

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

Compliments of:

Aaron Sosa Personal Real Estate Corporation

604.505.4163

mail@aaronsoa.com

SosaRealEstate.ca

Macdonald Realty Westmar

#203 5188 Westminster Hwy

Richmond, BC V7C 5S7

SnapStats[®]

May 2018

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

GREATER

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

VANCOUVER

EDITION



Price Band & Bedroom DETACHED HOUSES

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	0	NA
1,000,001 – 1,250,000	15	9	60%
1,250,001 – 1,500,000	82	25	30%
1,500,001 – 1,750,000	95	20	21%
1,750,001 – 2,000,000	109	16	15%
2,000,001 – 2,250,000	37	3	8%
2,250,001 – 2,500,000	73	4	5%
2,500,001 – 2,750,000	30	0	NA
2,750,001 – 3,000,000	42	2	5%
3,000,001 – 3,500,000	28	0	NA
3,500,001 – 4,000,000	14	0	NA
4,000,001 & Greater	5	0	NA
TOTAL*	531	79	15%

2 Bedrooms & Less	14	2	14%
3 to 4 Bedrooms	175	35	20%
5 to 6 Bedrooms	220	33	15%
7 Bedrooms & More	122	9	7%
TOTAL*	531	79	15%

SnapStats®	April	May	Variance
Inventory	483	531	10%
Solds	54	79	46%
Sale Price	\$1,575,000	\$1,588,000	1%
Sale Price SQFT	\$609	\$597	-2%
Sale to List Price Ratio	99%	99%	0%
Days on Market	14	16	14%

Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Big Bend	3	1	33%
Brentwood Park	8	2	25%
Buckingham Heights	12	1	8%
Burnaby Hospital	13	4	31%
Burnaby Lake	25	1	4%
Cariboo	0	0	NA
Capitol Hill	45	5	11%
Central	11	1	9%
Central Park	12	2	17%
Deer Lake	11	1	9%
Deer Lake Place	9	1	11%
East Burnaby	47	5	11%
Edmonds	21	3	14%
Forest Glen	16	3	19%
Forest Hills	0	1	NA*
Garden Village	8	1	13%
Government Road	22	3	14%
Greentree Village	5	2	40%
Highgate	18	2	11%
Metrotown	20	2	10%
Montecito	13	7	54%
Oakdale	0	1	NA*
Oaklands	0	0	NA
Parkcrest	23	4	17%
Simon Fraser Hills	0	0	NA
Simon Fraser University SFU	9	0	NA
South Slope	47	6	13%
Sperling-Duthie	29	3	10%
Sullivan Heights	6	1	17%
Suncrest	10	0	NA
The Crest	12	3	25%
Upper Deer Lake	31	2	6%
Vancouver Heights	19	6	32%
Westridge	13	1	8%
Willingdon Heights	13	4	31%
TOTAL*	531	79	15%

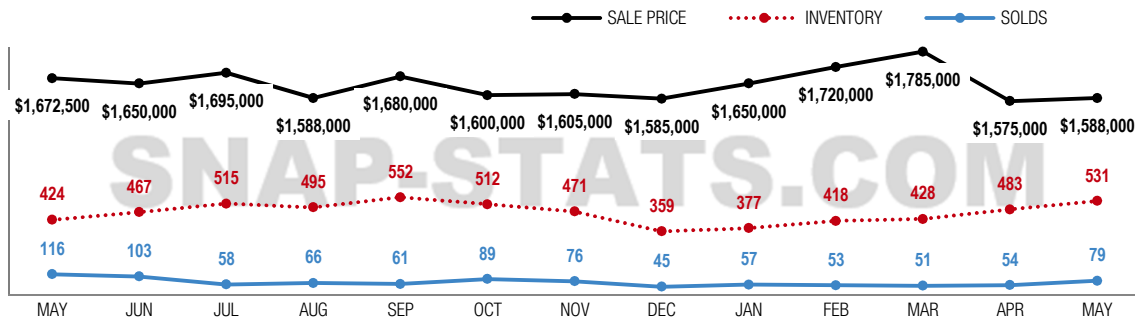
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **BURNABY DETACHED**: Balanced Market at 15% Sales Ratio average (1.5 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band** \$1 mil to \$1.25 mil with average 60% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$2.25 mil to \$2.5 mil and \$2.75 mil to \$3 mil, Burnaby Lake and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Montecito and 3 to 4 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

Aaron Sosa Personal Real Estate Corporation
 Macdonald Realty Westmar
 604.505.4163

SosaRealEstate.ca
 mail@aaronsosa.com



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	9	5	56%
400,001 – 500,000	53	41	77%
500,001 – 600,000	72	42	58%
600,001 – 700,000	78	62	79%
700,001 – 800,000	85	27	32%
800,001 – 900,000	52	16	31%
900,001 – 1,000,000	46	12	26%
1,000,001 – 1,250,000	36	5	14%
1,250,001 – 1,500,000	9	3	33%
1,500,001 – 1,750,000	4	2	50%
1,750,001 – 2,000,000	5	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*	451	215	48%

Bedrooms	Inventory	Sales	Sales Ratio
0 to 1 Bedroom	82	57	70%
2 Bedrooms	262	126	48%
3 Bedrooms	89	25	28%
4 Bedrooms & Greater	18	7	39%
TOTAL*	451	215	48%

SnapStats®	April	May	Variance
Inventory	365	451	24%
Solds	207	215	4%
Sale Price	\$620,000	\$642,000	4%
Sale Price SQFT	\$694	\$713	3%
Sale to List Price Ratio	99%	103%	4%
Days on Market	10	11	10%

