights	65	6	9.23%
Suncrest	1	0	0.00%
The Crest	15	1	6.67%
Upper Deer Lake	0	0	0.00%
Vancouver Heights	15	1	6.67%
Westridge	4	0	0.00%
Willingdon Heights	9	1	11.11%
TOTAL	**1172**	**128**	**10.92%**

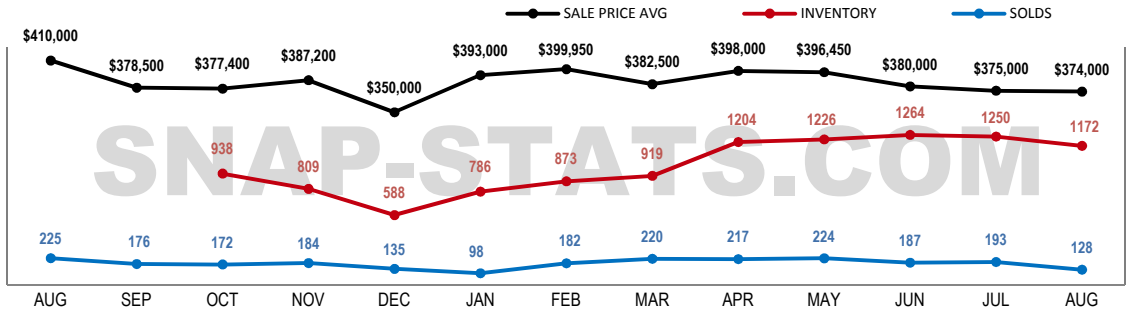
Sales to Active Listing Ratio (The percent of homes selling)

SnapStats™ ▷ Summary ATTACHED

- Official Market Type Burnaby Attached: Buyers market at 11% Sales Ratio average (1.1 in 10 homes are selling)
- Most Active Price Band*: $200,000 to $300,000 with an average 14% Sales Ratio (1.4 in 10 homes selling)
- Buyers Best Bet*: Real estate between $600,000 to $700,000, Central, Edmonds, Forest Glen and anything but a 3 bdrm home
- Sellers Best Bet*: Real estate to sell in Capitol Hill, Forest Hills, Simon Fraser Hills and 3 bedroom properties

** With a minimum inventory of 10 where possible*

SnapStats™ ▷ 13 Month Market Trend ATTACHED



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SnapStats™ NEW WESTMINSTER AUGUST 2012

Price Band Statistics *DETACHED (Houses)*

	Inventory	Sales	Sales Ratio*
$0 – 100,000	0	0	0.00%
100,001 – 200,000	1	1	100.00%
200,001 – 300,000	0	0	0.00%
300,001 – 400,000	2	0	0.00%
400,001 – 500,000	7	0	0.00%
500,001 – 600,000	14	2	14.29%
600,001 – 700,000	17	5	29.41%
700,001 – 800,000	22	3	13.64%
800,001 – 900,000	14	2	14.29%
900,001 – 1,000,000	8	1	12.50%
1,000,001 – 1,250,000	8	3	37.50%
1,250,001 – 1,500,000	5	0	0.00%
1,500,001 – 1,750,000	1	0	0.00%
1,750,001 – 2,000,000	3	0	0.00%
2,000,001 – 2,250,000	0	0	0.00%
2,250,001 – 2,500,000	0	0	0.00%
2,500,001 – 2,750,000	0	0	0.00%
2,750,001 – 3,000,000	0	0	0.00%
3,000,001 – 3,500,000	0	0	0.00%
3,500,001 – 4,000,000	0	0	0.00%
4,000,001 & Greater	0	0	0.00%
TOTAL	**102**	**17**	**16.67%**

STYLE OF HOME	Inventory	Sales	Sales Ratio*
2 Bedrooms & Less	8	3	37.50%
3 to 4 Bedrooms	46	8	17.39%
5 to 6 Bedrooms	35	5	14.29%
7 Bedrooms & More	13	1	7.69%
TOTAL	**102**	**17**	**16.67%**

SnapStats™	July	August	Variance
Inventory	114	102	-10.53%
Solds	22	17	-22.73%
Sale Price Average (Median)	$654,300	$728,000	11.26%
Sale to List Price Ratio	95.2%	98.5%	3.47%
Days on Market Average	18	37	105.56%

Community Statistics *DETACHED (Houses)*

	Inventory	Sales	Sales Ratio*
Brunette	0	0	0.00%
Connaught Heights	7	1	14.29%
Downtown	0	0	0.00%
Fraserview	3	0	0.00%
GlenBrooke North	3	1	33.33%
Moody Park	2	0	0.00%
North Arm	0	0	0.00%
Quay	0	0	0.00%
Queens Park	13	4	30.77%
Queensborough	36	3	8.33%
Sapperton	3	1	33.33%
The Heights	13	2	15.38%
Uptown	9	1	11.11%
West End	13	4	30.77%
TOTAL	**102**	**17**	**16.67%**

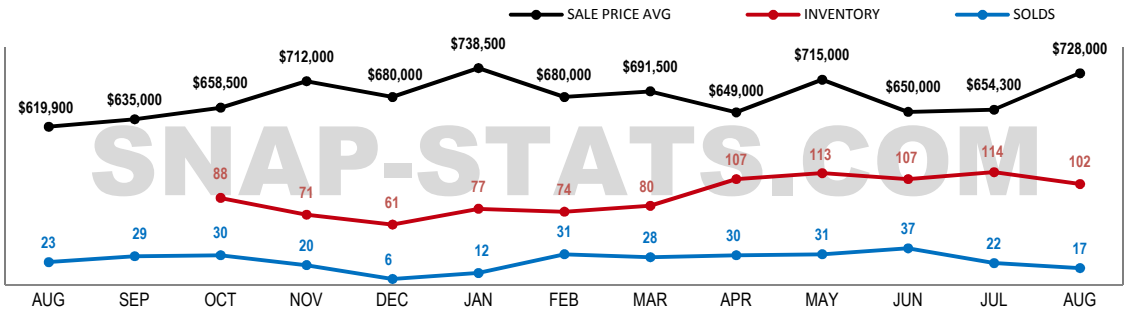
Sales to Active Listing Ratio (The percent of homes selling)

SnapStats™ ▷ Summary DETACHED

- Official Market Type New Westminster Detached: Balanced market with 17% Sales Ratio average (1.7 in 10 selling)
- Most Active Price Band*: $600,000 to $700,000 with a 29% Sales Ratio average (Sellers market)
- Buyers Best Bet*: Homes between $700,000 to $800,000, Queensborough and minimum 7 bedroom properties
- Sellers Best Bet*: Selling homes in Queens Park, West End and 3 to 4 bedroom properties

** With a minimum inventory of 10 where possible*

SnapStats™ ▷ 13 Month Market Trend DETACHED



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SnapStats™ NEW WESTMINSTER AUGUST 2012

