

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

*Compliments of:*  
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# 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	1	0	NA
1,250,001 - 1,500,000	5	5	100%
1,500,001 - 1,750,000	24	8	33%
1,750,001 - 2,000,000	52	7	13%
2,000,001 - 2,250,000	23	13	57%
2,250,001 - 2,500,000	29	4	14%
2,500,001 - 2,750,000	26	4	15%
2,750,001 - 3,000,000	33	2	6%
3,000,001 - 3,500,000	31	1	3%
3,500,001 - 4,000,000	26	0	NA
4,000,001 - 4,500,000	3	1	33%
4,500,001 - 5,000,000	2	1	50%
5,000,001 - 5,500,000	1	0	NA
5,500,001 - 6,000,000	1	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*	259	46	18%

2 Bedrooms & Less	8	2	25%
3 to 4 Bedrooms	80	17	21%
5 to 6 Bedrooms	98	20	20%
7 Bedrooms & More	73	7	10%
TOTAL*	259	46	18%

SnapStats®	August	September	Variance
Inventory	228	259	14%
Solds	44	46	5%
Sale Price	\$2,044,400	\$2,070,000	1%
Sale Price SQFT	\$745	\$793	6%
Sale to List Price Ratio	102%	104%	2%
Days on Market	19	10	-47%

\*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

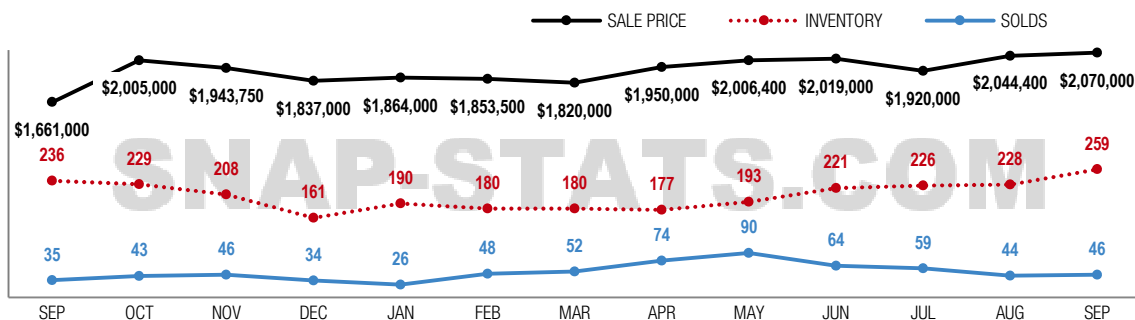
SnapStats®	Inventory	Sales	Sales Ratio
Big Bend	7	1	14%
Brentwood Park	6	2	33%
Buckingham Heights	6	2	33%
Burnaby Hospital	4	3	75%
Burnaby Lake	11	0	NA
Cariboo	0	0	NA
Capitol Hill	16	6	38%
Central	6	1	17%
Central Park	3	3	100%
Deer Lake	11	3	27%
Deer Lake Place	3	1	33%
East Burnaby	18	0	NA
Edmonds	13	2	15%
Forest Glen	13	3	23%
Forest Hills	2	0	NA
Garden Village	3	1	33%
Government Road	10	0	NA
Greentree Village	0	0	NA
Highgate	6	1	17%
Metrotown	7	1	14%
Montecito	5	1	20%
Oakdale	1	0	NA
Oaklands	0	0	NA
Parkcrest	16	1	6%
Simon Fraser Hills	0	0	NA
Simon Fraser University SFU	8	0	NA
South Slope	27	2	7%
Sperling-Duthie	6	2	33%
Sullivan Heights	3	0	NA
Suncrest	3	1	33%
The Crest	9	3	33%
Upper Deer Lake	10	1	10%
Vancouver Heights	9	4	44%
Westridge	8	0	NA
Willingdon Heights	9	1	11%
TOTAL*	259	46	18%

## Market Summary

- Market Type Indicator **BURNABY DETACHED**: Balanced Market at 18% Sales Ratio average (1.8 in 10 homes selling rate)
- Homes are selling on average 4% above list price
- Most Active Price Band\*\* \$2 mil to \$2.25 mil with average 57% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$3 mil to \$3.5 mil, Parkcrest, South Slope and minimum 7 bedroom properties
- Sellers Best Bet\*\* Selling homes in Capitol Hill, Vancouver Heights and up to 2 bedroom properties

\*\*With 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	1	1	100%
400,001 – 500,000	22	10	45%
500,001 – 600,000	72	28	39%
600,001 – 700,000	140	51	36%
700,001 – 800,000	128	33	26%
800,001 – 900,000	122	25	20%
900,001 – 1,000,000	128	16	13%
1,000,001 – 1,250,000	114	20	18%
1,250,001 – 1,500,000	57	10	18%
1,500,001 – 1,750,000	17	5	29%
1,750,001 – 2,000,000	7	0	NA
2,000,001 – 2,250,000	4	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	0	0	NA
3,500,001 – 4,000,000	1	0	NA
4,000,001 & Greater	1	0	NA
<b>TOTAL*</b>	<b>819</b>	<b>199</b>	<b>24%</b>

0 to 1 Bedroom	212	60	28%
2 Bedrooms	455	114	25%
3 Bedrooms	137	18	13%
4 Bedrooms & Greater	15	7	47%
<b>TOTAL*</b>	<b>819</b>	<b>199</b>	<b>24%</b>

SnapStats®	August	September	Variance
Inventory	709	819	16%
Solds	245	199	-19%
Sale Price	\$748,000	\$720,000	-4%
Sale Price SQFT	\$866	\$843	-3%
Sale to List Price Ratio	101%	99%	-2%
Days on Market	11	12	9%