Community CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
Big Bend	3	1	33%
Brentwood Park	73	32	44%
Buckingham Heights	3	0	NA
Burnaby Hospital	0	1	NA*
Burnaby Lake	8	3	38%
Cariboo	8	3	38%
Capitol Hill	6	1	17%
Central	13	5	38%
Central Park	18	5	28%
Deer Lake	0	0	NA
Deer Lake Place	0	0	NA
East Burnaby	5	1	20%
Edmonds	32	12	38%
Forest Glen	28	12	43%
Forest Hills	6	5	83%
Garden Village	0	0	NA
Government Road	10	11	110%*
Greentree Village	2	0	NA
Highgate	32	18	56%
Metrotown	104	37	36%
Montecito	5	3	60%
Oakdale	0	0	NA
Oaklands	4	5	125%*
Parkcrest	0	0	NA
Simon Fraser Hills	5	4	80%
Simon Fraser University SFU	20	16	80%
South Slope	25	14	56%
Sperling-Duthie	1	0	NA
Sullivan Heights	15	16	107%*
Suncrest	0	0	NA
The Crest	5	0	NA
Upper Deer Lake	1	3	300%*
Vancouver Heights	10	1	10%
Westridge	2	0	NA
Willingdon Heights	7	6	86%
TOTAL*	451	215	48%

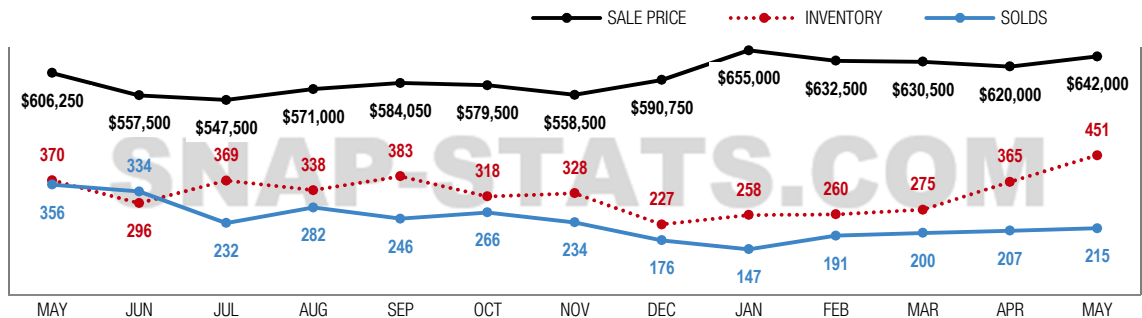
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **BURNABY ATTACHED**: Sellers Market at 48% Sales Ratio average (4.8 in 10 homes selling rate)
- Homes are selling on average 3% above list price
- Most Active Price Band** \$600,000 to \$700,000 with average 79% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1 mil to \$1.25 mil, Vancouver Heights and 3 bedroom properties
- Sellers Best Bet** Selling homes in Government Road, SFU, Sullivan Heights and up to 1 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

Aaron Sosa Personal Real Estate Corporation
 Macdonald Realty Westmar
 604.505.4163

SosaRealEstate.ca
 mail@aaronsosa.com



Price Band & Bedroom DETACHED HOUSES

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	5	0	NA
900,001 – 1,000,000	10	3	30%
1,000,001 – 1,250,000	25	5	20%
1,250,001 – 1,500,000	35	6	17%
1,500,001 – 1,750,000	8	5	63%
1,750,001 – 2,000,000	12	2	17%
2,000,001 – 2,250,000	7	1	14%
2,250,001 – 2,500,000	2	1	50%
2,500,001 – 2,750,000	2	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	2	0	NA
TOTAL*	110	23	21%

2 Bedrooms & Less	11	1	9%
3 to 4 Bedrooms	55	12	22%
5 to 6 Bedrooms	37	7	19%
7 Bedrooms & More	7	3	43%
TOTAL*	110	23	21%

Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Brunette	0	0	NA
Connaught Heights	7	1	14%
Downtown	0	0	NA
Fraserview	0	2	NA*
GlenBrooke North	11	1	9%
Moody Park	7	1	14%
North Arm	0	0	NA
Quay	0	0	NA
Queensborough	22	3	14%
Queens Park	9	4	44%
Sapperton	16	2	13%
The Heights	15	3	20%
Uptown	4	1	25%
West End	19	5	26%
TOTAL*	110	23	21%

SnapStats®	April	May	Variance
Inventory	93	110	18%
Solds	27	23	-15%
Sale Price	\$1,180,000	\$1,365,000	16%
Sale Price SQFT	\$470	\$513	9%
Sale to List Price Ratio	98%	101%	3%
Days on Market	10	8	-20%

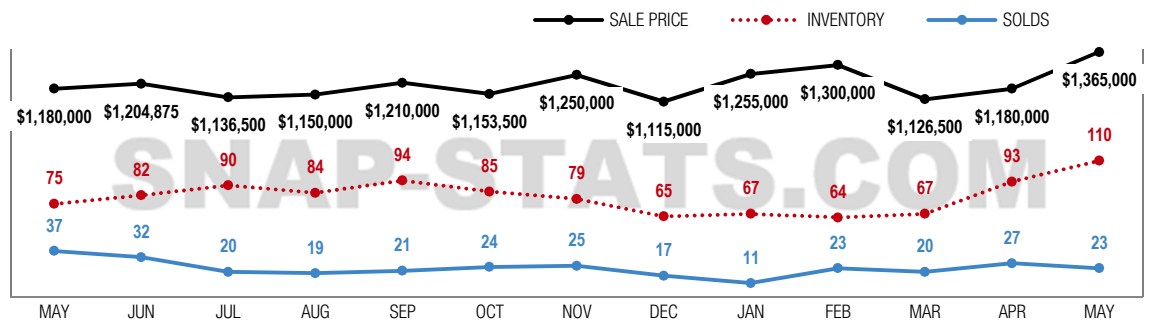
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **NEW WESTMINSTER DETACHED**: Sellers Market at 21% Sales Ratio average (2.1 in 10 homes selling rate)
- Homes are selling on average 1% above list price
- Most Active Price Band** \$1.5 mil to \$1.75 mil with average 63% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.25 mil to \$1.5 mil and \$1.75 mil to \$2 mil, GlenBrooke North and up to 2 bedroom properties
- Sellers Best Bet** Selling homes in Queens Park and 3 to 4 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

Aaron Sosa Personal Real Estate Corporation
Macdonald Realty Westmar
604.505.4163

