

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

Compliments of:
Jody Squires

778.928.7653
jodybriansquires@remax.net
www.jodysquires.com

RE/MAX Sabre Realty
102 - 2748 Lougheed Highway
Port Coquitlam, BC V3B 6P2



November 2023

Produced & Published by SnapStats® Publishing Co.
info@snap-stats.com | snap-stats.com

GREATER VANCOUVER EDITION

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



Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 - 700,000	0	0	NA
700,001 - 800,000	0	0	NA
800,001 - 900,000	0	0	NA
900,001 - 1,000,000	0	0	NA
1,000,001 - 1,250,000	0	0	NA
1,250,001 - 1,500,000	2	4	200%*
1,500,001 - 1,750,000	22	12	55%
1,750,001 - 2,000,000	36	6	17%
2,000,001 - 2,250,000	25	3	12%
2,250,001 - 2,500,000	32	3	9%
2,500,001 - 2,750,000	25	2	8%
2,750,001 - 3,000,000	25	4	16%
3,000,001 - 3,500,000	29	1	3%
3,500,001 - 4,000,000	24	1	4%
4,000,001 - 4,500,000	3	0	NA
4,500,001 - 5,000,000	2	0	NA
5,000,001 - 5,500,000	1	0	NA
5,500,001 - 6,000,000	0	0	NA
6,000,001 - 6,500,000	1	0	NA
6,500,001 - 7,000,000	1	0	NA
7,000,001 & Greater	0	0	NA
TOTAL*	228	36	16%

2 Bedrooms & Less	5	4	80%
3 to 4 Bedrooms	73	15	21%
5 to 6 Bedrooms	85	10	12%
7 Bedrooms & More	65	7	11%
TOTAL*	228	36	16%

SnapStats®	October	November	Variance
Inventory	254	228	-10%
Solds	55	36	-35%
Sale Price	\$1,916,500	\$1,916,500	0%
Sale Price SQFT	\$731	\$715	-2%
Sale to List Price Ratio	98%	97%	-1%
Days on Market	12	17	42%

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

Community DETACHED HOUSES

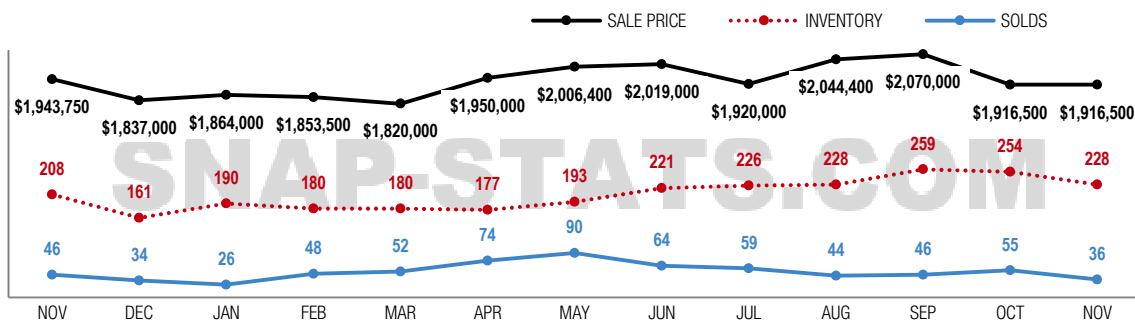
SnapStats®	Inventory	Sales	Sales Ratio
Big Bend	5	0	NA
Brentwood Park	7	1	14%
Buckingham Heights	3	0	NA
Burnaby Hospital	4	0	NA
Burnaby Lake	11	1	9%
Cariboo	0	0	NA
Capitol Hill	14	1	7%
Central	4	2	50%
Central Park	1	1	100%
Deer Lake	10	1	10%
Deer Lake Place	1	1	100%
East Burnaby	13	5	38%
Edmonds	13	0	NA
Forest Glen	12	0	NA
Forest Hills	0	0	NA
Garden Village	5	0	NA
Government Road	11	4	36%
Greentree Village	1	1	100%
Highgate	5	1	20%
Metrotown	8	0	NA
Montecito	3	3	100%
Oakdale	0	0	NA
Oaklands	0	0	NA
Parkcrest	15	3	20%
Simon Fraser Hills	0	0	NA
Simon Fraser University SFU	7	1	14%
South Slope	18	4	22%
Sperling-Duthie	11	0	NA
Sullivan Heights	2	1	50%
Suncrest	5	0	NA
The Crest	5	1	20%
Upper Deer Lake	8	1	13%
Vancouver Heights	7	2	29%
Westridge	8	0	NA
Willingdon Heights	11	1	9%
TOTAL*	228	36	16%

Market Summary

- Market Type Indicator **BURNABY DETACHED**: Balanced Market at 16% Sales Ratio average (1.6 in 10 homes selling rate)
- Homes are selling on average 3% below list price
- Most Active Price Band** \$1.5 mil to \$1.75 mil with average 55% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$3 mil to \$3.5 mil, Burnaby Lake, Capitol Hill, Willingdon Heights and minimum 5 bedrooms
- Sellers Best Bet** Selling homes in East Burnaby, Government Road and 3 to 4 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

Jody Squires
RE/MAX Sabre Realty
778.928.7653

www.jodyquires.com
jodybriansquires@remax.net



Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	0	0	NA
300,001 – 400,000	1	0	NA
400,001 – 500,000	27	7	26%
500,001 – 600,000	77	28	36%
600,001 – 700,000	144	30	21%
700,001 – 800,000	138	35	25%
800,001 – 900,000	109	31	28%
900,001 – 1,000,000	117	19	16%
1,000,001 – 1,250,000	127	12	9%
1,250,001 – 1,500,000	52	8	15%
1,500,001 – 1,750,000	12	1	8%
1,750,001 – 2,000,000	10	0	NA
2,000,001 – 2,250,000	3	0	NA
2,250,001 – 2,500,000	4	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	1	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	823	171	21%

0 to 1 Bedroom	236	49	21%
2 Bedrooms	447	99	22%
3 Bedrooms	128	20	16%
4 Bedrooms & Greater	12	3	25%
TOTAL*	823	171	21%

SnapStats®	October	November	Variance
Inventory	873	823	-6%
Solds	208	171	-18%
Sale Price	\$728,000	\$757,000	4%
Sale Price SQFT	\$863	\$860	0%
Sale to List Price Ratio	100%	98%	-2%
Days on Market	13	25	92%