Price Band Statistics *ATTACHED (Condo & TH)*

	Inventory	Sales	Sales Ratio*
$0 – 100,000	0	0	0.00%
100,001 – 200,000	43	9	20.93%
200,001 – 300,000	134	17	12.69%
300,001 – 400,000	148	25	16.89%
400,001 – 500,000	71	7	9.86%
500,001 – 600,000	26	7	26.92%
600,001 – 700,000	6	1	16.67%
700,001 – 800,000	3	1	33.33%
800,001 – 900,000	2	0	0.00%
900,001 – 1,000,000	1	0	0.00%
1,000,001 – 1,250,000	0	0	0.00%
1,250,001 – 1,500,000	0	0	0.00%
1,500,001 – 1,750,000	0	0	0.00%
1,750,001 – 2,000,000	0	0	0.00%
2,000,001 – 2,250,000	0	0	0.00%
2,250,001 – 2,500,000	0	0	0.00%
2,500,001 – 2,750,000	0	0	0.00%
2,750,001 – 3,000,000	0	0	0.00%
3,000,001 – 3,500,000	0	0	0.00%
3,500,001 – 4,000,000	0	0	0.00%
4,000,001 & Greater	0	0	0.00%
TOTAL	**434**	**67**	**15.44%**

STYLE OF HOME	Inventory	Sales	Sales Ratio*
0 to 1 Bedroom	116	14	12.07%
2 Bedrooms	273	45	16.48%
3 Bedrooms	43	7	16.28%
4 Bedrooms & Greater	2	1	50.00%
TOTAL	**434**	**67**	**15.44%**

SnapStats™	July	August	Variance
Inventory	466	434	-6.87%
Solds	88	67	-23.86%
Sale Price Average (Median)	$316,000	$316,500	0.16%
Sale to List Price Ratio	98.2%	98.9%	0.71%
Days on Market Average	34	34	0.00%

Community Statistics *ATTACHED (Condo &TH)*

	Inventory	Sales	Sales Ratio*
Brunette	0	0	0.00%
Connaught Heights	0	0	0.00%
Downtown	87	12	13.79%
Fraserview	101	14	13.86%
GlenBrooke North	11	2	18.18%
Moody Park	1	0	0.00%
North Arm	0	0	0.00%
Quay	62	12	19.35%
Queens Park	1	0	0.00%
Queensborough	25	5	20.00%
Sapperton	12	2	16.67%
The Heights	2	0	0.00%
Uptown	125	20	16.00%
West End	7	0	0.00%
TOTAL	**434**	**67**	**15.44%**

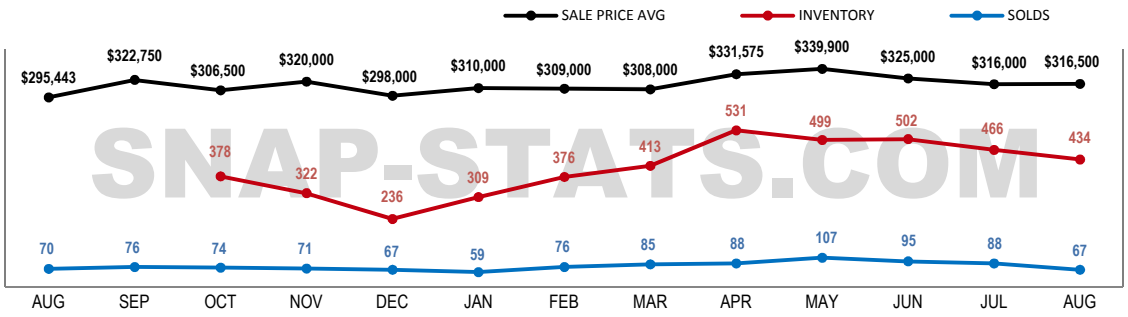
Sales to Active Listing Ratio (The percent of homes selling)

SnapStats™ ▷ Summary ATTACHED

- Official Market Type New Westminster Attached: Balanced market with a 15% Sales Ratio average (1.5 in 10 selling)
- Most Active Price Band*: $500,000 to $600,000 with a 27% average Sales Ratio (Sellers market)
- Buyers Best Bet*: Homes between $400,000 to $500,000, Downtown, Fraserview and up to 1 bedroom properties
- Sellers Best Bet*: Selling homes in GlenBrooke North, Queensborough, and minimum 2 bedroom properties

** With a minimum inventory of 10 where possible*

SnapStats™ ▷ 13 Month Market Trend ATTACHED



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SnapStats™ COQUITLAM AUGUST 2012

Price Band Statistics *DETACHED (Houses)*

	Inventory	Sales	Sales Ratio*
$0 – 100,000	0	0	0.00%
100,001 – 200,000	0	0	0.00%
200,001 – 300,000	0	0	0.00%
300,001 – 400,000	3	0	0.00%
400,001 – 500,000	14	2	14.29%
500,001 – 600,000	39	12	30.77%
600,001 – 700,000	73	7	9.59%
700,001 – 800,000	91	14	15.38%
800,001 – 900,000	101	9	8.91%
900,001 – 1,000,000	38	4	10.53%
1,000,001 – 1,250,000	52	2	3.85%
1,250,001 – 1,500,000	29	2	6.90%
1,500,001 – 1,750,000	23	0	0.00%
1,750,001 – 2,000,000	12	0	0.00%
2,000,001 – 2,250,000	4	0	0.00%
2,250,001 – 2,500,000	2	0	0.00%
2,500,001 – 2,750,000	0	0	0.00%
2,750,001 – 3,000,000	2	0	0.00%
3,000,001 – 3,500,000	0	0	0.00%
3,500,001 – 4,000,000	0	0	0.00%
4,000,001 & Greater	1	1	100.00%
TOTAL	**484**	**53**	**10.95%**

STYLE OF HOME	**Inventory**	**Sales**	**Sales Ratio***
2 Bedrooms & Less	11	1	9.09%
3 to 4 Bedrooms	207	31	14.98%
5 to 6 Bedrooms	206	19	9.22%
7 Bedrooms & More	60	2	3.33%
TOTAL	**484**	**53**	**10.95%**

SnapStats™	July	August	Variance
Inventory	505	484	-4.16%
Solds	65	53	-18.46%
Sale Price Average (Median)	$753,000	$730,000	-3.05%
Sale to List Price Ratio	99.1%	98.7%	-0.40%
Days on Market Average	25	37	48.00%

Community Statistics *DETACHED (Houses)*

	Inventory	Sales	Sales Ratio*
Burke Mountain	74	10	13.51%
Canyon Springs	2	1	50.00%
Cape Horn	14	1	7.14%
Central Coquitlam	60	9	15.00%
Chineside	13	1	7.69%
Coquitlam East	34	4	11.76%
Coquitlam West	51	6	11.76%
Eagle Ridge	9	1	11.11%
Harbour Chines	9	0	0.00%
Harbour Place	1	1	100.00%
Hockaday	9	1	11.11%
Maillardville	16	0	0.00%
Meadow Brook	9	0	0.00%
New Horizons	15	2	13.33%
North Coquitlam	0	0	0.00%
Park Ridge Estates	2	1	50.00%
Ranch Park	26	2	7.69%
River Springs	7	1	14.29%
Scott Creek	11	1	9.09%
Summitt View	2	0	0.00%
Upper Eagle Ridge	7	1	14.29%
Westwood Plateau	112	10	8.93%
Westwood Summit	1	0	0.00%
TOTAL	**484**	**53**	**10.95%**