SosaRealEstate.ca
mail@aaronsosa.com



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	3	1	33%
300,001 – 400,000	19	20	105%*
400,001 – 500,000	37	35	95%
500,001 – 600,000	42	20	48%
600,001 – 700,000	41	12	29%
700,001 – 800,000	26	9	35%
800,001 – 900,000	10	5	50%
900,001 – 1,000,000	9	2	22%
1,000,001 – 1,250,000	2	1	50%
1,250,001 – 1,500,000	1	0	NA
1,500,001 – 1,750,000	1	0	NA
1,750,001 – 2,000,000	3	1	33%
2,000,001 – 2,250,000	0	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	1	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	196	106	54%

0 to 1 Bedroom	49	39	80%
2 Bedrooms	115	54	47%
3 Bedrooms	31	12	39%
4 Bedrooms & Greater	1	1	100%
TOTAL*	196	106	54%

SnapStats®	April	May	Variance
Inventory	152	196	29%
Solds	105	106	1%
Sale Price	\$565,000	\$499,900	-12%
Sale Price SQFT	\$628	\$545	-13%
Sale to List Price Ratio	105%	100%	-5%
Days on Market	8	8	0%

Community CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
Brunette	0	0	NA
Connaught Heights	0	0	NA
Downtown	44	20	45%
Fraserview	24	20	83%
GlenBrooke North	6	3	50%
Moody Park	0	0	NA
North Arm	0	0	NA
Quay	34	13	38%
Queensborough	28	9	32%
Queens Park	0	0	NA
Sapperton	10	10	100%
The Heights	1	0	NA
Uptown	47	31	66%
West End	2	0	NA
TOTAL*	196	106	54%

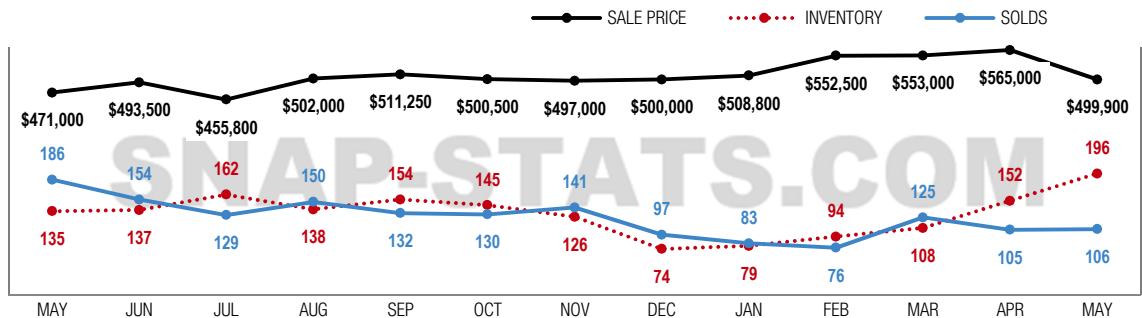
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **NEW WESTMINSTER ATTACHED**: Sellers Market at 54% Sales Ratio average (5.4 in 10 homes selling rate)
- Homes are selling on average 100% of list price
- Most Active Price Band** \$300,000 to \$500,000 with average 100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$900,000 to \$1 mil, Queensborough and 3 bedroom properties
- Sellers Best Bet** Selling homes in Fraserview, Sapperton and up to 1 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

Aaron Sosa Personal Real Estate Corporation
 Macdonald Realty Westmar
 604.505.4163

SosaRealEstate.ca
 mail@aaronsosa.com



Price Band & Bedroom DETACHED HOUSES

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	4	0	NA
800,001 – 900,000	5	1	20%
900,001 – 1,000,000	10	2	20%
1,000,001 – 1,250,000	52	25	48%
1,250,001 – 1,500,000	113	22	19%
1,500,001 – 1,750,000	88	11	13%
1,750,001 – 2,000,000	50	2	4%
2,000,001 – 2,250,000	21	5	24%
2,250,001 – 2,500,000	25	1	4%
2,500,001 – 2,750,000	29	2	7%
2,750,001 – 3,000,000	16	0	NA
3,000,001 – 3,500,000	13	0	NA
3,500,001 – 4,000,000	10	0	NA
4,000,001 & Greater	3	0	NA
TOTAL*	439	71	16%

2 Bedrooms & Less	19	0	NA
3 to 4 Bedrooms	159	30	19%
5 to 6 Bedrooms	182	30	16%
7 Bedrooms & More	79	11	14%
TOTAL*	439	71	16%

SnapStats®	April	May	Variance
Inventory	391	439	12%
Solds	70	71	1%
Sale Price	\$1,342,500	\$1,370,000	2%
Sale Price SQFT	\$451	\$459	2%
Sale to List Price Ratio	97%	98%	1%
Days on Market	14	14	0%

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

Community DETACHED HOUSES

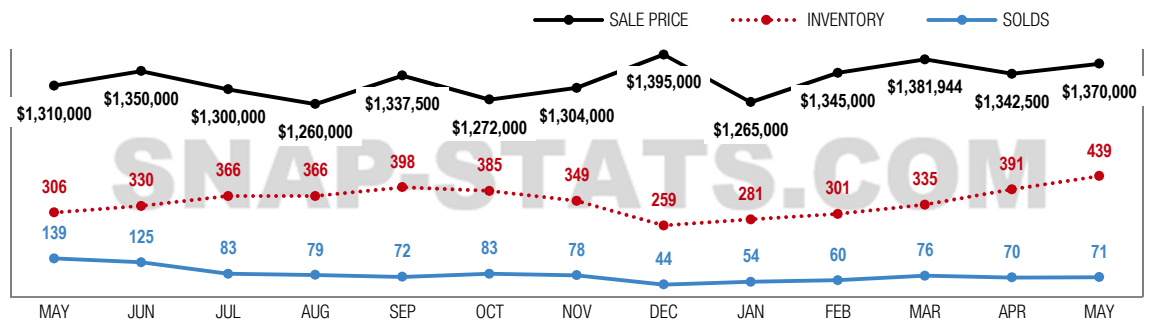
SnapStats®	Inventory	Sales	Sales Ratio
Burke Mountain	70	14	20%
Canyon Springs	4	2	50%
Cape Horn	18	2	11%
Central Coquitlam	100	15	15%
Chineside	6	1	17%
Coquitlam East	18	4	22%
Coquitlam West	69	5	7%
Eagle Ridge	4	1	25%
Harbour Chines	9	5	56%
Harbour Place	7	0	NA
Hockaday	2	0	NA
Maillardville	24	1	4%
Meadow Brook	9	0	NA
New Horizons	5	5	100%
North Coquitlam	2	0	NA
Park Ridge Estates	1	0	NA
Ranch Park	24	7	29%
River Springs	4	0	NA
Scott Creek	5	1	20%
Summitt View	3	1	33%
Upper Eagle Ridge	5	2	40%
Westwood Plateau	49	5	10%
Westwood Summit	1	0	NA
TOTAL*	439	71	16%

