

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

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604.936.7653

team@generationsrep.com

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RE/MAX Sabre Realty

102 - 2748 Lougheed Highway

Port Coquitlam, BC V3B 6P2



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GREATER

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

VANCOUVER

EDITION



## 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	2	1	50%
1,250,001 - 1,500,000	12	2	17%
1,500,001 - 1,750,000	28	10	36%
1,750,001 - 2,000,000	59	11	19%
2,000,001 - 2,250,000	20	17	85%
2,250,001 - 2,500,000	37	13	35%
2,500,001 - 2,750,000	26	4	15%
2,750,001 - 3,000,000	26	2	8%
3,000,001 - 3,500,000	21	5	24%
3,500,001 - 4,000,000	21	2	10%
4,000,001 - 4,500,000	5	0	NA
4,500,001 - 5,000,000	6	0	NA
5,000,001 - 5,500,000	0	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	0	0	NA
7,000,001 & Greater	2	0	NA
TOTAL*	267	67	25%

2 Bedrooms & Less	8	1	13%
3 to 4 Bedrooms	98	26	27%
5 to 6 Bedrooms	97	28	29%
7 Bedrooms & More	64	12	19%
TOTAL*	267	67	25%

SnapStats®	April	May	Variance
Inventory	222	267	20%
Solds	84	67	-20%
Sale Price	\$2,216,000	\$2,141,000	-3%
Sale Price SQFT	\$813	\$748	-8%
Sale to List Price Ratio	111%	98%	-12%
Days on Market	8	8	0%

## Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Big Bend	7	1	14%
Brentwood Park	14	0	NA
Buckingham Heights	5	0	NA
Burnaby Hospital	5	3	60%
Burnaby Lake	9	4	44%
Cariboo	0	0	NA
Capitol Hill	13	3	23%
Central	8	2	25%
Central Park	3	3	100%
Deer Lake	10	0	NA
Deer Lake Place	3	2	67%
East Burnaby	16	2	13%
Edmonds	5	4	80%
Forest Glen	12	3	25%
Forest Hills	2	0	NA
Garden Village	4	1	25%
Government Road	9	3	33%
Greentree Village	2	1	50%
Highgate	3	1	33%
Metrotown	8	2	25%
Montecito	9	1	11%
Oakdale	0	0	NA
Oaklands	0	0	NA
Parkcrest	19	4	21%
Simon Fraser Hills	0	0	NA
Simon Fraser University SFU	7	4	57%
South Slope	38	4	11%
Sperling-Duthie	8	5	63%
Sullivan Heights	4	0	NA
Suncrest	6	0	NA
The Crest	4	3	75%
Upper Deer Lake	10	3	30%
Vancouver Heights	8	2	25%
Westridge	6	3	50%
Willingdon Heights	10	3	30%
TOTAL*	267	67	25%

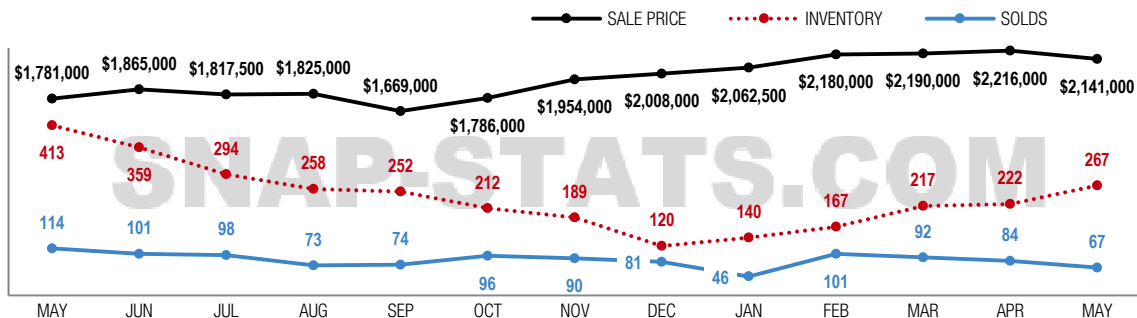
\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

## Market Summary

- Market Type Indicator **BURNABY DETACHED**: Sellers Market at 25% Sales Ratio average (2.5 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band\*\* \$2 mil to \$2.25 mil with average 85% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$2.75 mil to \$3 mil, East Burnaby, Montecito, South Slope and up to 2 bedroom properties
- Sellers Best Bet\*\* Selling homes in Sperling-Duthie 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	1	0	NA
300,001 – 400,000	6	2	33%
400,001 – 500,000	28	23	82%
500,001 – 600,000	74	54	73%
600,001 – 700,000	126	62	49%
700,001 – 800,000	129	53	41%
800,001 – 900,000	97	29	30%
900,001 – 1,000,000	72	25	35%
1,000,001 – 1,250,000	87	26	30%
1,250,001 – 1,500,000	39	12	31%
1,500,001 – 1,750,000	15	0	NA
1,750,001 – 2,000,000	12	2	17%
2,000,001 – 2,250,000	1	1	100%
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	2	0	NA
3,500,001 – 4,000,000	1	0	NA
4,000,001 & Greater	0	0	NA
<b>TOTAL*</b>	<b>694</b>	<b>289</b>	<b>42%</b>

Bedroom	Inventory	Sales	Sales Ratio
0 to 1 Bedroom	164	94	57%
2 Bedrooms	420	161	38%
3 Bedrooms	99	28	28%
4 Bedrooms & Greater	11	6	55%
<b>TOTAL*</b>	<b>694</b>	<b>289</b>	<b>42%</b>

SnapStats®	April	May	Variance
Inventory	652	694	6%
Solds	293	289	-1%
Sale Price	\$765,000	\$710,000	-7%
Sale Price SQFT	\$868	\$827	-5%
Sale to List Price Ratio	105%	102%	-3%
Days on Market	8	9	13%