\*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

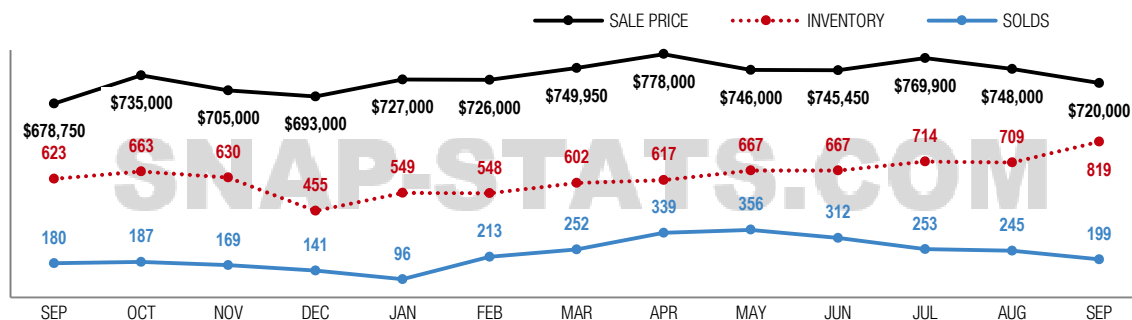
SnapStats®	Inventory	Sales	Sales Ratio
Big Bend	4	0	NA
Brentwood Park	262	47	18%
Buckingham Heights	0	0	NA
Burnaby Hospital	1	0	NA
Burnaby Lake	2	0	NA
Cariboo	11	3	27%
Capitol Hill	8	1	13%
Central	6	2	33%
Central Park	8	5	63%
Deer Lake	0	0	NA
Deer Lake Place	0	0	NA
East Burnaby	1	1	100%
Edmonds	41	7	17%
Forest Glen	31	6	19%
Forest Hills	5	2	40%
Garden Village	0	0	NA
Government Road	11	5	45%
Greentree Village	2	0	NA
Highgate	31	11	35%
Metrotown	243	59	24%
Montecito	3	0	NA
Oakdale	1	0	NA
Oaklands	5	1	20%
Parkcrest	0	0	NA
Simon Fraser Hills	11	3	27%
Simon Fraser University SFU	51	14	27%
South Slope	13	11	85%
Sperling-Duthie	0	0	NA
Sullivan Heights	53	12	23%
Suncrest	0	0	NA
The Crest	1	4	400%*
Upper Deer Lake	0	2	NA*
Vancouver Heights	10	3	30%
Westridge	1	0	NA
Willingdon Heights	3	0	NA
<b>TOTAL*</b>	<b>819</b>	<b>199</b>	<b>24%</b>

## Market Summary

- Market Type Indicator **BURNABY ATTACHED**: Sellers Market at 81% Sales Ratio average (8.1 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 45% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$900,000 to \$1 mil, Capitol Hill and 3 bedroom properties
- Sellers Best Bet\*\* Selling homes in Central Park, Government Road, South Slope and minimum 4 bedroom properties

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

## 13 Month Market Trend



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## 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	1	100%
900,001 - 1,000,000	2	0	NA
1,000,001 - 1,250,000	9	2	22%
1,250,001 - 1,500,000	21	1	5%
1,500,001 - 1,750,000	15	3	20%
1,750,001 - 2,000,000	12	2	17%
2,000,001 - 2,250,000	10	1	10%
2,250,001 - 2,500,000	2	0	NA
2,500,001 - 2,750,000	1	0	NA
2,750,001 - 3,000,000	7	1	14%
3,000,001 - 3,500,000	0	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*	84	11	13%

2 Bedrooms & Less	9	1	11%
3 to 4 Bedrooms	40	7	18%
5 to 6 Bedrooms	23	2	9%
7 Bedrooms & More	12	1	8%
TOTAL*	84	11	13%

SnapStats®	August	September	Variance
Inventory	77	84	9%
Solds	19	11	-42%
Sale Price	\$1,625,000	\$1,730,000	6%
Sale Price SQFT	\$707	\$803	14%
Sale to List Price Ratio	98%	103%	5%
Days on Market	27	38	41%

\*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

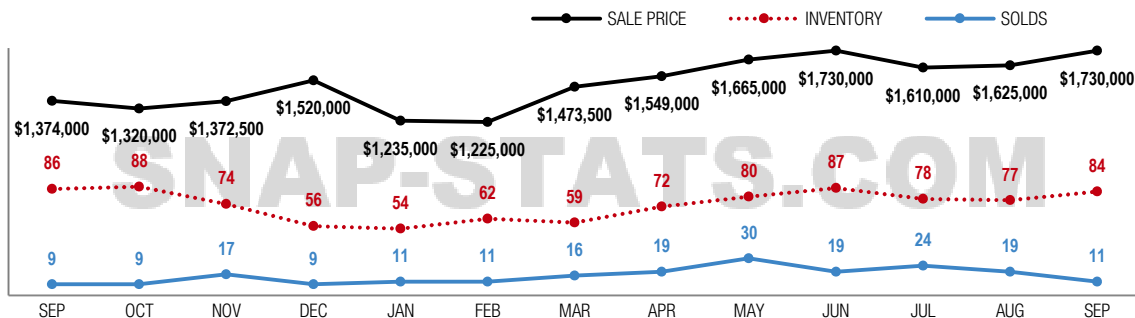
SnapStats®	Inventory	Sales	Sales Ratio
Brunette	0	0	NA
Connaught Heights	2	0	NA
Downtown	0	0	NA
Fraserview	1	1	100%
GlenBrooke North	9	1	11%
Moody Park	4	1	25%
North Arm	0	0	NA
Quay	0	0	NA
Queensborough	32	3	9%
Queens Park	4	0	NA
Sapperton	5	1	20%
The Heights	9	1	11%
Uptown	2	0	NA
West End	16	3	19%
TOTAL*	84	11	13%

## Market Summary

- Market Type Indicator **NEW WESTMINSTER DETACHED**: Balanced Market at 13% Sales Ratio average (1.3 in 10 homes selling rate)
- Homes are selling on average 3% above list price
- Most Active Price Band\*\* \$1 mil to \$1.25 mil with average 22% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.25 mil to \$1.5 mil, GlenBrooke North, Queensborough, The Heights and 7 plus bedrooms
- Sellers Best Bet\*\* Selling homes in West End and 3 to 4 bedroom properties

