

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

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# GREATER VANCOUVER EDITION

Burnaby  
New Westminster  
Coquitlam  
Port Coquitlam  
Port Moody  
Pitt Meadows  
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	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	1	0	NA
1,000,001 – 1,250,000	9	5	56%
1,250,001 – 1,500,000	68	18	26%
1,500,001 – 1,750,000	98	13	13%
1,750,001 – 2,000,000	90	8	9%
2,000,001 – 2,250,000	34	4	12%
2,250,001 – 2,500,000	62	3	5%
2,500,001 – 2,750,000	31	2	6%
2,750,001 – 3,000,000	43	0	NA
3,000,001 – 3,500,000	26	1	4%
3,500,001 – 4,000,000	11	0	NA
4,000,001 & Greater	10	0	NA
<b>TOTAL*</b>	<b>483</b>	<b>54</b>	<b>11%</b>

2 Bedrooms & Less	8	2	25%
3 to 4 Bedrooms	160	21	13%
5 to 6 Bedrooms	194	24	12%
7 Bedrooms & More	121	7	6%
<b>TOTAL*</b>	<b>483</b>	<b>54</b>	<b>11%</b>

SnapStats® Median Data	March	April	Variance
Inventory	428	483	13%
Solds	51	54	6%
Sale Price	\$1,785,000	\$1,575,000	-12%
Sale Price SQFT	\$724	\$609	-16%
Sale to List Price Ratio	100%	99%	-1%
Days on Market	21	14	-33%

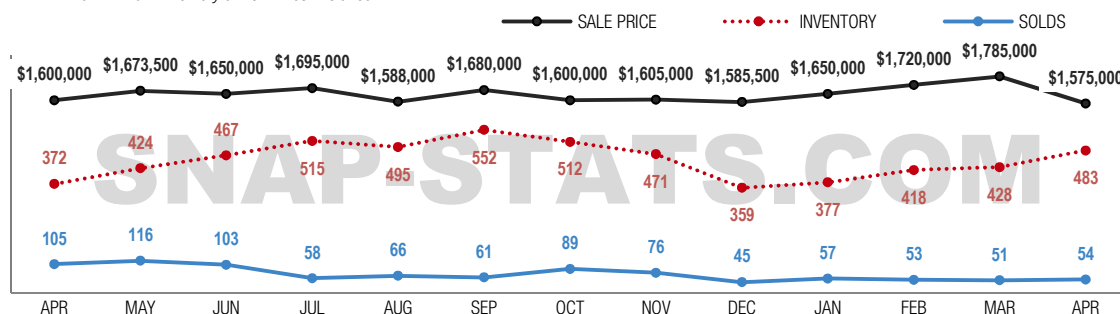
\*Sales Ratio total suggests market speed and market type (ie Balanced 12-20%). Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

## Market Summary

- Market Type Indicator **BURNABY DETACHED**: Buyers market at 11% Sales Ratio average (1.1 in 10 homes selling rate)
- Homes are selling on average at 1% below list price
- Most Active Price Band\*\* \$1 mil to \$1.25 mil with average 56% Sales Ratio (Sellers market speed)
- Buyers Best Bet\*\* Homes between \$3 mil to \$3.5 mil, Parkcrest and minimum 7 bedroom properties
- Sellers Best Bet\*\* Selling homes in The Crest and up to 2 bedroom properties

\* With a minimum inventory of 10 in most instance

## 13 Month Market Trend



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## Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	0	0	NA
300,001 – 400,000	5	5	100%
400,001 – 500,000	46	36	78%
500,001 – 600,000	59	49	83%
600,001 – 700,000	67	48	72%
700,001 – 800,000	60	35	58%
800,001 – 900,000	43	16	37%
900,001 – 1,000,000	37	11	30%
1,000,001 – 1,250,000	24	4	17%
1,250,001 – 1,500,000	13	1	8%
1,500,001 – 1,750,000	6	1	17%
1,750,001 – 2,000,000	5	1	20%
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
<b>TOTAL*</b>	<b>365</b>	<b>207</b>	<b>57%</b>

0 to 1 Bedroom	67	53	79%
2 Bedrooms	214	121	57%
3 Bedrooms	71	32	45%
4 Bedrooms & Greater	13	1	8%
<b>TOTAL*</b>	<b>365</b>	<b>207</b>	<b>57%</b>

SnapStats® Median Data	March	April	Variance
Inventory	275	365	33%
Solds	200	207	4%
Sale Price	\$630,500	\$620,000	-2%
Sale Price SQFT	\$692	\$694	NA
Sale to List Price Ratio	101%	99%	-2%
Days on Market	8	10	25%