## Community CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
Big Bend	0	2	NA*
Brentwood Park	192	64	33%
Buckingham Heights	0	0	NA
Burnaby Hospital	5	6	120%*
Burnaby Lake	3	3	100%
Cariboo	8	3	38%
Capitol Hill	8	2	25%
Central	7	7	100%
Central Park	13	5	38%
Deer Lake	2	0	NA
Deer Lake Place	0	0	NA
East Burnaby	3	1	33%
Edmonds	35	15	43%
Forest Glen	42	12	29%
Forest Hills	2	5	250%*
Garden Village	0	0	NA
Government Road	13	8	62%
Greentree Village	1	2	200%*
Highgate	47	20	43%
Metrotown	191	64	34%
Montecito	5	0	NA
Oakdale	0	0	NA
Oaklands	3	2	67%
Parkcrest	3	3	100%
Simon Fraser Hills	3	3	100%
Simon Fraser University SFU	67	20	30%
South Slope	12	15	125%*
Sperling-Duthie	3	0	NA
Sullivan Heights	11	9	82%
Suncrest	0	0	NA
The Crest	5	2	40%
Upper Deer Lake	0	1	NA*
Vancouver Heights	6	10	167%*
Westridge	0	1	NA*
Willingdon Heights	4	4	100%
<b>TOTAL*</b>	<b>694</b>	<b>289</b>	<b>42%</b>

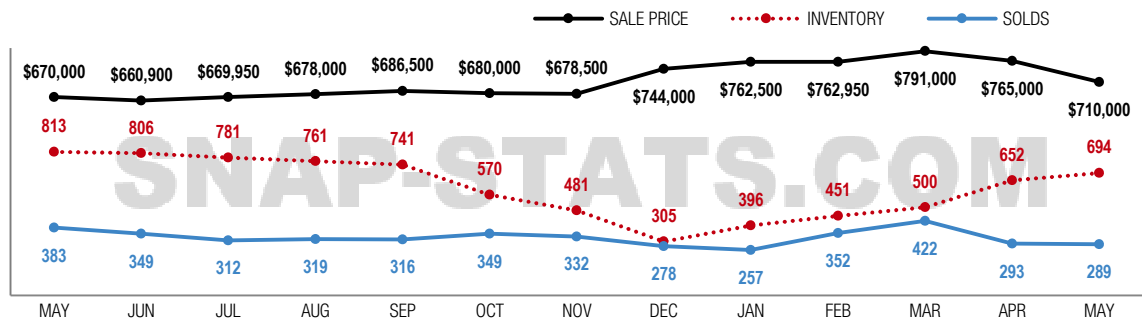
\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

## Market Summary

- Market Type Indicator **BURNABY ATTACHED**: Sellers Market at 42% Sales Ratio average (4.2 in 10 homes selling rate)
- Homes are selling on average 2% above list price
- Most Active Price Band\*\* \$400,000 to \$500,000 with average 82% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.75 mil to \$2 mil, Capitol Hill, Forest Glen, SFU and 3 bedroom properties
- Sellers Best Bet\*\* Selling homes in South Slope, Sullivan Heights, Vancouver Heights 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	1	1	100%
900,001 - 1,000,000	1	0	NA
1,000,001 - 1,250,000	4	0	NA
1,250,001 - 1,500,000	21	10	48%
1,500,001 - 1,750,000	16	5	31%
1,750,001 - 2,000,000	16	1	6%
2,000,001 - 2,250,000	8	1	13%
2,250,001 - 2,500,000	11	0	NA
2,500,001 - 2,750,000	3	0	NA
2,750,001 - 3,000,000	2	1	50%
3,000,001 - 3,500,000	1	0	NA
3,500,001 - 4,000,000	0	0	NA
4,000,001 - 4,500,000	2	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*	86	19	22%

2 Bedrooms & Less	12	2	17%
3 to 4 Bedrooms	39	11	28%
5 to 6 Bedrooms	26	4	15%
7 Bedrooms & More	9	2	22%
TOTAL*	86	19	22%

## Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Brunette	0	0	NA
Connaught Heights	6	1	17%
Downtown	0	0	NA
Fraserview	1	0	NA
GlenBrooke North	6	2	33%
Moody Park	0	2	NA*
North Arm	1	0	NA
Quay	0	0	NA
Queensborough	33	5	15%
Queens Park	4	0	NA
Sapperton	8	1	13%
The Heights	15	7	47%
Uptown	6	0	NA
West End	6	1	17%
TOTAL*	86	19	22%

SnapStats®	April	May	Variance
Inventory	80	86	8%
Solds	24	19	-21%
Sale Price	\$1,701,500	\$1,485,000	-13%
Sale Price SQFT	\$601	\$651	8%
Sale to List Price Ratio	95%	99%	4%
Days on Market	8	11	38%

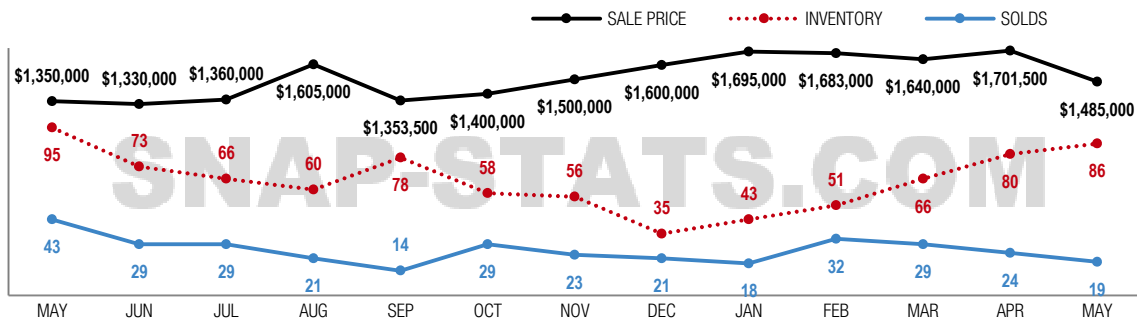
\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

## Market Summary

- Market Type Indicator **NEW WESTMINSTER DETACHED**: Sellers Market at 22% Sales Ratio average (2.2 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 48% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.75 mil to \$2 mil, Queensborough, Sapperton 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