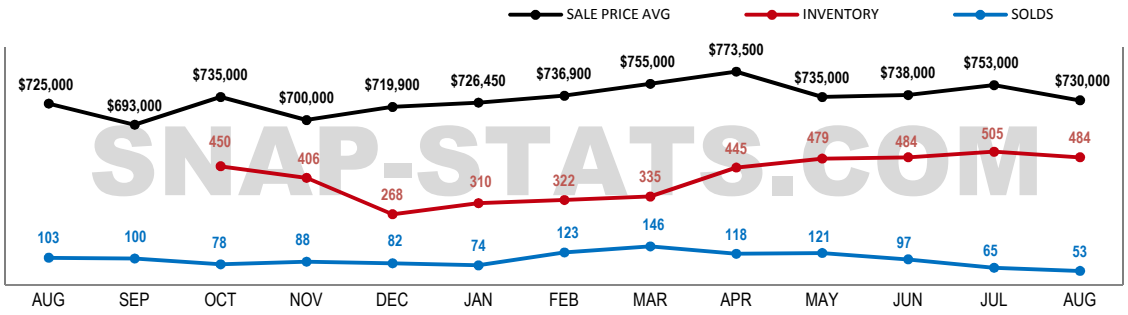
Sales to Active Listing Ratio (The percent of homes selling)

SnapStats™ ▷ Summary DETACHED

- Official Market Type Coquitlam Detached: Buyer market with 11% Sales Ratio (1.1 out of 10 homes sell)
- Most Active Price Band*: $500,000 to $600,000 with a 31% Sales Ratio average (Sellers market)
- Buyers Best Bet*: Homes from $1 mil to $1.25 mil, Cape Horn, Chineside, Ranch Park and minimum 7 bedroom properties
- Sellers Best Bet*: Selling homes in Central Coquitlam, River Springs, Upper Eagle Ridge and 3 to 4 bedroom properties

** With a minimum inventory of 10 where possible*

SnapStats™ ▷ 13 Month Market Trend DETACHED



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SnapStats™ COQUITLAM AUGUST 2012

Price Band Statistics *ATTACHED (Condo & TH)*

	Inventory	Sales	Sales Ratio*
$0 – 100,000	0	0	0.00%
100,001 – 200,000	33	5	15.15%
200,001 – 300,000	172	23	13.37%
300,001 – 400,000	177	18	10.17%
400,001 – 500,000	97	11	11.34%
500,001 – 600,000	70	4	5.71%
600,001 – 700,000	10	1	10.00%
700,001 – 800,000	6	0	0.00%
800,001 – 900,000	1	0	0.00%
900,001 – 1,000,000	0	0	0.00%
1,000,001 – 1,250,000	0	0	0.00%
1,250,001 – 1,500,000	0	0	0.00%
1,500,001 – 1,750,000	0	0	0.00%
1,750,001 – 2,000,000	0	0	0.00%
2,000,001 – 2,250,000	0	0	0.00%
2,250,001 – 2,500,000	0	0	0.00%
2,500,001 – 2,750,000	0	0	0.00%
2,750,001 – 3,000,000	0	0	0.00%
3,000,001 – 3,500,000	0	0	0.00%
3,500,001 – 4,000,000	0	0	0.00%
4,000,001 & Greater	0	0	0.00%
TOTAL	**566**	**62**	**10.95%**

STYLE OF HOME	**Inventory**	**Sales**	**Sales Ratio***
0 to 1 Bedroom	114	9	7.89%
2 Bedrooms	301	35	11.63%
3 Bedrooms	116	15	12.93%
4 Bedrooms & Greater	35	3	8.57%
TOTAL	**566**	**62**	**10.95%**

SnapStats™	July	August	Variance
Inventory	579	566	-2.25%
Solds	70	62	-11.43%
Sale Price Average (Median)	$290,250	$315,450	8.68%
Sale to List Price Ratio	96.8%	99.6%	2.89%
Days on Market Average	48	41	-14.58%

Community Statistics *ATTACHED (Condo &TH)*

	Inventory	Sales	Sales Ratio*
Burke Mountain	22	3	13.64%
Canyon Springs	26	9	34.62%
Cape Horn	0	0	0.00%
Central Coquitlam	26	3	11.54%
Chineside	0	0	0.00%
Coquitlam East	9	3	33.33%
Coquitlam West	132	9	6.82%
Eagle Ridge	24	4	16.67%
Harbour Chines	0	0	0.00%
Harbour Place	0	0	0.00%
Hockaday	0	0	0.00%
Maillardville	33	2	6.06%
Meadow Brook	0	0	0.00%
New Horizons	18	3	16.67%
North Coquitlam	159	12	7.55%
Park Ridge Estates	0	0	0.00%
Ranch Park	1	0	0.00%
River Springs	0	0	0.00%
Scott Creek	0	0	0.00%
Summitt View	0	0	0.00%
Upper Eagle Ridge	3	3	100.00%
Westwood Plateau	113	11	9.73%
Westwood Summit	0	0	0.00%
TOTAL	**566**	**62**	**10.95%**

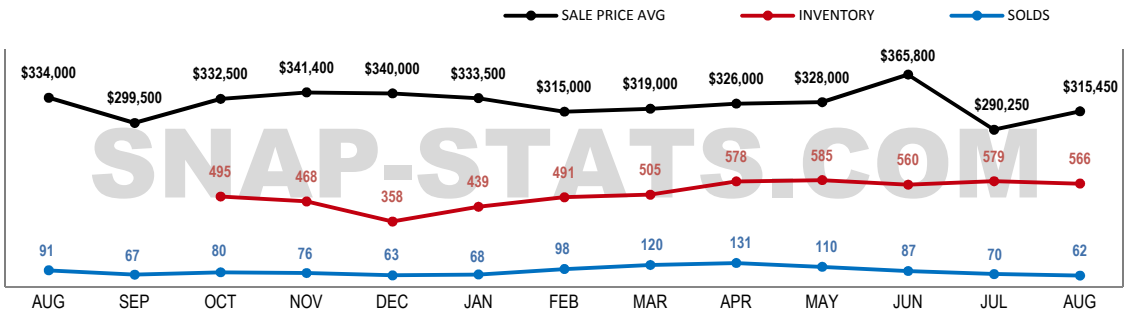
Sales to Active Listing Ratio (The percent of homes selling)

SnapStats™ ▷ Summary ATTACHED

- Official Market Type Coquitlam Attached: Buyers market with 11% Sales Ratio average (1.1 in 10 are selling)
- Most Active Price Band*: $100,000 to $200,000 with a 15% average Sales Ratio (Balanced market)
- Buyers Best Bet*: Homes from $500,000 to $600,000, Coquitlam West, Maillardville, North Coquitlam and up to 1 bdrm homes
- Sellers Best Bet*: Selling homes in Canyon Springs, Coquitlam East, and 3 bedroom properties