\*\*With 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	2	NA*
300,001 – 400,000	4	1	25%
400,001 – 500,000	12	8	67%
500,001 – 600,000	43	17	40%
600,001 – 700,000	42	16	38%
700,001 – 800,000	35	8	23%
800,001 – 900,000	15	3	20%
900,001 – 1,000,000	13	3	23%
1,000,001 – 1,250,000	21	3	14%
1,250,001 – 1,500,000	5	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	0	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	191	61	32%

0 to 1 Bedroom	57	22	39%
2 Bedrooms	100	32	32%
3 Bedrooms	30	7	23%
4 Bedrooms & Greater	4	0	NA
TOTAL*	191	61	32%

SnapStats®	August	September	Variance
Inventory	201	191	-5%
Solds	69	61	-12%
Sale Price	\$661,000	\$615,000	-7%
Sale Price SQFT	\$718	\$686	-4%
Sale to List Price Ratio	102%	99%	-3%
Days on Market	9	8	-11%

\*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

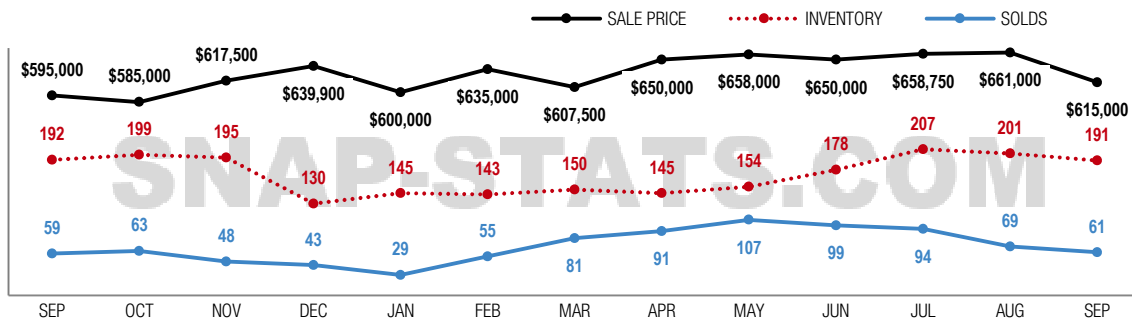
SnapStats®	Inventory	Sales	Sales Ratio
Brunette	0	0	NA
Connaught Heights	0	0	NA
Downtown	44	15	34%
Fraserview	26	6	23%
GlenBrooke North	4	3	75%
Moody Park	5	0	NA
North Arm	0	0	NA
Quay	27	6	22%
Queensborough	27	7	26%
Queens Park	1	0	NA
Sapperton	14	2	14%
The Heights	1	0	NA
Uptown	41	21	51%
West End	1	1	100%
TOTAL*	191	61	32%

## Market Summary

- Market Type Indicator **NEW WESTMINSTER ATTACHED**: Sellers Market at 32% Sales Ratio average (3.2 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 67% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1 mil to \$1.25 mil, Sapperton 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



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## 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	3	0	NA
1,000,001 - 1,250,000	5	2	40%
1,250,001 - 1,500,000	26	3	12%
1,500,001 - 1,750,000	25	14	56%
1,750,001 - 2,000,000	42	13	31%
2,000,001 - 2,250,000	24	10	42%
2,250,001 - 2,500,000	26	3	12%
2,500,001 - 2,750,000	15	1	7%
2,750,001 - 3,000,000	20	3	15%
3,000,001 - 3,500,000	19	2	11%
3,500,001 - 4,000,000	17	0	NA
4,000,001 - 4,500,000	5	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	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
<b>TOTAL*</b>	<b>231</b>	<b>51</b>	<b>22%</b>

2 Bedrooms & Less	6	0	NA
3 to 4 Bedrooms	85	23	27%
5 to 6 Bedrooms	89	17	19%
7 Bedrooms & More	51	11	22%
<b>TOTAL*</b>	<b>231</b>	<b>51</b>	<b>22%</b>

SnapStats®	August	September	Variance
Inventory	210	231	10%
Solds	46	51	11%
Sale Price	\$1,750,000	\$1,860,000	6%
Sale Price SQFT	\$615	\$591	-4%
Sale to List Price Ratio	97%	95%	-2%
Days on Market	22	16	-27%

\*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

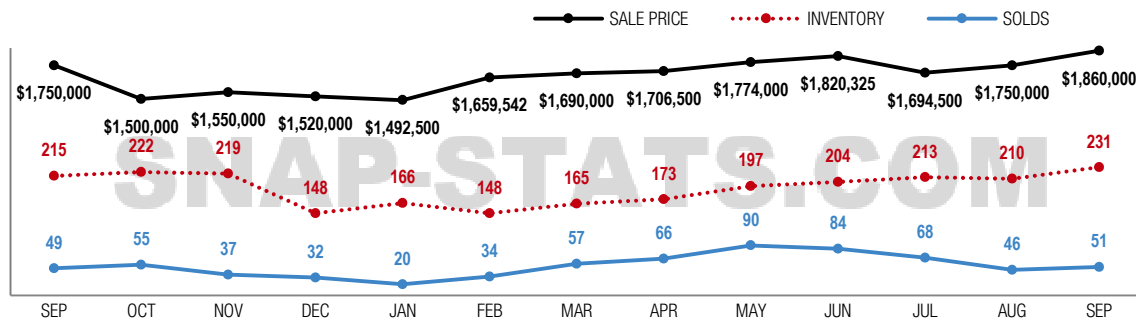
SnapStats®	Inventory	Sales	Sales Ratio
Burke Mountain	28	5	18%
Canyon Springs	1	0	NA
Cape Horn	4	2	50%
Central Coquitlam	33	12	36%
Chineside	3	1	33%
Coquitlam East	14	1	7%
Coquitlam West	55	5	9%
Eagle Ridge	4	0	NA
Harbour Chines	8	2	25%
Harbour Place	0	2	NA*
Hockaday	1	0	NA
Maillardville	16	3	19%
Meadow Brook	7	0	NA
New Horizons	9	1	11%
North Coquitlam	1	0	NA
Park Ridge Estates	1	0	NA
Ranch Park	16	1	6%
River Springs	5	1	20%
Scott Creek	2	1	50%
Summitt View	0	1	NA*
Upper Eagle Ridge	1	1	100%
Westwood Plateau	22	12	55%
Westwood Summit	0	0	NA
<b>TOTAL*</b>	<b>231</b>	<b>51</b>	<b>22%</b>