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

Community CONDOS & TOWNHOMES

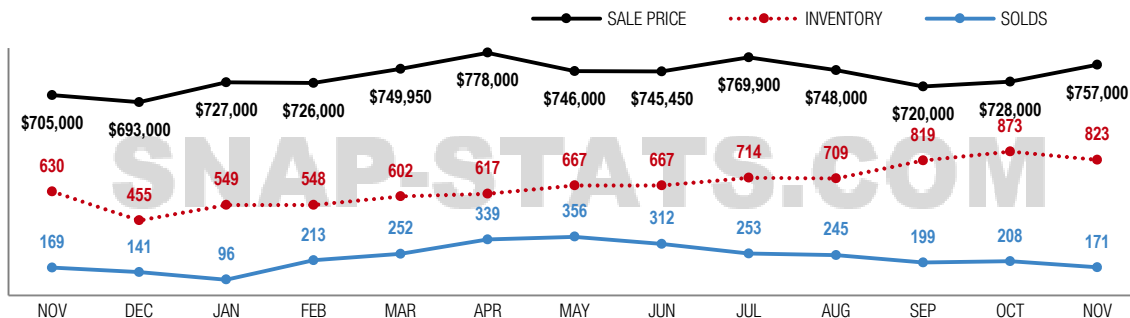
SnapStats®	Inventory	Sales	Sales Ratio
Big Bend	3	0	NA
Brentwood Park	251	53	21%
Buckingham Heights	0	0	NA
Burnaby Hospital	0	0	NA
Burnaby Lake	1	1	100%
Cariboo	14	5	36%
Capitol Hill	15	0	NA
Central	2	0	NA
Central Park	9	3	33%
Deer Lake	0	0	NA
Deer Lake Place	0	0	NA
East Burnaby	1	1	100%
Edmonds	51	5	10%
Forest Glen	37	0	NA
Forest Hills	5	2	40%
Garden Village	0	0	NA
Government Road	12	6	50%
Greentree Village	4	0	NA
Highgate	36	8	22%
Metrotown	230	49	21%
Montecito	1	0	NA
Oakdale	1	0	NA
Oaklands	4	3	75%
Parkcrest	0	0	NA
Simon Fraser Hills	8	5	63%
Simon Fraser University SFU	55	10	18%
South Slope	19	3	16%
Sperling-Duthie	0	0	NA
Sullivan Heights	52	12	23%
Suncrest	0	0	NA
The Crest	3	0	NA
Upper Deer Lake	0	0	NA
Vancouver Heights	7	3	43%
Westridge	1	1	100%
Willingdon Heights	1	1	100%
TOTAL*	823	171	21%

Market Summary

- Market Type Indicator **BURNABY ATTACHED**: Sellers Market at 21% Sales Ratio average (2.1 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band** \$500,000 to \$600,000 with average 36% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.5 mil to \$1.75 mil, Edmonds and 3 bedroom properties
- Sellers Best Bet** Selling homes in Government Road, Simon Fraser Hills and minimum 4 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

Jody Squires
RE/MAX Sabre Realty
778.928.7653

www.jodyquires.com
jodybriansquires@remax.net



Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 - 700,000	0	0	NA
700,001 - 800,000	1	0	NA
800,001 - 900,000	1	0	NA
900,001 - 1,000,000	3	3	100%
1,000,001 - 1,250,000	9	2	22%
1,250,001 - 1,500,000	10	6	60%
1,500,001 - 1,750,000	11	1	9%
1,750,001 - 2,000,000	18	1	6%
2,000,001 - 2,250,000	8	0	NA
2,250,001 - 2,500,000	2	0	NA
2,500,001 - 2,750,000	2	0	NA
2,750,001 - 3,000,000	7	0	NA
3,000,001 - 3,500,000	1	0	NA
3,500,001 - 4,000,000	3	0	NA
4,000,001 - 4,500,000	0	0	NA
4,500,001 - 5,000,000	0	0	NA
5,000,001 - 5,500,000	0	0	NA
5,500,001 - 6,000,000	0	0	NA
6,000,001 - 6,500,000	0	0	NA
6,500,001 - 7,000,000	0	0	NA
7,000,001 & Greater	0	0	NA
TOTAL*	76	13	17%

2 Bedrooms & Less	14	3	21%
3 to 4 Bedrooms	30	7	23%
5 to 6 Bedrooms	23	2	9%
7 Bedrooms & More	9	1	11%
TOTAL*	76	13	17%

SnapStats®	October	November	Variance
Inventory	83	76	-8%
Solds	16	13	-19%
Sale Price	\$1,617,000	\$1,288,000	-20%
Sale Price SQFT	\$622	\$610	-2%
Sale to List Price Ratio	100%	93%	-7%
Days on Market	7	43	514%

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

Community DETACHED HOUSES

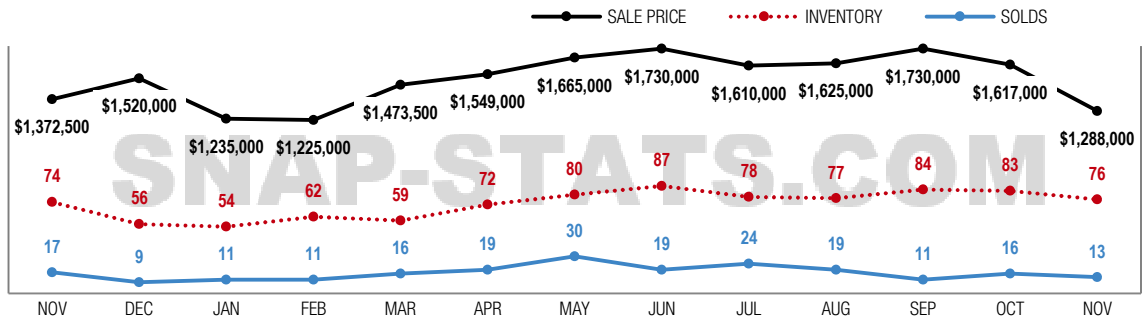
SnapStats®	Inventory	Sales	Sales Ratio
Brunette	0	0	NA
Connaught Heights	2	0	NA
Downtown	0	0	NA
Fraserview	0	0	NA
GlenBrooke North	4	0	NA
Moody Park	1	1	100%
North Arm	0	0	NA
Quay	0	0	NA
Queensborough	31	2	6%
Queens Park	5	1	20%
Sapperton	6	1	17%
The Heights	13	5	38%
Uptown	3	1	33%
West End	11	2	18%
TOTAL*	76	13	17%