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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	1	0	NA
300,001 – 400,000	6	1	17%
400,001 – 500,000	27	11	41%
500,001 – 600,000	45	24	53%
600,001 – 700,000	33	24	73%
700,001 – 800,000	41	13	32%
800,001 – 900,000	16	11	69%
900,001 – 1,000,000	13	1	8%
1,000,001 – 1,250,000	14	8	57%
1,250,001 – 1,500,000	10	1	10%
1,500,001 – 1,750,000	0	0	NA
1,750,001 – 2,000,000	0	0	NA
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	0	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	0	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
<b>TOTAL*</b>	<b>206</b>	<b>94</b>	<b>46%</b>

0 to 1 Bedroom	53	23	43%
2 Bedrooms	121	57	47%
3 Bedrooms	29	10	34%
4 Bedrooms & Greater	3	4	133%*
<b>TOTAL*</b>	<b>206</b>	<b>94</b>	<b>46%</b>

SnapStats®	April	May	Variance
Inventory	151	206	36%
Solds	109	94	-14%
Sale Price	\$640,000	\$643,750	1%
Sale Price SQFT	\$707	\$705	0%
Sale to List Price Ratio	107%	100%	-7%
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

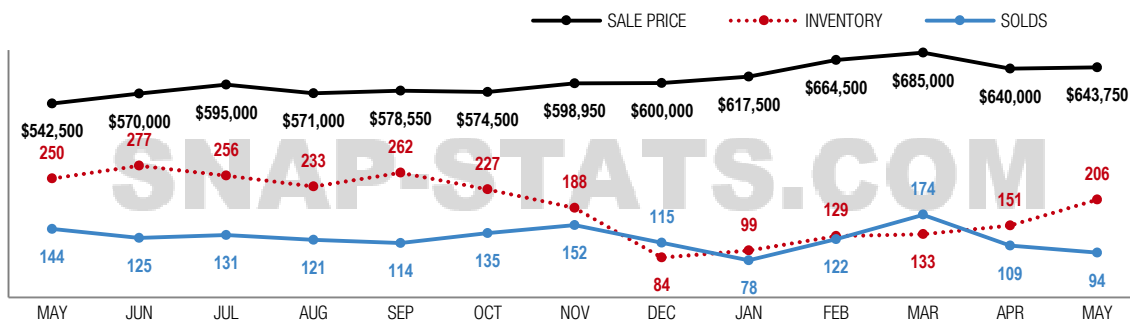
SnapStats®	Inventory	Sales	Sales Ratio
Brunette	0	0	NA
Connaught Heights	0	0	NA
Downtown	42	20	48%
Fraserview	27	18	67%
GlenBrooke North	3	9	300%*
Moody Park	1	0	NA
North Arm	0	0	NA
Quay	35	11	31%
Queensborough	32	13	41%
Queens Park	0	0	NA
Sapperton	12	5	42%
The Heights	0	0	NA
Uptown	53	18	34%
West End	1	0	NA
<b>TOTAL*</b>	<b>206</b>	<b>94</b>	<b>46%</b>

## Market Summary

- Market Type Indicator **NEW WESTMINSTER ATTACHED**: Sellers Market at 46% Sales Ratio average (4.6 in 10 homes selling rate)
- Homes are selling on average 100% of list price
- Most Active Price Band\*\* \$600,000 to \$700,000 with average 73% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$900,000 to \$1 mil, Quay, Uptown and 3 bedroom properties
- Sellers Best Bet\*\* Selling homes in Fraserview, GlenBrooke North 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	0	0	NA
700,001 - 800,000	0	0	NA
800,001 - 900,000	0	0	NA
900,001 - 1,000,000	1	0	NA
1,000,001 - 1,250,000	4	4	100%
1,250,001 - 1,500,000	30	11	37%
1,500,001 - 1,750,000	37	12	32%
1,750,001 - 2,000,000	63	20	32%
2,000,001 - 2,250,000	23	5	22%
2,250,001 - 2,500,000	26	7	27%
2,500,001 - 2,750,000	10	4	40%
2,750,001 - 3,000,000	20	1	5%
3,000,001 - 3,500,000	20	2	10%
3,500,001 - 4,000,000	5	1	20%
4,000,001 - 4,500,000	1	0	NA
4,500,001 - 5,000,000	3	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*	243	67	28%

2 Bedrooms & Less	10	0	NA
3 to 4 Bedrooms	97	27	28%
5 to 6 Bedrooms	98	33	34%
7 Bedrooms & More	38	7	18%
TOTAL*	243	67	28%

SnapStats®	April	May	Variance
Inventory	213	243	14%
Solds	86	67	-22%
Sale Price	\$1,845,000	\$1,790,800	-3%
Sale Price SQFT	\$626	\$591	-6%
Sale to List Price Ratio	104%	100%	-4%
Days on Market	8	10	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.

## Community DETACHED HOUSES

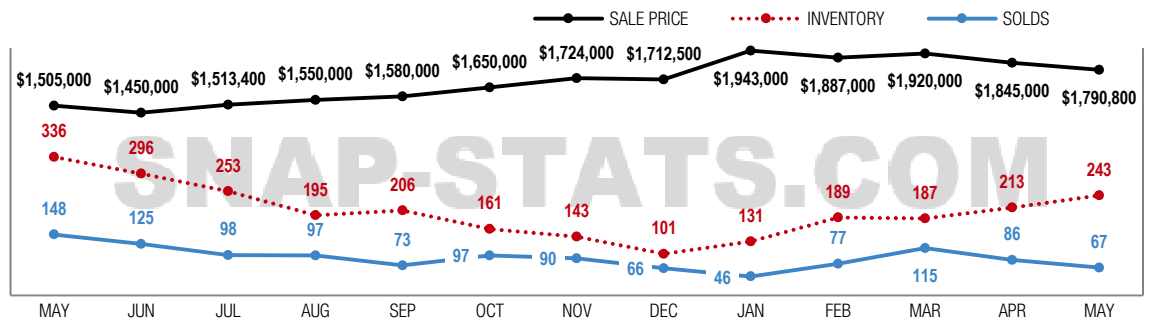
SnapStats®	Inventory	Sales	Sales Ratio
Burke Mountain	27	7	26%
Canyon Springs	4	2	50%
Cape Horn	6	4	67%
Central Coquitlam	48	11	23%
Chineside	6	0	NA
Coquitlam East	11	8	73%
Coquitlam West	49	4	8%
Eagle Ridge	4	1	25%
Harbour Chines	9	2	22%
Harbour Place	1	2	200%*
Hockaday	3	0	NA
Maillardville	12	3	25%
Meadow Brook	7	3	43%
New Horizons	10	0	NA
North Coquitlam	0	0	NA
Park Ridge Estates	1	0	NA
Ranch Park	16	6	38%
River Springs	2	4	200%*
Scott Creek	3	0	NA
Summitt View	2	0	NA
Upper Eagle Ridge	2	2	100%
Westwood Plateau	18	8	44%
Westwood Summit	2	0	NA
TOTAL*	243	67	28%