** With a minimum inventory of 10 where possible*

SnapStats™ ▷ 13 Month Market Trend ATTACHED



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SnapStats™ PORT COQUITLAM AUGUST 2012

Price Band Statistics *DETACHED (Houses)*

	Inventory	Sales	Sales Ratio*
$0 – 100,000	0	0	0.00%
100,001 – 200,000	0	0	0.00%
200,001 – 300,000	0	0	0.00%
300,001 – 400,000	6	1	16.67%
400,001 – 500,000	27	6	22.22%
500,001 – 600,000	57	10	17.54%
600,001 – 700,000	31	8	25.81%
700,001 – 800,000	15	2	13.33%
800,001 – 900,000	7	0	0.00%
900,001 – 1,000,000	5	0	0.00%
1,000,001 – 1,250,000	3	0	0.00%
1,250,001 – 1,500,000	0	0	0.00%
1,500,001 – 1,750,000	2	0	0.00%
1,750,001 – 2,000,000	0	0	0.00%
2,000,001 – 2,250,000	0	0	0.00%
2,250,001 – 2,500,000	0	0	0.00%
2,500,001 – 2,750,000	0	0	0.00%
2,750,001 – 3,000,000	0	0	0.00%
3,000,001 – 3,500,000	0	0	0.00%
3,500,001 – 4,000,000	0	0	0.00%
4,000,001 & Greater	0	0	0.00%
TOTAL	**153**	**27**	**17.65%**

STYLE OF HOME	Inventory	Sales	Sales Ratio*
2 Bedrooms & Less	7	2	28.57%
3 to 4 Bedrooms	98	16	16.33%
5 to 6 Bedrooms	41	9	21.95%
7 Bedrooms & More	7	0	0.00%
TOTAL	**153**	**27**	**17.65%**

SnapStats™	July	August	Variance
Inventory	168	153	-8.93%
Solds	42	27	-35.71%
Sale Price Average (Median)	$537,500	$568,500	5.77%
Sale to List Price Ratio	97.9%	98.2%	0.31%
Days on Market Average	29	20	-31.03%

Community Statistics *DETACHED (Houses)*

	Inventory	Sales	Sales Ratio*
Birchland Manor	7	0	0.00%
Central Pt Coquitlam	10	0	0.00%
Citadel	30	4	13.33%
Glenwood	26	7	26.92%
Lincoln Park	14	2	14.29%
Lower Mary Hill	10	3	30.00%
Mary Hill	13	2	15.38%
Oxford Heights	17	2	11.76%
Riverwood	20	4	20.00%
Woodland Acres	6	3	50.00%
TOTAL	**153**	**27**	**17.65%**

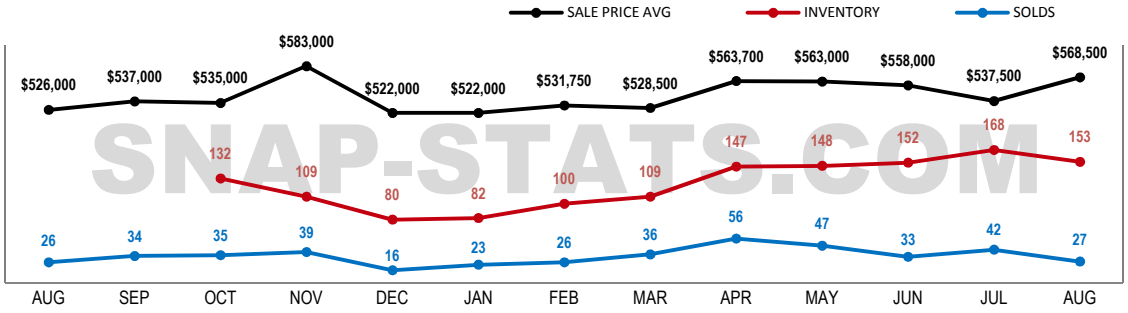
Sales to Active Listing Ratio (The percent of homes selling)

SnapStats™ ▷ Summary DETACHED

- Official Market Type Port Coquitlam Detached: Balanced market with 18% Sales Ratio average (1.8 in 10 homes selling)
- Most Active Price Band*: $600,000 to $700,000 with 26% Sales Ratio average (Sellers market)
- Buyers Best Bet*: Homes between $700,000 to $800,000, Citadel, Oxford Heights and 3 to 4 bedroom properties
- Sellers Best Bet*: Selling homes in Glenwood, Lower Mary Hill, Riverwood and 5 to 6 bedroom properties

** With a minimum inventory of 10 where possible*

SnapStats™ ▷ 13 Month Market Trend DETACHED



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SnapStats™ PORT COQUITLAM AUGUST 2012

Price Band Statistics *ATTACHED (Condo & TH)*

	Inventory	Sales	Sales Ratio*
$0 – 100,000	1	1	100.00%
100,001 – 200,000	21	5	23.81%
200,001 – 300,000	104	12	11.54%
300,001 – 400,000	71	10	14.08%
400,001 – 500,000	25	5	20.00%
500,001 – 600,000	9	0	0.00%
600,001 – 700,000	1	0	0.00%
700,001 – 800,000	1	0	0.00%
800,001 – 900,000	1	0	0.00%
900,001 – 1,000,000	0	0	0.00%
1,000,001 – 1,250,000	0	0	0.00%
1,250,001 – 1,500,000	0	0	0.00%
1,500,001 – 1,750,000	0	0	0.00%
1,750,001 – 2,000,000	0	0	0.00%
2,000,001 – 2,250,000	0	0	0.00%
2,250,001 – 2,500,000	0	0	0.00%
2,500,001 – 2,750,000	0	0	0.00%
2,750,001 – 3,000,000	0	0	0.00%
3,000,001 – 3,500,000	0	0	0.00%
3,500,001 – 4,000,000	0	0	0.00%
4,000,001 & Greater	0	0	0.00%
TOTAL	**234**	**33**	**14.10%**

STYLE OF HOME	Inventory	Sales	Sales Ratio*
0 to 1 Bedroom	47	5	10.64%
2 Bedrooms	132	17	12.88%
3 Bedrooms	51	10	19.61%
4 Bedrooms & Greater	4	1	25.00%
TOTAL	**234**	**33**	**14.10%**

SnapStats™	July	August	Variance
Inventory	269	234	-13.01%
Solds	43	33	-23.26%
Sale Price Average (Median)	$290,000	$290,000	0.00%
Sale to List Price Ratio	96.7%	96.7%	0.00%
Days on Market Average	39	62	58.97%

Community Statistics *ATTACHED (Condo &TH)*

	Inventory	Sales	Sales Ratio*
Birchland Manor	2	0	0.00%
Central Pt Coquitlam	138	15	10.87%
Citadel	23	2	8.70%
Glenwood	44	6	13.64%
Lincoln Park	3	0	0.00%
Lower Mary Hill	0	0	0.00%
Mary Hill	4	1	25.00%
Oxford Heights	1	0	0.00%
Riverwood	19	9	47.37%
Woodland Acres	0	0	0.00%
TOTAL	**234**	**33**	**14.10%**