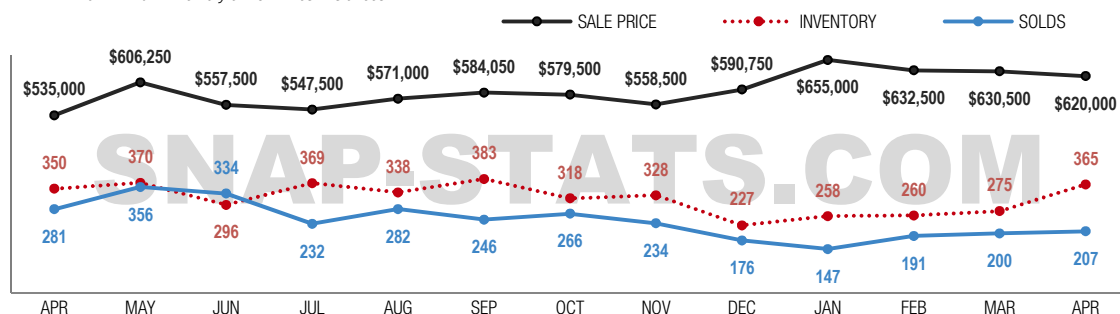
\*Sales Ratio total suggests market speed and market type (ie Balanced 12-20%). Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

## Market Summary

- Market Type Indicator **BURNABY ATTACHED**: Sellers market at 57% Sales Ratio average (5.7 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band\*\* \$500,000 to \$600,000 with average 83% Sales Ratio (Sellers market speed)
- Buyers Best Bet\*\* Homes between \$1.25 mil to \$1.5 mil, Central, Central Park, Forest Glen and minimum 4 bedroom properties
- Sellers Best Bet\*\* Selling homes in Brentwood Park, Simon Fraser University and up to 1 bedroom properties

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

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## 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	0	NA
800,001 – 900,000	3	2	67%
900,001 – 1,000,000	12	3	25%
1,000,001 – 1,250,000	18	11	61%
1,250,001 – 1,500,000	26	5	19%
1,500,001 – 1,750,000	12	1	8%
1,750,001 – 2,000,000	8	3	38%
2,000,001 – 2,250,000	7	1	14%
2,250,001 – 2,500,000	2	1	50%
2,500,001 – 2,750,000	1	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	2	0	NA
<b>TOTAL*</b>	<b>93</b>	<b>27</b>	<b>29%</b>

2 Bedrooms & Less	11	4	36%
3 to 4 Bedrooms	47	9	19%
5 to 6 Bedrooms	27	12	44%
7 Bedrooms & More	8	2	25%
<b>TOTAL*</b>	<b>93</b>	<b>27</b>	<b>29%</b>

SnapStats® Median Data	March	April	Variance
Inventory	67	93	39%
Solds	20	27	35%
Sale Price	\$1,126,500	\$1,180,000	5%
Sale Price SQFT	\$517	\$470	-9%
Sale to List Price Ratio	98%	98%	NA
Days on Market	9	10	11%

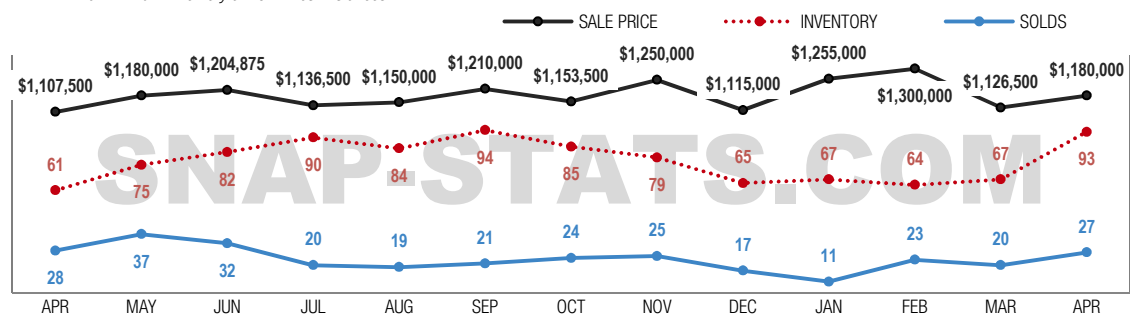
\*Sales Ratio total suggests market speed and market type (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

## Market Summary

- Market Type Indicator **NEW WESTMINSTER DETACHED**: Sellers market at 29% Sales Ratio average (2.9 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 61% Sales Ratio (Sellers market speed)
- Buyers Best Bet\*\* Homes between \$1.5 mil to \$1.75 mil, Queensborough and 3 to 4 bedroom properties
- Sellers Best Bet\*\* Homes in The Heights and up to 2 bedroom properties

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

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## Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	2	0	NA
300,001 – 400,000	17	18	106%*
400,001 – 500,000	27	22	81%
500,001 – 600,000	33	25	76%
600,001 – 700,000	25	19	76%
700,001 – 800,000	24	18	75%
800,001 – 900,000	9	2	22%
900,001 – 1,000,000	11	1	9%
1,000,001 – 1,250,000	1	0	NA
1,250,001 – 1,500,000	1	0	NA
1,500,001 – 1,750,000	1	0	NA
1,750,001 – 2,000,000	1	0	NA
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	0	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	0	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
<b>TOTAL*</b>	<b>152</b>	<b>105</b>	<b>69%</b>

0 to 1 Bedroom	33	33	100%
2 Bedrooms	89	64	72%
3 Bedrooms	30	8	27%
4 Bedrooms & Greater	0	0	NA
<b>TOTAL*</b>	<b>152</b>	<b>105</b>	<b>69%</b>