## Market Summary

- Market Type Indicator **COQUITLAM DETACHED**: Sellers Market at 28% Sales Ratio average (2.8 in 10 homes selling rate)
- Homes are selling on average 100% of list price
- Most Active Price Band\*\* \$2.5 mil to \$2.75 mil with average 40% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$2.75 mil to \$3 mil, Coquitlam West and minimum 7 bedroom properties
- Sellers Best Bet\*\* Selling homes in Coquitlam East 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	3	1	33%
400,001 – 500,000	11	7	64%
500,001 – 600,000	47	30	64%
600,001 – 700,000	54	29	54%
700,001 – 800,000	61	38	62%
800,001 – 900,000	49	22	45%
900,001 – 1,000,000	29	17	59%
1,000,001 – 1,250,000	39	17	44%
1,250,001 – 1,500,000	29	9	31%
1,500,001 – 1,750,000	10	1	10%
1,750,001 – 2,000,000	2	0	NA
2,000,001 – 2,250,000	3	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
<b>TOTAL*</b>	<b>338</b>	<b>171</b>	<b>51%</b>

Bedrooms	Inventory	Sales	Sales Ratio
0 to 1 Bedroom	71	35	49%
2 Bedrooms	175	91	52%
3 Bedrooms	67	34	51%
4 Bedrooms & Greater	25	11	44%
<b>TOTAL*</b>	<b>338</b>	<b>171</b>	<b>51%</b>

## Community CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
Burke Mountain	20	12	60%
Canyon Springs	5	13	260%*
Cape Horn	0	0	NA
Central Coquitlam	22	5	23%
Chineside	0	0	NA
Coquitlam East	3	1	33%
Coquitlam West	137	58	42%
Eagle Ridge	5	5	100%
Harbour Chines	0	0	NA
Harbour Place	0	0	NA
Hockaday	0	0	NA
Maillardville	14	13	93%
Meadow Brook	0	0	NA
New Horizons	21	10	48%
North Coquitlam	79	38	48%
Park Ridge Estates	0	0	NA
Ranch Park	1	1	100%
River Springs	0	0	NA
Scott Creek	4	2	50%
Summitt View	0	0	NA
Upper Eagle Ridge	2	1	50%
Westwood Plateau	25	12	48%
Westwood Summit	0	0	NA
<b>TOTAL*</b>	<b>338</b>	<b>171</b>	<b>51%</b>

SnapStats®	April	May	Variance
Inventory	294	338	15%
Solds	184	171	-7%
Sale Price	\$754,950	\$750,000	-1%
Sale Price SQFT	\$839	\$802	-4%
Sale to List Price Ratio	106%	103%	-3%
Days on Market	8	8	0%

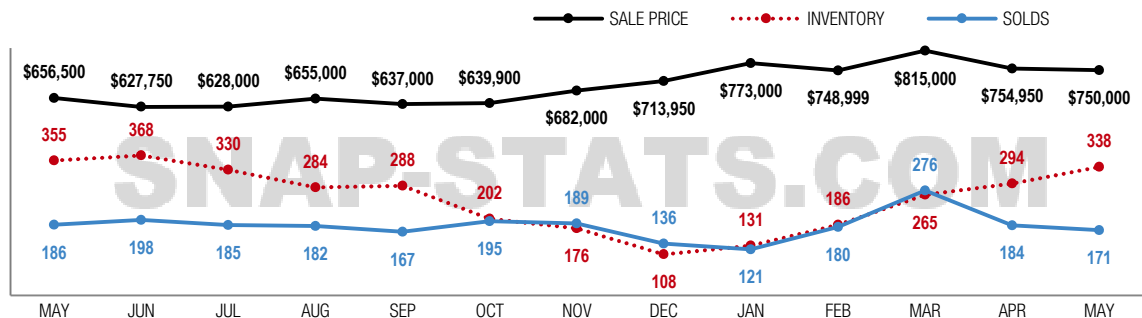
\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

## Market Summary

- Market Type Indicator **COQUITLAM ATTACHED**: Sellers Market at 51% Sales Ratio average (5.1 in 10 homes selling rate)
- Homes are selling on average 3% above list price
- Most Active Price Band\*\* \$400,000 to \$600,000 with average 64% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.5 mil to \$1.75 mil, Central Coquitlam and minimum 4 bedroom properties
- Sellers Best Bet\*\* Selling homes in Canyon Springs, Maillardville 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	0	0	NA
700,001 - 800,000	0	0	NA
800,001 - 900,000	0	0	NA
900,001 - 1,000,000	2	0	NA
1,000,001 - 1,250,000	7	2	29%
1,250,001 - 1,500,000	37	12	32%
1,500,001 - 1,750,000	28	7	25%
1,750,001 - 2,000,000	19	2	11%
2,000,001 - 2,250,000	9	1	11%
2,250,001 - 2,500,000	5	1	20%
2,500,001 - 2,750,000	2	0	NA
2,750,001 - 3,000,000	3	0	NA
3,000,001 - 3,500,000	4	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
<b>TOTAL*</b>	<b>116</b>	<b>25</b>	<b>22%</b>

