

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

*Compliments of:*  
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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	1	NA*
1,000,001 – 1,250,000	1	2	200%*
1,250,001 – 1,500,000	12	7	58%
1,500,001 – 1,750,000	30	15	50%
1,750,001 – 2,000,000	60	6	10%
2,000,001 – 2,250,000	21	4	19%
2,250,001 – 2,500,000	31	11	35%
2,500,001 – 2,750,000	21	3	14%
2,750,001 – 3,000,000	20	1	5%
3,000,001 – 3,500,000	20	2	10%
3,500,001 – 4,000,000	21	1	5%
4,000,001 – 4,500,000	3	0	NA
4,500,001 – 5,000,000	4	0	NA
5,000,001 – 5,500,000	1	0	NA
5,500,001 - 6,000,000	1	0	NA
6,000,001 - 6,500,000	1	1	100%
6,500,001 - 7,000,000	1	0	NA
7,000,001 & Greater	0	0	NA
TOTAL*	248	54	22%

2 Bedrooms & Less	6	2	33%
3 to 4 Bedrooms	85	22	26%
5 to 6 Bedrooms	97	21	22%
7 Bedrooms & More	60	9	15%
TOTAL*	248	54	22%

SnapStats®	June	July	Variance
Inventory	267	248	-7%
Solds	52	54	4%
Sale Price	\$1,897,500	\$1,900,000	0%
Sale Price SQFT	\$733	\$659	-10%
Sale to List Price Ratio	98%	99%	1%
Days on Market	12	24	100%

## Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Big Bend	3	2	67%
Brentwood Park	16	1	6%
Buckingham Heights	5	0	NA
Burnaby Hospital	8	0	NA
Burnaby Lake	13	3	23%
Cariboo	0	0	NA
Capitol Hill	16	5	31%
Central	6	1	17%
Central Park	5	1	20%
Deer Lake	10	0	NA
Deer Lake Place	7	1	14%
East Burnaby	8	3	38%
Edmonds	6	2	33%
Forest Glen	8	2	25%
Forest Hills	2	0	NA
Garden Village	4	1	25%
Government Road	8	4	50%
Greentree Village	0	0	NA
Highgate	2	1	50%
Metrotown	5	2	40%
Montecito	9	1	11%
Oakdale	0	1	NA*
Oaklands	0	0	NA
Parkcrest	16	1	6%
Simon Fraser Hills	0	0	NA
Simon Fraser University SFU	5	1	20%
South Slope	25	4	16%
Sperling-Duthie	12	7	58%
Sullivan Heights	5	0	NA
Suncrest	3	2	67%
The Crest	6	2	33%
Upper Deer Lake	10	0	NA
Vancouver Heights	9	3	33%
Westridge	5	0	NA
Willingdon Heights	11	3	27%
TOTAL*	248	54	22%

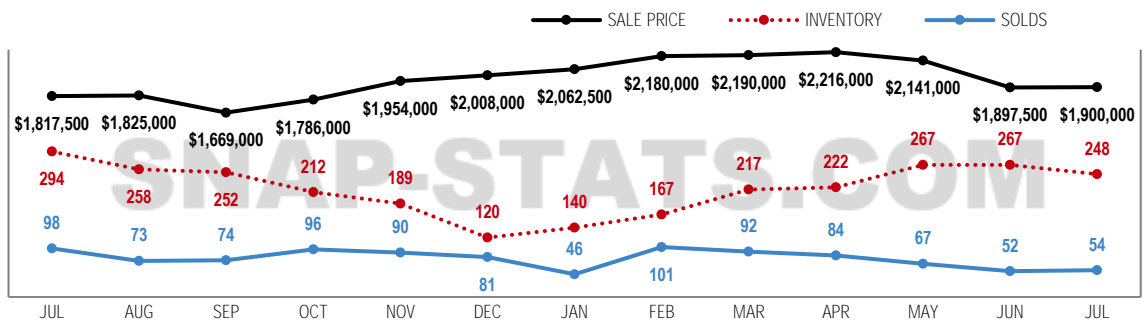
\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

## Market Summary

- Market Type Indicator **BURNABY DETACHED**: Sellers Market at 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 58% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$2.75 mil to \$3 mil / \$3.5 mil to \$4 mil, Brentwood Park, Montecito, Parkcrest and 7+ bedrooms
- Sellers Best Bet\*\* Selling homes in Government Road, Sperling-Duthie and 3 to 4 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	5	1	20%
400,001 – 500,000	30	21	70%
500,001 – 600,000	75	34	45%
600,001 – 700,000	127	47	37%
700,001 – 800,000	132	43	33%
800,001 – 900,000	87	24	28%
900,001 – 1,000,000	89	10	11%
1,000,001 – 1,250,000	95	16	17%
1,250,001 – 1,500,000	37	4	11%
1,500,001 – 1,750,000	20	2	10%
1,750,001 – 2,000,000	10	0	NA
2,000,001 – 2,250,000	1	0	NA
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	1	0	NA
3,500,001 – 4,000,000	1	0	NA
4,000,001 & Greater	0	0	NA
<b>TOTAL*</b>	<b>714</b>	<b>202</b>	<b>28%</b>

Bedroom	Inventory	Sales	Sales Ratio
0 to 1 Bedroom	156	71	46%
2 Bedrooms	434	107	25%
3 Bedrooms	110	22	20%
4 Bedrooms & Greater	14	2	14%
<b>TOTAL*</b>	<b>714</b>	<b>202</b>	<b>28%</b>

SnapStats®	June	July	Variance
Inventory	699	714	2%
Solds	245	202	-18%
Sale Price	\$699,900	\$700,000	0%
Sale Price SQFT	\$817	\$821	0%
Sale to List Price Ratio	100%	99%	-1%
Days on Market	11	12	9%