Market Summary

- Market Type Indicator **NEW WESTMINSTER DETACHED**: Balanced Market at 17% Sales Ratio average (1.7 in 10 homes selling rate)
- Homes are selling on average 7% below list price
- Most Active Price Band** \$1.25 mil to \$1.5 mil with average 60% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.75 mil to \$2 mil, Queensborough and 5 to 6 bedroom properties
- Sellers Best Bet** Selling homes in The Heights and 3 to 4 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

Jody Squires
RE/MAX Sabre Realty
778.928.7653

www.jodyquires.com
jodybriansquires@remax.net



Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	0	0	NA
300,001 – 400,000	5	1	20%
400,001 – 500,000	15	10	67%
500,001 – 600,000	36	14	39%
600,001 – 700,000	51	9	18%
700,001 – 800,000	34	7	21%
800,001 – 900,000	13	9	69%
900,001 – 1,000,000	15	1	7%
1,000,001 – 1,250,000	23	1	4%
1,250,001 – 1,500,000	5	0	NA
1,500,001 – 1,750,000	2	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
TOTAL*	200	52	26%

0 to 1 Bedroom	57	18	32%
2 Bedrooms	107	27	25%
3 Bedrooms	30	7	23%
4 Bedrooms & Greater	6	0	NA
TOTAL*	200	52	26%

SnapStats®	October	November	Variance
Inventory	196	200	2%
Solds	65	52	-20%
Sale Price	\$600,000	\$620,000	3%
Sale Price SQFT	\$688	\$669	-3%
Sale to List Price Ratio	100%	103%	3%
Days on Market	11	13	18%

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

Community CONDOS & TOWNHOMES

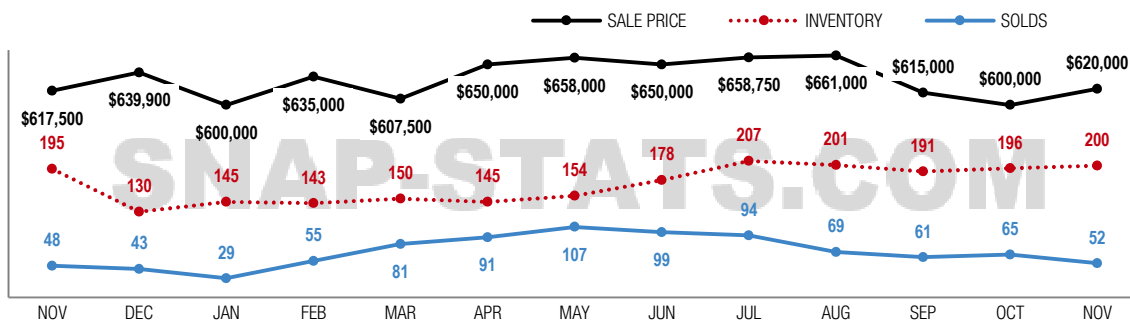
SnapStats®	Inventory	Sales	Sales Ratio
Brunette	0	0	NA
Connaught Heights	0	0	NA
Downtown	50	13	26%
Fraserview	20	5	25%
GlenBrooke North	0	1	NA*
Moody Park	6	1	17%
North Arm	0	0	NA
Quay	39	5	13%
Queensborough	28	4	14%
Queens Park	1	0	NA
Sapperton	13	3	23%
The Heights	0	3	NA*
Uptown	41	17	41%
West End	2	0	NA
TOTAL*	200	52	26%

Market Summary

- Market Type Indicator **NEW WESTMINSTER ATTACHED**: Sellers Market at 26% Sales Ratio average (2.6 in 10 homes selling rate)
- Homes are selling on average 3% above list price
- Most Active Price Band** \$800,000 to \$900,000 with average 69% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1 mil to \$1.25 mil, Quay, Queensborough and 3 bedroom properties
- Sellers Best Bet** Selling homes in Uptown and up to 1 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

Jody Squires
RE/MAX Sabre Realty
778.928.7653

www.jodyquires.com
jodybriansquires@remax.net



Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 - 700,000	0	0	NA
700,001 - 800,000	0	0	NA
800,001 - 900,000	1	0	NA
900,001 - 1,000,000	0	1	NA*
1,000,001 - 1,250,000	5	2	40%
1,250,001 - 1,500,000	24	1	4%
1,500,001 - 1,750,000	25	8	32%
1,750,001 - 2,000,000	38	10	26%
2,000,001 - 2,250,000	26	4	15%
2,250,001 - 2,500,000	34	4	12%
2,500,001 - 2,750,000	13	1	8%
2,750,001 - 3,000,000	17	1	6%
3,000,001 - 3,500,000	27	0	NA
3,500,001 - 4,000,000	10	0	NA
4,000,001 - 4,500,000	6	0	NA
4,500,001 - 5,000,000	1	0	NA
5,000,001 - 5,500,000	0	0	NA
5,500,001 - 6,000,000	0	0	NA
6,000,001 - 6,500,000	1	0	NA
6,500,001 - 7,000,000	0	0	NA
7,000,001 & Greater	1	0	NA
TOTAL*	229	32	14%

2 Bedrooms & Less	5	0	NA
3 to 4 Bedrooms	77	13	17%
5 to 6 Bedrooms	91	17	19%
7 Bedrooms & More	56	2	4%
TOTAL*	229	32	14%

SnapStats®	October	November	Variance
Inventory	236	229	-3%
Solds	46	32	-30%
Sale Price	\$1,662,500	\$1,813,750	9%
Sale Price SQFT	\$684	\$523	-24%
Sale to List Price Ratio	98%	99%	1%
Days on Market	12	15	25%

