

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

Compliments of:

Corey Zach

Personal Real Estate Corporation

604.551.8547

corey@coreyzach.com

coreyzach.com

Oakwyn Realty

3195 Oak Street

Vancouver, BC V6H 2L2



June 2019

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

GREATER VANCOUVER EDITION

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



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	1	0	NA
900,001 – 1,000,000	5	3	60%
1,000,001 – 1,250,000	49	13	27%
1,250,001 – 1,500,000	121	15	12%
1,500,001 – 1,750,000	78	12	15%
1,750,001 – 2,000,000	71	5	7%
2,000,001 – 2,250,000	35	4	11%
2,250,001 – 2,500,000	44	4	9%
2,500,001 – 2,750,000	30	3	10%
2,750,001 – 3,000,000	34	0	NA
3,000,001 – 3,500,000	5	0	NA
3,500,001 – 4,000,000	10	0	NA
4,000,001 & Greater	5	1	20%
TOTAL*	488	60	12%

2 Bedrooms & Less	14	2	14%
3 to 4 Bedrooms	167	25	15%
5 to 6 Bedrooms	202	22	11%
7 Bedrooms & More	105	11	10%
TOTAL*	488	60	12%

SnapStats®	May	June	Variance
Inventory	490	488	0%
Solds	65	60	-8%
Sale Price	\$1,310,000	\$1,461,500	12%
Sale Price SQFT	\$531	\$545	3%
Sale to List Price Ratio	94%	93%	-1%
Days on Market	22	35	59%

Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Big Bend	5	0	NA
Brentwood Park	9	2	22%
Buckingham Heights	15	0	NA
Burnaby Hospital	17	3	18%
Burnaby Lake	12	2	17%
Cariboo	0	0	NA
Capitol Hill	42	6	14%
Central	7	1	14%
Central Park	9	1	11%
Deer Lake	10	1	10%
Deer Lake Place	7	0	NA
East Burnaby	33	2	6%
Edmonds	18	0	NA
Forest Glen	8	2	25%
Forest Hills	2	0	NA
Garden Village	8	1	13%
Government Road	19	0	NA
Greentree Village	5	1	20%
Highgate	16	2	13%
Metrotown	29	2	7%
Montecito	9	2	22%
Oakdale	0	0	NA
Oaklands	0	0	NA
Parkcrest	26	2	8%
Simon Fraser Hills	0	0	NA
Simon Fraser University SFU	11	1	9%
South Slope	53	4	8%
Sperling-Duthie	26	5	19%
Sullivan Heights	3	1	33%
Suncrest	10	4	40%
The Crest	6	3	50%
Upper Deer Lake	16	2	13%
Vancouver Heights	20	5	25%
Westridge	14	1	7%
Willingdon Heights	23	4	17%
TOTAL*	488	60	12%

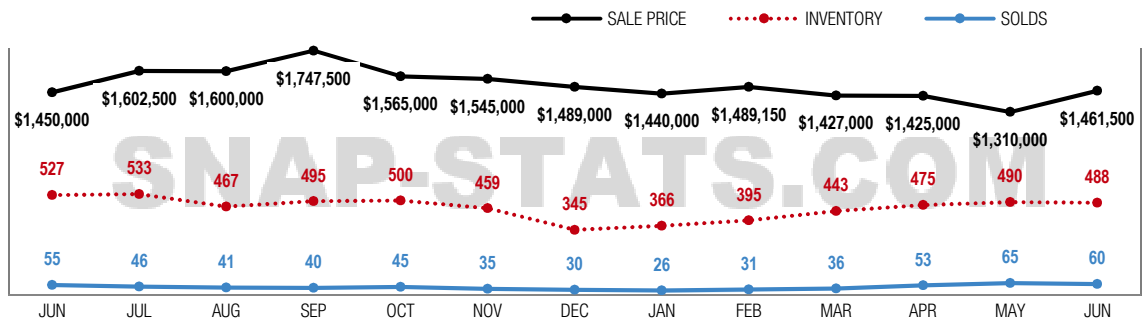
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **BURNABY DETACHED**: Balanced Market at 12% Sales Ratio average (1.2 in 10 homes selling rate)
- Homes are selling on average 7% below list price
- Most Active Price Band** \$1 mil to \$1.25 mil with average 27% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.75 mil to \$2 mil, East Burnaby and a minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Suncrest and 3 to 4 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

Corey Zach Personal Real Estate Corporation
Oakwyn Realty
604.551.8547

coreyzach.com
corey@coreyzach.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	0	NA
300,001 – 400,000	24	17	71%
400,001 – 500,000	138	32	23%
500,001 – 600,000	200	46	23%
600,001 – 700,000	188	34	18%
700,001 – 800,000	156	19	12%
800,001 – 900,000	119	17	14%
900,001 – 1,000,000	59	4	7%
1,000,001 – 1,250,000	43	0	NA
1,250,001 – 1,500,000	22	0	NA
1,500,001 – 1,750,000	11	0	NA
1,750,001 – 2,000,000	3	0	NA
2,000,001 – 2,250,000	1	0	NA
2,250,001 – 2,500,000	0	0	NA
2,500,001 – 2,750,000	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*	966	169	17%

Bedroom	Inventory	Sales	Sales Ratio
0 to 1 Bedroom	181	50	28%
2 Bedrooms	595	88	15%
3 Bedrooms	168	27	16%
4 Bedrooms & Greater	22	4	18%
TOTAL*	966	169	17%