## Community CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
Big Bend	1	0	NA
Brentwood Park	204	37	18%
Buckingham Heights	0	0	NA
Burnaby Hospital	6	0	NA
Burnaby Lake	4	0	NA
Cariboo	9	5	56%
Capitol Hill	6	3	50%
Central	6	3	50%
Central Park	14	10	71%
Deer Lake	0	0	NA
Deer Lake Place	0	0	NA
East Burnaby	2	1	50%
Edmonds	39	11	28%
Forest Glen	42	9	21%
Forest Hills	4	2	50%
Garden Village	0	0	NA
Government Road	11	5	45%
Greentree Village	2	2	100%
Highgate	42	20	48%
Metrotown	195	42	22%
Montecito	2	2	100%
Oakdale	0	0	NA
Oaklands	4	2	50%
Parkcrest	0	0	NA
Simon Fraser Hills	5	0	NA
Simon Fraser University SFU	61	14	23%
South Slope	22	15	68%
Sperling-Duthie	1	0	NA
Sullivan Heights	14	10	71%
Suncrest	0	0	NA
The Crest	6	2	33%
Upper Deer Lake	1	0	NA
Vancouver Heights	5	5	100%
Westridge	0	0	NA
Willingdon Heights	6	2	33%
<b>TOTAL*</b>	<b>714</b>	<b>202</b>	<b>28%</b>

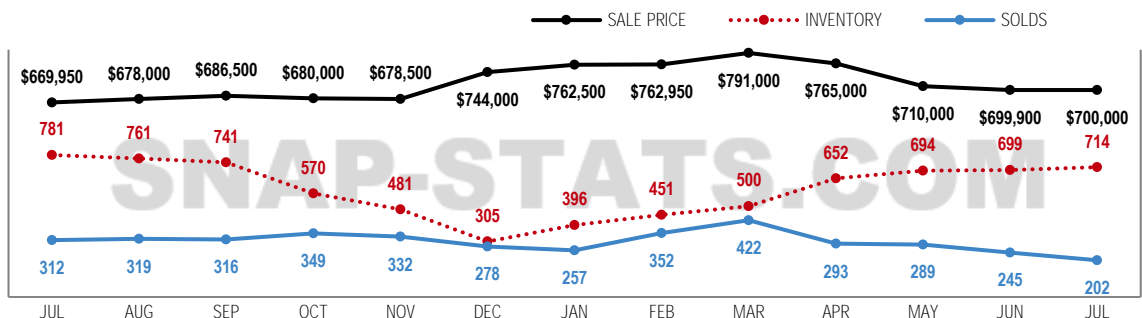
\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

## Market Summary

- Market Type Indicator **BURNABY ATTACHED**: Sellers Market at 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 70% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.5 mil to \$1.75 mil, Brentwood Park and minimum 4 bedroom properties
- Sellers Best Bet\*\* Selling homes in Central Park, South Slope, Sullivan 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	0	NA
900,001 – 1,000,000	0	0	NA
1,000,001 – 1,250,000	1	3	300%*
1,250,001 – 1,500,000	17	3	18%
1,500,001 – 1,750,000	23	2	9%
1,750,001 – 2,000,000	14	2	14%
2,000,001 – 2,250,000	3	0	NA
2,250,001 – 2,500,000	12	1	8%
2,500,001 – 2,750,000	3	0	NA
2,750,001 – 3,000,000	3	0	NA
3,000,001 – 3,500,000	3	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*	82	11	13%

2 Bedrooms & Less	13	1	8%
3 to 4 Bedrooms	29	7	24%
5 to 6 Bedrooms	32	3	9%
7 Bedrooms & More	8	0	NA
TOTAL*	82	11	13%

SnapStats®	June	July	Variance
Inventory	83	82	-1%
Solds	13	11	-15%
Sale Price	\$1,341,000	\$1,472,500	10%
Sale Price SQFT	\$594	\$653	10%
Sale to List Price Ratio	98%	97%	-1%
Days on Market	10	13	30%

## Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Brunette	0	0	NA
Connaught Heights	1	0	NA
Downtown	0	0	NA
Fraserview	1	0	NA
GlenBrooke North	8	1	13%
Moody Park	1	0	NA
North Arm	1	0	NA
Quay	0	0	NA
Queensborough	29	1	3%
Queens Park	3	3	100%
Sapperton	9	0	NA
The Heights	16	1	6%
Uptown	3	3	100%
West End	10	2	20%
TOTAL*	82	11	13%

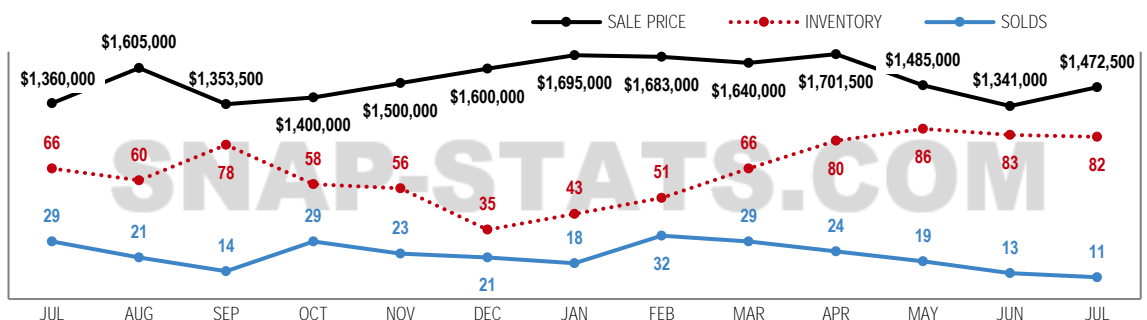
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## Market Summary

