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

Compliments of: David Smith

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# SnapStats<sup>®</sup> April 2017 Produced and Published by SnapStats® Publishing Co. info@snap-stats.com | www.snap-stats.com Burnaby New Westminster Coquitlam Port Coquitlam Port Moody Pitt Meadows Maple Ridge

# SnapStats® BURNABY

### **Price Band & Bedroom DETACHED HOMES**

SnapStats®	Inventory	Sales	Sales Ratio*
\$0 - 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	0	0	NA
300,001 - 400,000	0	0	NA
400,001 - 500,000	0	0	NA
500,001 - 600,000	0	0	NA
600,001 - 700,000	0	0	NA
700,001 - 800,000	0	0	NA
800,001 - 900,000	0	0	NA
900,001 - 1,000,000	1	1	100%
1,000,001 - 1,250,000	7	11	157%*
1,250,001 — 1,500,000	52	23	44%
1,500,001 - 1,750,000	75	33	44%
1,750,001 — 2,000,000	58	14	24%
2,000,001 - 2,250,000	31	14	45%
2,250,001 - 2,500,000	37	5	14%
2,500,001 - 2,750,000	39	4	10%
2,750,001 — 3,000,000	31	0	NA
3,000,001 - 3,500,000	21	0	NA
3,500,001 - 4,000,000	10	0	NA
4,000,001 & Greater	10	0	NA
TOTAL	372	105	28%
2 Bedrooms & Less	6	6	100%
3 to 4 Bedrooms	113	41	36%
5 to 6 Bedrooms	160	45	28%
7 Bedrooms & More	93	13	14%
TOTAL	372	105	28%

SnapStats® Median Data	March	April	Variance
Inventory	363	372	2%
Solds	99	105	6%
Sale Price	\$1,625,000	\$1,600,000	-2%
Sale Price SQFT	\$648	\$627	-3%
Sale to List Price Ratio	98%	100%	2%
Days on Market	19	16	-16%

### **Community DETACHED HOMES**

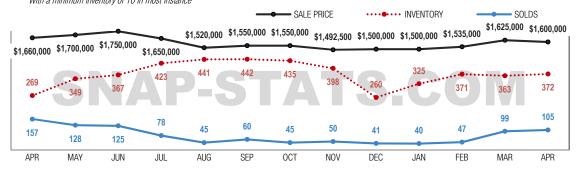
SnapStats®	Inventory	Sales	Sales Ratio*
Big Bend	5	0	NA
Brentwood Park	6	1	17%
Buckingham Heights	10	1	10%
Burnaby Hospital	10	3	30%
Burnaby Lake	19	0	NA
Cariboo	0	0	NA
Capitol Hill	28	10	36%
Central	8	2	25%
Central Park	1	3	300%*
Deer Lake	10	0	NA
Deer Lake Place	8	4	50%
East Burnaby	20	17	85%
Edmonds	13	1	8%
Forest Glen	22	1	5%
Forest Hills	2	0	NA
Garden Village	5	0	NA
Government Road	21	3	14%
Greentree Village	7	0	NA
Highgate	9	2	22%
Metrotown	11	5	45%
Montecito	17	3	18%
Oakdale	2	0	NA
Oaklands	0	0	NA
Parkcrest	17	9	53%
Simon Fraser Hills	0	0	NA
Simon Fraser University SFU	4	1	25%
South Slope	39	7	18%
Sperling-Duthie	16	5	31%
Sullivan Heights	5	1	20%
Suncrest	9	1	11%
The Crest	8	3	38%
Upper Deer Lake	14	4	29%
Vancouver Heights	9	6	67%
Westridge	6	4	67%
Willingdon Heights	11	8	73%
TOTAL	372	105	28%

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

### **Market Summary**

- Official Market Type **BURNABY DETACHED:** Sellers market at 28% Sales Ratio average (2.8 in 10 homes selling rate)
- Homes are selling on average at list price
- Most Active Price Band\*\* \$1 mil to \$1.25 mil with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$2.5 mil to \$2.75 mil, Buckingham Heights, Edmonds, Forest Glen, Government Rd & Suncrest
- Sellers Best Bet\*\* Selling homes in East Burnaby, Vancouver Heights, Willingdon Heights and 3 to 4 bedroom properties
   \* With a minimum inventory of 10 in most instance

# 13 Month Market Trend



#### Compliments of...

# **David Smith**Royal LePage Wolstencroft 778.246.4344



# SnapStats® BURNABY

# 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	13	9	69%
300,001 - 400,000	33	40	121%*
400,001 - 500,000	75	70	93%
500,001 - 600,000	64	64	100%
600,001 - 700,000	67	44	66%
700,001 - 800,000	40	27	68%
800,001 – 900,000	24	15	63%
900,001 - 1,000,000	9	11	122%*
1,000,001 - 1,250,000	11	1	9%
1,250,001 - 1,500,000	9	0	NA
1,500,001 – 1,750,000	3	0	NA
1,750,001 – 2,000,000	2	0	NA
2,000,001 – 2,250,000	0	0	NA
2,250,001 - 2,500,000	0	0	NA
2,500,001 - 2,750,000	0	0	NA
2,750,001 - 3,000,000	0	0	NA
3,000,001 - 3,500,000	0	0	NA
3,500,001 - 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
TOTAL	350	281	80%
0 to 1 Bedroom	70	79	113%*
2 Bedrooms	201	167	83%
3 Bedrooms	74	26	35%
4 Bedrooms & Greater	5	9	180%*
TOTAL	350	281	80%
CnanCtate® Madian Data	March	Anril	Variance

IUIAL	330	201	0070
SnapStats® Median Data	March	April	Variance
Inventory	331	350	6%
Solds	273	281	3%
Sale Price	\$530,000	\$535,000	1%
Sale Price SQFT	\$605	\$609	1%