2 Bedrooms & Less	5	0	NA
3 to 4 Bedrooms	56	14	25%
5 to 6 Bedrooms	42	9	21%
7 Bedrooms & More	13	2	15%
<b>TOTAL*</b>	<b>116</b>	<b>25</b>	<b>22%</b>

## Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Birchland Manor	5	1	20%
Central Port Coquitlam	7	1	14%
Citadel	10	6	60%
Glenwood	23	5	22%
Lincoln Park	14	2	14%
Lower Mary Hill	5	0	NA
Mary Hill	19	1	5%
Oxford Heights	17	6	35%
Riverwood	6	1	17%
Woodland Acres	10	2	20%
<b>TOTAL*</b>	<b>116</b>	<b>25</b>	<b>22%</b>

SnapStats®	April	May	Variance
Inventory	86	116	35%
Solds	36	25	-31%
Sale Price	\$1,500,000	\$1,475,000	-2%
Sale Price SQFT	\$691	\$631	-9%
Sale to List Price Ratio	105%	98%	-7%
Days on Market	8	12	50%

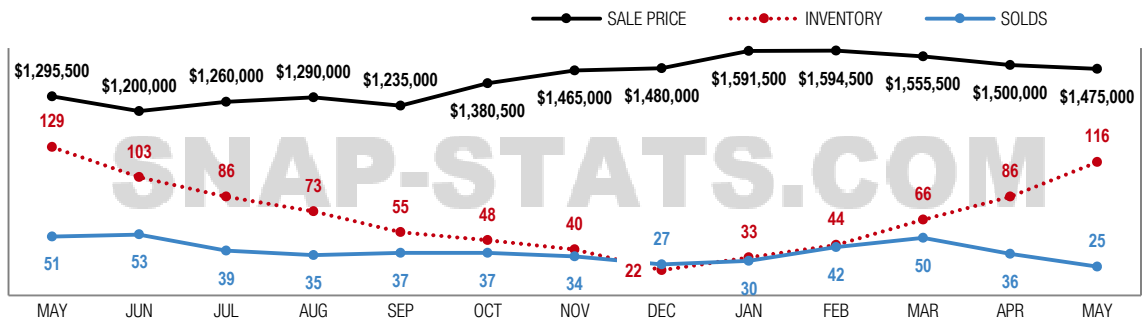
\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

## Market Summary

- Market Type Indicator **PORT COQUITLAM DETACHED**: Sellers Market at 22% Sales Ratio average (2.2 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 32% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.75 mil to \$2.25 mil, Lincoln Park, Mary Hill and minimum 7 bedroom properties
- Sellers Best Bet\*\* Selling homes in Citadel 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	4	0	NA
400,001 – 500,000	10	9	90%
500,001 – 600,000	15	15	100%
600,001 – 700,000	17	12	71%
700,001 – 800,000	13	7	54%
800,001 – 900,000	14	5	36%
900,001 – 1,000,000	6	5	83%
1,000,001 – 1,250,000	15	6	40%
1,250,001 – 1,500,000	5	2	40%
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*	99	61	62%

0 to 1 Bedroom	21	11	52%
2 Bedrooms	43	30	70%
3 Bedrooms	26	14	54%
4 Bedrooms & Greater	9	6	67%
TOTAL*	99	61	62%

SnapStats®	April	May	Variance
Inventory	70	99	41%
Solds	81	61	-25%
Sale Price	\$732,500	\$652,000	-11%
Sale Price SQFT	\$722	\$674	-7%
Sale to List Price Ratio	109%	100%	-8%
Days on Market	7	7	0%

## Community CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
Birchland Manor	0	0	NA
Central Port Coquitlam	55	34	62%
Citadel	14	5	36%
Glenwood	15	14	93%
Lincoln Park	2	0	NA
Lower Mary Hill	0	0	NA
Mary Hill	0	1	NA*
Oxford Heights	2	0	NA
Riverwood	11	7	64%
Woodland Acres	0	0	NA
TOTAL*	99	61	62%

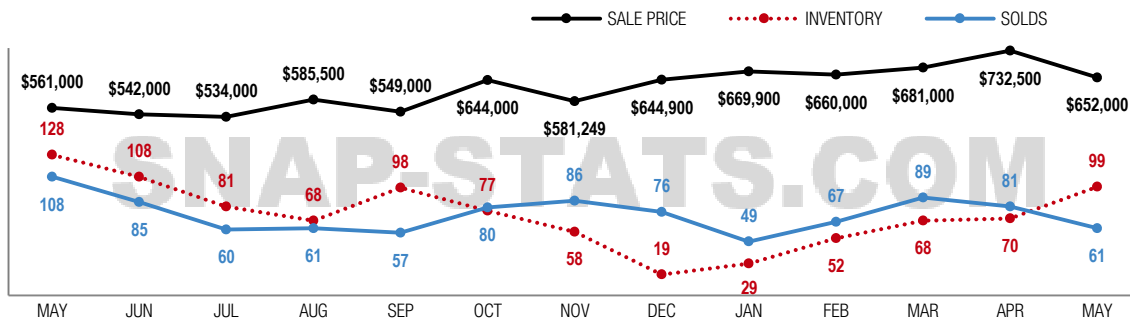
\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

## Market Summary

- Market Type Indicator **PORT COQUITLAM ATTACHED**: Sellers Market at 62% Sales Ratio average (6.2 in 10 homes selling rate)
- Homes are selling on average 100% of list price
- Most Active Price Band\*\* \$500,000 to \$600,000 with average 100% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$800,000 to \$900,000, Citadel and up to 1 bedroom properties
- Sellers Best Bet\*\* Selling homes in Glenwood 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	0	0	NA
700,001 - 800,000	0	0	NA
800,001 - 900,000	0	0	NA
900,001 - 1,000,000	1	0	NA
1,000,001 - 1,250,000	1	0	NA
1,250,001 - 1,500,000	2	2	100%
1,500,001 - 1,750,000	8	1	13%
1,750,001 - 2,000,000	12	4	33%
2,000,001 - 2,250,000	8	2	25%
2,250,001 - 2,500,000	13	1	8%
2,500,001 - 2,750,000	6	1	17%
2,750,001 - 3,000,000	4	0	NA
3,000,001 - 3,500,000	4	1	25%
3,500,001 - 4,000,000	6	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	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	1	0	NA
TOTAL*	69	12	17%