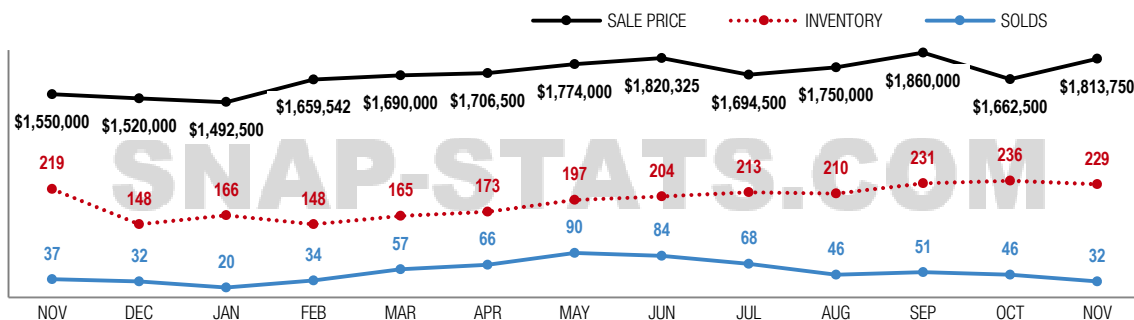
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **COQUITLAM DETACHED**: Balanced Market at 14% Sales Ratio average (1.4 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band** \$1.5 mil to \$1.75 mil with average 32% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.25 mil to \$1.5 mil, Burke Mountain, Coquitlam West, Ranch Park and minimum 7 bedrooms
- Sellers Best Bet** Selling homes in Central Coquitlam, Westwood Plateau and 5 to 6 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

Jody Squires
RE/MAX Sabre Realty
778.928.7653

www.jodysquires.com
jodybriansquires@remax.net



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	2	NA*
400,001 – 500,000	16	10	63%
500,001 – 600,000	64	27	42%
600,001 – 700,000	63	13	21%
700,001 – 800,000	70	22	31%
800,001 – 900,000	61	10	16%
900,001 – 1,000,000	42	4	10%
1,000,001 – 1,250,000	63	16	25%
1,250,001 – 1,500,000	27	13	48%
1,500,001 – 1,750,000	3	1	33%
1,750,001 – 2,000,000	1	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	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	0	0	NA
4,000,001 & Greater	1	0	NA
TOTAL*	413	118	29%
0 to 1 Bedroom	98	36	37%
2 Bedrooms	206	51	25%
3 Bedrooms	86	15	17%
4 Bedrooms & Greater	23	16	70%
TOTAL*	413	118	29%

SnapStats®	October	November	Variance
Inventory	456	413	-9%
Solds	116	118	2%
Sale Price	\$739,950	\$741,000	0%
Sale Price SQFT	\$789	\$819	4%
Sale to List Price Ratio	98%	99%	1%
Days on Market	8	17	113%

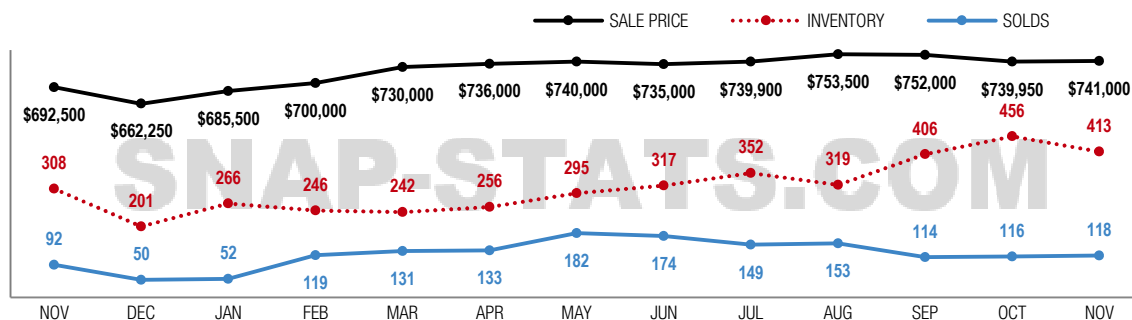
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **COQUITLAM ATTACHED**: Sellers Market at 29% Sales Ratio average (2.9 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band** \$400,000 to \$500,000 with average 63% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$900,000 to \$1 mil, Coquitlam West and 3 bedroom properties
- Sellers Best Bet** Selling homes in Burke Mountain, Central Coquitlam, Westwood Plateau and minimum 4 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

Jody Squires
RE/MAX Sabre Realty
778.928.7653

www.jodyquires.com
jodybriansquires@remax.net



Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 - 700,000	0	0	NA
700,001 - 800,000	0	0	NA
800,001 - 900,000	0	0	NA
900,001 - 1,000,000	0	0	NA
1,000,001 - 1,250,000	4	7	175%*
1,250,001 - 1,500,000	19	3	16%
1,500,001 - 1,750,000	21	2	10%
1,750,001 - 2,000,000	22	0	NA
2,000,001 - 2,250,000	7	0	NA
2,250,001 - 2,500,000	3	0	NA
2,500,001 - 2,750,000	1	0	NA
2,750,001 - 3,000,000	1	0	NA
3,000,001 - 3,500,000	2	0	NA
3,500,001 - 4,000,000	1	0	NA
4,000,001 - 4,500,000	0	0	NA
4,500,001 - 5,000,000	0	0	NA
5,000,001 - 5,500,000	0	0	NA
5,500,001 - 6,000,000	0	0	NA
6,000,001 - 6,500,000	0	0	NA
6,500,001 - 7,000,000	0	0	NA
7,000,001 & Greater	0	0	NA
TOTAL*	81	12	15%

2 Bedrooms & Less	4	2	50%
3 to 4 Bedrooms	41	4	10%
5 to 6 Bedrooms	27	6	22%
7 Bedrooms & More	9	0	NA
TOTAL*	81	12	15%

SnapStats®	October	November	Variance
Inventory	86	81	-6%
Solds	15	12	-20%
Sale Price	\$1,355,000	\$1,247,500	-8%
Sale Price SQFT	\$579	\$573	-1%
Sale to List Price Ratio	104%	98%	-6%
Days on Market	14	15	7%