## Market Summary

- Market Type Indicator **COQUITLAM DETACHED**: Sellers Market at 22% Sales Ratio average (2.2 in 10 homes selling rate)
- Homes are selling on average 5% below list price
- Most Active Price Band\*\* \$1.5 mil to \$1.75 mil with average 56% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$2.5 mil to \$2.75 mil, Coquitlam East, Coquitlam West, Ranch Park and 5 to 6 bedrooms
- Sellers Best Bet\*\* Selling homes in Westwood Plateau and 3 to 4 bedroom properties

\*\*With 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	0	NA
400,001 – 500,000	12	5	42%
500,001 – 600,000	55	22	40%
600,001 – 700,000	66	16	24%
700,001 – 800,000	70	24	34%
800,001 – 900,000	51	16	31%
900,001 – 1,000,000	37	6	16%
1,000,001 – 1,250,000	69	13	19%
1,250,001 – 1,500,000	38	9	24%
1,500,001 – 1,750,000	5	3	60%
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	1	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	406	114	28%

0 to 1 Bedroom	89	31	35%
2 Bedrooms	198	51	26%
3 Bedrooms	87	21	24%
4 Bedrooms & Greater	32	11	34%
TOTAL*	406	114	28%

SnapStats®	August	September	Variance
Inventory	319	406	27%
Solds	153	114	-25%
Sale Price	\$753,500	\$752,000	0%
Sale Price SQFT	\$826	\$822	0%
Sale to List Price Ratio	99%	99%	0%
Days on Market	10	12	20%

\*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

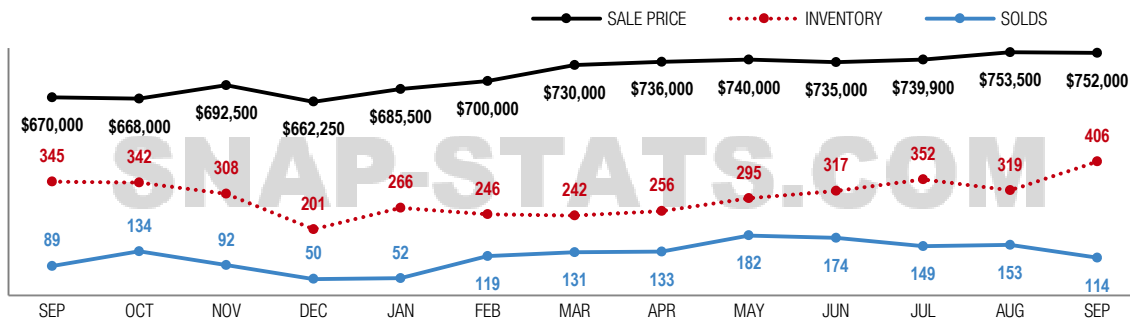
SnapStats®	Inventory	Sales	Sales Ratio
Burke Mountain	59	13	22%
Canyon Springs	9	3	33%
Cape Horn	0	0	NA
Central Coquitlam	23	3	13%
Chineside	0	0	NA
Coquitlam East	4	2	50%
Coquitlam West	160	54	34%
Eagle Ridge	3	1	33%
Harbour Chines	0	0	NA
Harbour Place	0	0	NA
Hockaday	1	0	NA
Maillardville	23	4	17%
Meadow Brook	0	0	NA
New Horizons	9	3	33%
North Coquitlam	86	16	19%
Park Ridge Estates	0	0	NA
Ranch Park	0	1	NA*
River Springs	0	0	NA
Scott Creek	1	0	NA
Summitt View	0	0	NA
Upper Eagle Ridge	0	0	NA
Westwood Plateau	28	14	50%
Westwood Summit	0	0	NA
TOTAL*	406	114	28%

## Market Summary

- Market Type Indicator **COQUITLAM ATTACHED**: Sellers Market at 28% Sales Ratio average (2.8 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 42% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$900,000 to \$1 mil, Central Coquitlam, Maillardville, North Coquitlam and 3 bedroom properties
- Sellers Best Bet\*\* Selling homes in Westwood Plateau and up to 1 bedroom properties

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

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## 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	1	0	NA
1,000,001 - 1,250,000	7	3	43%
1,250,001 - 1,500,000	20	14	70%
1,500,001 - 1,750,000	23	5	22%
1,750,001 - 2,000,000	16	3	19%
2,000,001 - 2,250,000	5	1	20%
2,250,001 - 2,500,000	4	1	25%
2,500,001 - 2,750,000	0	0	NA
2,750,001 - 3,000,000	0	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*	80	27	34%

2 Bedrooms & Less	4	1	25%
3 to 4 Bedrooms	44	12	27%
5 to 6 Bedrooms	26	12	46%
7 Bedrooms & More	6	2	33%
TOTAL*	80	27	34%

SnapStats®	August	September	Variance
Inventory	88	80	-9%
Solds	28	27	-4%
Sale Price	\$1,413,750	\$1,438,000	2%
Sale Price SQFT	\$634	\$630	-1%
Sale to List Price Ratio	101%	99%	-2%
Days on Market	7	9	29%