Market Summary

- Market Type Indicator **COQUITLAM DETACHED**: Balanced Market at 16% Sales Ratio average (1.6 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band** \$1 mil to \$1.25 mil with average 48% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.75 mil to \$2 mil and \$2.25 mil to \$2.5 mil, Coquitlam West, Maillardville and 7 plus bedrooms
- Sellers Best Bet** Selling homes in Harbour Chines and 3 to 4 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

Aaron Sosa Personal Real Estate Corporation
Macdonald Realty Westmar
604.505.4163

SosaRealEstate.ca
mail@aaronsosa.com



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	15	9	60%
400,001 – 500,000	38	21	55%
500,001 – 600,000	70	24	34%
600,001 – 700,000	57	36	63%
700,001 – 800,000	51	15	29%
800,001 – 900,000	20	6	30%
900,001 – 1,000,000	17	7	41%
1,000,001 – 1,250,000	16	5	31%
1,250,001 – 1,500,000	6	0	NA
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	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*	293	124	42%

Bedroom	Inventory	Sales	Sales Ratio
0 to 1 Bedroom	63	32	51%
2 Bedrooms	163	55	34%
3 Bedrooms	46	30	65%
4 Bedrooms & Greater	21	7	33%
TOTAL*	293	124	42%

Community CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
Burke Mountain	23	12	52%
Canyon Springs	5	6	120%*
Cape Horn	0	0	NA
Central Coquitlam	12	4	33%
Chineside	0	0	NA
Coquitlam East	3	3	100%
Coquitlam West	70	21	30%
Eagle Ridge	12	5	42%
Harbour Chines	0	0	NA
Harbour Place	0	0	NA
Hockaday	0	0	NA
Maillardville	15	9	60%
Meadow Brook	0	0	NA
New Horizons	21	11	52%
North Coquitlam	96	37	39%
Park Ridge Estates	0	0	NA
Ranch Park	0	0	NA
River Springs	0	0	NA
Scott Creek	0	2	NA*
Summitt View	0	0	NA
Upper Eagle Ridge	1	2	200%*
Westwood Plateau	35	12	34%
Westwood Summit	0	0	NA
TOTAL*	293	124	42%

SnapStats®	April	May	Variance
Inventory	198	293	48%
Solds	117	124	6%
Sale Price	\$625,000	\$620,500	-1%
Sale Price SQFT	\$651	\$636	-2%
Sale to List Price Ratio	102%	101%	-1%
Days on Market	8	8	0%

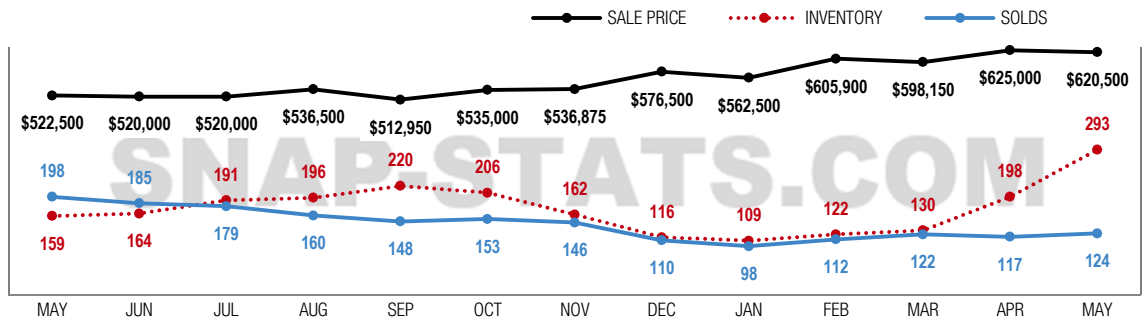
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **COQUITLAM ATTACHED**: Sellers Market at 42% Sales Ratio average (4.2 in 10 homes selling rate)
- Homes are selling on average 1% above list price
- Most Active Price Band** \$600,000 to \$700,000 with average 63% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$700,000 to \$800,000, Coquitlam West and minimum 4 bedroom properties
- Sellers Best Bet** Selling homes in Maillardville and 3 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

Aaron Sosa Personal Real Estate Corporation
 Macdonald Realty Westmar
 604.505.4163

SosaRealEstate.ca
 mail@aaronsosa.com



Price Band & Bedroom DETACHED HOUSES

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	1	0	NA
600,001 – 700,000	0	0	NA
700,001 – 800,000	1	2	200%*
800,001 – 900,000	17	4	24%
900,001 – 1,000,000	29	10	34%
1,000,001 – 1,250,000	62	13	21%
1,250,001 – 1,500,000	22	7	32%
1,500,001 – 1,750,000	7	0	NA
1,750,001 – 2,000,000	5	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*	145	36	25%

2 Bedrooms & Less	7	1	14%
3 to 4 Bedrooms	92	25	27%
5 to 6 Bedrooms	40	9	23%
7 Bedrooms & More	6	1	17%
TOTAL*	145	36	25%

Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Birchland Manor	2	2	100%
Central Port Coquitlam	14	4	29%
Citadel	18	4	22%
Glenwood	30	7	23%
Lincoln Park	15	6	40%
Lower Mary Hill	12	1	8%
Mary Hill	13	2	15%
Oxford Heights	21	5	24%
Riverwood	13	2	15%
Woodland Acres	7	3	43%
TOTAL*	145	36	25%