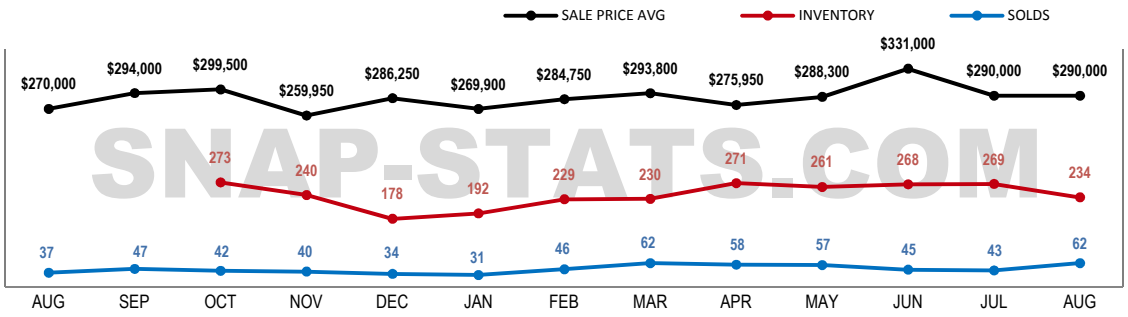
Sales to Active Listing Ratio (The percent of homes selling)

SnapStats™ ▷ Summary ATTACHED

- Official Market Type Port Coquitlam Attached: Buyers market with 14% Sales Ratio average (1.4 in 10 selling)
- Most Active Price Band*: $100,000 to $200,000 with 24% average Sales Ratio (Sellers market)
- Buyers Best Bet*: Homes between $200,000 to $300,000, Citadel and up to 1 bedroom properties (including studios)
- Sellers Best Bet*: Selling homes in Riverwood (strong Sellers market) and 3 bedroom properties

** With a minimum inventory of 10 where possible*

SnapStats™ ▷ 13 Month Market Trend ATTACHED



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SnapStats™ PORT MOODY AUGUST 2012

Price Band Statistics *DETACHED (Houses)*

	Inventory	Sales	Sales Ratio*
$0 – 100,000	0	0	0.00%
100,001 – 200,000	0	0	0.00%
200,001 – 300,000	0	0	0.00%
300,001 – 400,000	0	0	0.00%
400,001 – 500,000	0	0	0.00%
500,001 – 600,000	9	1	11.11%
600,001 – 700,000	11	3	27.27%
700,001 – 800,000	18	2	11.11%
800,001 – 900,000	19	2	10.53%
900,001 – 1,000,000	11	1	9.09%
1,000,001 – 1,250,000	12	3	25.00%
1,250,001 – 1,500,000	8	0	0.00%
1,500,001 – 1,750,000	7	0	0.00%
1,750,001 – 2,000,000	9	0	0.00%
2,000,001 – 2,250,000	4	0	0.00%
2,250,001 – 2,500,000	4	0	0.00%
2,500,001 – 2,750,000	0	0	0.00%
2,750,001 – 3,000,000	3	0	0.00%
3,000,001 – 3,500,000	2	0	0.00%
3,500,001 – 4,000,000	0	0	0.00%
4,000,001 & Greater	0	0	0.00%
TOTAL	**117**	**12**	**10.26%**

STYLE OF HOME	Inventory	Sales	Sales Ratio*
2 Bedrooms & Less	2	1	50.00%
3 to 4 Bedrooms	59	7	11.86%
5 to 6 Bedrooms	47	4	8.51%
7 Bedrooms & More	9	0	0.00%
TOTAL	**117**	**12**	**10.26%**

SnapStats™	July	August	Variance
Inventory	122	117	-4.10%
Solds	15	12	-20.00%
Sale Price Average (Median)	$850,000	$771,000	-9.29%
Sale to List Price Ratio	97.8%	95.3%	-2.56%
Days on Market Average	20	42	110.00%

Community Statistics *DETACHED (Houses)*

	Inventory	Sales	Sales Ratio*
Anmore	21	0	0.00%
Barber Street	7	2	28.57%
Belcarra	13	0	0.00%
College Park	15	0	0.00%
Glenayre	2	0	0.00%
Heritage Mountain	15	2	13.33%
Heritage Woods	19	3	15.79%
Ioco	0	0	0.00%
Mountain Meadows	2	0	0.00%
North Shore Pt Moody	14	1	7.14%
Port Moody Centre	9	4	44.44%
TOTAL	**117**	**12**	**10.26%**

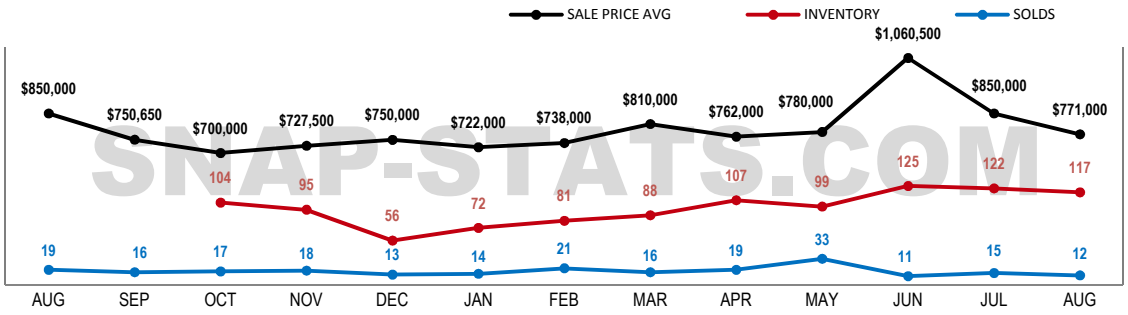
Sales to Active Listing Ratio (The percent of homes selling)

SnapStats™ ▷ Summary DETACHED

- Official Market Type Port Moody Detached: Buyers market with 10% Sales Ratio average (1 in 10 homes selling)
- Most Active Price Band*: $600,000 to $700,000 with 27% Sales Ratio average (Sellers market)
- Buyers Best Bet*: Homes between $900,000 to $1 mil, North Shore Pt Moody, and 5 to 6 bedroom properties
- Sellers Best Bet*: Selling homes in Port Moody Centre (strong Sellers market) and 3 to 4 bedroom properties

** With a minimum inventory of 10 where possible*

SnapStats™ ▷ 13 Month Market Trend DETACHED



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SnapStats™ PORT MOODY AUGUST 2012