\*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

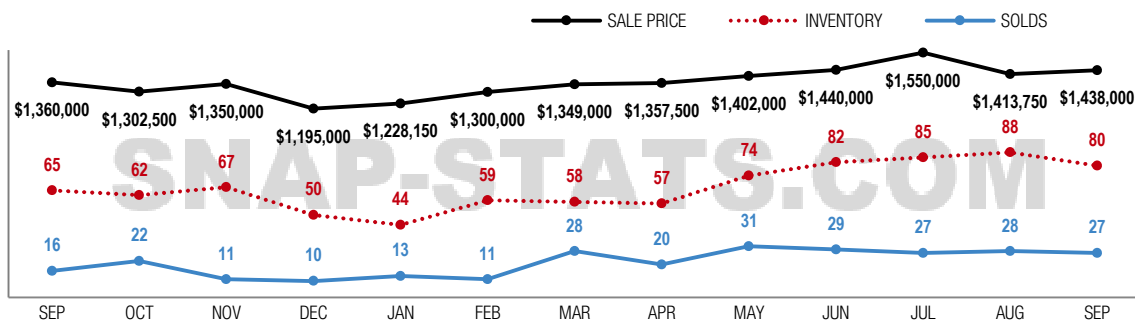
SnapStats®	Inventory	Sales	Sales Ratio
Birchland Manor	5	1	20%
Central Port Coquitlam	13	0	NA
Citadel	7	7	100%
Glenwood	17	6	35%
Lincoln Park	9	1	11%
Lower Mary Hill	2	3	150%*
Mary Hill	10	3	30%
Oxford Heights	6	5	83%
Riverwood	7	0	NA
Woodland Acres	4	1	25%
TOTAL*	80	27	34%

## 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 1% below list price
- Most Active Price Band\*\* \$1.25 mil to \$1.5 mil with average 70% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.75 mil to \$2 mil, Lincoln Park and 3 to 4 bedroom properties
- Sellers Best Bet\*\* Selling homes in Glenwood, Mary Hill and 5 to 6 bedroom properties

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

## 13 Month Market Trend



## Compliments of...

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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	1	0	NA
400,001 – 500,000	7	2	29%
500,001 – 600,000	17	9	53%
600,001 – 700,000	18	12	67%
700,001 – 800,000	16	5	31%
800,001 – 900,000	7	3	43%
900,001 – 1,000,000	11	3	27%
1,000,001 – 1,250,000	8	4	50%
1,250,001 – 1,500,000	3	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*	88	38	43%

0 to 1 Bedroom	15	8	53%
2 Bedrooms	46	19	41%
3 Bedrooms	22	10	45%
4 Bedrooms & Greater	5	1	20%
TOTAL*	88	38	43%

SnapStats®	August	September	Variance
Inventory	62	88	42%
Solds	41	38	-7%
Sale Price	\$655,000	\$660,250	1%
Sale Price SQFT	\$652	\$645	-1%
Sale to List Price Ratio	101%	98%	-3%
Days on Market	8	7	-13%

\*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

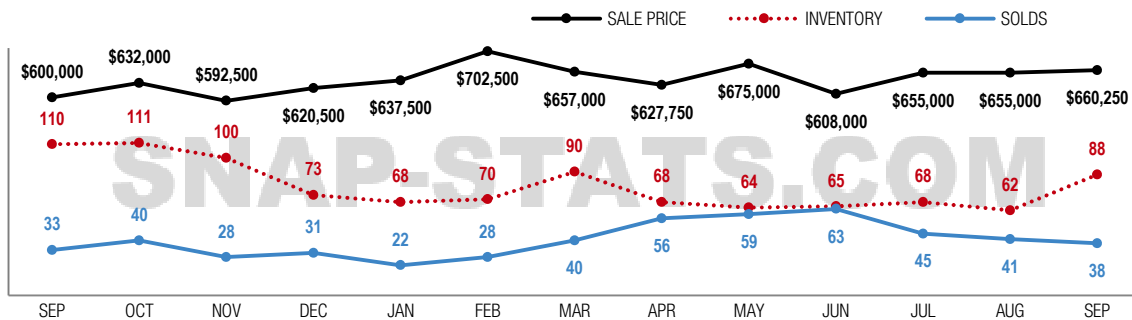
SnapStats®	Inventory	Sales	Sales Ratio
Birchland Manor	1	0	NA
Central Port Coquitlam	53	22	42%
Citadel	3	1	33%
Glenwood	8	8	100%
Lincoln Park	1	0	NA
Lower Mary Hill	0	0	NA
Mary Hill	1	2	200%*
Oxford Heights	1	0	NA
Riverwood	19	5	26%
Woodland Acres	1	0	NA
TOTAL*	88	38	43%

## Market Summary

- Market Type Indicator **PORT COQUITLAM ATTACHED**: Sellers Market at 43% Sales Ratio average (4.3 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band\*\* \$600,000 to \$700,000 with average 67% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$900,000 to \$1 mil, Riverwood and 2 bedroom properties
- Sellers Best Bet\*\* Selling homes in Glenwood and up to 1 bedroom properties

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

## 13 Month Market Trend



## Compliments of...

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## 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	3	1	33%
1,500,001 - 1,750,000	5	5	100%
1,750,001 - 2,000,000	14	2	14%
2,000,001 - 2,250,000	6	0	NA
2,250,001 - 2,500,000	8	0	NA
2,500,001 - 2,750,000	5	1	20%
2,750,001 - 3,000,000	5	0	NA
3,000,001 - 3,500,000	6	2	33%
3,500,001 - 4,000,000	2	0	NA
4,000,001 - 4,500,000	1	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	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	3	0	NA
TOTAL*	65	11	17%

2 Bedrooms & Less	1	1	100%
3 to 4 Bedrooms	29	6	21%
5 to 6 Bedrooms	32	3	9%
7 Bedrooms & More	3	1	33%
TOTAL*	65	11	17%

SnapStats®	August	September	Variance
Inventory	59	65	10%
Solds	11	11	0%
Sale Price	\$1,768,880	\$1,650,000	-7%
Sale Price SQFT	\$535	\$710	33%
Sale to List Price Ratio	99%	97%	-2%
Days on Market	11	7	-36%