SnapStats®	April	May	Variance
Inventory	100	145	45%
Solds	34	36	6%
Sale Price	\$1,030,000	\$1,045,000	1%
Sale Price SQFT	\$450	\$485	8%
Sale to List Price Ratio	98%	96%	-2%
Days on Market	8	11	38%

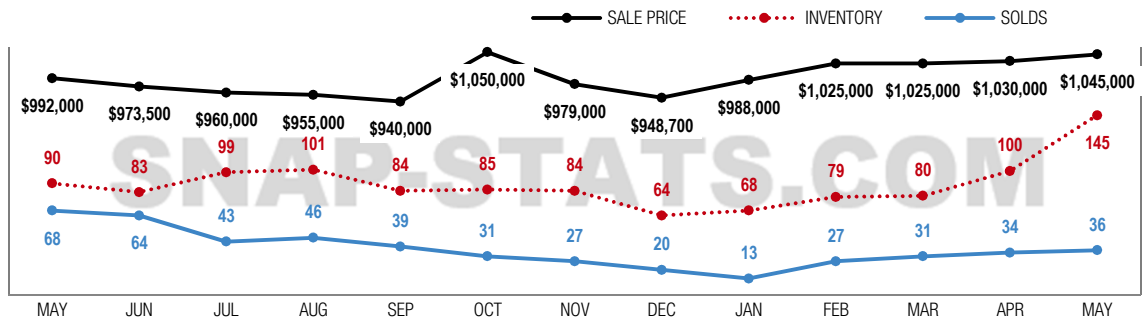
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **PORT COQUITLAM DETACHED**: Sellers Market at 25% Sales Ratio average (2.5 in 10 homes selling rate)
- Homes are selling on average 4% below list price
- Most Active Price Band** \$900,000 to \$1 mil with average 34% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1 mil to \$1.25 mil, Lower Mary Hill and 5 to 6 bedroom properties
- Sellers Best Bet** Selling homes in Lincoln Park and 3 to 4 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

Aaron Sosa Personal Real Estate Corporation
 Macdonald Realty Westmar
 604.505.4163

SosaRealEstate.ca
 mail@aaronsosa.com



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	2	3	150%*
300,001 – 400,000	15	12	80%
400,001 – 500,000	31	17	55%
500,001 – 600,000	23	16	70%
600,001 – 700,000	17	3	18%
700,001 – 800,000	15	7	47%
800,001 – 900,000	5	5	100%
900,001 – 1,000,000	4	3	75%
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
2,500,001 – 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*	112	66	59%

0 to 1 Bedroom	21	20	95%
2 Bedrooms	56	28	50%
3 Bedrooms	27	15	56%
4 Bedrooms & Greater	8	3	38%
TOTAL*	112	66	59%

Community CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
Birchland Manor	0	0	NA
Central Port Coquitlam	62	35	56%
Citadel	7	3	43%
Glenwood	23	14	61%
Lincoln Park	3	2	67%
Lower Mary Hill	0	0	NA
Mary Hill	1	1	100%
Oxford Heights	0	1	NA*
Riverwood	16	10	63%
Woodland Acres	0	0	NA
TOTAL*	112	66	59%

SnapStats®	April	May	Variance
Inventory	73	112	53%
Solds	66	66	0%
Sale Price	\$499,400	\$510,000	2%
Sale Price SQFT	\$534	\$551	3%
Sale to List Price Ratio	104%	104%	0%
Days on Market	8	8	0%

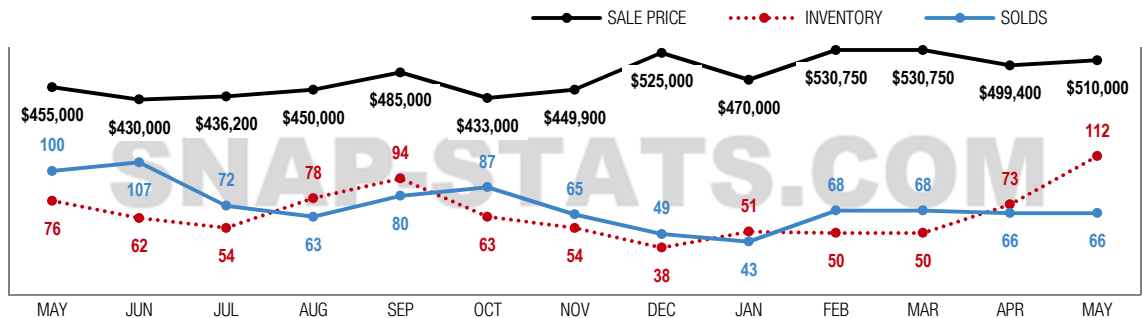
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **PORT COQUITLAM ATTACHED**: Sellers Market at 59% Sales Ratio average (5.9 in 10 homes selling rate)
- Homes are selling on average 4% above list price
- Most Active Price Band** \$300,000 to \$400,000 with average 80% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$600,000 to \$700,000, Central Port Coquitlam and minimum 4 bedroom properties
- Sellers Best Bet** Selling homes in Riverwood and up to 1 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

Aaron Sosa Personal Real Estate Corporation
 Macdonald Realty Westmar
 604.505.4163

SosaRealEstate.ca
 mail@aaronsosa.com



Price Band & Bedroom DETACHED HOUSES

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	0	NA
1,000,001 – 1,250,000	9	5	56%
1,250,001 – 1,500,000	17	3	18%
1,500,001 – 1,750,000	17	3	18%
1,750,001 – 2,000,000	8	2	25%
2,000,001 – 2,250,000	1	0	NA
2,250,001 – 2,500,000	6	1	17%
2,500,001 – 2,750,000	3	0	NA
2,750,001 – 3,000,000	7	0	NA
3,000,001 – 3,500,000	5	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	11	0	NA
TOTAL*	85	14	16%