2 Bedrooms & Less	2	0	NA
3 to 4 Bedrooms	28	8	29%
5 to 6 Bedrooms	32	4	13%
7 Bedrooms & More	7	0	NA
TOTAL*	69	12	17%

SnapStats®	April	May	Variance
Inventory	40	69	73%
Solds	14	12	-14%
Sale Price	\$2,440,000	\$1,950,000	-20%
Sale Price SQFT	\$667	\$778	17%
Sale to List Price Ratio	105%	107%	2%
Days on Market	16	7	-56%

\*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

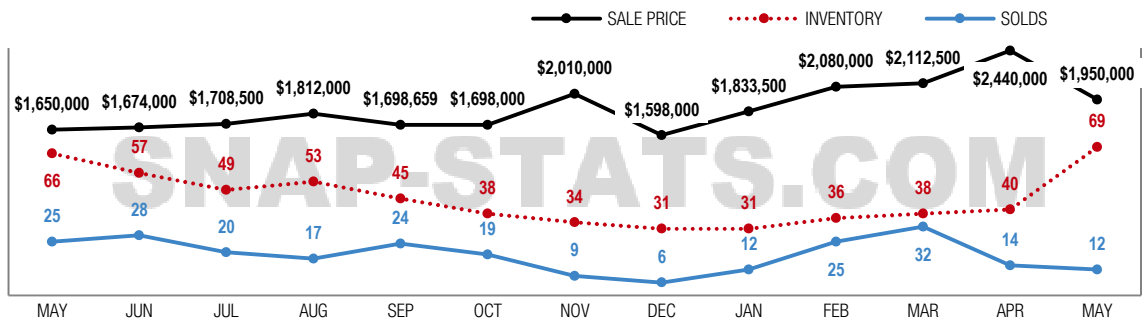
SnapStats®	Inventory	Sales	Sales Ratio
Anmore	11	0	NA
Barber Street	4	1	25%
Belcarra	3	1	33%
College Park	9	1	11%
Glenayre	2	0	NA
Heritage Mountain	4	1	25%
Heritage Woods	15	2	13%
loco	0	0	NA
Mountain Meadows	1	0	NA
North Shore	4	1	25%
Port Moody Centre	16	5	31%
TOTAL*	69	12	17%

## 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 7% above list price
- Most Active Price Band\*\* \$1.75 mil to \$2 mil with average 33% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$2.25 mil to \$2.5 mil, College Park, Heritage Woods 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	2	0	NA
500,001 – 600,000	7	3	43%
600,001 – 700,000	19	3	16%
700,001 – 800,000	14	9	64%
800,001 – 900,000	23	9	39%
900,001 – 1,000,000	11	5	45%
1,000,001 – 1,250,000	16	7	44%
1,250,001 – 1,500,000	10	6	60%
1,500,001 – 1,750,000	2	1	50%
1,750,001 – 2,000,000	0	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
<b>TOTAL*</b>	<b>106</b>	<b>43</b>	<b>41%</b>

0 to 1 Bedroom	11	3	27%
2 Bedrooms	61	25	41%
3 Bedrooms	28	13	46%
4 Bedrooms & Greater	6	2	33%
<b>TOTAL*</b>	<b>106</b>	<b>43</b>	<b>41%</b>

SnapStats®	April	May	Variance
Inventory	70	106	51%
Solds	49	43	-12%
Sale Price	\$875,000	\$880,000	1%
Sale Price SQFT	\$752	\$850	13%
Sale to List Price Ratio	103%	104%	1%
Days on Market	8	9	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

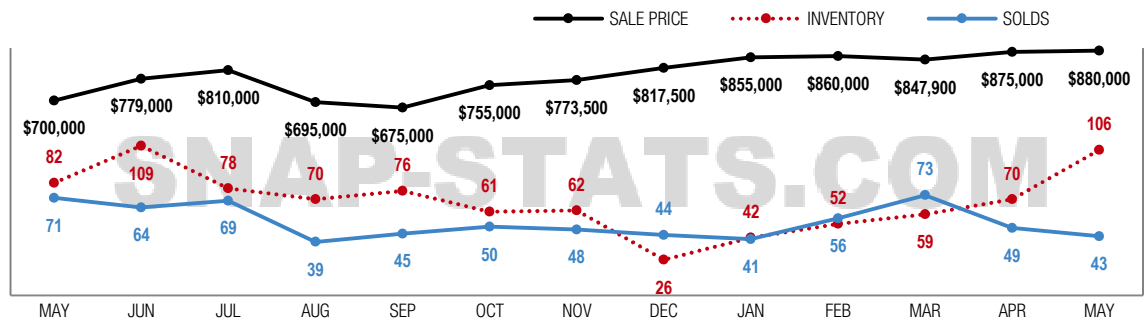
SnapStats®	Inventory	Sales	Sales Ratio
Anmore	0	0	NA
Barber Street	0	0	NA
Belcarra	0	0	NA
College Park	12	5	42%
Glenayre	0	0	NA
Heritage Mountain	10	1	10%
Heritage Woods	7	2	29%
loco	0	0	NA
Mountain Meadows	0	0	NA
North Shore	19	9	47%
Port Moody Centre	58	26	45%
<b>TOTAL*</b>	<b>106</b>	<b>43</b>	<b>41%</b>

## Market Summary

- Market Type Indicator **PORT MOODY ATTACHED**: Sellers Market at 41% Sales Ratio average (4.1 in 10 homes selling rate)
- Homes are selling on average 4% above list price
- Most Active Price Band\*\* \$700,000 to \$800,000 with average 64% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$600,000 to \$700,000, Heritage Mountain and up to 1 bedroom properties
- Sellers Best Bet\*\* Selling homes in College Park, North Shore, Port Moody Centre and 3 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	3	1	33%
1,250,001 – 1,500,000	14	4	29%
1,500,001 – 1,750,000	3	1	33%
1,750,001 – 2,000,000	5	3	60%
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*	29	9	31%