102%

### Community CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio*
Big Bend	0	1	NA*
Brentwood Park	52	53	102%*
Buckingham Heights	0	0	NA
Burnaby Hospital	0	5	NA*
Burnaby Lake	5	0	NA
Cariboo	7	8	114%*
Capitol Hill	2	4	200%*
Central	10	8	80%
Central Park	11	6	55%
Deer Lake	0	0	NA
Deer Lake Place	0	0	NA
East Burnaby	2	0	NA
Edmonds	26	17	65%
Forest Glen	22	9	41%
Forest Hills	6	4	67%
Garden Village	0	0	NA
Government Road	14	12	86%
Greentree Village	3	0	NA
Highgate	29	16	55%
Metrotown	67	64	96%
Montecito	4	0	NA
Oakdale	0	0	NA
Oaklands	6	1	17%
Parkcrest	6	1	17%
Simon Fraser Hills	6	4	67%
Simon Fraser University SFU	27	14	52%
South Slope	19	25	132%*
Sperling-Duthie	2	0	NA
Sullivan Heights	12	13	108%*
Suncrest	0	0	NA
The Crest	4	3	75%
Upper Deer Lake	0	0	NA
Vancouver Heights	4	7	175%*
Westridge	2	1	50%
Willingdon Heights	2	5	250%*
TOTAL	350	281	80%

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

### **Market Summary**

Sale to List Price Ratio

Days on Market

- Official Market Type BURNABY ATTACHED: Sellers market at 80% Sales Ratio average (8 in 10 homes selling rate)
- Homes are selling on average 2% above list price

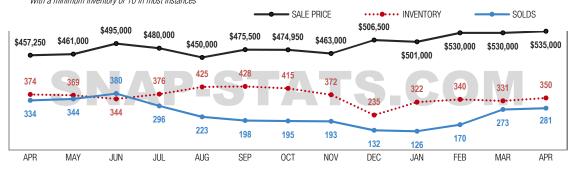
NA

NA

102%

- Most Active Price Band\*\* \$900,000 to \$1 mil with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1 mil to \$1.25 mil, Central Park, Forest Glen, Highgate and 3 bedroom properties
- Sellers Best Bet\*\* Selling homes in Brentwood Park, Cariboo, South Slope, Sullivan Heights and minimum 4 bedroom properties
   \*\* With a minimum inventory of 10 in most instances

# 13 Month Market Trend



#### Compliments of...

# David Smith

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# SnapStats® NEW WESTMINSTER

### Price Band & Bedroom DETACHED HOMES

SnapStats®	Inventory	Sales	Sales Ratio*
\$0 - 100,000	0	0	NA
100,001 - 200,000	0	0	NA
200,001 - 300,000	0	0	NA
300,001 - 400,000	0	0	NA
400,001 - 500,000	0	0	NA
500,001 - 600,000	0	0	NA
600,001 - 700,000	1	0	NA
700,001 - 800,000	3	1	33%
800,001 - 900,000	1	2	200%*
900,001 - 1,000,000	5	3	60%
1,000,001 - 1,250,000	22	14	64%
1,250,001 – 1,500,000	17	3	18%
1,500,001 – 1,750,000	3	3	100%
1,750,001 – 2,000,000	3	1	33%
2,000,001 - 2,250,000	2	1	50%
2,250,001 – 2,500,000	2	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 - 3,000,000	2	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	61	28	46%
	_		
2 Bedrooms & Less	5	4	80%
3 to 4 Bedrooms	25	16	64%
5 to 6 Bedrooms	27	8	30%
7 Bedrooms & More	4	0	NA
TOTAL	61	28	46%

# Community DETACHED HOMES

SnapStats®	Inventory	Sales	Sales Ratio*
Brunette	0	0	NA
Connaught Heights	2	4	200%*
Downtown	0	1	NA*
Fraserview	0	0	NA
GlenBrooke North	8	3	38%
Moody Park	2	1	50%
North Arm	1	0	NA
Quay	0	0	NA
Queensborough	13	1	8%
Queens Park	3	4	133%*
Sapperton	3	3	100%
The Heights	18	5	28%
Uptown	3	2	67%
West End	8	4	50%
TOTAL	61	28	46%

SnapStats® Median Data	March	April	Variance
Inventory	58	61	5%
Solds	25	28	12%
Sale Price	\$1,090,000	\$1,107,500	2%
Sale Price SQFT	\$484	\$479	-1%
Sale to List Price Ratio	99%	101%	2%
Davs on Market	11	10	-9%

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

### **Market Summary**

- Official Market Type NEW WESTMINSTER DETACHED: Sellers market at 46% Sales Ratio average (4.6 in 10 homes selling rate)
- Homes are selling on average 1% above list price
- Most Active Price Band\*\* \$1 mil to \$1.25 mil with average 64% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.25 mil to \$1.5 mil, Queensborough and 5 to 6 bedroom properties
- Sellers Best Bet\*\* Homes in Westend and 3 to 4 bedroom properties

# 13 Month Market Trend



#### Compliments of...

# David Smith

Royal LePage Wolstencroft 778.246.4344



<sup>\*\*</sup> With a minimum inventory of 10 in most instances

# SnapStats® NEW WESTMINSTER

# Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio*
\$0 - 100,000	0	0	NA
100,001 - 200,000	6	1	17%
200,001 - 300,000	20	15	75%
300,001 - 400,000	23	35	152%*
400,001 - 500,000	28	41	146%*
500,001 - 600,000	21	35	167%*
600,001 - 700,000	16	12	75%
700,001 - 800,000	17	8	47%
800,001 - 900,000	7	1	14%
900,001 - 1,000,000	4	0	NA
1,000,001 - 1,250,000	3	1	33%
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	147	149	101%*
0 to 1 Bedroom	31	49	158%*
2 Bedrooms	95	89	94%
3 Bedrooms	21	10	48%
4 Bedrooms & Greater	0	1	NA*
TOTAL	147	149	101%*