SnapStats® Median Data	March	April	Variance
Inventory	108	152	41%
Solds	125	105	-16%
Sale Price	\$553,000	\$565,000	2%
Sale Price SQFT	\$591	\$628	6%
Sale to List Price Ratio	104%	105%	1%
Days on Market	7	8	14%

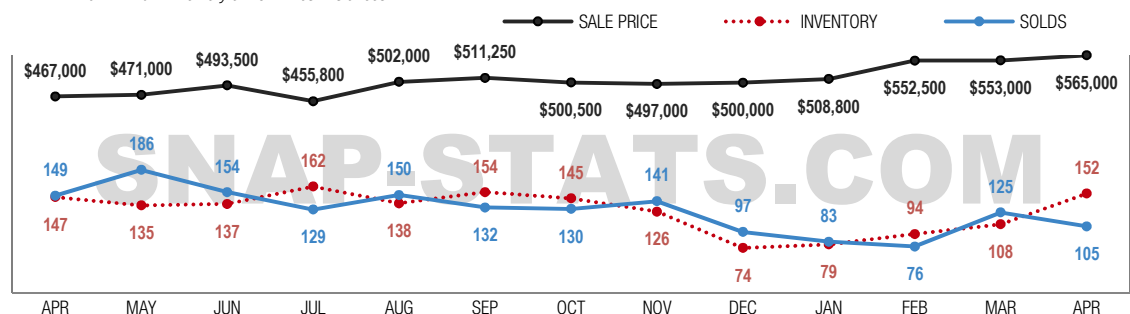
\*Sales Ratio total suggests market speed and market type (ie Balanced 12-20%). Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

## Market Summary

- Market Type Indicator **NEW WESTMINSTER ATTACHED:** Sellers market at 69% Sales Ratio average (6.9 in 10 homes selling rate)
- Homes are selling on average 5% above list price
- Most Active Price Band\*\* \$300,000 to \$400,000 with average >100% Sales Ratio (Sellers market speed)
- Buyers Best Bet\*\* Homes between \$900,000 to \$1 mil, Sapperton and 3 bedroom properties
- Sellers Best Bet\*\* Homes in Downtown and up to 1 bedroom properties

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

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## 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	5	0	NA
900,001 – 1,000,000	12	2	17%
1,000,001 – 1,250,000	51	19	37%
1,250,001 – 1,500,000	90	23	26%
1,500,001 – 1,750,000	80	14	18%
1,750,001 – 2,000,000	44	3	7%
2,000,001 – 2,250,000	19	5	26%
2,250,001 – 2,500,000	27	2	7%
2,500,001 – 2,750,000	23	0	NA
2,750,001 – 3,000,000	16	0	NA
3,000,001 – 3,500,000	12	0	NA
3,500,001 – 4,000,000	10	0	NA
4,000,001 & Greater	1	0	NA
<b>TOTAL*</b>	<b>391</b>	<b>70</b>	<b>18%</b>
2 Bedrooms & Less	14	0	NA
3 to 4 Bedrooms	134	31	23%
5 to 6 Bedrooms	173	33	19%
7 Bedrooms & More	70	6	9%
<b>TOTAL*</b>	<b>391</b>	<b>70</b>	<b>18%</b>

SnapStats® Median Data	March	April	Variance
Inventory	335	391	17%
Solds	76	70	-8%
Sale Price	\$1,381,944	\$1,342,500	-3%
Sale Price SQFT	\$452	\$451	NA
Sale to List Price Ratio	100%	97%	-3%
Days on Market	22	14	-36%

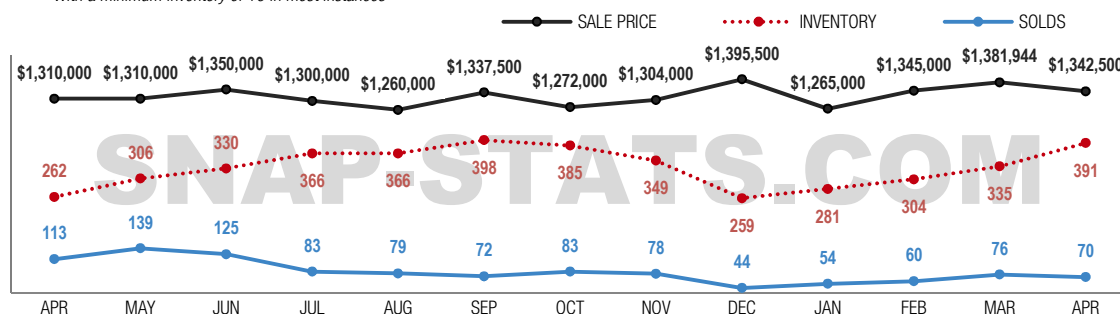
\*Sales Ratio total suggests market speed and market type (ie Balanced 12-20%). Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

## Market Summary

- Market Type Indicator **COQUITLAM DETACHED**: Balanced market at 18% Sales Ratio average (1.8 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 37% Sales Ratio (Sellers market speed)
- Buyers Best Bet\*\* Homes between \$1.75 mil to \$2 mil / \$2.25 mil to \$2.5 mil, Maillardville and minimum 7 bedroom properties
- Sellers Best Bet\*\* Selling homes in Coquitlam East and 3 to 4 bedroom properties