SnapStats®	May	June	Variance
Inventory	946	966	2%
Solds	199	169	-15%
Sale Price	\$620,000	\$570,000	-8%
Sale Price SQFT	\$680	\$651	-4%
Sale to List Price Ratio	97%	97%	0%
Days on Market	26	26	0%

Community CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
Big Bend	3	0	NA
Brentwood Park	143	28	20%
Buckingham Heights	0	0	NA
Burnaby Hospital	1	1	100%
Burnaby Lake	8	6	75%
Cariboo	22	1	5%
Capitol Hill	12	3	25%
Central	21	4	19%
Central Park	35	5	14%
Deer Lake	0	0	NA
Deer Lake Place	0	0	NA
East Burnaby	4	0	NA
Edmonds	56	9	16%
Forest Glen	41	5	12%
Forest Hills	10	3	30%
Garden Village	0	0	NA
Government Road	24	8	33%
Greentree Village	4	2	50%
Highgate	95	14	15%
Metrotown	269	43	16%
Montecito	11	1	9%
Oakdale	0	0	NA
Oaklands	15	1	7%
Parkcrest	1	0	NA
Simon Fraser Hills	4	2	50%
Simon Fraser University SFU	57	8	14%
South Slope	54	12	22%
Sperling-Duthie	3	1	33%
Sullivan Heights	29	8	28%
Suncrest	0	0	NA
The Crest	15	1	7%
Upper Deer Lake	2	0	NA
Vancouver Heights	12	3	25%
Westridge	4	0	NA
Willingdon Heights	11	0	NA
TOTAL*	966	169	17%

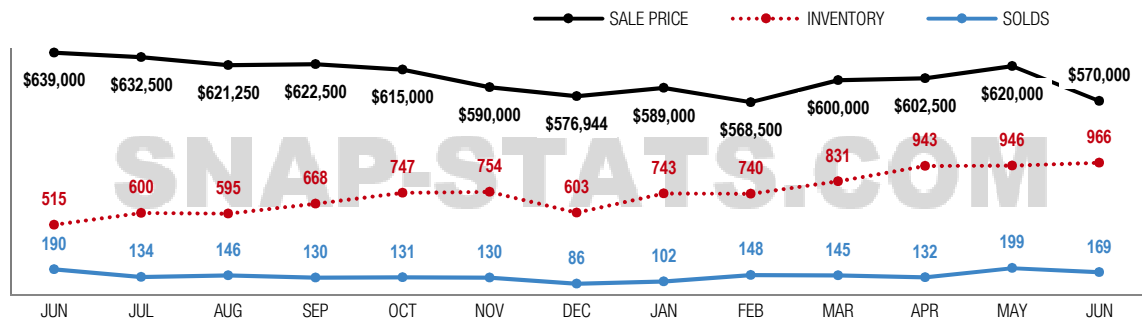
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **BURNABY ATTACHED**: Balanced Market at 17% Sales Ratio average (1.7 in 10 homes selling rate)
- Homes are selling on average 3% below list price
- Most Active Price Band** \$300,000 to \$400,000 with average 71% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$900,000 to \$1 mil, Cariboo and 2 bedroom properties
- Sellers Best Bet** Selling homes in Burnaby Lake and up to 1 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

Corey Zach Personal Real Estate Corporation
Oakwyn Realty
604.551.8547

coreyzach.com
corey@coreyzach.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	1	0	NA
800,001 – 900,000	10	6	60%
900,001 – 1,000,000	16	7	44%
1,000,001 – 1,250,000	25	8	32%
1,250,001 – 1,500,000	33	3	9%
1,500,001 – 1,750,000	19	1	5%
1,750,001 – 2,000,000	13	1	8%
2,000,001 – 2,250,000	2	0	NA
2,250,001 – 2,500,000	3	0	NA
2,500,001 – 2,750,000	2	0	NA
2,750,001 – 3,000,000	1	0	NA
3,000,001 – 3,500,000	1	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	126	26	21%

2 Bedrooms & Less	9	1	11%
3 to 4 Bedrooms	56	19	34%
5 to 6 Bedrooms	39	6	15%
7 Bedrooms & More	22	0	NA
TOTAL*	126	26	21%

Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Brunette	0	0	NA
Connaught Heights	9	2	22%
Downtown	1	0	NA
Fraserview	6	0	NA
GlenBrooke North	7	3	43%
Moody Park	6	6	100%
North Arm	0	0	NA
Quay	0	0	NA
Queensborough	40	7	18%
Queens Park	11	1	9%
Sapperton	12	1	8%
The Heights	13	3	23%
Uptown	6	0	NA
West End	15	3	20%
TOTAL*	126	26	21%

SnapStats®	May	June	Variance
Inventory	137	126	-8%
Solds	26	26	0%
Sale Price	\$1,122,400	\$1,002,500	-11%
Sale Price SQFT	\$447	\$471	5%
Sale to List Price Ratio	96%	96%	0%
Days on Market	28	23	-18%

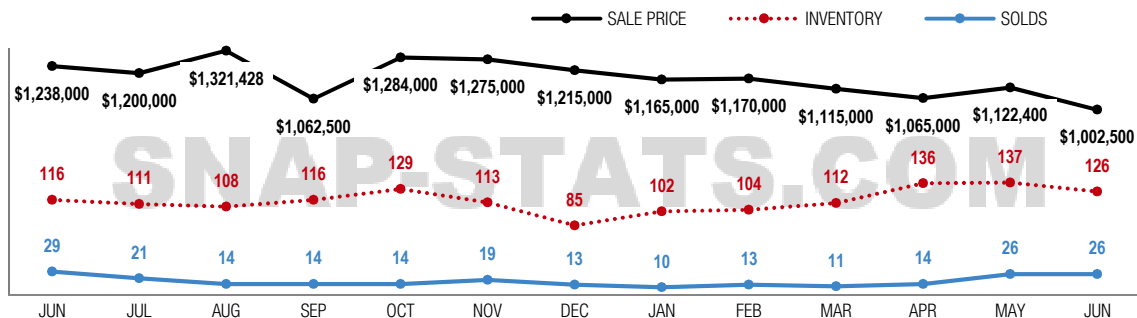
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