- 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% below list price
- Most Active Price Band\*\* \$1.25 mil to \$1.5 mil with average 18% Sales Ratio (Balanced market)
- Buyers Best Bet\*\* Homes between \$2.25 mil to \$2.5 mil, Queensborough, The Heights and up to 2 bedroom properties
- 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	1	0	NA
300,001 – 400,000	3	0	NA
400,001 – 500,000	16	19	119%*
500,001 – 600,000	38	18	47%
600,001 – 700,000	37	15	41%
700,001 – 800,000	38	7	18%
800,001 – 900,000	17	2	12%
900,001 – 1,000,000	16	5	31%
1,000,001 – 1,250,000	10	5	50%
1,250,001 – 1,500,000	6	0	NA
1,500,001 – 1,750,000	0	0	NA
1,750,001 – 2,000,000	1	0	NA
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	1	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	0	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	184	71	39%

0 to 1 Bedroom	45	22	49%
2 Bedrooms	105	38	36%
3 Bedrooms	30	10	33%
4 Bedrooms & Greater	4	1	25%
TOTAL*	184	71	39%

SnapStats®	June	July	Variance
Inventory	187	184	-2%
Solds	96	71	-26%
Sale Price	\$620,000	\$590,000	-5%
Sale Price SQFT	\$666	\$624	-6%
Sale to List Price Ratio	99%	98%	-1%
Days on Market	8	13	63%

## Community CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
Brunette	0	0	NA
Connaught Heights	0	0	NA
Downtown	34	14	41%
Fraserview	18	8	44%
GlenBrooke North	4	2	50%
Moody Park	3	0	NA
North Arm	0	0	NA
Quay	34	9	26%
Queensborough	30	12	40%
Queens Park	0	0	NA
Sapperton	12	4	33%
The Heights	0	0	NA
Uptown	49	22	45%
West End	0	0	NA
TOTAL*	184	71	39%

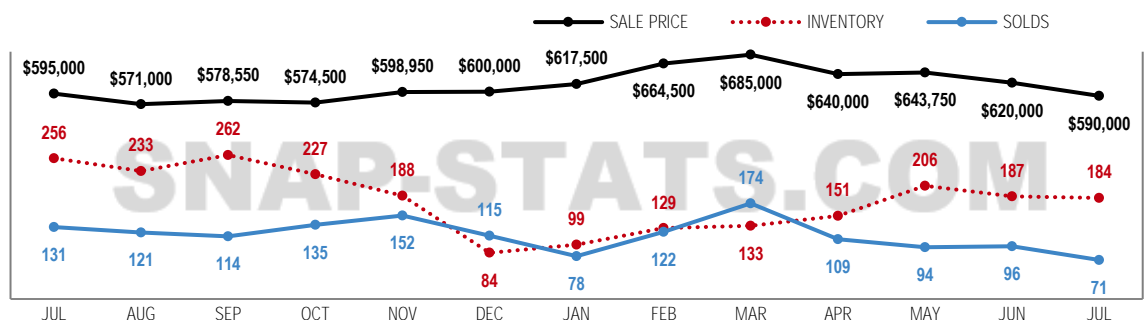
\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

## Market Summary

- Market Type Indicator **NEW WESTMINSTER ATTACHED**: Sellers Market at 39% Sales Ratio average (3.9 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band\*\* \$400,000 to \$500,000 with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$800,000 to \$900,000, Quay, Sapperton and 3 bedroom properties
- Sellers Best Bet\*\* Selling homes in Downtown, Fraserview, Queensborough, 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	1	0	NA
1,000,001 – 1,250,000	8	3	38%
1,250,001 – 1,500,000	31	10	32%
1,500,001 – 1,750,000	40	11	28%
1,750,001 – 2,000,000	45	6	13%
2,000,001 – 2,250,000	15	7	47%
2,250,001 – 2,500,000	23	4	17%
2,500,001 – 2,750,000	14	1	7%
2,750,001 – 3,000,000	21	0	NA
3,000,001 – 3,500,000	28	1	4%
3,500,001 – 4,000,000	4	1	25%
4,000,001 – 4,500,000	2	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	1	0	NA
7,000,001 & Greater	0	0	NA
TOTAL*	234	44	19%

2 Bedrooms & Less	8	2	25%
3 to 4 Bedrooms	109	23	21%
5 to 6 Bedrooms	77	13	17%
7 Bedrooms & More	40	6	15%
TOTAL*	234	44	19%

## Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Burke Mountain	23	5	22%
Canyon Springs	8	0	NA
Cape Horn	3	1	33%
Central Coquitlam	47	8	17%
Chineside	5	0	NA
Coquitlam East	10	3	30%
Coquitlam West	47	9	19%
Eagle Ridge	2	0	NA
Harbour Chines	5	1	20%
Harbour Place	6	0	NA
Hockaday	2	2	100%
Maillardville	9	1	11%
Meadow Brook	6	3	50%
New Horizons	15	1	7%
North Coquitlam	0	0	NA
Park Ridge Estates	1	0	NA
Ranch Park	16	5	31%
River Springs	6	1	17%
Scott Creek	2	0	NA
Summitt View	0	0	NA
Upper Eagle Ridge	3	0	NA
Westwood Plateau	18	4	22%
Westwood Summit	0	0	NA
TOTAL*	234	44	19%

SnapStats®	June	July	Variance
Inventory	236	234	-1%
Solds	47	44	-6%
Sale Price	\$1,702,000	\$1,700,444	0%
Sale Price SQFT	\$574	\$676	18%
Sale to List Price Ratio	102%	96%	-6%
Days on Market	12	18	50%