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

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## Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	2	0	NA
300,001 – 400,000	10	1	10%
400,001 – 500,000	30	18	60%
500,001 – 600,000	38	30	79%
600,001 – 700,000	38	33	87%
700,001 – 800,000	37	20	54%
800,001 – 900,000	14	9	64%
900,001 – 1,000,000	12	4	33%
1,000,001 – 1,250,000	12	2	17%
1,250,001 – 1,500,000	4	0	NA
1,500,001 – 1,750,000	0	0	NA
1,750,001 – 2,000,000	1	0	NA
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	0	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	0	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
<b>TOTAL*</b>	<b>198</b>	<b>117</b>	<b>59%</b>

0 to 1 Bedroom	40	20	50%
2 Bedrooms	102	68	67%
3 Bedrooms	42	24	57%
4 Bedrooms & Greater	14	5	36%
<b>TOTAL*</b>	<b>198</b>	<b>117</b>	<b>59%</b>

SnapStats® Median Data	March	April	Variance
Inventory	130	198	52%
Solds	122	117	-4%
Sale Price	\$598,150	\$625,000	4%
Sale Price SQFT	\$630	\$651	3%
Sale to List Price Ratio	101%	102%	1%
Days on Market	8	8	NA

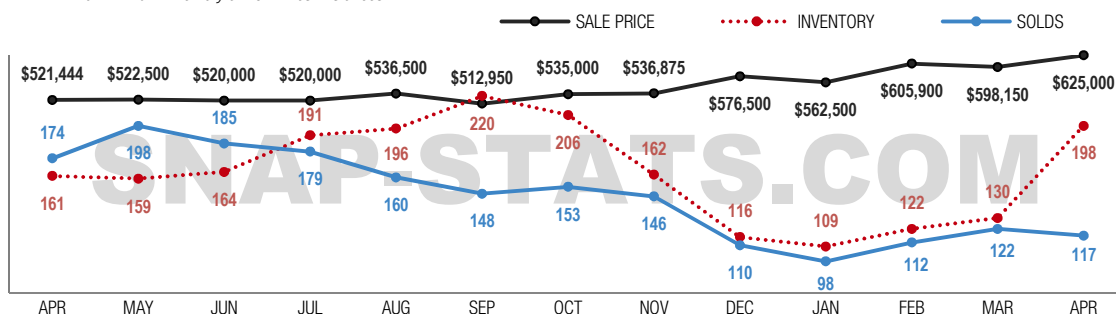
\*Sales Ratio total suggests market speed and market type (ie Balanced 12-20%). Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

## Market Summary

- Market Type Indicator **COQUITLAM ATTACHED**: Sellers market at 59% Sales Ratio average (5.9 in 10 homes selling rate)
- Homes are selling on average 2% above list price
- Most Active Price Band\*\* \$600,000 to \$700,000 with average 87% Sales Ratio (Sellers market speed)
- Buyers Best Bet\*\* Homes between \$300,000 to \$400,000, Eagle Ridge and minimum 4 bedroom properties
- Sellers Best Bet\*\* Selling homes in Canyon Springs, Westwood Plateau and 2 bedroom properties

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

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## 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	1	1	100%
800,001 – 900,000	9	4	44%
900,001 – 1,000,000	19	8	42%
1,000,001 – 1,250,000	35	20	57%
1,250,001 – 1,500,000	26	1	4%
1,500,001 – 1,750,000	5	0	NA
1,750,001 – 2,000,000	3	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	0	0	NA
<b>TOTAL*</b>	<b>100</b>	<b>34</b>	<b>34%</b>

2 Bedrooms & Less	6	1	17%
3 to 4 Bedrooms	64	23	36%
5 to 6 Bedrooms	26	8	31%
7 Bedrooms & More	4	2	50%
<b>TOTAL*</b>	<b>100</b>	<b>34</b>	<b>34%</b>

SnapStats® Median Data	March	April	Variance
Inventory	80	100	25%
Solds	31	34	10%
Sale Price	\$1,025,000	\$1,030,000	NA
Sale Price SQFT	\$456	\$450	-1%
Sale to List Price Ratio	103%	98%	-5%
Days on Market	11	8	-27%

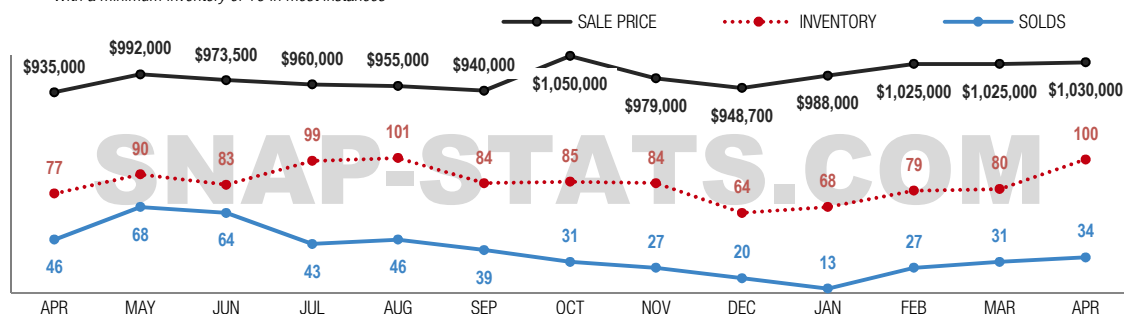
\*Sales Ratio total suggests market speed and market type (ie Balanced 12-20%). Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