2 Bedrooms & Less	2	0	NA
3 to 4 Bedrooms	35	9	26%
5 to 6 Bedrooms	46	5	11%
7 Bedrooms & More	2	0	NA
TOTAL*	85	14	16%

Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Anmore	20	1	5%
Barber Street	6	0	NA
Belcarra	6	0	NA
College Park	14	7	50%
Glenayre	2	3	150%*
Heritage Mountain	8	0	NA
Heritage Woods	9	1	11%
loco	0	0	NA
Mountain Meadows	1	0	NA
North Shore	9	1	11%
Port Moody Centre	10	1	10%
Westwood Summit	0	0	NA
TOTAL*	85	14	16%

SnapStats®	April	May	Variance
Inventory	70	85	21%
Solds	19	14	-26%
Sale Price	\$1,420,000	\$1,274,000	-10%
Sale Price SQFT	\$507	\$532	5%
Sale to List Price Ratio	99%	98%	-1%
Days on Market	12	12	0%

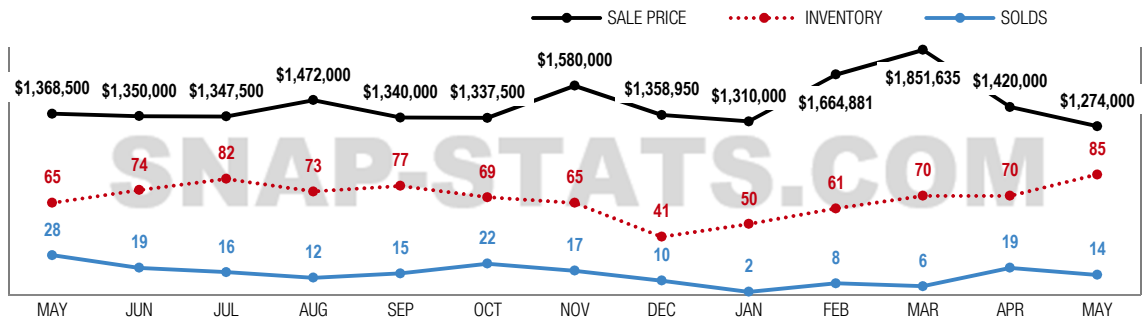
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **PORT MOODY DETACHED**: Balanced Market at 16% Sales Ratio average (1.6 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band** \$1 mil to \$1.25 mil with average 56% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.25 mil to \$1.75 mil, Anmore and 5 to 6 bedroom properties
- Sellers Best Bet** Selling homes in College Park and 3 to 4 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

Aaron Sosa Personal Real Estate Corporation
 Macdonald Realty Westmar
 604.505.4163

SosaRealEstate.ca
 mail@aaronsosa.com



Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	0	0	NA
300,001 – 400,000	1	0	NA
400,001 – 500,000	9	3	33%
500,001 – 600,000	13	14	108%*
600,001 – 700,000	19	3	16%
700,001 – 800,000	9	10	111%*
800,001 – 900,000	11	8	73%
900,001 – 1,000,000	7	4	57%
1,000,001 – 1,250,000	6	4	67%
1,250,001 – 1,500,000	1	0	NA
1,500,001 – 1,750,000	1	0	NA
1,750,001 – 2,000,000	0	0	NA
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	0	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	0	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	77	46	60%

Bedrooms	Inventory	Sales	Sales Ratio
0 to 1 Bedroom	8	6	75%
2 Bedrooms	45	24	53%
3 Bedrooms	16	12	75%
4 Bedrooms & Greater	8	4	50%
TOTAL*	77	46	60%

Community CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
Anmore	0	0	NA
Barber Street	0	0	NA
Belcarra	0	0	NA
College Park	9	1	11%
Glenayre	0	0	NA
Heritage Mountain	3	4	133%*
Heritage Woods	7	4	57%
loco	0	0	NA
Mountain Meadows	0	0	NA
North Shore	13	10	77%
Port Moody Centre	45	27	60%
Westwood Summit	0	0	NA
TOTAL*	77	46	60%

SnapStats®	April	May	Variance
Inventory	60	77	28%
Solds	32	46	44%
Sale Price	\$720,000	\$708,000	-2%
Sale Price SQFT	\$646	\$655	1%
Sale to List Price Ratio	101%	102%	1%
Days on Market	8	7	-13%

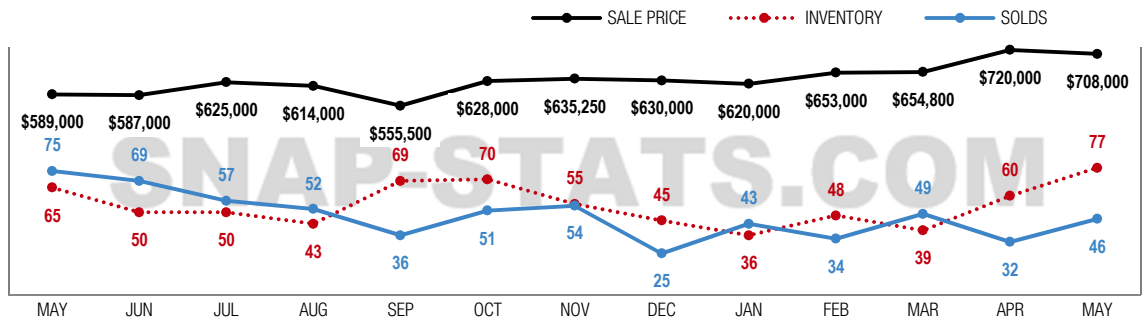
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **PORT MOODY ATTACHED**: Sellers Market at 60% Sales Ratio average (6 in 10 homes selling rate)
- Homes are selling on average 2% above list price
- Most Active Price Band** \$500,000 to \$600,000 and \$700,000 to \$800,000 with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$600,000 to \$700,000 and College Park
- Sellers Best Bet** Selling homes in North Shore

**With minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

Aaron Sosa Personal Real Estate Corporation
 Macdonald Realty Westmar
 604.505.4163