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 4% below list price
- Most Active Price Band** \$800,000 to \$900,000 with average 60% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.5 mil to \$1.75 mil, Queens Park, Sapperton up to 2 bedroom properties
- Sellers Best Bet** Selling homes in GlenBrooke North and 3 to 4 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

Corey Zach Personal Real Estate Corporation
Oakwyn Realty
604.551.8547

coreyzach.com
corey@coreyzach.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	0	NA
300,001 – 400,000	49	11	22%
400,001 – 500,000	106	21	20%
500,001 – 600,000	100	20	20%
600,001 – 700,000	76	10	13%
700,001 – 800,000	34	6	18%
800,001 – 900,000	19	1	5%
900,001 – 1,000,000	11	1	9%
1,000,001 – 1,250,000	4	0	NA
1,250,001 – 1,500,000	3	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	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	0	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	409	70	17%

0 to 1 Bedroom	111	18	16%
2 Bedrooms	235	49	21%
3 Bedrooms	61	3	5%
4 Bedrooms & Greater	2	0	NA
TOTAL*	409	70	17%

SnapStats®	May	June	Variance
Inventory	394	409	4%
Solds	100	70	-30%
Sale Price	\$526,250	\$519,400	-1%
Sale Price SQFT	\$575	\$584	2%
Sale to List Price Ratio	97%	96%	-1%
Days on Market	14	15	7%

*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

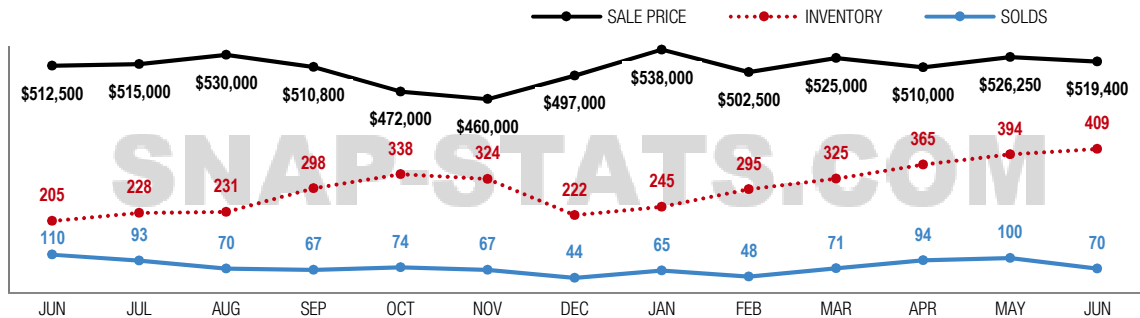
SnapStats®	Inventory	Sales	Sales Ratio
Brunette	0	0	NA
Connaught Heights	0	0	NA
Downtown	102	20	20%
Fraserview	50	9	18%
GlenBrooke North	13	2	15%
Moody Park	2	0	NA
North Arm	0	0	NA
Quay	64	16	25%
Queensborough	39	4	10%
Queens Park	1	0	NA
Sapperton	23	6	26%
The Heights	1	0	NA
Uptown	113	13	12%
West End	1	0	NA
TOTAL*	409	70	17%

Market Summary

- Market Type Indicator **NEW WESTMINSTER ATTACHED**: Balanced Market at 17% Sales Ratio average (1.7 in 10 homes selling rate)
- Homes are selling on average 4% below list price
- Most Active Price Band** \$300,000 to \$400,000 with average 22% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$800,000 to \$900,000, Queensborough and 3 bedroom properties
- Sellers Best Bet** Selling homes in Quay, Sapperton and 2 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

Corey Zach Personal Real Estate Corporation
Oakwyn Realty
604.551.8547

coreyzach.com
corey@coreyzach.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	4	1	25%
700,001 – 800,000	4	2	50%
800,001 – 900,000	17	6	35%
900,001 – 1,000,000	30	7	23%
1,000,001 – 1,250,000	119	25	21%
1,250,001 – 1,500,000	131	17	13%
1,500,001 – 1,750,000	70	9	13%
1,750,001 – 2,000,000	40	2	5%
2,000,001 – 2,250,000	18	5	28%
2,250,001 – 2,500,000	28	3	11%
2,500,001 – 2,750,000	19	0	NA
2,750,001 – 3,000,000	17	0	NA
3,000,001 – 3,500,000	2	0	NA
3,500,001 – 4,000,000	4	0	NA
4,000,001 & Greater	4	0	NA
TOTAL*	507	77	15%

2 Bedrooms & Less	17	2	12%
3 to 4 Bedrooms	189	29	15%
5 to 6 Bedrooms	217	34	16%
7 Bedrooms & More	84	12	14%
TOTAL*	507	77	15%

SnapStats®	May	June	Variance
Inventory	501	507	1%
Solds	67	77	15%
Sale Price	\$1,200,000	\$1,238,095	3%
Sale Price SQFT	\$415	\$411	-1%
Sale to List Price Ratio	96%	96%	0%
Days on Market	15	26	73%