## Market Summary

- Market Type Indicator **PORT COQUITLAM DETACHED**: Sellers market at 34% Sales Ratio average (3.4 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 57% Sales Ratio (Sellers market speed)
- Buyers Best Bet\*\* Homes between \$1.25 mil to \$1.5 mil, Lincoln Park and 5 to 6 bedroom properties
- Sellers Best Bet\*\* Selling homes in Oxford Heights and 3 to 4 bedroom properties

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

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### Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	2	0	NA
300,001 – 400,000	7	11	157%*
400,001 – 500,000	14	23	164%*
500,001 – 600,000	20	15	75%
600,001 – 700,000	7	8	114%*
700,001 – 800,000	15	6	40%
800,001 – 900,000	4	2	50%
900,001 – 1,000,000	4	1	25%
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
<b>TOTAL*</b>	<b>73</b>	<b>66</b>	<b>90%</b>

0 to 1 Bedroom	12	16	133%*
2 Bedrooms	34	34	100%
3 Bedrooms	24	14	58%
4 Bedrooms & Greater	3	2	67%
<b>TOTAL*</b>	<b>73</b>	<b>66</b>	<b>90%</b>

SnapStats® Median Data	March	April	Variance
Inventory	50	73	46%
Solds	68	66	-3%
Sale Price	\$530,750	\$499,400	-6%
Sale Price SQFT	\$521	\$534	2%
Sale to List Price Ratio	104%	104%	NA
Days on Market	7	8	14%

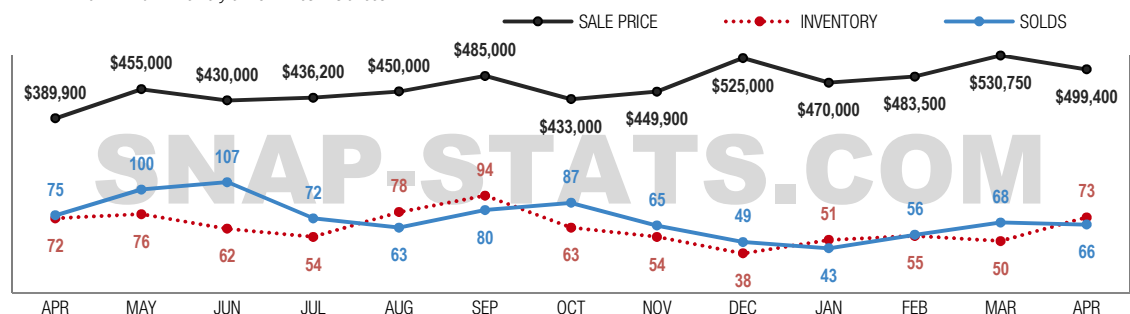
\*Sales Ratio total suggests market speed and market type (ie Balanced 12-20%). Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

### Market Summary

- Market Type Indicator **PORT COQUITLAM ATTACHED**: Sellers market at 90% Sales Ratio average (9 in 10 homes selling rate)
- Homes are selling on average 4% above list price
- Most Active Price Band\*\* \$300,000 to \$500,000 with average >100% Sales Ratio (Sellers market speed)
- Buyers Best Bet\*\* Homes between \$700,000 to \$800,000, Citadel and 3 bedroom properties
- Sellers Best Bet\*\* Selling homes in Central Port Coquitlam and up to 2 bedroom properties

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

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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	1	0	NA
1,000,001 – 1,250,000	8	5	63%
1,250,001 – 1,500,000	12	6	50%
1,500,001 – 1,750,000	14	2	14%
1,750,001 – 2,000,000	7	4	57%
2,000,001 – 2,250,000	3	0	NA
2,250,001 – 2,500,000	6	0	NA
2,500,001 – 2,750,000	2	1	50%
2,750,001 – 3,000,000	6	1	17%
3,000,001 – 3,500,000	5	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	6	0	NA
<b>TOTAL*</b>	<b>70</b>	<b>19</b>	<b>27%</b>

2 Bedrooms & Less	1	0	NA
3 to 4 Bedrooms	30	12	40%
5 to 6 Bedrooms	36	7	19%
7 Bedrooms & More	3	0	NA
<b>TOTAL*</b>	<b>70</b>	<b>19</b>	<b>27%</b>

SnapStats® Median Data	March	April	Variance
Inventory	70	70	NA
Solds	6	19	217%
Sale Price	\$1,851,635	\$1,420,000	-23%
Sale Price SQFT	\$367	\$507	38%
Sale to List Price Ratio	95%	99%	4%
Days on Market	26	12	-54%