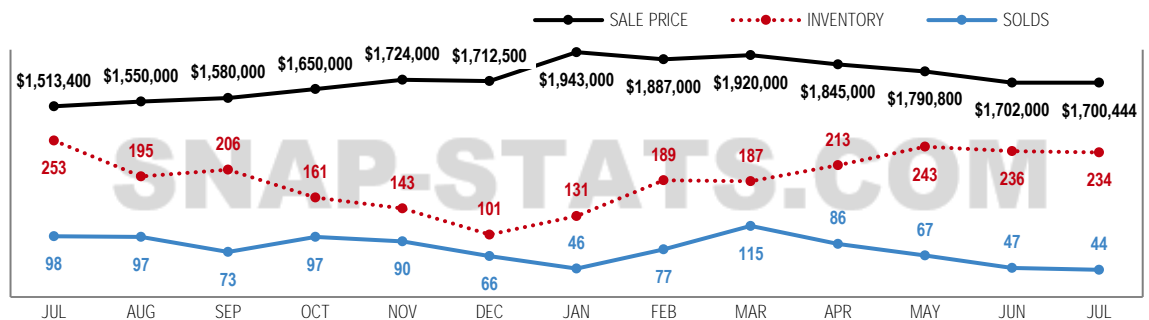
\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

## Market Summary

- Market Type Indicator **COQUITLAM DETACHED**: Balanced Market at 19% Sales Ratio average (1.9 in 10 homes selling rate)
- Homes are selling on average 4% below list price
- Most Active Price Band\*\* \$2 mil to \$2.25 mil with average 47% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$3 mil to \$3.5 mil, Maillardville, New Horizons and minimum 7 bedroom properties
- Sellers Best Bet\*\* Selling homes in Coquitlam East, Ranch Park and up to 2 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	0	NA
300,001 – 400,000	1	2	200%*
400,001 – 500,000	11	4	36%
500,001 – 600,000	48	23	48%
600,001 – 700,000	54	19	35%
700,001 – 800,000	74	11	15%
800,001 – 900,000	45	14	31%
900,001 – 1,000,000	25	3	12%
1,000,001 – 1,250,000	39	13	33%
1,250,001 – 1,500,000	24	1	4%
1,500,001 – 1,750,000	8	1	13%
1,750,001 – 2,000,000	2	0	NA
2,000,001 – 2,250,000	3	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*	334	91	27%

Bedroom	Inventory	Sales	Sales Ratio
0 to 1 Bedroom	75	27	36%
2 Bedrooms	165	44	27%
3 Bedrooms	71	17	24%
4 Bedrooms & Greater	23	3	13%
TOTAL*	334	91	27%

## Community CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
Burke Mountain	14	8	57%
Canyon Springs	10	2	20%
Cape Horn	0	0	NA
Central Coquitlam	13	2	15%
Chineside	0	0	NA
Coquitlam East	3	3	100%
Coquitlam West	128	35	27%
Eagle Ridge	6	2	33%
Harbour Chines	0	0	NA
Harbour Place	0	0	NA
Hockaday	0	0	NA
Maillardville	20	3	15%
Meadow Brook	0	0	NA
New Horizons	24	7	29%
North Coquitlam	80	22	28%
Park Ridge Estates	0	0	NA
Ranch Park	2	0	NA
River Springs	0	0	NA
Scott Creek	0	1	NA*
Summitt View	0	0	NA
Upper Eagle Ridge	2	0	NA
Westwood Plateau	32	6	19%
Westwood Summit	0	0	NA
TOTAL*	334	91	27%

SnapStats®	June	July	Variance
Inventory	331	334	1%
Solds	141	91	-35%
Sale Price	\$696,750	\$687,500	-1%
Sale Price SQFT	\$753	\$767	2%
Sale to List Price Ratio	101%	98%	-3%
Days on Market	11	12	9%

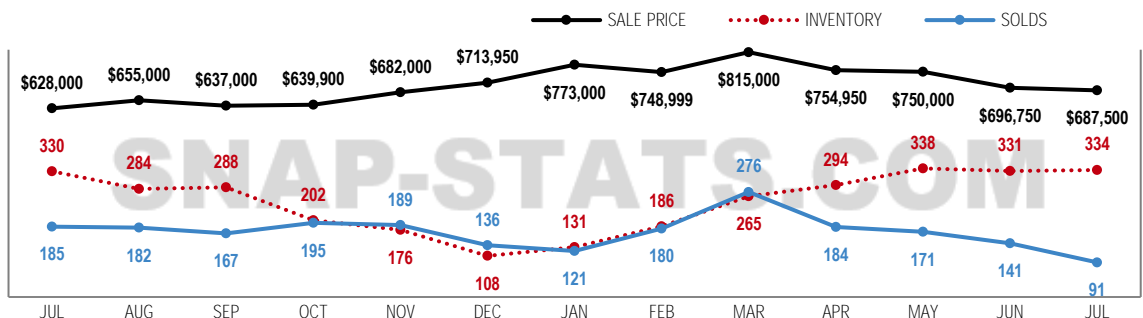
\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

## Market Summary

- Market Type Indicator **COQUITLAM ATTACHED**: Sellers Market at 27% Sales Ratio average (2.7 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band\*\* \$500,000 to \$600,000 with average 48% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.25 mil to \$1.5 mil, Central Coquitlam, Maillardville and minimum 4 bedroom properties
- Sellers Best Bet\*\* Selling homes in Burke Mountain 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	0	0	NA
900,001 – 1,000,000	1	2	200%*
1,000,001 – 1,250,000	7	5	71%
1,250,001 – 1,500,000	32	8	25%
1,500,001 – 1,750,000	12	4	33%
1,750,001 – 2,000,000	16	0	NA
2,000,001 – 2,250,000	8	1	13%
2,250,001 – 2,500,000	4	0	NA
2,500,001 – 2,750,000	3	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	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*	87	20	23%