*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

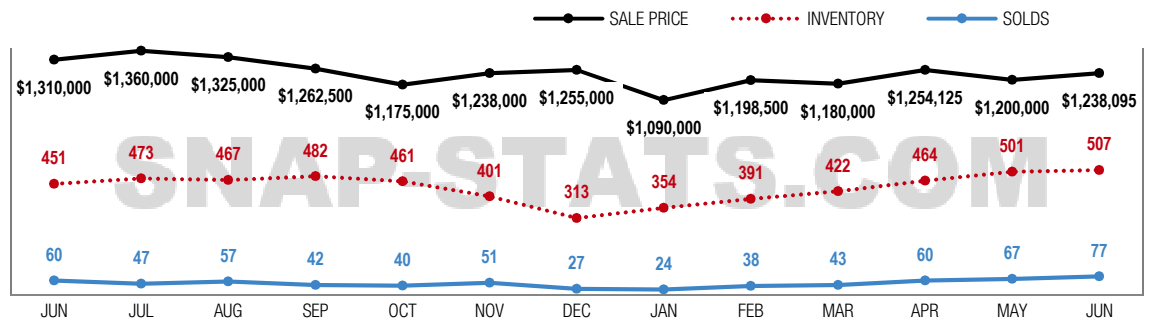
SnapStats®	Inventory	Sales	Sales Ratio
Burke Mountain	80	11	14%
Canyon Springs	7	0	NA
Cape Horn	16	3	19%
Central Coquitlam	109	17	16%
Chineside	8	1	13%
Coquitlam East	32	2	6%
Coquitlam West	56	5	9%
Eagle Ridge	2	1	50%
Harbour Chines	15	4	27%
Harbour Place	4	3	75%
Hockaday	8	0	NA
Maillardville	34	1	3%
Meadow Brook	9	1	11%
New Horizons	18	1	6%
North Coquitlam	2	0	NA
Park Ridge Estates	2	0	NA
Ranch Park	27	7	26%
River Springs	7	3	43%
Scott Creek	5	2	40%
Summitt View	2	0	NA
Upper Eagle Ridge	7	1	14%
Westwood Plateau	57	14	25%
Westwood Summit	0	0	NA
TOTAL*	507	77	15%

Market Summary

- Market Type Indicator **COQUITLAM DETACHED**: Balanced Market at 15% Sales Ratio average (1.5 in 10 homes selling rate)
- Homes are selling on average 4% below list price
- Most Active Price Band** \$800,000 to \$900,000 with average 35% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.75 mil to \$2 mil, Coquitlam East, Maillardville, New Horizons and up to 2 bedroom properties
- Sellers Best Bet** Selling homes in Harbour Chines, Ranch Park, Westwood Plateau and 5 to 6 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

Corey Zach Personal Real Estate Corporation
Oakwyn Realty
604.551.8547

coreyzach.com
corey@coreyzach.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	2	200%*
300,001 – 400,000	36	6	17%
400,001 – 500,000	95	17	18%
500,001 – 600,000	114	26	23%
600,001 – 700,000	101	12	12%
700,001 – 800,000	75	17	23%
800,001 – 900,000	36	8	22%
900,001 – 1,000,000	34	5	15%
1,000,001 – 1,250,000	28	0	NA
1,250,001 – 1,500,000	8	0	NA
1,500,001 – 1,750,000	2	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*	530	93	18%

Bedroom	Inventory	Sales	Sales Ratio
0 to 1 Bedroom	94	20	21%
2 Bedrooms	277	47	17%
3 Bedrooms	115	19	17%
4 Bedrooms & Greater	44	7	16%
TOTAL*	530	93	18%

SnapStats®	May	June	Variance
Inventory	510	530	4%
Solds	130	93	-28%
Sale Price	\$569,000	\$585,000	3%
Sale Price SQFT	\$620	\$597	-4%
Sale to List Price Ratio	98%	98%	0%
Days on Market	21	19	-10%

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

Community CONDOS & TOWNHOMES

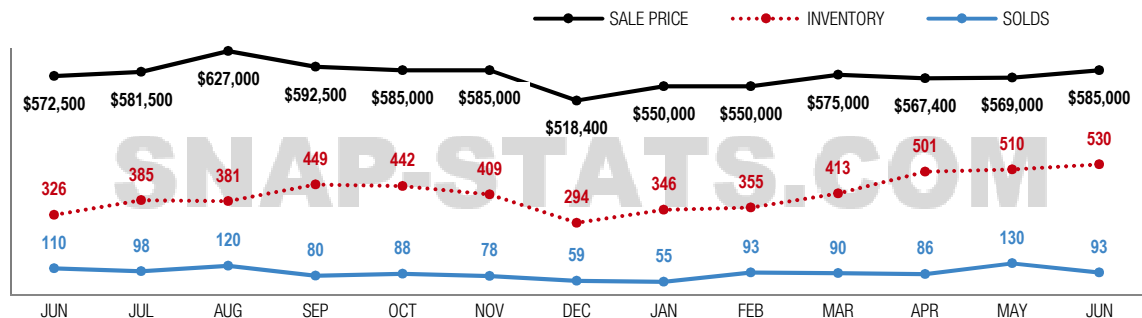
SnapStats®	Inventory	Sales	Sales Ratio
Burke Mountain	51	11	22%
Canyon Springs	18	3	17%
Cape Horn	0	0	NA
Central Coquitlam	29	3	10%
Chineside	0	0	NA
Coquitlam East	5	2	40%
Coquitlam West	125	20	16%
Eagle Ridge	15	4	27%
Harbour Chines	0	0	NA
Harbour Place	0	0	NA
Hockaday	1	0	NA
Maillardville	33	6	18%
Meadow Brook	0	0	NA
New Horizons	37	10	27%
North Coquitlam	146	25	17%
Park Ridge Estates	0	0	NA
Ranch Park	0	0	NA
River Springs	0	0	NA
Scott Creek	1	1	100%
Summitt View	0	0	NA
Upper Eagle Ridge	5	0	NA
Westwood Plateau	64	8	13%
Westwood Summit	0	0	NA
TOTAL*	530	93	18%