<b>Community</b>	CONDOS &	<b>TOWNHOMES</b>
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SnapStats®	Inventory	Sales	Sales Ratio*
Brunette	0	0	NA
Connaught Heights	0	0	NA
Downtown	34	29	85%
Fraserview	17	26	153%*
GlenBrooke North	3	4	133%*
Moody Park	3	0	NA
North Arm	0	0	NA
Quay	14	23	164%*
Queensborough	24	17	71%
Queens Park	0	1	NA*
Sapperton	18	16	89%
The Heights	0	0	NA
Uptown	32	32	100%
West End	2	1	50%
TOTAL	147	149	101%*

SnapStats® Median Data	March	April	Variance	
Inventory	150	147	-2%	
Solds	138	149	8%	
Sale Price	\$455,000	\$467,000	3%	
Sale Price SQFT	\$495	\$510	3%	
Sale to List Price Ratio	106%	102%	-4%	
Davs on Market	10	9	-10%	

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

### **Market Summary**

- Official Market Type NEW WESTMINSTER ATTACHED: Sellers market at >100% Sales Ratio average (10 in 10 homes selling rate)
- Homes are selling on average 2% above list price
- Most Active Price Band\*\* \$300,000 to \$600,000 with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$700,000 to \$800,000, Queensborough and 3 bedroom properties
- Sellers Best Bet\*\* Homes in Fraserview, Quay, Uptown and up to 1 bedroom properties

# 13 Month Market Trend



### Compliments of...

#### **David Smith**

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<sup>\*\*</sup> With a minimum inventory of 10 in most instances

# SnapStats coquitlam

# Price Band & Bedroom DETACHED HOMES

SnapStats®	Inventory	Sales	Sales Ratio*
\$0 - 100,000	0	0	NA
100,001 - 200,000	0	0	NA
200,001 - 300,000	0	0	NA
300,001 - 400,000	0	0	NA
400,001 - 500,000	0	0	NA
500,001 - 600,000	0	1	NA*
600,001 - 700,000	2	0	NA
700,001 — 800,000	3	2	67%
800,001 - 900,000	5	7	140%*
900,001 - 1,000,000	12	5	42%
1,000,001 - 1,250,000	34	34	100%
1,250,001 – 1,500,000	100	38	38%
1,500,001 – 1,750,000	32	18	56%
1,750,001 – 2,000,000	26	3	12%
2,000,001 - 2,250,000	10	2	20%
2,250,001 - 2,500,000	14	3	21%
2,500,001 - 2,750,000	12	0	NA
2,750,001 - 3,000,000	6	0	NA
3,000,001 - 3,500,000	2	0	NA
3,500,001 - 4,000,000	4	0	NA
4,000,001 & Greater	0	0	NA
TOTAL	262	113	43%
2 Bedrooms & Less	5	1	20%
3 to 4 Bedrooms	88	57	65%
5 to 6 Bedrooms	126	45	36%
7 Bedrooms & More	43	10	23%
TOTAL	262	113	43%

Community <i>L</i>	ETACHED HOMES
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SnapStats®	Inventory	Sales	Sales Ratio*
Burke Mountain	24	14	58%
Canyon Springs	2	1	50%
Cape Horn	7	2	29%
Central Coquitlam	65	21	32%
Chineside	1	4	400%*
Coquitlam East	17	7	41%
Coquitlam West	42	16	38%
Eagle Ridge	2	1	50%
Harbour Chines	7	4	57%
Harbour Place	4	4	100%
Hockaday	5	1	20%
Maillardville	11	3	27%
Meadow Brook	5	3	60%
New Horizons	5	5	100%
North Coquitlam	0	0	NA
Park Ridge Estates	0	1	NA*
Ranch Park	11	6	55%
River Springs	6	1	17%
Scott Creek	5	1	20%
Summitt View	2	1	50%
Upper Eagle Ridge	1	3	300%*
Westwood Plateau	40	13	33%
Westwood Summit	0	1	NA*
TOTAL	262	113	43%

SnapStats® Median Data	March	April	Variance
Inventory	228	262	15%
Solds	93	113	22%
Sale Price	\$1,234,250	\$1,310,000	6%
Sale Price SQFT	\$467	\$504	8%
Sale to List Price Ratio	99%	102%	3%
Days on Market	12	12	NA

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

#### **Market Summary**

- Official Market Type COQUITLAM DETACHED: Sellers market at 43% Sales Ratio average (4.3 in 10 homes selling rate)
- Homes are selling on average at 2% above list price
- Most Active Price Band\*\* \$1 mil to \$1.25 mil with average 100% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.75 mil to \$2 mil, Maillardville and minimum 7 bedroom properties
- Sellers Best Bet\*\* Selling homes in Burke Mountain, Ranch Park and 3 to 4 bedroom properties

# 13 Month Market Trend



#### Compliments of...

# **David Smith**Royal LePage Wolstencroft 778.246.4344



<sup>\*\*</sup> With a minimum inventory of 10 in most instances

# SnapStats COQUITLAM

### Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio*
\$0 - 100,000	0	0	NA
100,001 - 200,000	2	1	50%
200,001 - 300,000	12	7	58%
300,001 - 400,000	22	30	136%*
400,001 - 500,000	32	41	128%*
500,001 - 600,000	34	37	109%*
600,001 - 700,000	21	28	133%*
700,001 - 800,000	14	18	129%*
800,001 - 900,000	13	8	62%
900,001 - 1,000,000	7	3	43%
1,000,001 - 1,250,000	1	1	100%
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
TOTAL	161	174	108%*
0 to 1 Bedroom	35	40	114%*
2 Bedrooms	77	91	118%*
3 Bedrooms	41	38	93%
4 Bedrooms & Greater	8	5	63%
TOTAL	161	174	108%*