2 Bedrooms & Less	3	2	67%
3 to 4 Bedrooms	37	12	32%
5 to 6 Bedrooms	35	6	17%
7 Bedrooms & More	12	0	NA
TOTAL*	87	20	23%

## Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Birchland Manor	2	1	50%
Central Port Coquitlam	7	0	NA
Citadel	10	3	30%
Glenwood	20	4	20%
Lincoln Park	7	2	29%
Lower Mary Hill	4	2	50%
Mary Hill	12	1	8%
Oxford Heights	17	3	18%
Riverwood	4	1	25%
Woodland Acres	4	3	75%
TOTAL*	87	20	23%

SnapStats®	June	July	Variance
Inventory	92	87	-5%
Solds	31	20	-35%
Sale Price	\$1,350,000	\$1,339,000	-1%
Sale Price SQFT	\$620	\$596	-4%
Sale to List Price Ratio	98%	100%	2%
Days on Market	11	15	36%

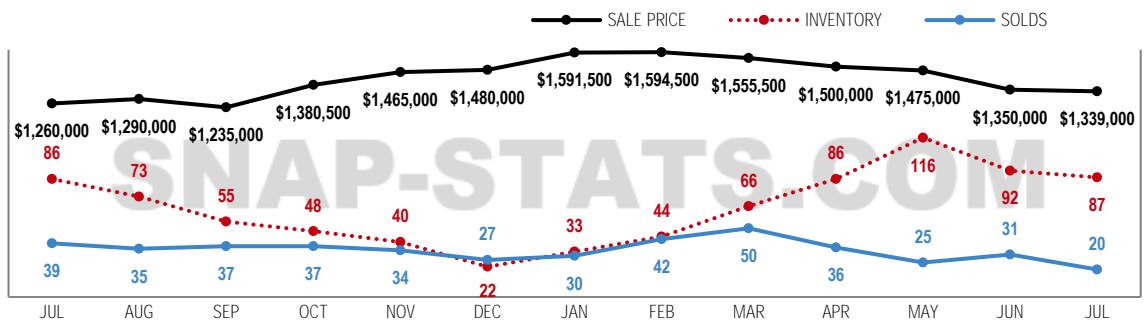
\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

## Market Summary

- Market Type Indicator **PORT COQUITLAM DETACHED**: Sellers Market at 23% Sales Ratio average (2.3 in 10 homes selling rate)
- Homes are selling on average 100% of list price
- Most Active Price Band\*\* \$1.5 mil to \$1.75 mil with average 33% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$2 mil to \$2.5 mil, Mary Hill and 5 to 6 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



## 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	4	1	25%
400,001 – 500,000	16	9	56%
500,001 – 600,000	19	10	53%
600,001 – 700,000	14	12	86%
700,001 – 800,000	13	6	46%
800,001 – 900,000	15	2	13%
900,001 – 1,000,000	13	8	62%
1,000,001 – 1,250,000	13	2	15%
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*	110	50	45%

0 to 1 Bedroom	31	13	42%
2 Bedrooms	42	24	57%
3 Bedrooms	31	10	32%
4 Bedrooms & Greater	6	3	50%
TOTAL*	110	50	45%

SnapStats®	June	July	Variance
Inventory	105	110	5%
Solds	60	50	-17%
Sale Price	\$671,750	\$637,500	-5%
Sale Price SQFT	\$644	\$708	10%
Sale to List Price Ratio	104%	98%	-6%
Days on Market	8	8	0%

## Community CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
Birchland Manor	0	0	NA
Central Port Coquitlam	59	25	42%
Citadel	9	2	22%
Glenwood	18	12	67%
Lincoln Park	2	1	50%
Lower Mary Hill	0	0	NA
Mary Hill	3	0	NA
Oxford Heights	2	1	50%
Riverwood	17	8	47%
Woodland Acres	0	1	NA*
TOTAL*	110	50	45%

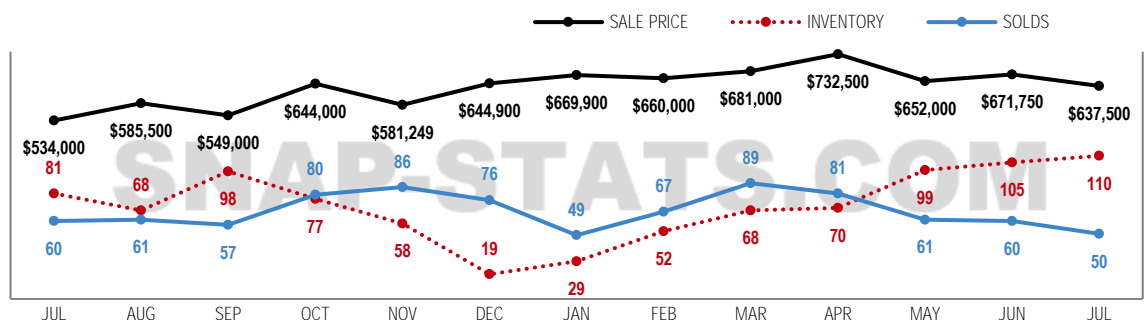
\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

## Market Summary

- Market Type Indicator **PORT COQUITLAM ATTACHED**: Sellers Market at 45% Sales Ratio average (4.5 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 86% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$800,000 to \$900,000, Citadel and 3 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



## 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	1	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	8	3	38%
1,500,001 – 1,750,000	4	5	125%*
1,750,001 – 2,000,000	6	1	17%
2,000,001 – 2,250,000	7	3	43%
2,250,001 – 2,500,000	9	0	NA
2,500,001 – 2,750,000	8	0	NA
2,750,001 – 3,000,000	4	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	1	0	NA
4,500,001 – 5,000,000	1	0	NA
5,000,001 – 5,500,000	2	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	1	100%
<b>TOTAL*</b>	<b>60</b>	<b>13</b>	<b>22%</b>