Price Band Statistics *ATTACHED (Condo & TH)*

	Inventory	Sales	Sales Ratio*
$0 – 100,000	0	0	0.00%
100,001 – 200,000	8	2	25.00%
200,001 – 300,000	36	9	25.00%
300,001 – 400,000	52	9	17.31%
400,001 – 500,000	78	12	15.38%
500,001 – 600,000	10	5	50.00%
600,001 – 700,000	9	1	11.11%
700,001 – 800,000	2	0	0.00%
800,001 – 900,000	2	0	0.00%
900,001 – 1,000,000	1	0	0.00%
1,000,001 – 1,250,000	0	0	0.00%
1,250,001 – 1,500,000	0	0	0.00%
1,500,001 – 1,750,000	0	0	0.00%
1,750,001 – 2,000,000	0	0	0.00%
2,000,001 – 2,250,000	0	0	0.00%
2,250,001 – 2,500,000	0	0	0.00%
2,500,001 – 2,750,000	0	0	0.00%
2,750,001 – 3,000,000	0	0	0.00%
3,000,001 – 3,500,000	0	0	0.00%
3,500,001 – 4,000,000	0	0	0.00%
4,000,001 & Greater	0	0	0.00%
TOTAL	**198**	**38**	**19.19%**

STYLE OF HOME	Inventory	Sales	Sales Ratio*
0 to 1 Bedroom	24	4	16.67%
2 Bedrooms	114	16	14.04%
3 Bedrooms	52	15	28.85%
4 Bedrooms & Greater	8	3	37.50%
TOTAL	**198**	**38**	**19.19%**

SnapStats™	July	August	Variance
Inventory	229	198	-13.54%
Solds	27	38	40.74%
Sale Price Average (Median)	$362,500	$392,500	8.28%
Sale to List Price Ratio	98.0%	97.5%	-0.51%
Days on Market Average	20	34	70.00%

Community Statistics *ATTACHED (Condo &TH)*

	Inventory	Sales	Sales Ratio*
Anmore	0	0	0.00%
Barber Street	0	0	0.00%
Belcarra	0	0	0.00%
College Park	11	2	18.18%
Glenayre	0	0	0.00%
Heritage Mountain	9	2	22.22%
Heritage Woods	14	6	42.86%
Ioco	0	0	0.00%
Mountain Meadows	0	0	0.00%
North Shore Pt Moody	32	7	21.88%
Port Moody Centre	132	21	15.91%
TOTAL	**198**	**38**	**19.19%**

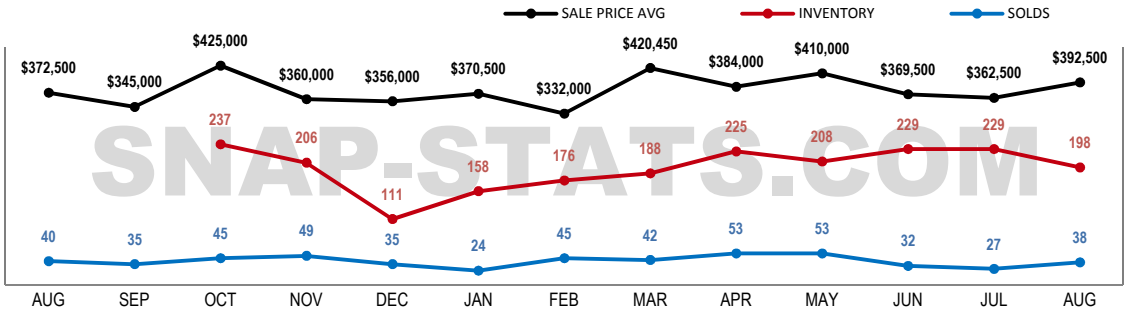
Sales to Active Listing Ratio (The percent of homes selling)

SnapStats™ ▷ Summary ATTACHED

- Official Market Type Port Moody Attached: Balanced market with 19% Sales Ratio average (2 in 10 homes selling)
- Most Active Price Band*: $500,000 to $600,000 with 50% average Sales Ratio (Sellers market)
- Buyers Best Bet*: Homes between $600,000 to $700,000, Port Moody Centre and 2 bedroom properties
- Sellers Best Bet*: Selling homes in Heritage Mountain & Woods, North Shore Pt Moody and 3 bedroom properties

** With a minimum inventory of 10 where possible*

SnapStats™ ▷ 13 Month Market Trend ATTACHED



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SnapStats™ PITT MEADOWS AUGUST 2012

Price Band Statistics *DETACHED (Houses)*

	Inventory	Sales	Sales Ratio*
$0 – 100,000	0	0	0.00%
100,001 – 200,000	0	0	0.00%
200,001 – 300,000	0	0	0.00%
300,001 – 400,000	2	0	0.00%
400,001 – 500,000	26	4	15.38%
500,001 – 600,000	17	3	17.65%
600,001 – 700,000	10	1	10.00%
700,001 – 800,000	1	1	100.00%
800,001 – 900,000	0	0	0.00%
900,001 – 1,000,000	0	0	0.00%
1,000,001 – 1,250,000	0	0	0.00%
1,250,001 – 1,500,000	0	0	0.00%
1,500,001 – 1,750,000	0	0	0.00%
1,750,001 – 2,000,000	0	0	0.00%
2,000,001 – 2,250,000	0	0	0.00%
2,250,001 – 2,500,000	0	0	0.00%
2,500,001 – 2,750,000	0	0	0.00%
2,750,001 – 3,000,000	0	0	0.00%
3,000,001 – 3,500,000	0	0	0.00%
3,500,001 – 4,000,000	0	0	0.00%
4,000,001 & Greater	0	0	0.00%
TOTAL	**56**	**9**	**16.07%**

STYLE OF HOME	Inventory	Sales	Sales Ratio*
2 Bedrooms & Less	2	0	0.00%
3 to 4 Bedrooms	48	6	12.50%
5 to 6 Bedrooms	5	2	40.00%
7 Bedrooms & More	1	1	100.00%
TOTAL	**56**	**9**	**16.07%**

SnapStats™	July	August	Variance
Inventory	49	56	14.29%
Solds	7	9	28.57%
Sale Price Average (Median)	$500,300	$550,000	9.93%
Sale to List Price Ratio	102.1%	98.2%	-3.82%
Days on Market Average	32	33	3.13%

Community Statistics *DETACHED (Houses)*

	Inventory	Sales	Sales Ratio*
Central Meadows	16	5	31.25%
Mid Meadows	7	2	28.57%
North Meadows	3	0	0.00%
South Meadows	30	2	6.67%
West Meadows	0	0	0.00%
TOTAL	**56**	**9**	**16.07%**

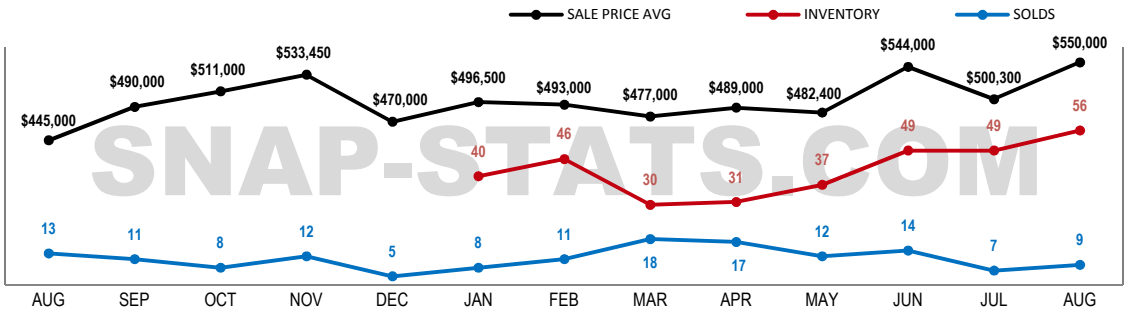
Sales to Active Listing Ratio (The percent of homes selling)