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

Community DETACHED HOUSES

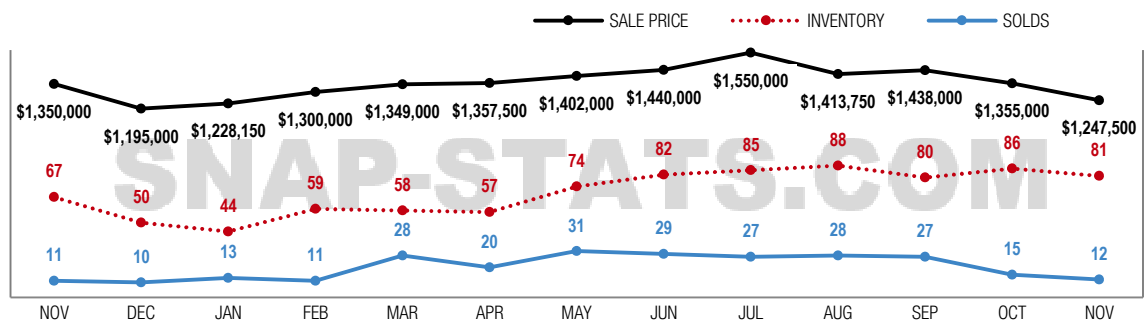
SnapStats®	Inventory	Sales	Sales Ratio
Birchland Manor	2	0	NA
Central Port Coquitlam	13	0	NA
Citadel	15	2	13%
Glenwood	21	2	10%
Lincoln Park	3	2	67%
Lower Mary Hill	3	0	NA
Mary Hill	8	0	NA
Oxford Heights	3	3	100%
Riverwood	7	0	NA
Woodland Acres	6	3	50%
TOTAL*	81	12	15%

Market Summary

- Market Type Indicator **PORT COQUITLAM DETACHED**: Balanced Market at 15% Sales Ratio average (1.5 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band** \$1.25 mil to \$1.5 mil with average 16% Sales Ratio (Balanced market)
- Buyers Best Bet** Homes between \$1.5 mil to \$1.75 mil, Glenwood and 3 to 4 bedroom properties
- Sellers Best Bet** Selling homes in Citadel and 5 to 6 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

Jody Squires
RE/MAX Sabre Realty
778.928.7653

www.jodyquires.com
jodybriansquires@remax.net



Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	0	0	NA
300,001 – 400,000	1	1	100%
400,001 – 500,000	10	3	30%
500,001 – 600,000	10	10	100%
600,001 – 700,000	28	6	21%
700,001 – 800,000	11	7	64%
800,001 – 900,000	7	4	57%
900,001 – 1,000,000	7	6	86%
1,000,001 – 1,250,000	9	3	33%
1,250,001 – 1,500,000	1	0	NA
1,500,001 – 1,750,000	0	0	NA
1,750,001 – 2,000,000	0	0	NA
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	0	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	0	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	84	40	48%

0 to 1 Bedroom	21	7	33%
2 Bedrooms	39	20	51%
3 Bedrooms	20	9	45%
4 Bedrooms & Greater	4	4	100%
TOTAL*	84	40	48%

SnapStats®	October	November	Variance
Inventory	97	84	-13%
Solds	37	40	8%
Sale Price	\$708,000	\$705,000	0%
Sale Price SQFT	\$752	\$679	-10%
Sale to List Price Ratio	98%	98%	0%
Days on Market	13	15	15%

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

Community CONDOS & TOWNHOMES

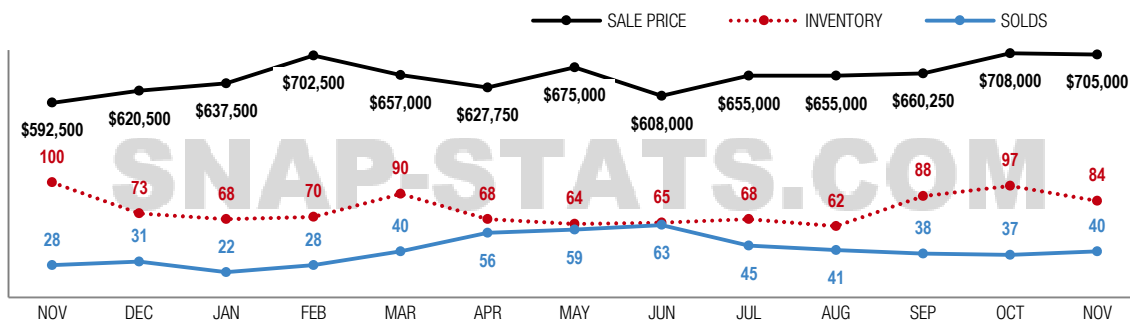
SnapStats®	Inventory	Sales	Sales Ratio
Birchland Manor	0	1	NA*
Central Port Coquitlam	59	21	36%
Citadel	6	3	50%
Glenwood	6	4	67%
Lincoln Park	0	1	NA*
Lower Mary Hill	0	0	NA
Mary Hill	2	0	NA
Oxford Heights	1	0	NA
Riverwood	10	10	100%
Woodland Acres	0	0	NA
TOTAL*	84	40	48%

Market Summary

- Market Type Indicator **PORT COQUITLAM ATTACHED**: Sellers Market at 48% Sales Ratio average (4.8 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band** \$500,000 to \$600,000 with average 100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$600,000 to \$700,000, Central Port Coquitlam and up to 1 bedroom properties
- Sellers Best Bet** Selling homes in Riverwood and 2 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

Jody Squires
RE/MAX Sabre Realty
778.928.7653

www.jodyquires.com
jodybriansquires@remax.net



Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 - 700,000	0	0	NA
700,001 - 800,000	0	0	NA
800,001 - 900,000	0	0	NA
900,001 - 1,000,000	0	0	NA
1,000,001 - 1,250,000	0	0	NA
1,250,001 - 1,500,000	2	0	NA
1,500,001 - 1,750,000	6	2	33%
1,750,001 - 2,000,000	10	1	10%
2,000,001 - 2,250,000	6	3	50%
2,250,001 - 2,500,000	8	1	13%
2,500,001 - 2,750,000	3	1	33%
2,750,001 - 3,000,000	5	1	20%
3,000,001 - 3,500,000	5	0	NA
3,500,001 - 4,000,000	1	0	NA
4,000,001 - 4,500,000	2	0	NA
4,500,001 - 5,000,000	2	0	NA
5,000,001 - 5,500,000	0	0	NA
5,500,001 - 6,000,000	3	0	NA
6,000,001 - 6,500,000	0	0	NA
6,500,001 - 7,000,000	1	0	NA
7,000,001 & Greater	5	0	NA
TOTAL*	59	9	15%

2 Bedrooms & Less	1	0	NA
3 to 4 Bedrooms	28	6	21%
5 to 6 Bedrooms	25	3	12%
7 Bedrooms & More	5	0	NA
TOTAL*	59	9	15%

SnapStats®	October	November	Variance
Inventory	63	59	-6%
Solds	15	9	-40%
Sale Price	\$1,792,500	\$2,150,000	20%
Sale Price SQFT	\$638	\$620	-3%
Sale to List Price Ratio	100%	94%	-6%
Days on Market	13	17	31%