2 Bedrooms & Less	1	0	NA
3 to 4 Bedrooms	25	9	36%
5 to 6 Bedrooms	24	4	17%
7 Bedrooms & More	10	0	NA
<b>TOTAL*</b>	<b>60</b>	<b>13</b>	<b>22%</b>

### Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Anmore	16	0	NA
Barber Street	2	0	NA
Belcarra	4	0	NA
College Park	5	3	60%
Glenayre	1	1	100%
Heritage Mountain	3	0	NA
Heritage Woods	9	3	33%
loco	0	0	NA
Mountain Meadows	0	2	NA*
North Shore	6	3	50%
Port Moody Centre	14	1	7%
<b>TOTAL*</b>	<b>60</b>	<b>13</b>	<b>22%</b>

SnapStats®	June	July	Variance
Inventory	72	60	-17%
Solds	14	13	-7%
Sale Price	\$1,737,500	\$1,688,000	-3%
Sale Price SQFT	\$711	\$681	-4%
Sale to List Price Ratio	97%	99%	2%
Days on Market	11	28	155%

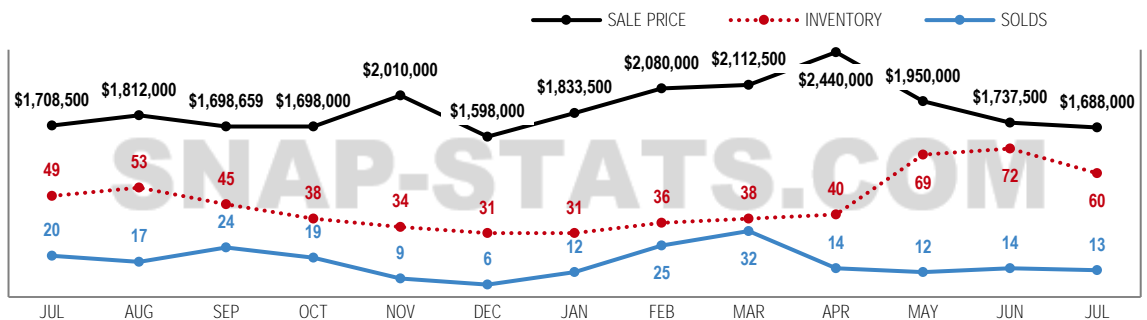
\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

### Market Summary

- Market Type Indicator **PORT MOODY 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\*\* \$2 mil to \$2.25 mil with average 43% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.25 mil to \$1.5 mil, Port Moody Centre and 5 to 6 bedroom properties
- Sellers Best Bet\*\* Selling homes in Heritage Woods 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	1	33%
500,001 – 600,000	8	2	25%
600,001 – 700,000	21	7	33%
700,001 – 800,000	16	7	44%
800,001 – 900,000	21	6	29%
900,001 – 1,000,000	8	3	38%
1,000,001 – 1,250,000	13	2	15%
1,250,001 – 1,500,000	7	1	14%
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	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*	99	29	29%

0 to 1 Bedroom	23	4	17%
2 Bedrooms	47	21	45%
3 Bedrooms	24	4	17%
4 Bedrooms & Greater	5	0	NA
TOTAL*	99	29	29%

SnapStats®	June	July	Variance
Inventory	103	99	-4%
Solds	43	29	-33%
Sale Price	\$837,500	\$750,000	-10%
Sale Price SQFT	\$693	\$777	12%
Sale to List Price Ratio	99%	96%	-3%
Days on Market	8	13	63%

## Community CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
Anmore	0	0	NA
Barber Street	0	0	NA
Belcarra	0	0	NA
College Park	9	0	NA
Glenayre	0	0	NA
Heritage Mountain	7	0	NA
Heritage Woods	3	2	67%
loco	0	0	NA
Mountain Meadows	0	0	NA
North Shore	9	8	89%
Port Moody Centre	71	19	27%
TOTAL*	99	29	29%

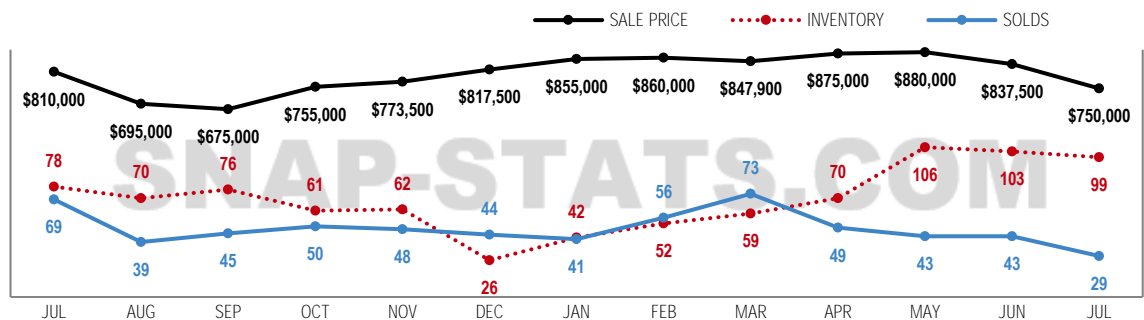
\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

## Market Summary

- Market Type Indicator **PORT MOODY ATTACHED**: Sellers Market at 29% Sales Ratio average (2.9 in 10 homes selling rate)
- Homes are selling on average 4% below list price
- Most Active Price Band\*\* \$700,000 to \$800,000 with average 44% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1 mil to \$1.25 mil, Port Moody Centre and up to 1 and 3 bedroom properties
- Sellers Best Bet\*\* Selling homes in North Shore 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	0	1	NA*
1,000,001 – 1,250,000	12	3	25%
1,250,001 – 1,500,000	14	1	7%
1,500,001 – 1,750,000	7	0	NA
1,750,001 – 2,000,000	3	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 – 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*	36	5	14%