Community	CONDOS &	<b>TOWNHOMES</b>
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	Inventory	Sales	Sales Ratio*
Burke Mountain	17	18	106%*
Canyon Springs	5	6	120%*
Cape Horn	0	0	NA
Central Coquitlam	4	6	150%*
Chineside	0	0	NA
Coquitlam East	2	5	250%*
Coquitlam West	34	42	124%*
Eagle Ridge	3	3	100%
Harbour Chines	0	0	NA
Harbour Place	0	0	NA
Hockaday	0	0	NA
Maillardville	20	10	50%
Meadow Brook	0	0	NA
New Horizons	9	19	211%*
North Coquitlam	51	44	86%
Park Ridge Estates	0	0	NA
Ranch Park	1	0	NA
River Springs	0	0	NA
Scott Creek	0	1	NA*
Summitt View	0	0	NA
Upper Eagle Ridge	1	2	200%*
Westwood Plateau	14	18	129%*
Westwood Summit	0	0	NA
TOTAL	161	174	108%*

SnapStats® <i>Median Data</i>	March	April	Variance
Inventory	149	161	8%
Solds	197	174	-12%
Sale Price	\$488,000	\$521,444	7%
Sale Price SQFT	\$510	\$539	6%
Sale to List Price Ratio	102%	102%	NA
Days on Market	9	10	11%

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

### **Market Summary**

- Official Market Type **COQUITLAM ATTACHED:** Sellers market at >100% Sales Ratio average (10 in 10 homes selling rate)
- Homes are selling on average 2% above list price
- Most Active Price Band\*\* \$300,000 to \$800,000 with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$200,000 to \$300,000, Maillardville and minimum 4 bedroom properties
- Sellers Best Bet\*\* Selling homes in Burke Mountain, Coquitlam West, New Horizons, Westwood Plateau and up to 2 bedrooms
   \*\* With a minimum inventory of 10 in most instances

# 13 Month Market Trend



#### Compliments of...

# **David Smith**Royal LePage Wolstencroft 778.246.4344



# SnapStats® PORT COQUITLAM

# Price Band & Bedroom DETACHED HOMES

SnapStats®	Inventory	Sales	Sales Ratio*
\$0 - 100,000	0	0	NA
100,001 - 200,000	0	0	NA
200,001 - 300,000	0	0	NA
300,001 - 400,000	0	0	NA
400,001 - 500,000	0	0	NA
500,001 - 600,000	0	0	NA
600,001 - 700,000	0	0	NA
700,001 - 800,000	5	3	60%
800,001 - 900,000	16	15	94%
900,001 - 1,000,000	15	18	120%*
1,000,001 - 1,250,000	25	8	32%
1,250,001 - 1,500,000	12	2	17%
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	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	77	46	60%
2 Bedrooms & Less	5	1	20%
3 to 4 Bedrooms	51	30	59%
5 to 6 Bedrooms	17	14	82%
7 Bedrooms & More	4	1	25%
TOTAL	77	46	60%

2,750,001 - 3,000,000	l	U	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	77	46	60%	
2 Bedrooms & Less	5	1	20%	
3 to 4 Bedrooms	51	30	59%	
5 to 6 Radrooms	17	1/	Q20/_	

SnapStats® Median Data	March	April	Variance
Inventory	76	77	1%
Solds	49	46	-6%
Sale Price	\$870,000	\$935,000	7%
Sale Price SQFT	\$386	\$439	14%
Sale to List Price Ratio	99%	104%	5%
Days on Market	8	10	25%

# **Community DETACHED HOMES**

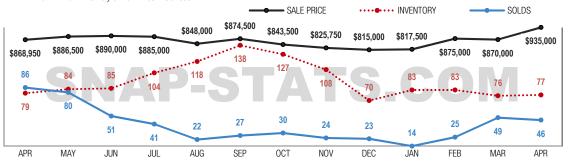
	Inventory	Sales	Sales Ratio*
Birchland Manor	2	0	NA
Central Port Coquitlam	6	0	NA
Citadel	8	5	63%
Glenwood	20	19	95%
Lincoln Park	5	5	100%
Lower Mary Hill	3	1	33%
Mary Hill	6	3	50%
Oxford Heights	13	6	46%
Riverwood	5	6	120%*
Woodland Acres	9	1	11%
TOTAL	77	46	60%

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

### **Market Summary**

- Official Market Type PORT COQUITLAM DETACHED: Sellers market at 60% Sales Ratio average (6 in 10 homes selling rate)
- Homes are selling on average 4% above list price
- Most Active Price Band\*\* \$900,000 to \$1 mil with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.25 mil to \$1.5 mil, Woodland Acres and 3 to 4 bedroom properties
- Sellers Best Bet\*\* Selling homes in Glenwood and 5 to 6 bedroom properties

# 13 Month **Market Trend**



#### Compliments of...

#### **David Smith** Royal LePage Wolstencroft 778.246.4344



<sup>\*\*</sup> With a minimum inventory of 10 in most instances

# SnapStats® PORT COQUITLAM

# Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio*
\$0 - 100,000	0	0	NA
100,001 - 200,000	2	1	50%
200,001 - 300,000	7	13	186%*
300,001 - 400,000	18	26	144%*
400,001 - 500,000	15	11	73%
500,001 - 600,000	9	16	178%*
600,001 - 700,000	9	6	67%
700,001 - 800,000	9	1	11%
800,001 - 900,000	2	1	50%
900,001 - 1,000,000	0	0	NA
1,000,001 - 1,250,000	1	0	NA
1,250,001 - 1,500,000	0	0	NA
1,500,001 - 1,750,000	0	0	NA
1,750,001 - 2,000,000	0	0	NA
2,000,001 - 2,250,000	0	0	NA
2,250,001 - 2,500,000	0	0	NA
2,500,001 - 2,750,000	0	0	NA
2,750,001 - 3,000,000	0	0	NA
3,000,001 - 3,500,000	0	0	NA
3,500,001 - 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
TOTAL	72	75	104%*
0 to 1 Bedroom	16	18	113%*
2 Bedrooms	31	40	129%*
3 Bedrooms	20	15	75%
4 Bedrooms & Greater	5	2	40%
TOTAL	72	75	104%*

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Community C	:0ND0S &	TOWNHOMES	i