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

Community DETACHED HOUSES

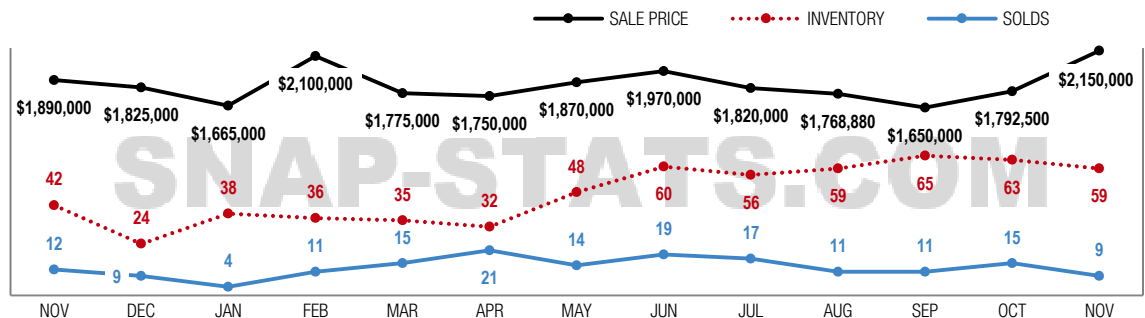
SnapStats®	Inventory	Sales	Sales Ratio
Anmore	14	1	7%
Barber Street	4	1	25%
Belcarra	6	0	NA
College Park	5	1	20%
Glenayre	1	0	NA
Heritage Mountain	4	2	50%
Heritage Woods	7	1	14%
loco	0	0	NA
Mountain Meadows	0	0	NA
North Shore	7	3	43%
Port Moody Centre	11	0	NA
TOTAL*	59	9	15%

Market Summary

- Market Type Indicator **PORT MOODY DETACHED**: Balanced Market at 15% Sales Ratio average (1.5 in 10 homes selling rate)
- Homes are selling on average 6% below list price
- Most Active Price Band** \$2.25 mil to \$2.5 mil with average 13% Sales Ratio (Balanced market)
- Buyers Best Bet** Homes between \$1.75 mil to \$2 mil and 5 to 6 bedroom properties
- Sellers Best Bet** Selling homes in Anmore and 3 to 4 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

Jody Squires
RE/MAX Sabre Realty
778.928.7653

www.jodyquires.com
jodybriansquires@remax.net



Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	0	0	NA
300,001 – 400,000	1	0	NA
400,001 – 500,000	2	2	100%
500,001 – 600,000	5	4	80%
600,001 – 700,000	12	6	50%
700,001 – 800,000	10	5	50%
800,001 – 900,000	16	6	38%
900,001 – 1,000,000	13	2	15%
1,000,001 – 1,250,000	5	5	100%
1,250,001 – 1,500,000	10	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	1	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	0	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	76	30	39%

0 to 1 Bedroom	12	9	75%
2 Bedrooms	40	16	40%
3 Bedrooms	19	5	26%
4 Bedrooms & Greater	5	0	NA
TOTAL*	76	30	39%

SnapStats®	October	November	Variance
Inventory	77	76	-1%
Solds	35	30	-14%
Sale Price	\$836,000	\$750,550	-10%
Sale Price SQFT	\$841	\$830	-1%
Sale to List Price Ratio	100%	99%	-1%
Days on Market	9	12	33%

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

Community CONDOS & TOWNHOMES

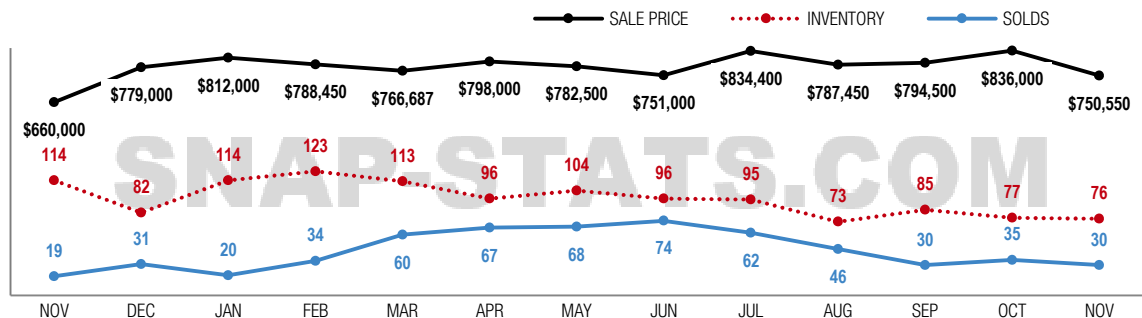
SnapStats®	Inventory	Sales	Sales Ratio
Anmore	0	0	NA
Barber Street	0	0	NA
Belcarra	0	0	NA
College Park	8	3	38%
Glenayre	0	0	NA
Heritage Mountain	3	0	NA
Heritage Woods	5	1	20%
loco	0	0	NA
Mountain Meadows	0	0	NA
North Shore	10	5	50%
Port Moody Centre	50	21	42%
TOTAL*	76	30	39%

Market Summary

- Market Type Indicator **PORT MOODY ATTACHED**: Sellers Market at 39% Sales Ratio average (3.9 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band** \$600,000 to \$800,000 with average 50% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$900,000 to \$1 mil, College Park and 3 bedroom properties
- Sellers Best Bet** Selling homes in North Shore and up to 1 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

Jody Squires
RE/MAX Sabre Realty
778.928.7653

www.jodyquires.com
jodybriansquires@remax.net



Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 - 700,000	1	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	8	3	38%
1,250,001 - 1,500,000	17	3	18%
1,500,001 - 1,750,000	2	1	50%
1,750,001 - 2,000,000	2	1	50%
2,000,001 - 2,250,000	0	0	NA
2,250,001 - 2,500,000	1	0	NA
2,500,001 - 2,750,000	0	0	NA
2,750,001 - 3,000,000	0	0	NA
3,000,001 - 3,500,000	0	0	NA
3,500,001 - 4,000,000	0	0	NA
4,000,001 - 4,500,000	0	0	NA
4,500,001 - 5,000,000	0	0	NA
5,000,001 - 5,500,000	0	0	NA
5,500,001 - 6,000,000	0	0	NA
6,000,001 - 6,500,000	0	0	NA
6,500,001 - 7,000,000	0	0	NA
7,000,001 & Greater	0	0	NA
TOTAL*	31	9	29%