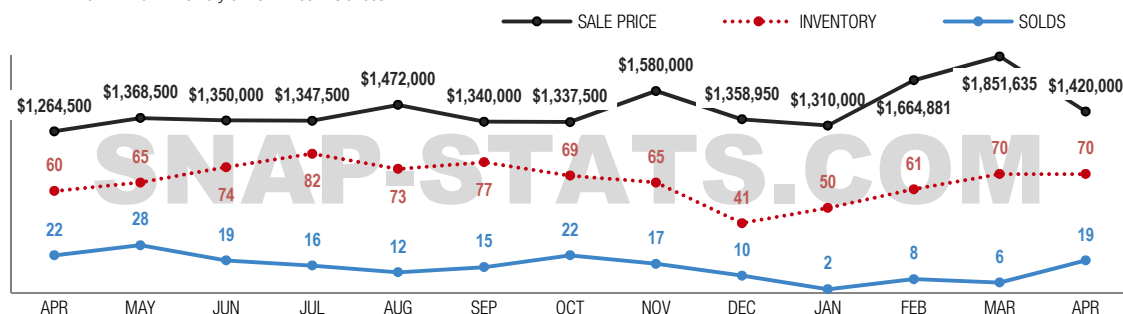
\*Sales Ratio total suggests market speed and market type (ie Balanced 12-20%). Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

## Market Summary

- Market Type Indicator **PORT MOODY DETACHED**: Sellers market at 27% Sales Ratio average (2.7 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band\*\* \$1.25 mil to \$1.5 mil with average 50% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.5 mil to \$1.75 mil, Anmore and 5 to 6 bedroom properties
- Sellers Best Bet\*\* Selling homes in Port Moody Centre and 3 to 4 bedroom properties

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

## 13 Month Market Trend



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### Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	0	0	NA
300,001 – 400,000	0	1	NA*
400,001 – 500,000	6	3	50%
500,001 – 600,000	12	5	42%
600,001 – 700,000	11	6	55%
700,001 – 800,000	10	5	50%
800,001 – 900,000	8	8	100%
900,001 – 1,000,000	3	1	33%
1,000,001 – 1,250,000	8	2	25%
1,250,001 – 1,500,000	1	0	NA
1,500,001 – 1,750,000	0	1	NA*
1,750,001 – 2,000,000	1	0	NA
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	0	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	0	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
<b>TOTAL*</b>	<b>60</b>	<b>32</b>	<b>53%</b>

0 to 1 Bedroom	6	3	50%
2 Bedrooms	32	16	50%
3 Bedrooms	14	11	79%
4 Bedrooms & Greater	8	2	25%
<b>TOTAL*</b>	<b>60</b>	<b>32</b>	<b>53%</b>

SnapStats® Median Data	March	April	Variance
Inventory	39	60	54%
Solds	49	32	-35%
Sale Price	\$654,800	\$720,000	10%
Sale Price SQFT	\$652	\$646	-1%
Sale to List Price Ratio	101%	101%	NA
Days on Market	8	8	NA

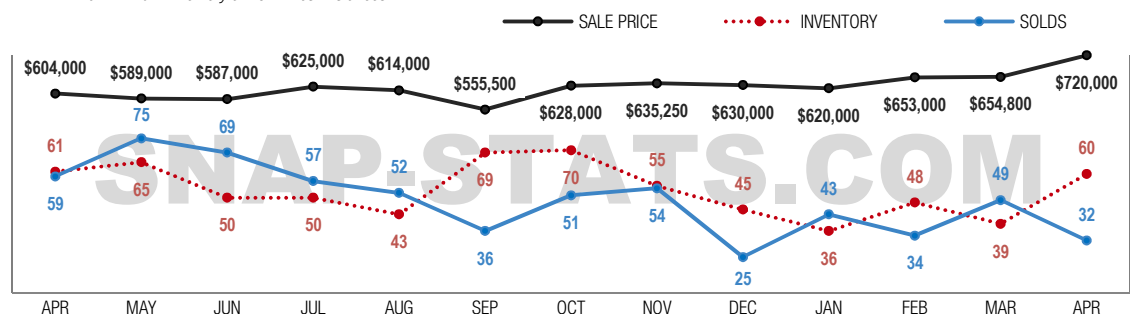
\*Sales Ratio total suggests market speed and market type (ie Balanced 12-20%). Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

### Market Summary

- Market Type Indicator **PORT MOODY ATTACHED:** Sellers market at 53% Sales Ratio average (5.3 in 10 homes selling rate)
- Homes are selling on average 1% above list price
- Most Active Price Band\*\* \$800,000 to \$900,000 with average 100% Sales Ratio (Sellers market speed)
- Buyers Best Bet\*\* Homes between \$1 mil to \$1.25 mil and minimum 4 bedroom properties
- Sellers Best Bet\*\* Selling homes in North Shore, Port Moody Centre and 3 bedroom properties

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

### 13 Month Market Trend



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### 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	4	5	125%*
1,000,001 – 1,250,000	3	1	33%
1,250,001 – 1,500,000	6	0	NA
1,500,001 – 1,750,000	1	0	NA
1,750,001 – 2,000,000	0	0	NA
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	0	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	0	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	3	0	NA
4,000,001 & Greater	0	0	NA
<b>TOTAL*</b>	<b>25</b>	<b>12</b>	<b>48%</b>

2 Bedrooms & Less	1	0	NA
3 to 4 Bedrooms	13	10	77%
5 to 6 Bedrooms	10	2	20%
7 Bedrooms & More	1	0	NA
<b>TOTAL*</b>	<b>25</b>	<b>12</b>	<b>48%</b>