SnapStats®	Inventory	Sales	Sales Ratio*
Birchland Manor	0	0	NA
Central Port Coquitlam	38	44	116%*
Citadel	7	6	86%
Glenwood	16	14	88%
Lincoln Park	1	0	NA
Lower Mary Hill	0	0	NA
Mary Hill	0	3	NA*
Oxford Heights	0	1	NA*
Riverwood	8	7	88%
Woodland Acres	2	0	NA
TOTAL	72	75	104%*

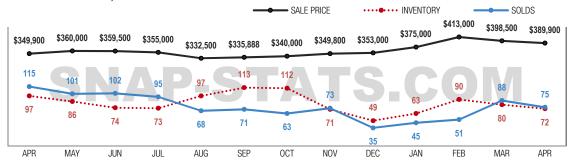
SnapStats® Median Data	March	April	Variance
Inventory	80	72	-10%
Solds	88	75	-15%
Sale Price	\$398,500	\$389,900	-2%
Sale Price SQFT	\$395	\$381	-4%
Sale to List Price Ratio	100%	100%	NA
Days on Market	7	11	57%

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

#### **Market Summary**

- Official Market Type PORT COQUITLAM ATTACHED: Sellers market at >100% Sales Ratio average (10 in 10 homes selling rate)
- Homes are selling on average at list price
- Most Active Price Band\*\* \$200,000 to \$300,000 with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$700,000 to \$800,000, Glenwood, Riverwood and 3 bedroom properties
- Sellers Best Bet\*\* Selling homes in Central Port Coguitlam and up to 2 bedroom properties

# 13 Month Market Trend



#### Compliments of...

#### **David Smith**

Royal LePage Wolstencroft 778.246.4344



<sup>\*\*</sup> With a minimum inventory of 10 in most instances

# **APRIL 2017**

### 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	0	0	NA
900,001 - 1,000,000	1	0	NA
1,000,001 - 1,250,000	8	11	138%*
1,250,001 — 1,500,000	15	5	33%
1,500,001 - 1,750,000	9	3	33%
1,750,001 — 2,000,000	7	2	29%
2,000,001 - 2,250,000	1	0	NA
2,250,001 - 2,500,000	2	1	50%
2,500,001 – 2,750,000	0	0	NA
2,750,001 - 3,000,000	4	0	NA
3,000,001 – 3,500,000	4	0	NA
3,500,001 - 4,000,000	1	0	NA
4,000,001 & Greater	7	0	NA
TOTAL	60	22	37%
2 Bedrooms & Less	0	0	NA
3 to 4 Bedrooms	34	17	50%
5 to 6 Bedrooms	23	5	22%
7 Bedrooms & More	3	0	NA
TOTAL	60	22	37%

Community <i>L</i>	ETACHED HOMES
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SnapStats®	Inventory	Sales	Sales Ratio*
Anmore	22	2	9%
Barber Street	1	2	200%*
Belcarra	3	1	33%
College Park	8	5	63%
Glenayre	1	2	200%*
Heritage Mountain	5	2	40%
Heritage Woods	6	2	33%
loco	0	0	NA
Mountain Meadows	0	2	NA*
North Shore	5	1	20%
Port Moody Centre	9	3	33%
Westwood Summit	0	0	NA
TOTAL	60	22	37%

SnapStats® Median Data	March	April	Variance	
Inventory	50	60	20%	
Solds	21	22	5%	
Sale Price	\$1,260,000	\$1,264,500	NA	
Sale Price SQFT	\$451	\$470	4%	
Sale to List Price Ratio	97%	103%	6%	
Davs on Market	15	14	-7%	

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

### **Market Summary**

- Official Market Type PORT MOODY DETACHED: Sellers market at 37% Sales Ratio average (3.7 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 >100% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.25 mil to \$1.5 mil, Anmore and 5 to 6 bedroom properties
- Sellers Best Bet\*\* Selling homes in College Park and 3 to 4 bedroom properties

# 13 Month Market Trend



#### Compliments of...

#### **David Smith**

Royal LePage Wolstencroft 778.246.4344



<sup>\*\*</sup> With a minimum inventory of 10 in most instances

# SnapStats® PORT MOODY

# Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio*
\$0 - 100,000	0	0	NA
100,001 - 200,000	0	0	NA
200,001 - 300,000	5	1	20%
300,001 - 400,000	3	3	100%
400,001 - 500,000	10	10	100%
500,001 - 600,000	10	14	140%*
600,001 - 700,000	11	15	136%*
700,001 - 800,000	7	6	86%
800,001 - 900,000	6	6	100%
900,001 - 1,000,000	5	3	60%
1,000,001 - 1,250,000	3	0	NA
1,250,001 - 1,500,000	1	1	100%
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	61	59	97%
0 to 1 Bedroom	7	7	100%
2 Bedrooms	28	35	125%*
3 Bedrooms	19	14	74%
4 Bedrooms & Greater	7	3	43%
TOTAL	61	59	97%

Community	CONDOS &	<b>TOWNHOMES</b>
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SnapStats®	Inventory	Sales	Sales Ratio*
Anmore	0	0	NA
Barber Street	0	0	NA
Belcarra	0	0	NA
College Park	11	2	18%
Glenayre	0	0	NA
Heritage Mountain	2	2	100%
Heritage Woods	8	6	75%
loco	0	0	NA
Mountain Meadows	0	0	NA
North Shore	13	14	108%*
Port Moody Centre	27	35	130%*
Westwood Summit	0	0	NA
TOTAL	61	59	97%

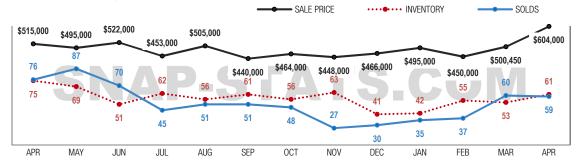
SnapStats® Median Data	March	April	Variance
Inventory	53	61	15%
Solds	60	59	-2%
Sale Price	\$500,450	\$604,000	21%
Sale Price SQFT	\$541	\$564	4%
Sale to List Price Ratio	103%	101%	-2%
Davs on Market	10	7	-30%