Market Summary

- Market Type Indicator **COQUITLAM ATTACHED**: Balanced Market at 18% Sales Ratio average (1.8 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band** \$500,000 to \$600,000 / \$700,000 to \$800,000 with average 23% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$600,000 to \$700,000, Central Coquitlam, Westwood Plateau and minimum 4 bedroom properties
- Sellers Best Bet** Selling homes in Eagle Ridge, New Horizons and up to 1 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

Corey Zach Personal Real Estate Corporation
Oakwyn Realty
604.551.8547

coreyzach.com
corey@coreyzach.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	2	1	50%
600,001 – 700,000	3	0	NA
700,001 – 800,000	6	4	67%
800,001 – 900,000	25	7	28%
900,001 – 1,000,000	34	10	29%
1,000,001 – 1,250,000	40	2	5%
1,250,001 – 1,500,000	16	1	6%
1,500,001 – 1,750,000	12	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	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*	142	25	18%

2 Bedrooms & Less	6	0	NA
3 to 4 Bedrooms	71	15	21%
5 to 6 Bedrooms	51	9	18%
7 Bedrooms & More	14	1	7%
TOTAL*	142	25	18%

Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Birchland Manor	6	6	100%
Central Port Coquitlam	5	1	20%
Citadel	14	2	14%
Glenwood	33	4	12%
Lincoln Park	10	2	20%
Lower Mary Hill	9	0	NA
Mary Hill	17	3	18%
Oxford Heights	18	6	33%
Riverwood	11	1	9%
Woodland Acres	19	0	NA
TOTAL*	142	25	18%

SnapStats®	May	June	Variance
Inventory	132	142	8%
Solds	41	25	-39%
Sale Price	\$925,000	\$917,500	-1%
Sale Price SQFT	\$424	\$429	1%
Sale to List Price Ratio	97%	101%	4%
Days on Market	30	20	-33%

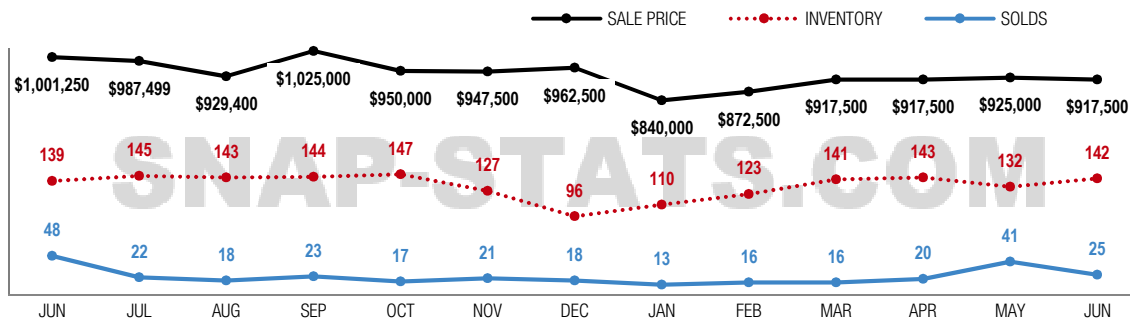
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **PORT COQUITLAM DETACHED**: Balanced Market at 18% Sales Ratio average (1.8 in 10 homes selling rate)
- Homes are selling on average 1% above list price
- Most Active Price Band** \$800,000 to \$1 mil with average 29% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1 mil to \$1.5 mil, Riverwood and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Oxford Heights and 3 to 4 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

Corey Zach Personal Real Estate Corporation
Oakwyn Realty
604.551.8547

coreyzach.com
corey@coreyzach.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	11	3	27%
300,001 – 400,000	31	10	32%
400,001 – 500,000	53	11	21%
500,001 – 600,000	34	11	32%
600,001 – 700,000	31	6	19%
700,001 – 800,000	28	9	32%
800,001 – 900,000	11	1	9%
900,001 – 1,000,000	1	0	NA
1,000,001 – 1,250,000	1	0	NA
1,250,001 – 1,500,000	0	0	NA
1,500,001 – 1,750,000	0	0	NA
1,750,001 – 2,000,000	0	0	NA
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	0	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	0	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	201	51	25%

0 to 1 Bedroom	34	12	35%
2 Bedrooms	93	23	25%
3 Bedrooms	60	16	27%
4 Bedrooms & Greater	14	0	NA
TOTAL*	201	51	25%

SnapStats®	May	June	Variance
Inventory	205	201	-2%
Solds	89	51	-43%
Sale Price	\$490,000	\$511,000	4%
Sale Price SQFT	\$485	\$483	0%
Sale to List Price Ratio	98%	96%	-2%
Days on Market	26	12	-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.