2 Bedrooms & Less	1	0	NA
3 to 4 Bedrooms	25	4	16%
5 to 6 Bedrooms	9	1	11%
7 Bedrooms & More	1	0	NA
TOTAL*	36	5	14%

## Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Central Meadows	18	3	17%
Mid Meadows	6	0	NA
North Meadows	0	1	NA*
South Meadows	11	1	9%
West Meadows	1	0	NA
TOTAL*	36	5	14%

SnapStats®	June	July	Variance
Inventory	35	36	3%
Solds	7	5	-29%
Sale Price	\$1,275,000	\$1,200,000	-6%
Sale Price SQFT	\$547	\$703	29%
Sale to List Price Ratio	106%	100%	-6%
Days on Market	6	15	150%

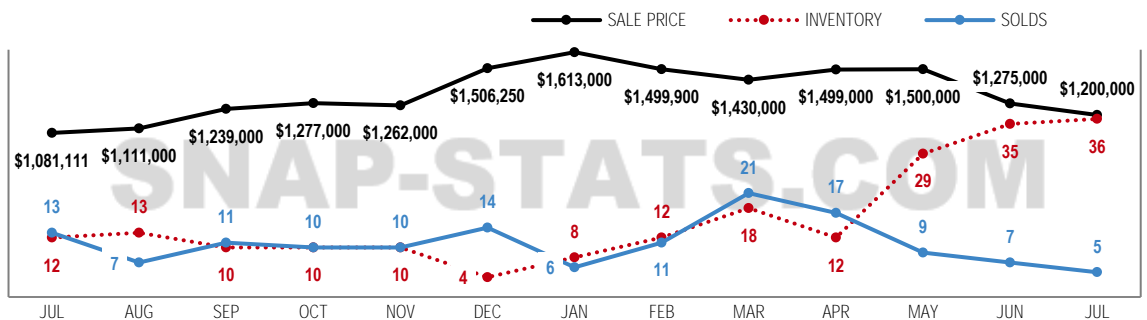
\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

## Market Summary

- Market Type Indicator **PITT MEADOWS DETACHED**: Balanced Market at 14% Sales Ratio average (1.4 in 10 homes selling rate)
- Homes are selling on average 100% of list price
- Most Active Price Band\*\* \$1 mil to \$1.25 mil with average 25% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.25 mil to \$1.5 mil, South Meadows and 5 to 6 bedroom properties
- Sellers Best Bet\*\* Selling homes in Central 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	3	2	67%
500,001 – 600,000	8	0	NA
600,001 – 700,000	3	9	300%*
700,001 – 800,000	7	1	14%
800,001 – 900,000	6	1	17%
900,001 – 1,000,000	2	1	50%
1,000,001 – 1,250,000	3	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*	33	14	42%

0 to 1 Bedroom	3	2	67%
2 Bedrooms	16	7	44%
3 Bedrooms	11	5	45%
4 Bedrooms & Greater	3	0	NA
TOTAL*	33	14	42%

SnapStats®	June	July	Variance
Inventory	36	33	-8%
Solds	14	14	0%
Sale Price	\$674,000	\$662,500	-2%
Sale Price SQFT	\$568	\$532	-6%
Sale to List Price Ratio	98%	95%	-3%
Days on Market	15	7	-53%

## Community CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
Central Meadows	18	5	28%
Mid Meadows	5	6	120%*
North Meadows	1	2	200%*
South Meadows	9	1	11%
West Meadows	0	0	NA
TOTAL*	33	14	42%

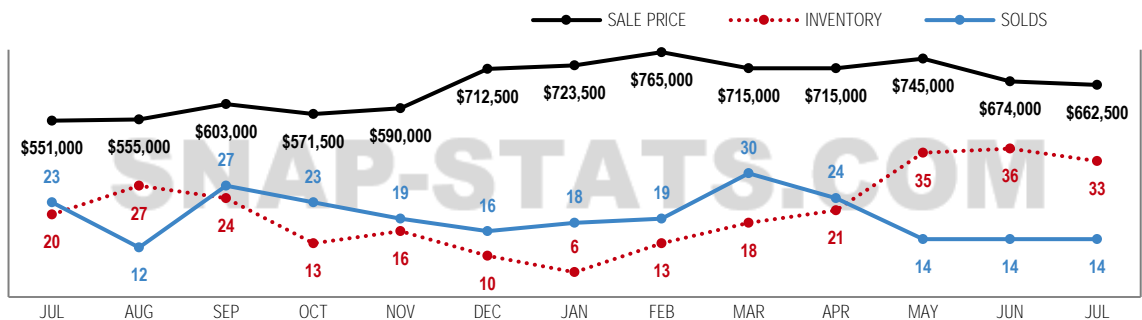
\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

## Market Summary

- Market Type Indicator **PITT MEADOWS ATTACHED**: Sellers Market at 42% Sales Ratio average (4.2 in 10 homes selling rate)
- Homes are selling on average 5% below list price
- Most Active Price Band\*\* \$600,000 to \$700,000 with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$700,000 to \$800,000 and South Meadows
- Sellers Best Bet\*\* Selling homes in Central Meadows and 2 to 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	2	0	NA
800,001 – 900,000	3	2	67%
900,001 – 1,000,000	27	4	15%
1,000,001 – 1,250,000	75	19	25%
1,250,001 – 1,500,000	102	16	16%
1,500,001 – 1,750,000	55	8	15%
1,750,001 – 2,000,000	19	1	5%
2,000,001 – 2,250,000	15	0	NA
2,250,001 – 2,500,000	13	0	NA
2,500,001 – 2,750,000	8	0	NA
2,750,001 – 3,000,000	2	0	NA
3,000,001 – 3,500,000	3	1	33%
3,500,001 – 4,000,000	1	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	0	0	NA
5,500,001 - 6,000,000	1	0	NA
6,000,001 - 6,500,000	0	0	NA
6,500,001 - 7,000,000	0	0	NA
7,000,001 & Greater	0	0	NA
TOTAL*	328	51	16%