2 Bedrooms & Less	2	0	NA
3 to 4 Bedrooms	23	6	26%
5 to 6 Bedrooms	6	3	50%
7 Bedrooms & More	0	0	NA
TOTAL*	31	9	29%

SnapStats®	October	November	Variance
Inventory	37	31	-16%
Solds	9	9	0%
Sale Price	\$1,250,000	\$1,280,000	2%
Sale Price SQFT	\$486	\$577	19%
Sale to List Price Ratio	100%	100%	0%
Days on Market	6	13	117%

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

Community DETACHED HOUSES

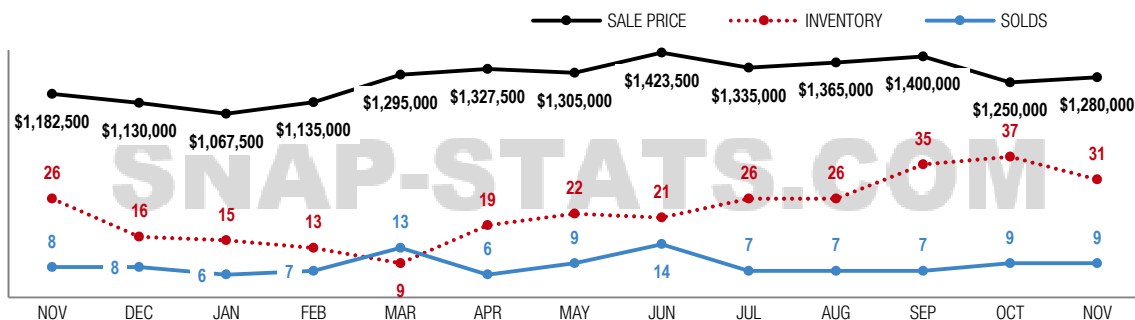
SnapStats®	Inventory	Sales	Sales Ratio
Central Meadows	14	4	29%
Mid Meadows	6	1	17%
North Meadows	1	0	NA
South Meadows	10	4	40%
West Meadows	0	0	NA
TOTAL*	31	9	29%

Market Summary

- Market Type Indicator **PITT MEADOWS DETACHED**: Sellers Market at 29% Sales Ratio average (2.9 in 10 homes selling rate)
- Homes are selling on average 100% of list price
- Most Active Price Band** \$1 mil to \$1.25 mil with average 38% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.25 mil to \$1.5 mil and Central Meadows
- Sellers Best Bet** Selling homes in South Meadows and 3 to 4 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

Jody Squires
RE/MAX Sabre Realty
778.928.7653

www.jodyquires.com
jodybriansquires@remax.net



Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	0	0	NA
300,001 – 400,000	0	0	NA
400,001 – 500,000	2	0	NA
500,001 – 600,000	8	2	25%
600,001 – 700,000	6	2	33%
700,001 – 800,000	7	1	14%
800,001 – 900,000	4	3	75%
900,001 – 1,000,000	1	1	100%
1,000,001 – 1,250,000	2	1	50%
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*	30	10	33%

0 to 1 Bedroom	5	0	NA
2 Bedrooms	15	4	27%
3 Bedrooms	7	6	86%
4 Bedrooms & Greater	3	0	NA
TOTAL*	30	10	33%

SnapStats®	October	November	Variance
Inventory	33	30	-9%
Solds	10	10	0%
Sale Price	\$627,000	\$801,500	28%
Sale Price SQFT	\$558	\$592	6%
Sale to List Price Ratio	99%	99%	0%
Days on Market	8	19	138%

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

Community CONDOS & TOWNHOMES

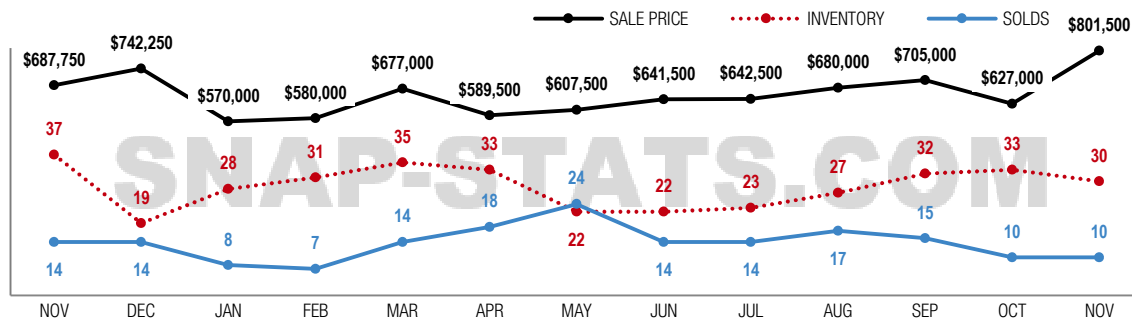
SnapStats®	Inventory	Sales	Sales Ratio
Central Meadows	13	4	31%
Mid Meadows	7	3	43%
North Meadows	3	0	NA
South Meadows	7	3	43%
West Meadows	0	0	NA
TOTAL*	30	10	33%

Market Summary

- Market Type Indicator **PITT MEADOWS ATTACHED**: Sellers Market at 33% Sales Ratio average (3.3 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 25% Sales Ratio (Sellers market)
- Buyers Best Bet** Insufficient data
- Sellers Best Bet** Selling homes in Central Meadows and 2 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

Jody Squires
RE/MAX Sabre Realty
778.928.7653

www.jodyquires.com
jodybriansquires@remax.net



Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 - 700,000	1	0	NA
700,001 - 800,000	0	0	NA
800,001 - 900,000	2	1	50%
900,001 - 1,000,000	19	7	37%
1,000,001 - 1,250,000	85	25	29%
1,250,001 - 1,500,000	67	12	18%
1,500,001 - 1,750,000	63	3	5%
1,750,001 - 2,000,000	39	1	3%
2,000,001 - 2,250,000	19	0	NA
2,250,001 - 2,500,000	24	0	NA
2,500,001 - 2,750,000	4	0	NA
2,750,001 - 3,000,000	7	0	NA
3,000,001 - 3,500,000	3	0	NA
3,500,001 - 4,000,000	3	0	NA
4,000,001 - 4,500,000	1	0	NA
4,500,001 - 5,000,000	1	0	NA
5,000,001 - 5,500,000	1	0	NA
5,500,001 - 6,000,000	1	0	NA
6,000,001 - 6,500,000	0	0	NA
6,500,001 - 7,000,000	0	0	NA
7,000,001 & Greater	0	0	NA
TOTAL*	340	49	14%