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

### **Market Summary**

- Official Market Type PORT MOODY ATTACHED: Sellers market at 97% Sales ratio average (9.7 in 10 homes selling rate)
- Homes are selling on average 1% above list price
- Most Active Price Band\*\* \$400,000 to \$700,000 with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes in College Park and 3 bedroom properties
- Sellers Best Bet\*\* Selling homes in North Shore, Port Moody Centre and 2 bedroom properties

# 13 Month Market Trend



#### Compliments of...

# **David Smith**Royal LePage Wolstencroft 778.246.4344



<sup>\*\*</sup> With a minimum inventory of 10 in most instances

# SnapStats® PITT MEADOWS

# Price Band & Bedroom DETACHED HOMES

SnapStats®	Inventory	Sales	Sales Ratio*
\$0 - 100,000	0	0	NA
100,001 - 200,000	0	0	NA
200,001 - 300,000	0	0	NA
300,001 - 400,000	0	0	NA
400,001 - 500,000	0	0	NA
500,001 - 600,000	0	0	NA
600,001 - 700,000	2	1	50%
700,001 - 800,000	2	6	300%*
800,001 - 900,000	3	6	200%*
900,001 - 1,000,000	4	2	50%
1,000,001 - 1,250,000	2	0	NA
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	1	0	NA
4,000,001 & Greater	0	0	NA
TOTAL	15	15	100%
2 Bedrooms & Less	0	0	NA
3 to 4 Bedrooms	11	11	100%
5 to 6 Bedrooms	4	3	75%
7 Bedrooms & More	0	1	NA*
TOTAL	15	15	100%

Community	<b>DETACHED</b>	<b>HOMES</b>
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SnapStats®	Inventory	Sales	Sales Ratio*
Central Meadows	3	5	167%*
Mid Meadows	1	4	400%*
North Meadows	3	0	NA
South Meadows	7	6	86%
West Meadows	1	0	NA
TOTAL	15	15	100%

Onapolato Wichian Data	IVIAI OI I	Aprili	variance
Inventory	13	15	15%
Solds	13	15	15%
Sale Price	\$742,500	\$814,900	10%
Sale Price SQFT	\$327	\$376	15%
Sale to List Price Ratio	98%	102%	4%
Days on Market	7	9	29%

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

### **Market Summary**

SnanState® Median Data

- Official Market Type PITT MEADOWS DETACHED: Sellers market at 100% Sales Ratio average (10 in 10 homes selling rate)
- Homes are selling on average 2% above list price
- Most Active Price Band\*\* Insufficient data but based on sales \$700,000 to \$900,000 with 12 sales for the month
- Buyers Best Bet\*\* Insufficient data
- Sellers Best Bet\*\* Homes with 3 to 4 bedrooms

# 13 Month Market Trend



# Compliments of...

#### **David Smith**

Royal LePage Wolstencroft 778.246.4344



<sup>\*\*</sup> With a minimum inventory of 10 in most instances

# SnapStats® PITT MEADOWS

# Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio*
\$0 - 100,000	0	0	NA
100,001 - 200,000	0	0	NA
200,001 - 300,000	4	6	150%*
300,001 - 400,000	20	22	110%*
400,001 - 500,000	11	7	64%
500,001 - 600,000	3	2	67%
600,001 - 700,000	2	2	100%
700,001 - 800,000	1	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	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	43	39	91%
0 to 1 Bedroom	9	5	56%
2 Bedrooms	28	29	104%*
3 Bedrooms	6	5	83%
4 Bedrooms & Greater	0	0	NA
TOTAL	43	39	91%

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Community	CUNDUS &	<b>TOWNHOMES</b>

SnapStats®	Inventory	Sales	Sales Ratio*
Central Meadows	16	9	56%
Mid Meadows	23	26	113%*
North Meadows	2	2	100%
South Meadows	2	2	100%
West Meadows	0	0	NA
TOTAL	43	39	91%

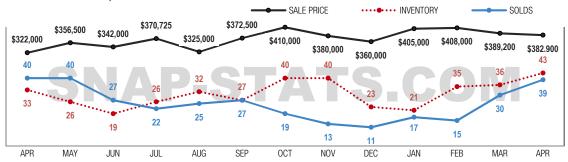
SnapStats® Median Data	March	April	Variance
Inventory	36	43	19%
Solds	30	39	30%
Sale Price	\$389,200	\$382,900	-2%
Sale Price SQFT	\$408	\$406	NA
Sale to List Price Ratio	100%	100%	NA
Days on Market	8	6	-25%

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

### **Market Summary**

- Official Market Type PITT MEADOWS ATTACHED: Sellers market at 91% Sales Ratio average (9.1 in 10 homes selling rate)
- Homes are selling on average at list price
- Most Active Price Band\*\* \$300,000 to \$400,000 with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$400,000 to \$500,000, Central Meadows and up to 1 bedroom properties
- Sellers Best Bet\*\* Selling homes in Mid Meadows and 2 bedroom properties

# 13 Month Market Trend



#### Compliments of...

#### **David Smith**

Royal LePage Wolstencroft 778.246.4344



<sup>\*\*</sup> With a minimum inventory of 10 in most instances



# 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	1	2	200%*
500,001 - 600,000	7	5	71%
600,001 - 700,000	19	25	132%*
700,001 - 800,000	28	36	129%*
800,001 - 900,000	41	27	66%
900,001 - 1,000,000	40	14	35%
1,000,001 - 1,250,000	30	5	17%
1,250,001 - 1,500,000	11	1	9%
1,500,001 - 1,750,000	7	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	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	2	0	NA
TOTAL	191	115	60%
2 Bedrooms & Less	14	6	43%
3 to 4 Bedrooms	101	74	73%
5 to 6 Bedrooms	67	31	46%
7 Bedrooms & More	9	4	44%
TOTAL	191	115	60%