2 Bedrooms & Less	0	0	NA
3 to 4 Bedrooms	20	8	40%
5 to 6 Bedrooms	8	0	NA
7 Bedrooms & More	1	1	100%
TOTAL*	29	9	31%

SnapStats®	April	May	Variance
Inventory	12	29	142%
Solds	17	9	-47%
Sale Price	\$1,499,000	\$1,500,000	0%
Sale Price SQFT	\$670	\$562	-16%
Sale to List Price Ratio	100%	100%	0%
Days on Market	7	5	-29%

## Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Central Meadows	13	1	8%
Mid Meadows	5	3	60%
North Meadows	0	0	NA
South Meadows	10	5	50%
West Meadows	1	0	NA
TOTAL*	29	9	31%

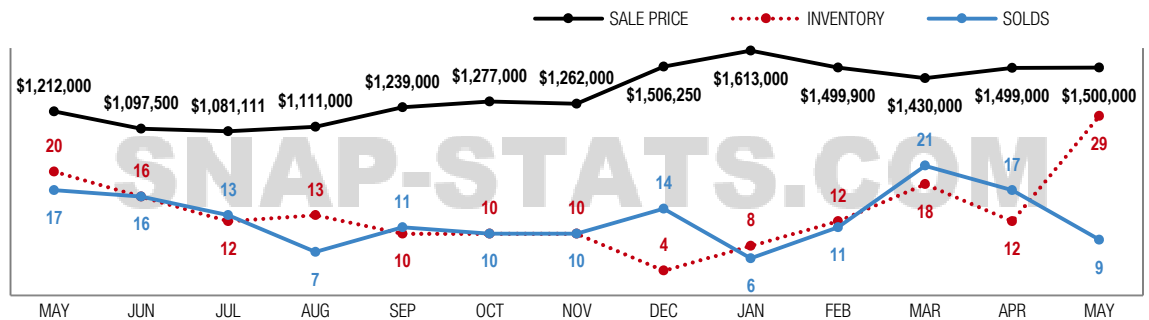
\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

## Market Summary

- Market Type Indicator PITT MEADOWS DETACHED: Sellers Market at 31% Sales Ratio average (3.1 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 29% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes in 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



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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	1	NA*
500,001 – 600,000	7	2	29%
600,001 – 700,000	6	2	33%
700,001 – 800,000	9	5	56%
800,001 – 900,000	6	3	50%
900,001 – 1,000,000	3	0	NA
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
<b>TOTAL*</b>	<b>35</b>	<b>14</b>	<b>40%</b>

0 to 1 Bedroom	2	1	50%
2 Bedrooms	20	8	40%
3 Bedrooms	11	5	45%
4 Bedrooms & Greater	2	0	NA
<b>TOTAL*</b>	<b>35</b>	<b>14</b>	<b>40%</b>

SnapStats®	April	May	Variance
Inventory	21	35	67%
Solds	24	14	-42%
Sale Price	\$715,000	\$745,000	4%
Sale Price SQFT	\$675	\$596	-12%
Sale to List Price Ratio	108%	99%	-8%
Days on Market	8	6	-25%

## Community CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
Central Meadows	14	4	29%
Mid Meadows	9	5	56%
North Meadows	3	2	67%
South Meadows	9	3	33%
West Meadows	0	0	NA
<b>TOTAL*</b>	<b>35</b>	<b>14</b>	<b>40%</b>

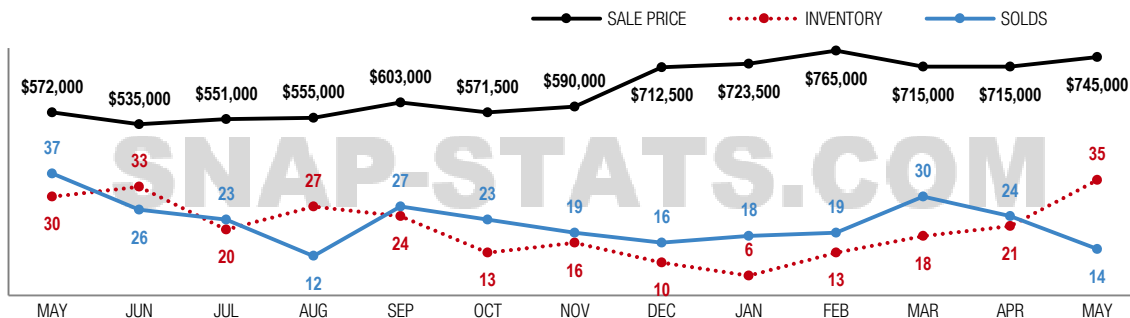
\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

## Market Summary

- Market Type Indicator **PITT MEADOWS ATTACHED**: Sellers Market at 40% Sales Ratio average (4 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 56% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes in Central Meadows and 2 bedroom properties
- Sellers Best Bet\*\* Selling homes in Mid Meadows and 3 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	1	NA*
900,001 – 1,000,000	10	6	60%
1,000,001 – 1,250,000	55	24	44%
1,250,001 – 1,500,000	93	25	27%
1,500,001 – 1,750,000	58	16	28%
1,750,001 – 2,000,000	29	3	10%
2,000,001 – 2,250,000	9	1	11%
2,250,001 – 2,500,000	13	0	NA
2,500,001 – 2,750,000	6	1	17%
2,750,001 – 3,000,000	3	0	NA
3,000,001 – 3,500,000	2	0	NA
3,500,001 – 4,000,000	3	1	33%
4,000,001 – 4,500,000	1	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	0	0	NA
6,500,001 - 7,000,000	0	0	NA
7,000,001 & Greater	1	0	NA
<b>TOTAL*</b>	<b>284</b>	<b>78</b>	<b>27%</b>

2 Bedrooms & Less	15	2	13%
3 to 4 Bedrooms	164	42	26%
5 to 6 Bedrooms	89	33	37%
7 Bedrooms & More	16	1	6%
<b>TOTAL*</b>	<b>284</b>	<b>78</b>	<b>27%</b>

SnapStats®	April	May	Variance
Inventory	247	284	15%
Solds	72	78	8%
Sale Price	\$1,360,000	\$1,332,500	-2%
Sale Price SQFT	\$577	\$544	-6%
Sale to List Price Ratio	97%	103%	6%
Days on Market	8	10	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.