SosaRealEstate.ca
 mail@aaronsosa.com



Price Band & Bedroom DETACHED HOUSES

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	3	3	100%
800,001 – 900,000	5	4	80%
900,001 – 1,000,000	9	5	56%
1,000,001 – 1,250,000	7	2	29%
1,250,001 – 1,500,000	4	2	50%
1,500,001 – 1,750,000	1	0	NA
1,750,001 – 2,000,000	0	0	NA
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	0	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	1	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	2	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	32	16	50%

2 Bedrooms & Less	1	1	100%
3 to 4 Bedrooms	18	13	72%
5 to 6 Bedrooms	12	2	17%
7 Bedrooms & More	1	0	NA
TOTAL*	32	16	50%

SnapStats®	April	May	Variance
Inventory	25	32	28%
Solds	12	16	33%
Sale Price	\$897,500	\$936,200	4%
Sale Price SQFT	\$424	\$462	9%
Sale to List Price Ratio	99%	104%	5%
Days on Market	10	7	-30%

Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Central Meadows	10	1	10%
Mid Meadows	5	3	60%
North Meadows	3	1	33%
South Meadows	14	10	71%
West Meadows	0	1	NA*
TOTAL*	32	16	50%

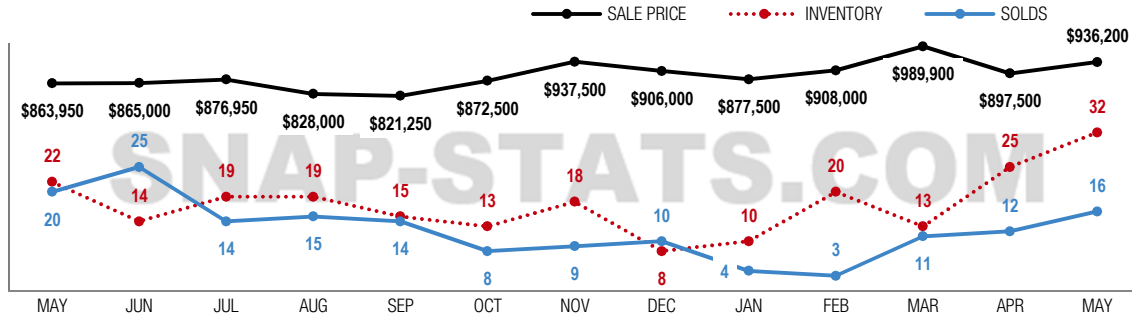
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator PITT MEADOWS DETACHED: Sellers Market at 50% Sales Ratio average (5 in 10 homes selling rate)
- Homes are selling on average 4% above list price
- Most Active Price Band** *Insufficient data but with 5 sales \$900,000 to \$1 mil*
- Buyers Best Bet** Homes in Central Meadows and 5 to 6 bedroom properties
- Sellers Best Bet** Selling homes in South Meadows and 3 to 4 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

Aaron Sosa Personal Real Estate Corporation
Macdonald Realty Westmar
604.505.4163

SosaRealEstate.ca
mail@aaronsosa.com



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	2	3	150%*
400,001 – 500,000	8	5	63%
500,001 – 600,000	5	8	160%*
600,001 – 700,000	7	4	57%
700,001 – 800,000	1	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
2,500,001 – 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*	24	20	83%

0 to 1 Bedroom	4	4	100%
2 Bedrooms	12	12	100%
3 Bedrooms	7	4	57%
4 Bedrooms & Greater	1	0	NA
TOTAL*	24	20	83%

SnapStats®	April	May	Variance
Inventory	19	24	26%
Solds	13	20	54%
Sale Price	\$518,000	\$516,500	0%
Sale Price SQFT	\$428	\$482	13%
Sale to List Price Ratio	102%	103%	1%
Days on Market	7	8	14%

Community CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
Central Meadows	9	7	78%
Mid Meadows	9	5	56%
North Meadows	3	7	233%*
South Meadows	3	1	33%
West Meadows	0	0	NA
TOTAL*	24	20	83%

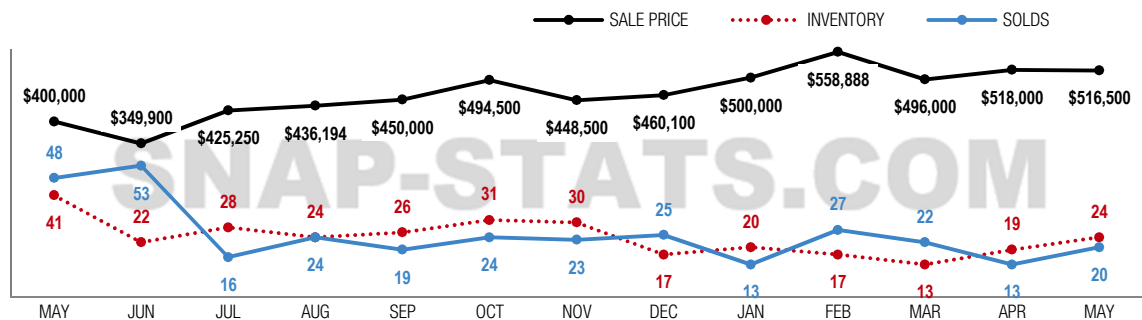
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **PITT MEADOWS ATTACHED**: Sellers Market at 83% Sales Ratio average (8.3 in 10 homes selling rate)
- Homes are selling on average 3% above list price
- Most Active Price Band** \$500,000 to \$600,000 with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$400,000 to \$500,000 and Mid Meadows
- Sellers Best Bet** Selling homes in Central Meadows and 2 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

Aaron Sosa Personal Real Estate Corporation
Macdonald Realty Westmar
604.505.4163

SosaRealEstate.ca
mail@aaronsosa.com



Price Band & Bedroom DETACHED HOUSES

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	1	1	100%
600,001 – 700,000	11	11	100%
700,001 – 800,000	39	22	56%
800,001 – 900,000	57	16	28%
900,001 – 1,000,000	44	11	25%
1,000,001 – 1,250,000	61	10	16%
1,250,001 – 1,500,000	37	2	5%
1,500,001 – 1,750,000	12	1	8%
1,750,001 – 2,000,000	4	0	NA
2,000,001 – 2,250,000	6	1	17%
2,250,001 – 2,500,000	3	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	1	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	276	75	27%