SnapStats® Median Data	March	April	Variance
Inventory	13	25	92%
Solds	11	12	9%
Sale Price	\$989,900	\$897,500	-9%
Sale Price SQFT	\$419	\$424	1%
Sale to List Price Ratio	104%	99%	-5%
Days on Market	14	10	-29%

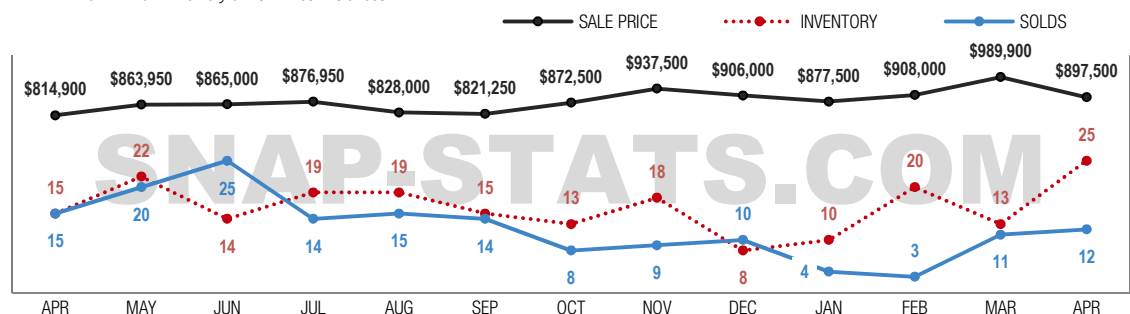
\*Sales Ratio total suggests market speed and market type (ie Balanced 12-20%). Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

### Market Summary

- Market Type Indicator **PITT MEADOWS DETACHED**: Sellers market at 48% Sales Ratio average (4.8 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band\*\* *Insufficient data but with 5 sales \$800,000 to \$1 million*
- Buyers Best Bet\*\* Homes with 5 to 6 bedrooms
- Sellers Best Bet\*\* Homes with 3 to 4 bedrooms

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

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### Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	0	0	NA
300,001 – 400,000	2	1	50%
400,001 – 500,000	8	4	50%
500,001 – 600,000	5	6	120%*
600,001 – 700,000	3	2	67%
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
<b>TOTAL*</b>	<b>19</b>	<b>13</b>	<b>68%</b>

0 to 1 Bedroom	4	2	50%
2 Bedrooms	11	9	82%
3 Bedrooms	4	2	50%
4 Bedrooms & Greater	0	0	NA
<b>TOTAL*</b>	<b>19</b>	<b>13</b>	<b>68%</b>

SnapStats® Median Data	March	April	Variance
Inventory	13	19	46%
Solds	22	13	-41%
Sale Price	\$496,000	\$518,000	4%
Sale Price SQFT	\$414	\$428	3%
Sale to List Price Ratio	100%	102%	2%
Days on Market	7	7	NA

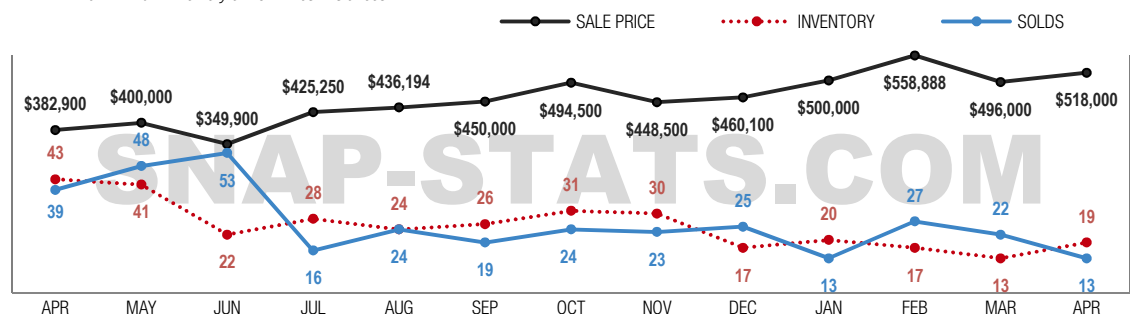
\*Sales Ratio total suggests market speed and market type (ie Balanced 12-20%). Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

### Market Summary

- Market Type Indicator **PITT MEADOWS ATTACHED**: Sellers market at 68% Sales Ratio average (6.8 in 10 homes selling rate)
- Homes are selling on average 2% above list price
- Most Active Price Band\*\* *Insufficient data but with 6 sales \$500,000 to \$600,000*
- Buyers Best Bet\*\* *Insufficient data*
- Sellers Best Bet\*\* Selling homes with 2 bedrooms

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

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## 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	1	0	NA
600,001 – 700,000	16	11	69%
700,001 – 800,000	36	17	47%
800,001 – 900,000	34	24	71%
900,001 – 1,000,000	36	15	42%
1,000,001 – 1,250,000	46	22	48%
1,250,001 – 1,500,000	34	8	24%
1,500,001 – 1,750,000	13	0	NA
1,750,001 – 2,000,000	7	2	29%
2,000,001 – 2,250,000	5	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	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
<b>TOTAL*</b>	<b>230</b>	<b>99</b>	<b>43%</b>