\*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

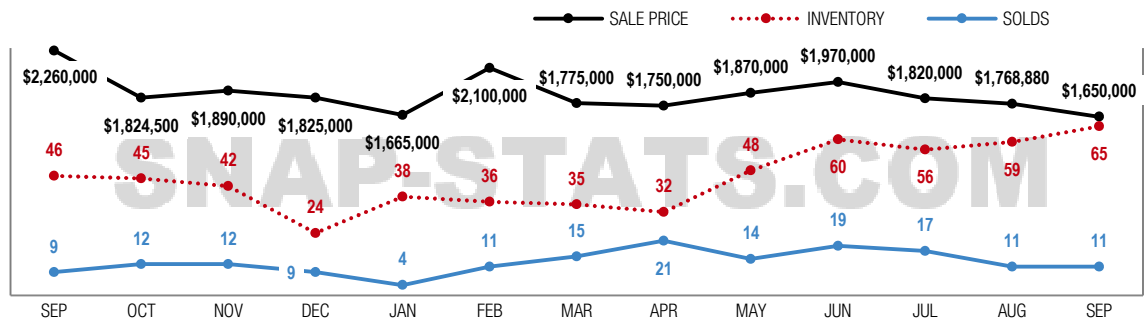
SnapStats®	Inventory	Sales	Sales Ratio
Anmore	11	1	9%
Barber Street	4	0	NA
Belcarra	4	1	25%
College Park	6	1	17%
Glenayre	0	0	NA
Heritage Mountain	9	1	11%
Heritage Woods	8	1	13%
loco	0	0	NA
Mountain Meadows	0	0	NA
North Shore	13	3	23%
Port Moody Centre	10	3	30%
TOTAL*	65	11	17%

## Market Summary

- Market Type Indicator **PORT MOODY DETACHED**: Balanced Market at 17% Sales Ratio average (1.7 in 10 homes selling rate)
- Homes are selling on average 3% below list price
- Most Active Price Band\*\* \$1.75 mil to \$2 mil with average 14% Sales Ratio (Balanced market)
- Buyers Best Bet\*\* Homes in Anmore and 5 to 6 bedroom properties
- Sellers Best Bet\*\* Selling homes in Port Moody Centre and 3 to 4 bedroom properties

\*\*With 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	0	NA
400,001 – 500,000	3	0	NA
500,001 – 600,000	4	2	50%
600,001 – 700,000	13	8	62%
700,001 – 800,000	11	5	45%
800,001 – 900,000	17	4	24%
900,001 – 1,000,000	18	4	22%
1,000,001 – 1,250,000	10	5	50%
1,250,001 – 1,500,000	5	2	40%
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	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	0	0	NA
TOTAL*	85	30	35%

0 to 1 Bedroom	12	5	42%
2 Bedrooms	47	14	30%
3 Bedrooms	19	7	37%
4 Bedrooms & Greater	7	4	57%
TOTAL*	85	30	35%

SnapStats®	August	September	Variance
Inventory	73	85	16%
Solds	46	30	-35%
Sale Price	\$787,450	\$794,500	1%
Sale Price SQFT	\$885	\$777	-12%
Sale to List Price Ratio	100%	99%	-1%
Days on Market	13	7	-46%

\*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

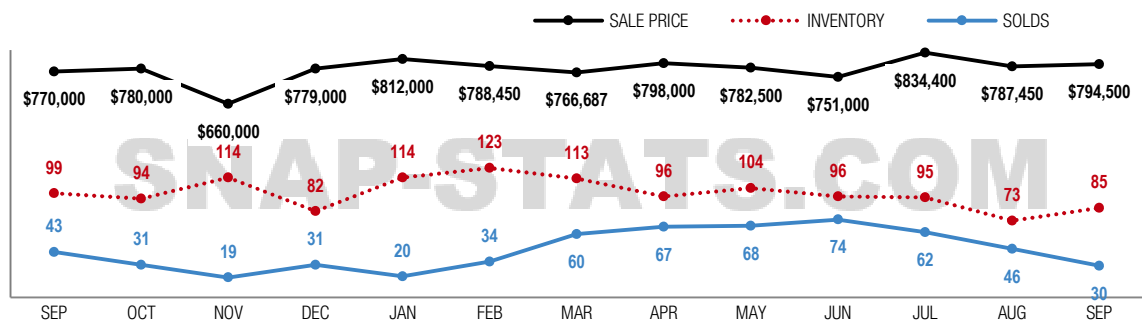
SnapStats®	Inventory	Sales	Sales Ratio
Anmore	0	0	NA
Barber Street	0	0	NA
Belcarra	0	0	NA
College Park	12	3	25%
Glenayre	0	0	NA
Heritage Mountain	4	2	50%
Heritage Woods	5	3	60%
loco	0	0	NA
Mountain Meadows	0	0	NA
North Shore	10	4	40%
Port Moody Centre	54	18	33%
TOTAL*	85	30	35%

## Market Summary

- Market Type Indicator **PORT MOODY ATTACHED**: Sellers Market at 35% Sales Ratio average (3.5 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band\*\* \$600,000 to \$700,000 with average 62% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$900,000 to \$1 mil, College Park and 2 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



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## 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	9	0	NA
1,250,001 - 1,500,000	16	4	25%
1,500,001 - 1,750,000	5	2	40%
1,750,001 - 2,000,000	3	0	NA
2,000,001 - 2,250,000	1	0	NA
2,250,001 - 2,500,000	1	0	NA
2,500,001 - 2,750,000	0	0	NA
2,750,001 - 3,000,000	0	0	NA
3,000,001 - 3,500,000	0	0	NA
3,500,001 - 4,000,000	0	0	NA
4,000,001 - 4,500,000	0	1	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*	35	7	20%