2 Bedrooms & Less	10	5	50%
3 to 4 Bedrooms	153	44	29%
5 to 6 Bedrooms	99	25	25%
7 Bedrooms & More	14	1	7%
TOTAL*	276	75	27%

Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Albion	44	7	16%
Cottonwood	23	10	43%
East Central	35	21	60%
North	0	0	NA
Northeast	0	0	NA
Northwest	32	6	19%
Silver Valley	31	9	29%
Southwest	28	8	29%
Thornhill	24	1	4%
Websters Corners	15	2	13%
West Central	38	11	29%
Whonnock	6	0	NA
TOTAL*	276	75	27%

SnapStats®	April	May	Variance
Inventory	230	276	20%
Solds	99	75	-24%
Sale Price	\$895,000	\$845,000	-6%
Sale Price SQFT	\$327	\$376	15%
Sale to List Price Ratio	101%	102%	1%
Days on Market	9	11	22%

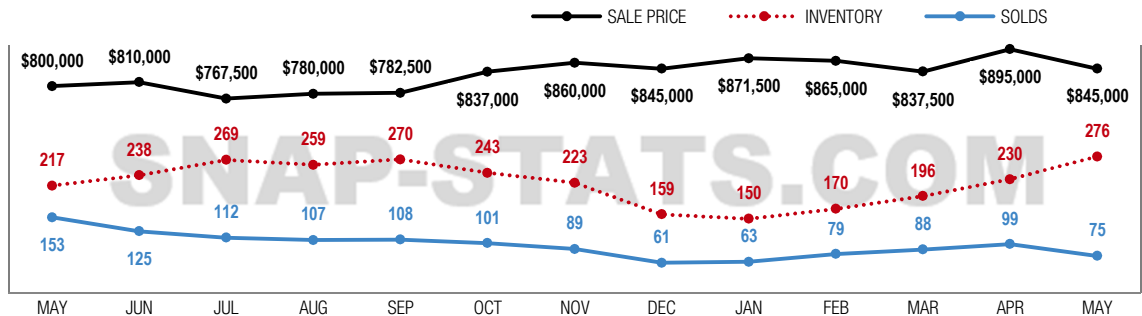
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **MAPLE RIDGE DETACHED**: Sellers Market at 27% Sales Ratio average (2.7 in 10 homes selling rate)
- Homes are selling on average 2% above list price
- Most Active Price Band** \$600,000 to \$700,000 with average 100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.25 mil to \$1.5 mil, Thornhill and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in East Central and up to 2 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

Aaron Sosa Personal Real Estate Corporation
 Macdonald Realty Westmar
 604.505.4163

SosaRealEstate.ca
 mail@aaronsosa.com



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	4	80%
300,001 – 400,000	34	30	88%
400,001 – 500,000	40	27	68%
500,001 – 600,000	54	18	33%
600,001 – 700,000	35	14	40%
700,001 – 800,000	20	0	NA
800,001 – 900,000	6	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
2,500,001 – 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*	194	93	48%

0 to 1 Bedroom	22	16	73%
2 Bedrooms	73	47	64%
3 Bedrooms	80	26	33%
4 Bedrooms & Greater	19	4	21%
TOTAL*	194	93	48%

SnapStats®	April	May	Variance
Inventory	176	194	10%
Solds	92	93	1%
Sale Price	\$469,000	\$440,500	-6%
Sale Price SQFT	\$419	\$423	1%
Sale to List Price Ratio	99%	100%	1%
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.

Community CONDOS & TOWNHOMES

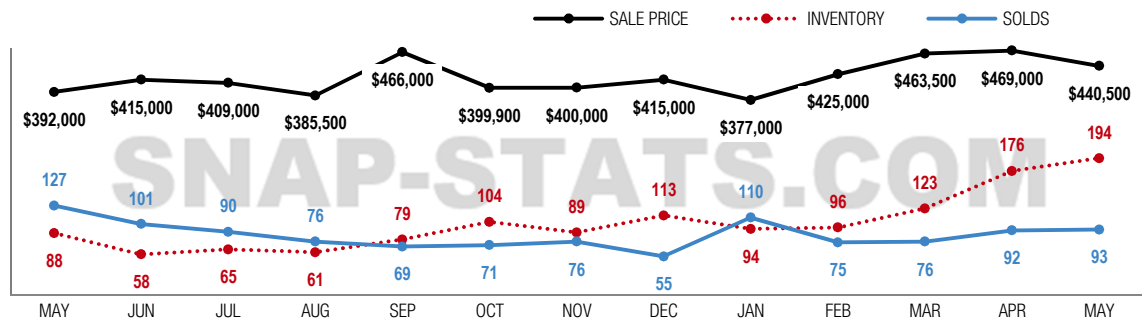
SnapStats®	Inventory	Sales	Sales Ratio
Albion	19	3	16%
Cottonwood	32	13	41%
East Central	84	48	57%
North	1	0	NA
Northeast	0	0	NA
Northwest	6	4	67%
Silver Valley	9	3	33%
Southwest	12	0	NA
Thornhill	3	1	33%
Websters Corners	0	0	NA
West Central	28	21	75%
Whonnock	0	0	NA
TOTAL*	194	93	48%

Market Summary

- Market Type Indicator **MAPLE RIDGE ATTACHED**: Sellers Market at 48% Sales Ratio average (4.8 in 10 homes selling rate)
- Homes are selling on average 100% of list price
- Most Active Price Band** \$300,000 to \$400,000 with average 88% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$500,000 to \$600,000, Albion and minimum 4 bedroom properties
- Sellers Best Bet** Selling homes in West Central and up to 1 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

Aaron Sosa Personal Real Estate Corporation
Macdonald Realty Westmar
604.505.4163

SosaRealEstate.ca
mail@aaronsosa.com