Community CONDOS & TOWNHOMES

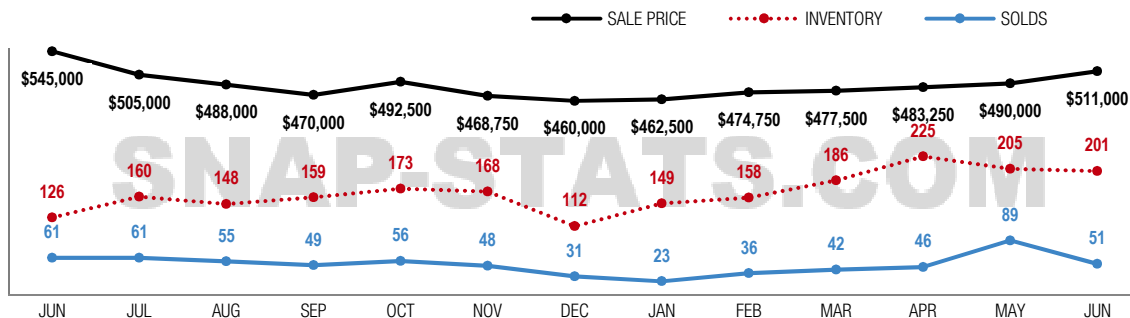
SnapStats®	Inventory	Sales	Sales Ratio
Birchland Manor	1	0	NA
Central Port Coquitlam	101	29	29%
Citadel	17	5	29%
Glenwood	36	7	19%
Lincoln Park	4	0	NA
Lower Mary Hill	0	0	NA
Mary Hill	8	0	NA
Oxford Heights	0	0	NA
Riverwood	33	10	30%
Woodland Acres	1	0	NA
TOTAL*	201	51	25%

Market Summary

- Market Type Indicator **PORT COQUITLAM ATTACHED**: 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** \$300,000-\$400,000/\$500,000-\$600,000/\$700,000-\$800,000 at 32% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$800,000 to \$900,000, Glenwood and 2 bedroom properties
- Sellers Best Bet** Selling homes in Central Port Coquitlam, Citadel and 2 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

Corey Zach Personal Real Estate Corporation
Oakwyn Realty
604.551.8547

coreyzach.com
corey@coreyzach.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	2	0	NA
900,001 – 1,000,000	4	1	25%
1,000,001 – 1,250,000	15	3	20%
1,250,001 – 1,500,000	19	4	21%
1,500,001 – 1,750,000	8	1	13%
1,750,001 – 2,000,000	11	1	9%
2,000,001 – 2,250,000	1	0	NA
2,250,001 – 2,500,000	5	0	NA
2,500,001 – 2,750,000	5	0	NA
2,750,001 – 3,000,000	7	0	NA
3,000,001 – 3,500,000	3	0	NA
3,500,001 – 4,000,000	3	0	NA
4,000,001 & Greater	12	1	8%
TOTAL*	95	11	12%

2 Bedrooms & Less	2	0	NA
3 to 4 Bedrooms	47	8	17%
5 to 6 Bedrooms	42	2	5%
7 Bedrooms & More	4	1	25%
TOTAL*	95	11	12%

Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Anmore	21	1	5%
Barber Street	9	1	11%
Belcarra	7	0	NA
College Park	11	0	NA
Glenayre	6	2	33%
Heritage Mountain	6	3	50%
Heritage Woods	19	0	NA
loco	0	0	NA
Mountain Meadows	1	0	NA
North Shore	8	4	50%
Port Moody Centre	7	0	NA
Westwood Summit	0	0	NA
TOTAL*	95	11	12%

SnapStats®	May	June	Variance
Inventory	96	95	-1%
Solds	23	11	-52%
Sale Price	\$1,310,000	\$1,330,000	2%
Sale Price SQFT	\$436	\$396	-9%
Sale to List Price Ratio	91%	100%	10%
Days on Market	29	38	31%

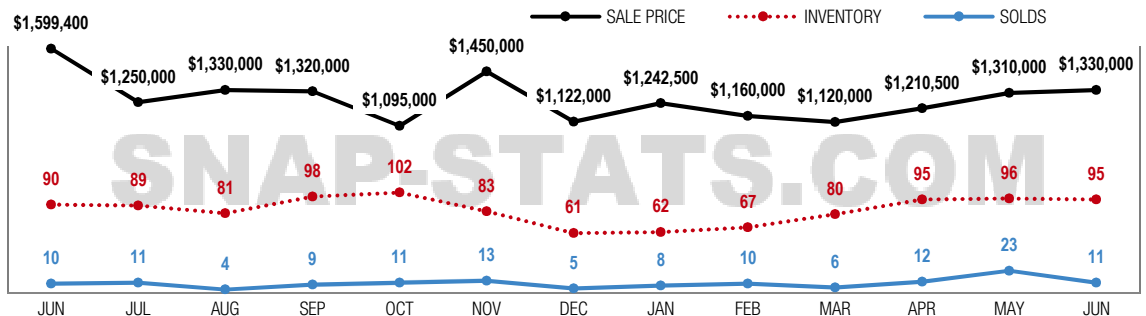
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **PORT MOODY DETACHED**: Balanced Market at 12% Sales Ratio average (1.2 in 10 homes selling rate)
- Homes are selling on average 100% of list price
- Most Active Price Band** \$1 mil to \$1.5 mil with average 21% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.75 mil to \$2 mil, Anmore and 5 to 6 bedroom properties
- Sellers Best Bet** Selling homes in North Shore and 3 to 4 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

Corey Zach Personal Real Estate Corporation
Oakwyn Realty
604.551.8547

coreyzach.com
corey@coreyzach.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	0	NA
300,001 – 400,000	2	3	150%*
400,001 – 500,000	16	6	38%
500,001 – 600,000	22	4	18%
600,001 – 700,000	24	10	42%
700,001 – 800,000	30	4	13%
800,001 – 900,000	14	3	21%
900,001 – 1,000,000	9	1	11%
1,000,001 – 1,250,000	5	0	NA
1,250,001 – 1,500,000	4	0	NA
1,500,001 – 1,750,000	2	0	NA
1,750,001 – 2,000,000	1	0	NA
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	0	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	0	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	131	31	24%