3 to 4 Deurooms	101	74	13%
5 to 6 Bedrooms	67	31	46%
7 Bedrooms & More	9	4	44%
TOTAL	191	115	60%
SnapStats® Median Data	March	April	Variance
SnapStats® <i>Median Data</i> Inventory	March 186	April 191	Variance 3%

\$740,000

\$328

100%

### **Community DETACHED HOMES**

	Inventory	Sales	Sales Ratio*
Albion	28	28	100%
Cottonwood	22	12	55%
East Central	27	16	59%
North	2	1	50%
Northeast	2	0	NA
Northwest	21	11	52%
Silver Valley	26	8	31%
Southwest	14	15	107%*
Thornhill	12	1	8%
Websters Corners	10	2	20%
West Central	25	21	84%
Whonnock	2	0	NA
TOTAL	191	115	60%

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

#### **Market Summary**

Sale to List Price Ratio

Sale Price

Sale Price SQFT

Days on Market

- Official Market Type MAPLE RIDGE DETACHED: Sellers market at 60% Sales Ratio average (6 in 10 homes selling rate)
- Homes are selling on average at 2% above list price

4%

1%

2%

-18%

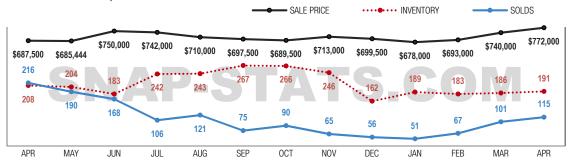
- Most Active Price Band\*\* \$600,000 to \$800,000 with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.25 mil to \$1.5 mil, Thornhill, Websters Corners and all but 3 to 4 bedroom properties
- Sellers Best Bet\*\* Selling homes in Albion, Southwest, West Central and 3 to 4 bedroom properties