2 Bedrooms & Less	16	2	13%
3 to 4 Bedrooms	180	28	16%
5 to 6 Bedrooms	115	20	17%
7 Bedrooms & More	17	1	6%
TOTAL*	328	51	16%

SnapStats®	June	July	Variance
Inventory	334	328	-2%
Solds	55	51	-7%
Sale Price	\$1,290,000	\$1,259,900	-2%
Sale Price SQFT	\$546	\$501	-8%
Sale to List Price Ratio	99%	97%	-2%
Days on Market	15	16	7%

### Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Albion	57	6	11%
Cottonwood	39	4	10%
East Central	58	12	21%
North	0	0	NA
Northeast	1	0	NA
Northwest	25	2	8%
Silver Valley	35	12	34%
Southwest	41	6	15%
Thornhill	14	1	7%
Websters Corners	10	2	20%
West Central	43	6	14%
Whonnock	5	0	NA
TOTAL*	328	51	16%

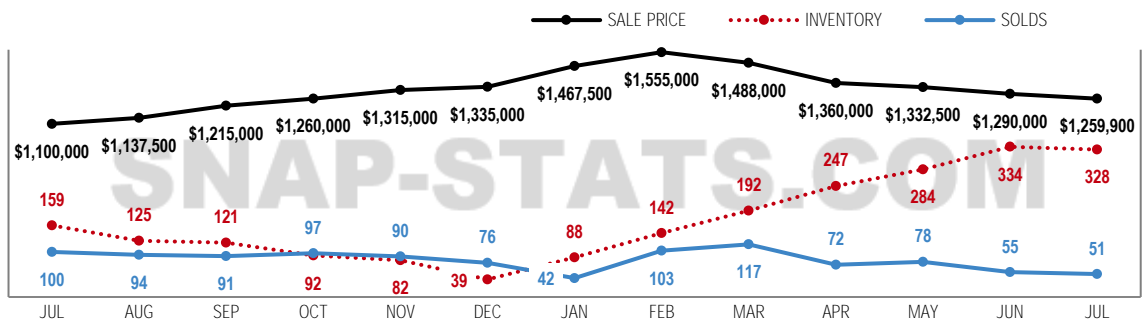
\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

### Market Summary

- Market Type Indicator **MAPLE RIDGE DETACHED**: Balanced Market at 16% Sales Ratio average (1.6 in 10 homes selling rate)
- Homes are selling on average 3% below list price
- Most Active Price Band\*\* \$1 mil to \$1.25 mil with average 25% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.75 mil to \$2 mil, Northwest and minimum 7 bedroom properties
- Sellers Best Bet\*\* Selling homes in Silver Valley and 3 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	9	3	33%
400,001 – 500,000	31	11	35%
500,001 – 600,000	36	7	19%
600,001 – 700,000	33	10	30%
700,001 – 800,000	33	6	18%
800,001 – 900,000	37	10	27%
900,001 – 1,000,000	18	3	17%
1,000,001 – 1,250,000	3	0	NA
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*	203	50	25%

0 to 1 Bedroom	38	8	21%
2 Bedrooms	68	19	28%
3 Bedrooms	76	18	24%
4 Bedrooms & Greater	21	5	24%
TOTAL*	203	50	25%

SnapStats®	June	July	Variance
Inventory	197	203	3%
Solds	77	50	-35%
Sale Price	\$618,500	\$650,250	5%
Sale Price SQFT	\$554	\$553	0%
Sale to List Price Ratio	103%	99%	-4%
Days on Market	7	10	43%

## Community CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
Albion	7	3	43%
Cottonwood	22	5	23%
East Central	85	17	20%
North	3	0	NA
Northeast	0	0	NA
Northwest	3	4	133%*
Silver Valley	18	2	11%
Southwest	7	3	43%
Thornhill	3	0	NA
Websters Corners	0	0	NA
West Central	55	16	29%
Whonnock	0	0	NA
TOTAL*	203	50	25%

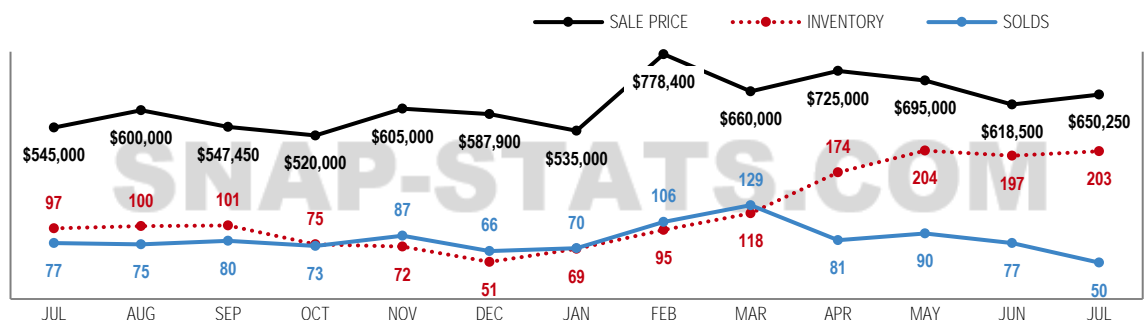
\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

## Market Summary

- Market Type Indicator **MAPLE RIDGE ATTACHED**: Sellers Market at 25% Sales Ratio average (2.5 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 35% 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 West Central and 2 bedroom properties

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

## 13 Month Market Trend



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