0 to 1 Bedroom	11	4	36%
2 Bedrooms	66	14	21%
3 Bedrooms	48	13	27%
4 Bedrooms & Greater	6	0	NA
TOTAL*	131	31	24%

SnapStats®	May	June	Variance
Inventory	138	131	-5%
Solds	38	31	-18%
Sale Price	\$584,250	\$626,000	7%
Sale Price SQFT	\$565	\$577	2%
Sale to List Price Ratio	97%	100%	3%
Days on Market	22	13	-41%

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

Community CONDOS & TOWNHOMES

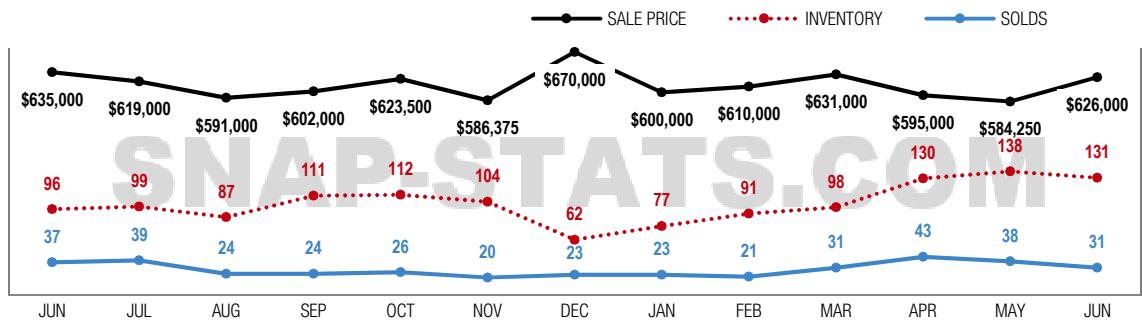
SnapStats®	Inventory	Sales	Sales Ratio
Anmore	0	0	NA
Barber Street	0	0	NA
Belcarra	0	0	NA
College Park	20	6	30%
Glenayre	0	0	NA
Heritage Mountain	14	2	14%
Heritage Woods	16	2	13%
loco	0	0	NA
Mountain Meadows	0	0	NA
North Shore	17	3	18%
Port Moody Centre	64	18	28%
Westwood Summit	0	0	NA
TOTAL*	131	31	24%

Market Summary

- Market Type Indicator **PORT MOODY ATTACHED**: Sellers Market at 24% Sales Ratio average (2.4 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 42% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$900,000 to \$1 mil, Heritage Mountain, Heritage Woods and 2 bedroom properties
- Sellers Best Bet** Selling homes in College Park, Port Moody Centre and up to 1 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

Corey Zach Personal Real Estate Corporation
Oakwyn Realty
604.551.8547

coreyzach.com
corey@coreyzach.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	1	1	100%
700,001 – 800,000	11	0	NA
800,001 – 900,000	10	0	NA
900,001 – 1,000,000	12	2	17%
1,000,001 – 1,250,000	9	2	22%
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	1	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*	45	5	11%

2 Bedrooms & Less	2	0	NA
3 to 4 Bedrooms	34	3	9%
5 to 6 Bedrooms	9	2	22%
7 Bedrooms & More	0	0	NA
TOTAL*	45	5	11%

Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Central Meadows	20	2	10%
Mid Meadows	9	0	NA
North Meadows	0	0	NA
South Meadows	15	3	20%
West Meadows	1	0	NA
TOTAL*	45	5	11%

SnapStats®	May	June	Variance
Inventory	45	45	0%
Solds	9	5	-44%
Sale Price	\$870,000	\$975,000	12%
Sale Price SQFT	\$404	\$335	-17%
Sale to List Price Ratio	99%	98%	-1%
Days on Market	17	42	147%

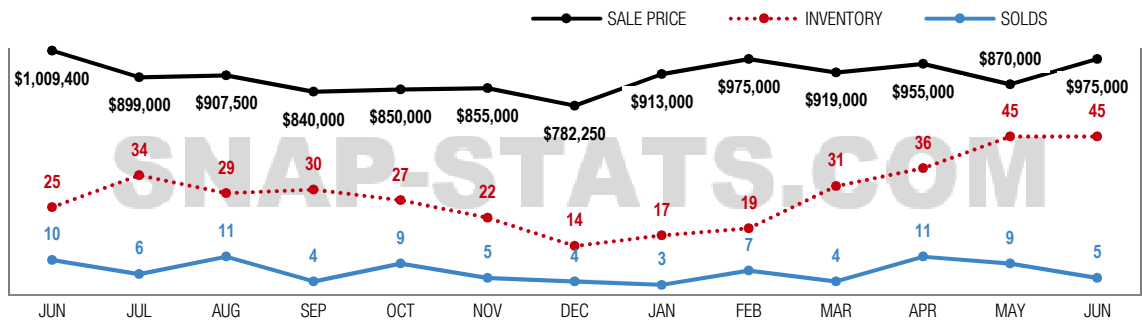
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator PITT MEADOWS DETACHED: Buyers Market at 11% Sales Ratio average (1.1 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 22% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$900,000 to \$1 mil, Central Meadows and 3 to 4 bedroom properties
- Sellers Best Bet** Selling homes in South Meadows and 5 to 6 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