2 Bedrooms & Less	19	2	11%
3 to 4 Bedrooms	166	29	17%
5 to 6 Bedrooms	122	18	15%
7 Bedrooms & More	33	0	NA
TOTAL*	340	49	14%

SnapStats®	October	November	Variance
Inventory	380	340	-11%
Solds	45	49	9%
Sale Price	\$1,241,000	\$1,165,000	-6%
Sale Price SQFT	\$534	\$451	-16%
Sale to List Price Ratio	99%	98%	-1%
Days on Market	19	19	0%

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

Community DETACHED HOUSES

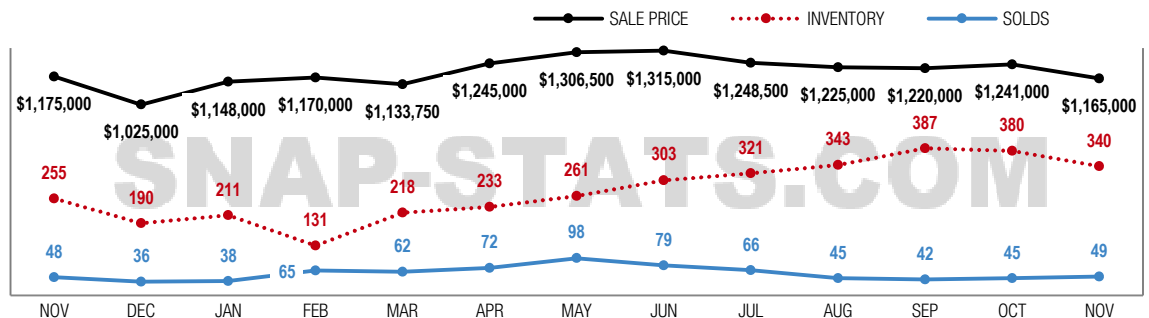
SnapStats®	Inventory	Sales	Sales Ratio
Albion	31	0	NA
Cottonwood	42	16	38%
East Central	44	13	30%
North	0	0	NA
Northeast	0	0	NA
Northwest	21	4	19%
Silver Valley	61	4	7%
Southwest	65	5	8%
Thornhill	17	1	6%
Websters Corners	9	1	11%
West Central	49	5	10%
Whonnock	1	0	NA
TOTAL*	340	49	14%

Market Summary

- Market Type Indicator **MAPLE RIDGE DETACHED**: Balanced Market at 14% Sales Ratio average (1.4 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band** \$900,000 to \$1 mil with average 37% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.75 mil to \$2 mil, Silver Valley, Southwest, Thornhill and up to 2 bedroom properties
- Sellers Best Bet** Selling homes in Cottonwood, East Central and 3 to 4 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

Jody Squires
RE/MAX Sabre Realty
778.928.7653

www.jodyquires.com
jodybriansquires@remax.net



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	1	0	NA
300,001 – 400,000	13	2	15%
400,001 – 500,000	39	8	21%
500,001 – 600,000	64	13	20%
600,001 – 700,000	49	10	20%
700,001 – 800,000	32	9	28%
800,001 – 900,000	35	4	11%
900,001 – 1,000,000	8	2	25%
1,000,001 – 1,250,000	8	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*	249	48	19%

0 to 1 Bedroom	65	6	9%
2 Bedrooms	104	20	19%
3 Bedrooms	66	21	32%
4 Bedrooms & Greater	14	1	7%
TOTAL*	249	48	19%

SnapStats®	October	November	Variance
Inventory	255	249	-2%
Solds	49	48	-2%
Sale Price	\$607,000	\$618,700	2%
Sale Price SQFT	\$518	\$511	-1%
Sale to List Price Ratio	99%	99%	0%
Days on Market	10	22	120%

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

Community CONDOS & TOWNHOMES

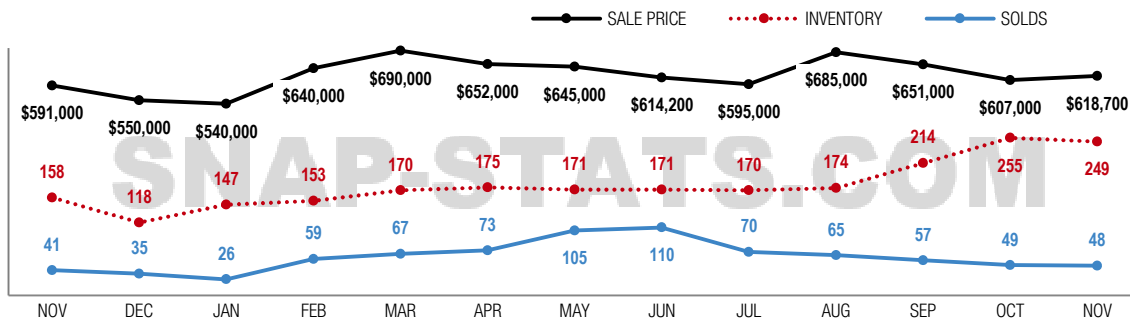
SnapStats®	Inventory	Sales	Sales Ratio
Albion	9	4	44%
Cottonwood	16	7	44%
East Central	110	17	15%
North	0	0	NA
Northeast	0	0	NA
Northwest	6	2	33%
Silver Valley	11	2	18%
Southwest	5	2	40%
Thornhill	11	0	NA
Websters Corners	0	0	NA
West Central	81	14	17%
Whonnock	0	0	NA
TOTAL*	249	48	19%

Market Summary

- Market Type Indicator **MAPLE RIDGE ATTACHED**: Balanced Market at 19% Sales Ratio average (1.9 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band** \$700,000 to \$800,000 with average 28% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$800,000 to \$900,000, East Central, Silver Valley, West Central and minimum 4 bedrooms
- Sellers Best Bet** Selling homes in Albion, Cottonwood and 3 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

Jody Squires
RE/MAX Sabre Realty
778.928.7653

www.jodyquires.com
jodybriansquires@remax.net