## Community DETACHED HOUSES

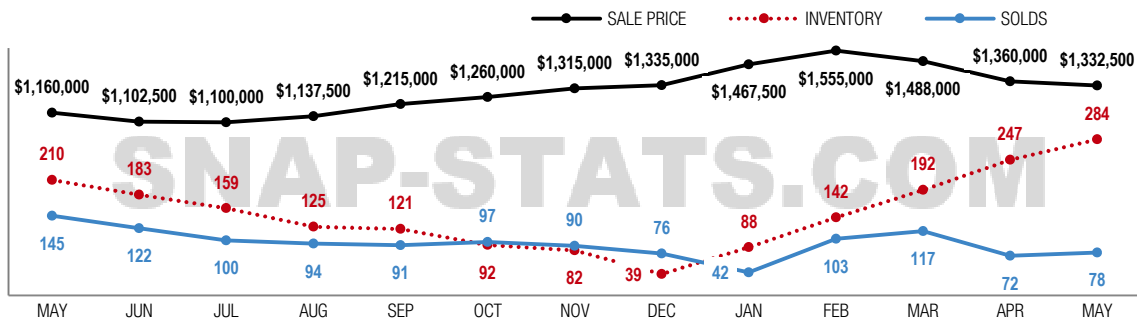
SnapStats®	Inventory	Sales	Sales Ratio
Albion	38	16	42%
Cottonwood	26	11	42%
East Central	56	14	25%
North	0	0	NA
Northeast	3	0	NA
Northwest	22	4	18%
Silver Valley	29	9	31%
Southwest	39	8	21%
Thornhill	8	3	38%
Websters Corners	12	3	25%
West Central	42	10	24%
Whonnock	9	0	NA
<b>TOTAL*</b>	<b>284</b>	<b>78</b>	<b>27%</b>

## Market Summary

- Market Type Indicator **MAPLE RIDGE DETACHED**: Sellers Market at 27% Sales Ratio average (2.7 in 10 homes selling rate)
- Homes are selling on average 3% above list price
- Most Active Price Band\*\* \$900,000 to \$1 mil with average 60% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.75 mil to \$2.25 mil, Northwest and minimum 7 bedroom properties
- Sellers Best Bet\*\* Selling homes in Albion, Cottonwood 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	5	3	60%
400,001 – 500,000	26	11	42%
500,001 – 600,000	35	20	57%
600,001 – 700,000	26	13	50%
700,001 – 800,000	29	17	59%
800,001 – 900,000	46	15	33%
900,001 – 1,000,000	28	6	21%
1,000,001 – 1,250,000	8	5	63%
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
<b>TOTAL*</b>	<b>204</b>	<b>90</b>	<b>44%</b>

0 to 1 Bedroom	35	9	26%
2 Bedrooms	61	39	64%
3 Bedrooms	88	36	41%
4 Bedrooms & Greater	20	6	30%
<b>TOTAL*</b>	<b>204</b>	<b>90</b>	<b>44%</b>

SnapStats®	April	May	Variance
Inventory	174	204	17%
Solds	81	90	11%
Sale Price	\$725,000	\$695,000	-4%
Sale Price SQFT	\$555	\$556	0%
Sale to List Price Ratio	104%	107%	3%
Days on Market	7	7	0%

## Community CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
Albion	13	7	54%
Cottonwood	32	11	34%
East Central	70	29	41%
North	3	0	NA
Northeast	0	0	NA
Northwest	4	1	25%
Silver Valley	19	3	16%
Southwest	8	9	113%*
Thornhill	0	0	NA
Websters Corners	0	0	NA
West Central	55	30	55%
Whonnock	0	0	NA
<b>TOTAL*</b>	<b>204</b>	<b>90</b>	<b>44%</b>

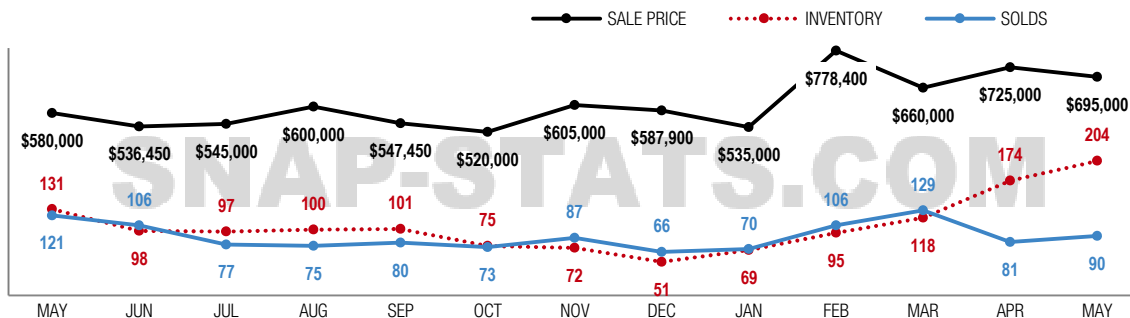
\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

### Market Summary

- Market Type Indicator **MAPLE RIDGE ATTACHED**: Sellers Market at 44% Sales Ratio average (4.4 in 10 homes selling rate)
- Homes are selling on average 7% above list price
- Most Active Price Band\*\* \$1 mil to \$1.25 mil with average 63% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$900,000 to \$1 mil, Silver Valley and up to 1 bedroom properties
- Sellers Best Bet\*\* Selling homes in Southwest and 2 bedroom properties

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

### 13 Month Market Trend



### Compliments of...

**Generations Real Estate Partners**  
RE/MAX Sabre Realty  
604.936.7653

GenerationsRep.com  
team@generationsrep.com