2 Bedrooms & Less	12	5	42%
3 to 4 Bedrooms	123	62	50%
5 to 6 Bedrooms	82	30	37%
7 Bedrooms & More	13	2	15%
<b>TOTAL*</b>	<b>230</b>	<b>99</b>	<b>43%</b>

SnapStats® Median Data	March	April	Variance
Inventory	196	230	17%
Solds	88	99	13%
Sale Price	\$837,500	\$895,000	7%
Sale Price SQFT	\$384	\$327	-15%
Sale to List Price Ratio	102%	101%	-1%
Days on Market	7	9	29%

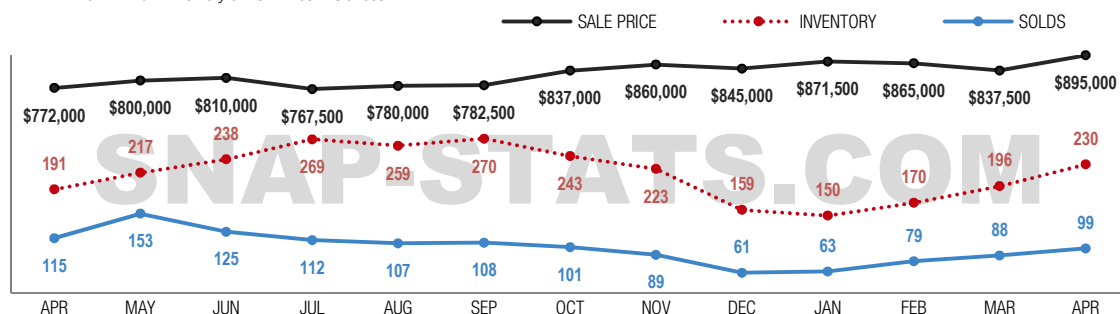
\*Sales Ratio total suggests market speed and market type (ie Balanced 12-20%). Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

## Market Summary

- Market Type Indicator **MAPLE RIDGE DETACHED**: Sellers market at 43% Sales Ratio average (4.3 in 10 homes selling rate)
- Homes are selling on average 1% above list price
- Most Active Price Band\*\* \$800,000 to \$900,000 with average 71% Sales Ratio (Sellers market speed)
- Buyers Best Bet\*\* Homes between \$1.25 mil to \$1.5 mil, Thornhill and minimum 7 bedroom properties
- Sellers Best Bet\*\* Selling homes in Cottonwood, West Central and 3 to 4 bedroom properties

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

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## Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	3	7	233%*
300,001 – 400,000	30	23	77%
400,001 – 500,000	41	24	59%
500,001 – 600,000	39	20	51%
600,001 – 700,000	40	13	33%
700,001 – 800,000	18	3	17%
800,001 – 900,000	5	2	40%
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
<b>TOTAL*</b>	<b>176</b>	<b>92</b>	<b>52%</b>

0 to 1 Bedroom	19	21	111%*
2 Bedrooms	72	29	40%
3 Bedrooms	68	37	54%
4 Bedrooms & Greater	17	5	29%
<b>TOTAL*</b>	<b>176</b>	<b>92</b>	<b>52%</b>

SnapStats® Median Data	March	April	Variance
Inventory	123	176	43%
Solds	76	92	21%
Sale Price	\$463,500	\$469,000	1%
Sale Price SQFT	\$391	\$419	7%
Sale to List Price Ratio	101%	99%	-2%
Days on Market	7	8	14%

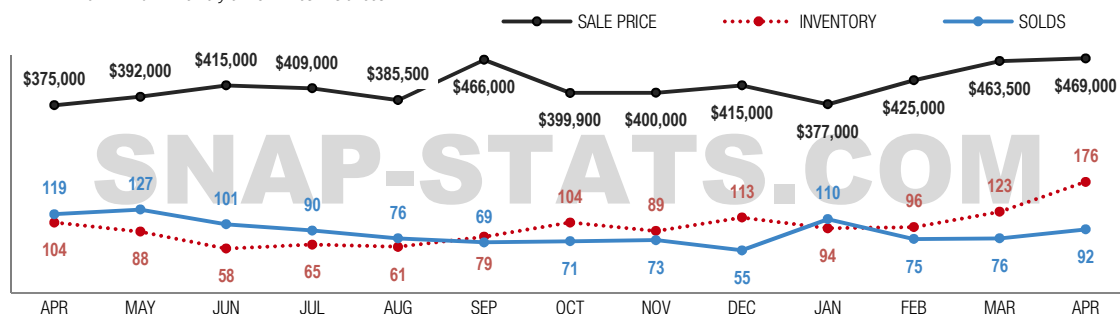
\*Sales Ratio total suggests market speed and market type (ie Balanced 12-20%). Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

## Market Summary

- Market Type Indicator **MAPLE RIDGE ATTACHED:** Sellers market at 52% Sales Ratio average (5.2 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 77% Sales Ratio (Sellers market speed)
- Buyers Best Bet\*\* Homes between \$700,000 to \$800,000, Albion, Cottonwood and minimum 4 bedroom properties
- Sellers Best Bet\*\* Selling homes in Northwest, West Central and up to 1 bedroom properties

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

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