SnapStats™ ▷ Summary DETACHED

- Official Market Type Pitt Meadows Detached: Balanced market with 16% Sales Ratio average (1.6 in 10 homes selling)
- Most Active Price Band*: $500,000 to $600,000 with 18% Sales Ratio average (2 in 10 homes selling)
- Buyers Best Bet*: Homes between $600,000 to $700,000, South Meadows, and 3 to 4 bedroom properties
- Sellers Best Bet*: Selling homes in Central Meadows (strong Sellers market)

** With a minimum inventory of 10 where possible*

SnapStats™ ▷ 13 Month Market Trend DETACHED



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SnapStats™ PITT MEADOWS AUGUST 2012

Price Band Statistics *ATTACHED (Condo & TH)*

	Inventory	Sales	Sales Ratio*
$0 – 100,000	0	0	0.00%
100,001 – 200,000	8	0	0.00%
200,001 – 300,000	63	14	22.22%
300,001 – 400,000	39	2	5.13%
400,001 – 500,000	6	2	33.33%
500,001 – 600,000	3	0	0.00%
600,001 – 700,000	0	0	0.00%
700,001 – 800,000	0	0	0.00%
800,001 – 900,000	0	0	0.00%
900,001 – 1,000,000	0	0	0.00%
1,000,001 – 1,250,000	0	0	0.00%
1,250,001 – 1,500,000	0	0	0.00%
1,500,001 – 1,750,000	0	0	0.00%
1,750,001 – 2,000,000	0	0	0.00%
2,000,001 – 2,250,000	0	0	0.00%
2,250,001 – 2,500,000	0	0	0.00%
2,500,001 – 2,750,000	0	0	0.00%
2,750,001 – 3,000,000	0	0	0.00%
3,000,001 – 3,500,000	0	0	0.00%
3,500,001 – 4,000,000	0	0	0.00%
4,000,001 & Greater	0	0	0.00%
TOTAL	**119**	**18**	**15.13%**

STYLE OF HOME	Inventory	Sales	Sales Ratio*
0 to 1 Bedroom	17	1	5.88%
2 Bedrooms	78	13	16.67%
3 Bedrooms	22	3	13.64%
4 Bedrooms & Greater	2	1	50.00%
TOTAL	**119**	**18**	**15.13%**

SnapStats™	July	August	Variance
Inventory	127	119	-6.30%
Solds	19	18	-5.26%
Sale Price Average (Median)	$285,000	$267,450	-6.16%
Sale to List Price Ratio	95.0%	98.2%	3.37%
Days on Market Average	31	21	-32.26%

Community Statistics *ATTACHED (Condo &TH)*

	Inventory	Sales	Sales Ratio*
Central Meadows	57	7	0.00%
Mid Meadows	37	4	0.00%
North Meadows	17	5	22.22%
South Meadows	8	2	5.13%
West Meadows	0	0	33.33%
TOTAL	**116**	**18**	**0.00%**

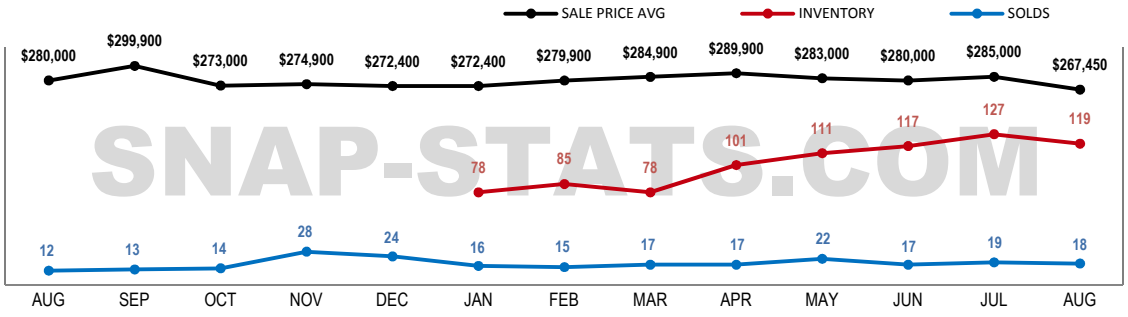
Sales to Active Listing Ratio (The percent of homes selling)

SnapStats™ ▷ Summary ATTACHED

- Official Market Type Pitt Meadows Attached: Balanced market with 15% Sales Ratio average (1.5 in 10 homes selling)
- Most Active Price Band*: $200,000 to $300,000 with 22% Sales Ratio average (Sellers market)
- Buyers Best Bet*: Homes between $300,000 to $400,000, Central Meadows, Mid Meadows and up to 1 bedroom properties
- Sellers Best Bet*: Selling homes in North and South Meadows (Sellers market) and 2 bedroom properties

** With a minimum inventory of 10 where possible*

SnapStats™ ▷ 13 Month Market Trend ATTACHED



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SnapStats™ MAPLE RIDGE AUGUST 2012

Price Band Statistics *DETACHED (Houses)*

	Inventory	Sales	Sales Ratio*
$0 – 100,000	0	0	0.00%
100,001 – 200,000	0	0	0.00%
200,001 – 300,000	8	2	25.00%
300,001 – 400,000	83	16	19.28%
400,001 – 500,000	148	22	14.86%
500,001 – 600,000	166	9	5.42%
600,001 – 700,000	63	6	9.52%
700,001 – 800,000	26	2	7.69%
800,001 – 900,000	12	0	0.00%
900,001 – 1,000,000	8	0	0.00%
1,000,001 – 1,250,000	5	0	0.00%
1,250,001 – 1,500,000	3	0	0.00%
1,500,001 – 1,750,000	1	0	0.00%
1,750,001 – 2,000,000	0	0	0.00%
2,000,001 – 2,250,000	0	0	0.00%
2,250,001 – 2,500,000	1	0	0.00%
2,500,001 – 2,750,000	0	0	0.00%
2,750,001 – 3,000,000	0	0	0.00%
3,000,001 – 3,500,000	0	0	0.00%
3,500,001 – 4,000,000	1	0	0.00%
4,000,001 & Greater	0	0	0.00%
TOTAL	**525**	**57**	**10.86%**

STYLE OF HOME	Inventory	Sales	Sales Ratio*
2 Bedrooms & Less	35	4	11.43%
3 to 4 Bedrooms	345	43	12.46%
5 to 6 Bedrooms	139	9	6.47%
7 Bedrooms & More	6	1	16.67%
TOTAL	**525**	**57**	**10.86%**

SnapStats™	July	August	Variance
Inventory	540	525	-2.78%
Solds	90	57	-36.67%
Sale Price Average (Median)	$464,500	$445,000	-4.20%
Sale to List Price Ratio	94.3%	96.8%	2.65%
Days on Market Average	36	42	16.67%