2 Bedrooms & Less	1	0	NA
3 to 4 Bedrooms	24	4	17%
5 to 6 Bedrooms	9	2	22%
7 Bedrooms & More	1	1	100%
TOTAL*	35	7	20%

SnapStats®	August	September	Variance
Inventory	26	35	35%
Solds	7	7	0%
Sale Price	\$1,365,000	\$1,400,000	3%
Sale Price SQFT	\$574	\$533	-7%
Sale to List Price Ratio	98%	100%	2%
Days on Market	23	32	39%

\*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

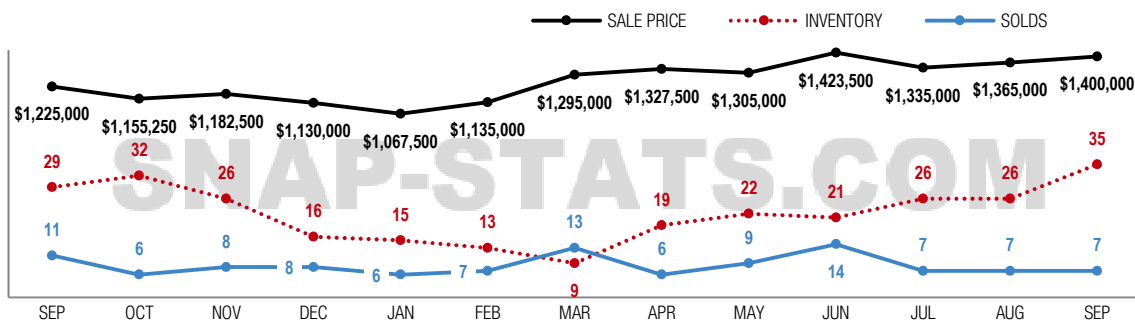
SnapStats®	Inventory	Sales	Sales Ratio
Central Meadows	12	0	NA
Mid Meadows	8	1	13%
North Meadows	1	1	100%
South Meadows	13	5	38%
West Meadows	1	0	NA
TOTAL*	35	7	20%

## Market Summary

- Market Type Indicator **PITT MEADOWS DETACHED**: Balanced Market at 20% Sales Ratio average (2 in 10 homes selling rate)
- Homes are selling on average 100% of list price
- Most Active Price Band\*\* \$1.25 mil to \$1.5 mil with average 25% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes in Mid Meadows and 3 to 4 bedroom properties
- Sellers Best Bet\*\* Selling homes in South Meadows and 5 to 6 bedroom properties

\*\*With 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	0	NA
400,001 – 500,000	0	0	NA
500,001 – 600,000	9	3	33%
600,001 – 700,000	7	4	57%
700,001 – 800,000	6	4	67%
800,001 – 900,000	4	1	25%
900,001 – 1,000,000	1	1	100%
1,000,001 – 1,250,000	3	2	67%
1,250,001 – 1,500,000	2	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*	32	15	47%

0 to 1 Bedroom	4	2	50%
2 Bedrooms	15	8	53%
3 Bedrooms	9	4	44%
4 Bedrooms & Greater	4	1	25%
TOTAL*	32	15	47%

SnapStats®	August	September	Variance
Inventory	27	32	19%
Solds	17	15	-12%
Sale Price	\$680,000	\$705,000	4%
Sale Price SQFT	\$573	\$543	-5%
Sale to List Price Ratio	97%	99%	2%
Days on Market	7	13	86%

\*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

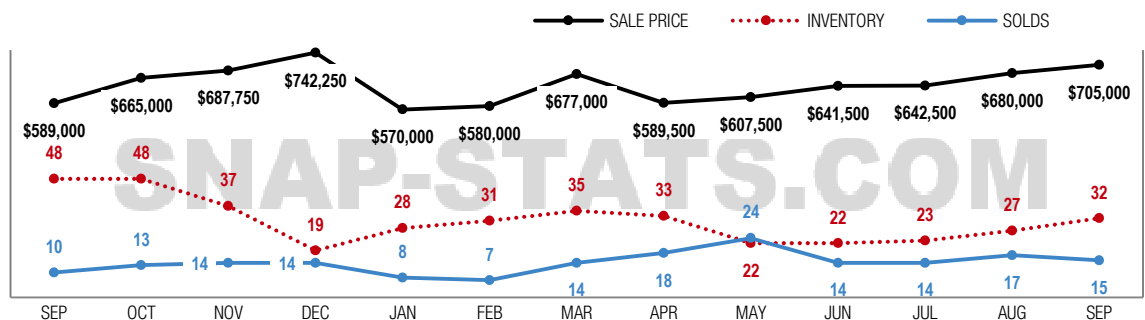
SnapStats®	Inventory	Sales	Sales Ratio
Central Meadows	9	5	56%
Mid Meadows	9	6	67%
North Meadows	7	2	29%
South Meadows	7	2	29%
West Meadows	0	0	NA
TOTAL*	32	15	47%

## Market Summary

- Market Type Indicator **PITT MEADOWS ATTACHED**: Sellers Market at 47% Sales Ratio average (4.7 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 33% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Insufficient data except for homes with 3 bedrooms
- Sellers Best Bet\*\* Selling homes in Central Meadows, Mid Meadows and 2 bedroom properties

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

## 13 Month Market Trend



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## Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 - 700,000	1	0	NA
700,001 - 800,000	1	0	NA
800,001 - 900,000	0	2	NA*
900,001 - 1,000,000	22	4	18%
1,000,001 - 1,250,000	86	18	21%
1,250,001 - 1,500,000	91	11	12%
1,500,001 - 1,750,000	71	7	10%
1,750,001 - 2,000,000	49	0	NA
2,000,001 - 2,250,000	11	0	NA
2,250,001 - 2,500,000	22	0	NA
2,500,001 - 2,750,000	3	0	NA
2,750,001 - 3,000,000	10	0	NA
3,000,001 - 3,500,000	3	0	NA
3,500,001 - 4,000,000	4	0	NA
4,000,001 - 4,500,000	0	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	0	0	NA
6,000,001 - 6,500,000	0	0	NA
6,500,001 - 7,000,000	1	0	NA
7,000,001 & Greater	0	0	NA
TOTAL*	387	42	11%