\$772,000

\$331

102%

# 13 Month Market Trend



#### Compliments of...

# **David Smith**Royal LePage Wolstencroft 778.246.4344



<sup>\*\*</sup> With a minimum inventory of 10 in most instances

# Snap Stats® MAPLE RIDGE

# Price Band & Bedroom CONDOS & TOWNHOMES

\$0 - 100,000	SnapStats®	Inventory	Sales	Sales Ratio*
200,001 – 300,000	\$0 - 100,000	2	0	NA
300,001 - 400,000       30       41       137%*         400,001 - 500,000       18       26       144%*         500,001 - 600,000       22       18       82%         600,001 - 700,000       6       1       17%         700,001 - 800,000       2       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         2,750,001 - 3,000,000       0       0       NA         3,500,001 - 3,500,000       0       0       NA         3,500,001 - 4,000,000       0       0       NA         4,000,001 & Greater       0       NA       0         TOTAL       104       119       114%*	100,001 - 200,000	4	4	100%
400,001 - 500,000       18       26       144%*         500,001 - 600,000       22       18       82%         600,001 - 700,000       6       1       17%         700,001 - 800,000       2       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         2,750,001 - 3,000,000       0       0       NA         3,500,001 - 3,500,000       0       0       NA         3,500,001 - 4,000,000       0       0       NA         4,000,001 & Greater       0       0       NA         TOTAL       104       119       114%*         0 to 1 Bedroom       13       20       154%*         2 Bedrooms       46       47       102%*	200,001 - 300,000	19	29	153%*
500,001 - 600,000         22         18         82%           600,001 - 700,000         6         1         17%           700,001 - 800,000         2         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           2,750,001 - 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         104         119         114%*           0 to 1 Bedroom         13         20         154%*           2 Bedrooms         46         47         102%*	300,001 - 400,000	30	41	137%*
600,001 - 700,000         6         1         17%           700,001 - 800,000         2         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           2,750,001 - 2,750,000         0         0         NA           2,750,001 - 3,000,000         0         0         NA           3,500,001 - 4,000,000         0         0         NA           4,000,001 & Greater         0         0         NA           TOTAL         104         119         114%*           0 to 1 Bedroom         13         20         154%*           2 Bedrooms         46         47         102%*           3 Bedrooms         41         47         115%*	400,001 - 500,000	18	26	144%*
700,001 - 800,000         2         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           2,750,001 - 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         104         119         114%*           0 to 1 Bedroom         13         20         154%*           2 Bedrooms         46         47         102%*           3 Bedrooms         41         47         115%*	500,001 - 600,000	22	18	82%
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         2,750,001 - 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       104       119       114%*         0 to 1 Bedroom       13       20       154%*         2 Bedrooms       46       47       102%*         3 Bedrooms       41       47       115%*	600,001 - 700,000	-	1	17%
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 1,550,001 – 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 2,500,001 – 2,750,000 0 NA 2,750,001 – 3,000,000 0 NA 3,000,001 – 3,500,000 0 NA 3,000,001 – 3,500,000 0 NA 3,500,001 – 4,000,000 0 NA 4,000,001 & Greater 0 NA TOTAL 104 119 114%*  0 to 1 Bedroom 13 20 154%* 2 Bedrooms 46 47 102%* 3 Bedrooms 41 47 115%*	700,001 - 800,000	2	0	NA
1,000,001 - 1,250,000       0       NA         1,250,001 - 1,500,000       0       NA         1,500,001 - 1,750,000       0       NA         1,750,001 - 2,000,000       0       NA         2,000,001 - 2,250,000       0       NA         2,250,001 - 2,500,000       0       NA         2,500,001 - 2,750,000       0       NA         2,750,001 - 3,000,000       0       NA         3,000,001 - 3,500,000       0       NA         3,500,001 - 4,000,000       0       NA         4,000,001 & Greater       0       NA         TOTAL       104       119       114%*         0 to 1 Bedroom       13       20       154%*         2 Bedrooms       46       47       102%*         3 Bedrooms       41       47       115%*	800,001 - 900,000	1	0	NA
1,250,001 - 1,500,000       0       NA         1,500,001 - 1,750,000       0       NA         1,750,001 - 2,000,000       0       NA         2,000,001 - 2,250,000       0       NA         2,250,001 - 2,500,000       0       NA         2,500,001 - 2,750,000       0       NA         2,750,001 - 3,000,000       0       NA         3,000,001 - 3,500,000       0       NA         3,500,001 - 4,000,000       0       NA         4,000,001 & Greater       0       NA         TOTAL       104       119       114%*         0 to 1 Bedroom       13       20       154%*         2 Bedrooms       46       47       102%*         3 Bedrooms       41       47       115%*	900,001 - 1,000,000	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       104       119       114%*         0 to 1 Bedroom       13       20       154%*         2 Bedrooms       46       47       102%*         3 Bedrooms       41       47       115%*	1,000,001 - 1,250,000	0	0	NA
1,750,001 - 2,000,000       0       NA         2,000,001 - 2,250,000       0       NA         2,250,001 - 2,500,000       0       NA         2,500,001 - 2,750,000       0       NA         2,750,001 - 3,000,000       0       NA         3,000,001 - 3,500,000       0       NA         3,500,001 - 4,000,000       0       NA         4,000,001 & Greater       0       NA         TOTAL       104       119       114%*         0 to 1 Bedroom       13       20       154%*         2 Bedrooms       46       47       102%*         3 Bedrooms       41       47       115%*	1,250,001 - 1,500,000	0	0	NA
2,000,001 - 2,250,000       0       NA         2,250,001 - 2,500,000       0       NA         2,500,001 - 2,750,000       0       NA         2,750,001 - 3,000,000       0       NA         3,000,001 - 3,500,000       0       NA         3,500,001 - 4,000,000       0       NA         4,000,001 & Greater       0       NA         TOTAL       104       119       114%*         0 to 1 Bedroom       13       20       154%*         2 Bedrooms       46       47       102%*         3 Bedrooms       41       47       115%*	1,500,001 - 1,750,000	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 104 119 114%*  0 to 1 Bedroom 13 20 154%* 2 Bedrooms 46 47 102%* 3 Bedrooms 41 47 115%*	1,750,001 - 2,000,000	0	0	NA
2,500,001 - 2,750,000       0       NA         2,750,001 - 3,000,000       0       NA         3,000,001 - 3,500,000       0       NA         3,500,001 - 4,000,000       0       NA         4,000,001 & Greater       0       NA         TOTAL       104       119       114%*         0 to 1 Bedroom       13       20       154%*         2 Bedrooms       46       47       102%*         3 Bedrooms       41       47       115%*		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       104       119       114%*         0 to 1 Bedroom       13       20       154%*         2 Bedrooms       46       47       102%*         3 Bedrooms       41       47       115%*	2,250,001 - 2,500,000	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       104       119       114%*         0 to 1 Bedroom       13       20       154%*         2 Bedrooms       46       47       102%*         3 Bedrooms       41       47       115%*	2,500,001 - 2,750,000	0	0	NA
3,500,001 - 4,000,000       0       0       NA         4,000,001 & Greater       0       0       NA         TOTAL       104       119       114%*         0 to 1 Bedroom       13       20       154%*         2 Bedrooms       46       47       102%*         3 Bedrooms       41       47       115%*	2,750,001 - 3,000,000	0	0	NA
4,000,001 & Greater       0       0       NA         TOTAL       104       119       114%*         0 to 1 Bedroom       13       20       154%*         2 Bedrooms       46       47       102%*         3 Bedrooms       41       47       115%*	3,000,001 - 3,500,000	0	0	NA
TOTAL     104     119     114%*       0 to 1 Bedroom     13     20     154%*       2 Bedrooms     46     47     102%*       3 Bedrooms     41     47     115%*	3,500,001 - 4,000,000	0	0	NA
0 to 1 Bedroom       13       20       154%*         2 Bedrooms       46       47       102%*         3 Bedrooms       41       47       115%*	4,000,001 & Greater	0	0	NA
2 Bedrooms 46 47 102%* 3 Bedrooms 41 47 115%*	TOTAL	104	119	114%*
2 Bedrooms 46 47 102%* 3 Bedrooms 41 47 115%*				
3 Bedrooms 41 47 115%*	0 to 1 Bedroom	13	20	154%*
	2 Bedrooms		47	102%*
4 Bedrooms & Greater 4 5 125%*	0 = 0 0 0 0 0	* *	**	
				125%*
TOTAL 104 119 114%*	TOTAL	104	119	114%*

Community	CONDOS 8	<i>TOWNHOMES</i>
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	Inventory	Sales	Sales Ratio*
Albion	9	4	44%
Cottonwood	12	16	133%*
East Central	24	40	167%*
North	0	0	NA
Northeast	0	0	NA
Northwest	3	7	233%*
Silver Valley	5	13	260%*
Southwest	7	6	86%
Thornhill	0	3	NA*
Websters Corners	0	0	NA
West Central	44	30	68%
Whonnock	0	0	NA
TOTAL	104	119	114%*

SnapStats® Median Data	March	April	Variance
Inventory	135	104	-23%
Solds	137	119	-13%
Sale Price	\$350,000	\$375,000	7%
Sale Price SQFT	\$320	\$320	NA
Sale to List Price Ratio	103%	100%	-3%
Days on Market	6	8	33%

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

### **Market Summary**

- Official Market Type MAPLE RIDGE ATTACHED: Sellers market at >100% Sales Ratio average (10 in 10 homes selling rate)
- Homes are selling on average at list price
- Most Active Price Band\*\* \$200,000 to \$500,000 with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$500,000 to \$600,000, Albion and West Central
- Sellers Best Bet\*\* Selling homes in Cottonwood, East Central, Silver Valley and up to 3 bedroom properties

# 13 Month Market Trend



#### Compliments of...

#### **David Smith**

Royal LePage Wolstencroft 778.246.4344



<sup>\*\*</sup> With a minimum inventory of 10 in most instances