Community Statistics *DETACHED (Houses)*

	Inventory	Sales	Sales Ratio*
Albion	108	9	0.00%
Cottonwood	63	4	0.00%
East Central	72	10	25.00%
North Maple Ridge	5	1	19.28%
Northeast	3	0	14.86%
Northwest Maple Ridge	45	4	5.42%
Silver Valley	82	9	9.52%
Southwest Maple Ridge	50	3	7.69%
Thornhill	12	1	0.00%
Websters Corners	10	2	0.00%
West Central	71	14	0.00%
Whonnock	4	0	0.00%
TOTAL	**522**	**57**	**0.00%**

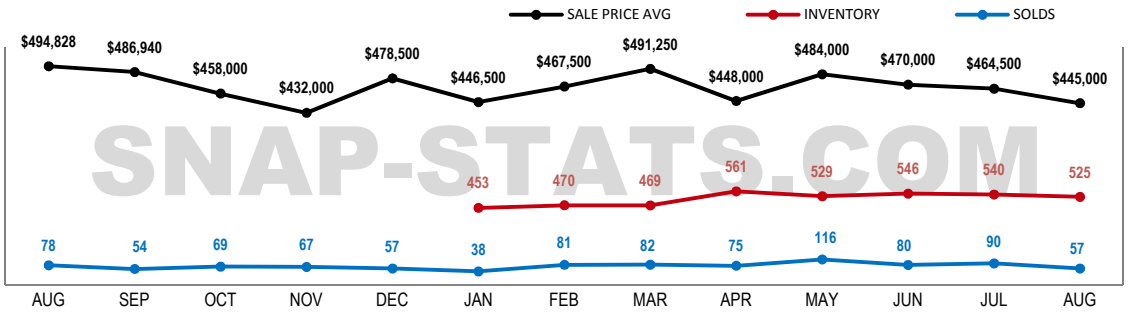
Sales to Active Listing Ratio (The percent of homes selling)

SnapStats™ ▷ Summary DETACHED

- Official Market Type Maple Ridge Detached: Buyers market with 11% Sales Ratio average (1.1 in 10 selling)
- Most Active Price Band*: $300,000 to $400,000 with 19% Sales Ratio average (Balanced market)
- Buyers Best Bet*: Homes between $500,000 to $600,000, Cottonwood, Southwest Maple Ridge and 5 to 6 bedroom properties
- Sellers Best Bet*: Selling homes in Websters Corners, West Central and 3 to 4 bedroom properties

** With a minimum inventory of 10 where possible*

SnapStats™ ▷ 13 Month Market Trend DETACHED



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SnapStats™ MAPLE RIDGE AUGUST 2012

Price Band Statistics *ATTACHED (Condo & TH)*

	Inventory	Sales	Sales Ratio*
$0 – 100,000	3	0	0.00%
100,001 – 200,000	84	10	11.90%
200,001 – 300,000	108	18	16.67%
300,001 – 400,000	75	8	10.67%
400,001 – 500,000	35	2	5.71%
500,001 – 600,000	7	0	0.00%
600,001 – 700,000	0	0	0.00%
700,001 – 800,000	0	0	0.00%
800,001 – 900,000	0	0	0.00%
900,001 – 1,000,000	0	0	0.00%
1,000,001 – 1,250,000	0	0	0.00%
1,250,001 – 1,500,000	0	0	0.00%
1,500,001 – 1,750,000	0	0	0.00%
1,750,001 – 2,000,000	0	0	0.00%
2,000,001 – 2,250,000	0	0	0.00%
2,250,001 – 2,500,000	0	0	0.00%
2,500,001 – 2,750,000	0	0	0.00%
2,750,001 – 3,000,000	0	0	0.00%
3,000,001 – 3,500,000	0	0	0.00%
3,500,001 – 4,000,000	0	0	0.00%
4,000,001 & Greater	0	0	0.00%
TOTAL	**312**	**38**	**12.18%**

STYLE OF HOME	Inventory	Sales	Sales Ratio*
0 to 1 Bedroom	42	4	9.52%
2 Bedrooms	128	14	10.94%
3 Bedrooms	124	18	14.52%
4 Bedrooms & Greater	18	2	11.11%
TOTAL	**312**	**38**	**12.18%**

SnapStats™	July	August	Variance
Inventory	318	312	-1.89%
Solds	48	38	-20.83%
Sale Price Average (Median)	$226,250	$245,000	8.29%
Sale to List Price Ratio	97.4%	98.1%	0.72%
Days on Market Average	42	43	2.38%

Community Statistics *ATTACHED (Condo &TH)*

	Inventory	Sales	Sales Ratio*
Albion	7	1	0.00%
Cottonwood	45	11	11.90%
East Central	135	13	16.67%
North Maple Ridge	0	0	10.67%
Northeast	0	0	5.71%
Northwest Maple Ridge	15	0	0.00%
Silver Valley	4	1	0.00%
Southwest Maple Ridge	17	4	0.00%
Thornhill	0	0	0.00%
Websters Corners	0	0	0.00%
West Central	89	8	0.00%
Whonnock	0	0	0.00%
TOTAL	**312**	**38**	**0.00%**

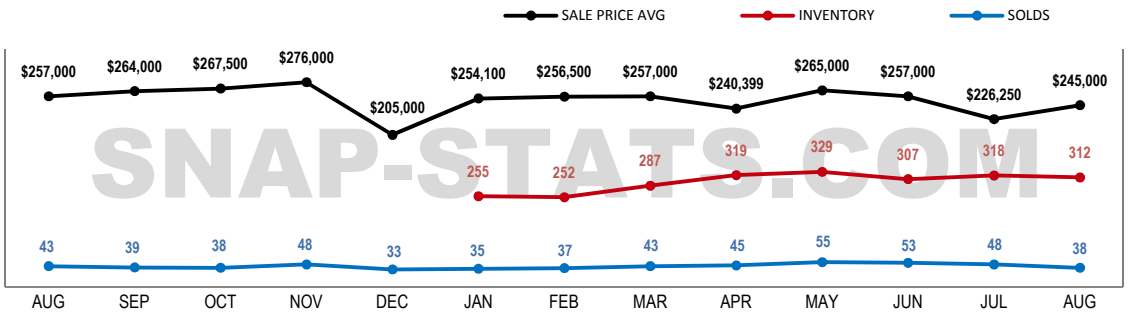
Sales to Active Listing Ratio (The percent of homes selling)

SnapStats™ ▷ Summary ATTACHED

- Official Market Type Maple Ridge Attached: Buyers market with 12% Sales Ratio average (1.2 in 10 selling)
- Most Active Price Band*: $200,000 to $300,000 with 17% average Sales Ratio (Balanced market)
- Buyers Best Bet*: Homes between $400,000 to $500,000, Albion, East & West Central, and up to 1 bedroom properties
- Sellers Best Bet*: Selling homes in Cottonwood, Southwest Maple Ridge and 3 bedroom properties

** With a minimum inventory of 10 where possible*

SnapStats™ ▷ 13 Month Market Trend ATTACHED



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