2 Bedrooms & Less	24	0	NA
3 to 4 Bedrooms	202	25	12%
5 to 6 Bedrooms	131	15	11%
7 Bedrooms & More	30	2	7%
TOTAL*	387	42	11%

SnapStats®	August	September	Variance
Inventory	343	387	13%
Solds	45	42	-7%
Sale Price	\$1,225,000	\$1,220,000	0%
Sale Price SQFT	\$506	\$501	-1%
Sale to List Price Ratio	96%	99%	3%
Days on Market	17	16	-6%

\*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

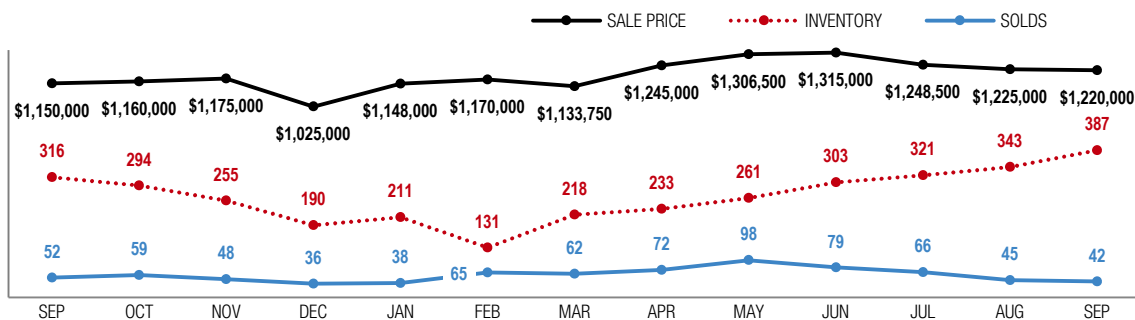
SnapStats®	Inventory	Sales	Sales Ratio
Albion	38	4	11%
Cottonwood	44	6	14%
East Central	59	9	15%
North	0	0	NA
Northeast	0	0	NA
Northwest	28	7	25%
Silver Valley	62	5	8%
Southwest	66	5	8%
Thornhill	18	0	NA
Websters Corners	10	0	NA
West Central	57	6	11%
Whonnock	5	0	NA
TOTAL*	387	42	11%

## Market Summary

- Market Type Indicator **MAPLE RIDGE DETACHED**: Buyers Market at 11% Sales Ratio average (1.1 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band\*\* \$1 mil to \$1.25 mil with average 21% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.5 mil to \$1.75 mil, Silver Valley, Southwest and minimum 7 bedroom properties
- Sellers Best Bet\*\* Selling homes in Northwest and 3 to 4 bedroom properties

\*\*With 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	7	2	29%
400,001 – 500,000	34	16	47%
500,001 – 600,000	49	10	20%
600,001 – 700,000	47	5	11%
700,001 – 800,000	26	6	23%
800,001 – 900,000	32	12	38%
900,001 – 1,000,000	11	5	45%
1,000,001 – 1,250,000	8	1	13%
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*	214	57	27%

0 to 1 Bedroom	43	10	23%
2 Bedrooms	86	18	21%
3 Bedrooms	75	21	28%
4 Bedrooms & Greater	10	8	80%
TOTAL*	214	57	27%

SnapStats®	August	September	Variance
Inventory	174	214	23%
Solds	65	57	-12%
Sale Price	\$685,000	\$651,000	-5%
Sale Price SQFT	\$521	\$517	-1%
Sale to List Price Ratio	103%	104%	1%
Days on Market	8	8	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 CONDOS & TOWNHOMES

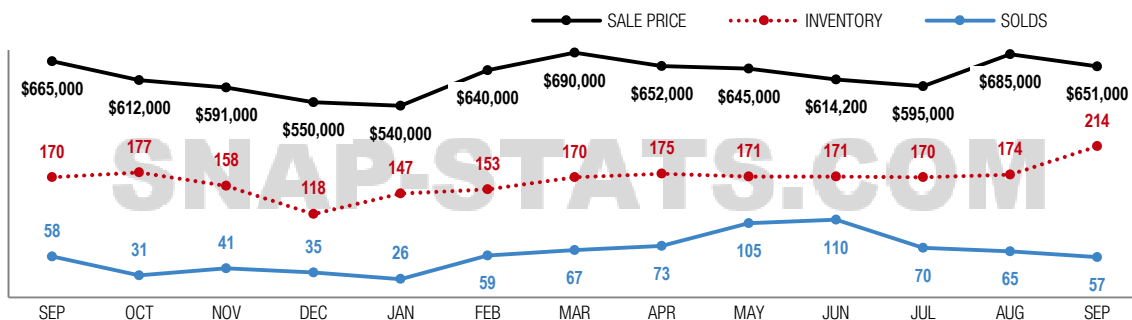
SnapStats®	Inventory	Sales	Sales Ratio
Albion	7	1	14%
Cottonwood	21	10	48%
East Central	95	27	28%
North	0	0	NA
Northeast	0	0	NA
Northwest	4	3	75%
Silver Valley	10	1	10%
Southwest	6	3	50%
Thornhill	7	0	NA
Websters Corners	0	0	NA
West Central	64	12	19%
Whonnock	0	0	NA
TOTAL*	214	57	27%

## Market Summary

- Market Type Indicator **MAPLE RIDGE ATTACHED**: Sellers Market at 27% Sales Ratio average (2.7 in 10 homes selling rate)
- Homes are selling on average 4% above list price
- Most Active Price Band\*\* \$400,000 to \$500,000 with average 47% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$600,000 to \$700,000, Silver Valley and 2 bedroom properties
- Sellers Best Bet\*\* Selling homes in Cottonwood and minimum 4 bedroom properties

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

## 13 Month Market Trend



## Compliments of...

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