Corey Zach Personal Real Estate Corporation
Oakwyn Realty
604.551.8547

coreyzach.com
corey@coreyzach.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	6	4	67%
400,001 – 500,000	14	6	43%
500,001 – 600,000	20	5	25%
600,001 – 700,000	3	1	33%
700,001 – 800,000	5	1	20%
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*	49	17	35%

0 to 1 Bedroom	5	3	60%
2 Bedrooms	22	9	41%
3 Bedrooms	18	5	28%
4 Bedrooms & Greater	4	0	NA
TOTAL*	49	17	35%

SnapStats®	May	June	Variance
Inventory	51	49	-4%
Solds	27	17	-37%
Sale Price	\$465,000	\$479,900	3%
Sale Price SQFT	\$403	\$419	4%
Sale to List Price Ratio	97%	100%	3%
Days on Market	18	22	22%

Community CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
Central Meadows	19	10	53%
Mid Meadows	12	4	33%
North Meadows	6	0	NA
South Meadows	10	3	30%
West Meadows	2	0	NA
TOTAL*	49	17	35%

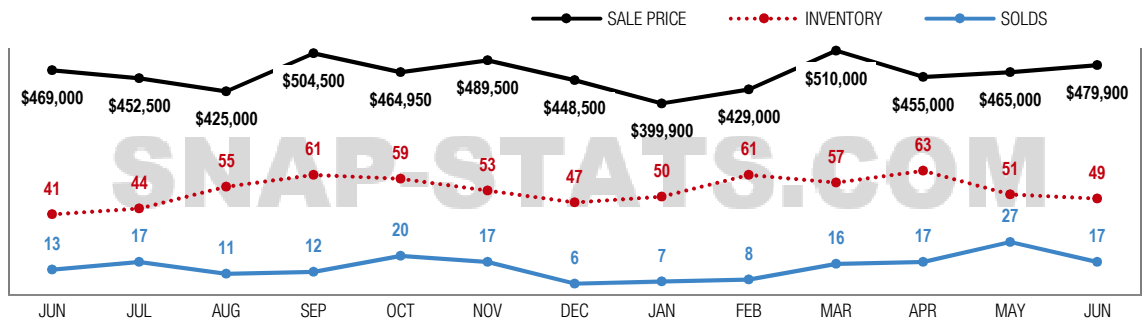
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **PITT MEADOWS ATTACHED**: Sellers Market at 35% Sales Ratio average (3.5 in 10 homes selling rate)
- Homes are selling on average 100% of list price
- Most Active Price Band** \$400,000 to \$500,000 with average 43% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$500,000 to \$600,000, Mid Meadows, South Meadows and 3 bedroom properties
- 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...

Corey Zach Personal Real Estate Corporation
Oakwyn Realty
604.551.8547

coreyzach.com
corey@coreyzach.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	2	0	NA
500,001 – 600,000	8	2	25%
600,001 – 700,000	40	12	30%
700,001 – 800,000	67	22	33%
800,001 – 900,000	86	12	14%
900,001 – 1,000,000	73	9	12%
1,000,001 – 1,250,000	71	10	14%
1,250,001 – 1,500,000	31	2	6%
1,500,001 – 1,750,000	16	0	NA
1,750,001 – 2,000,000	6	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	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	1	0	NA
TOTAL*	406	69	17%

2 Bedrooms & Less	20	2	10%
3 to 4 Bedrooms	209	44	21%
5 to 6 Bedrooms	163	23	14%
7 Bedrooms & More	14	0	NA
TOTAL*	406	69	17%

Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Albion	65	7	11%
Cottonwood	52	11	21%
East Central	53	11	21%
North	0	0	NA
Northeast	3	0	NA
Northwest	38	8	21%
Silver Valley	62	9	15%
Southwest	51	11	22%
Thornhill	27	0	NA
Websters Corners	8	1	13%
West Central	44	10	23%
Whonnock	3	1	33%
TOTAL*	406	69	17%

SnapStats®	May	June	Variance
Inventory	394	406	3%
Solds	85	69	-19%
Sale Price	\$790,000	\$790,000	0%
Sale Price SQFT	\$359	\$310	-14%
Sale to List Price Ratio	99%	96%	-3%
Days on Market	23	21	-9%

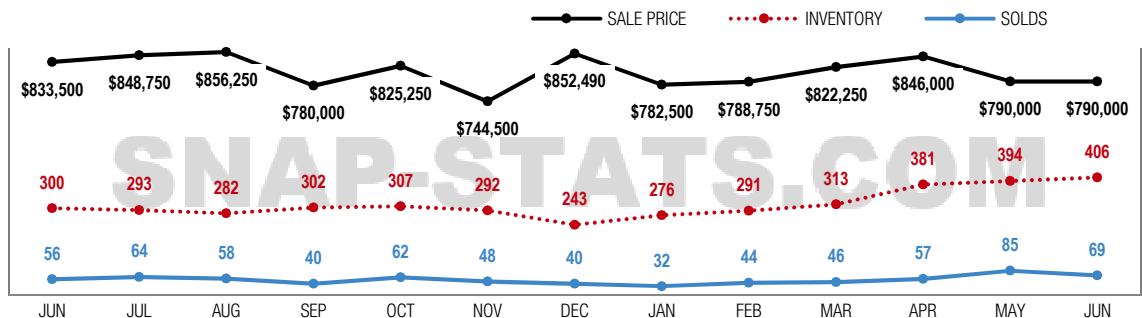
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **MAPLE RIDGE DETACHED**: Balanced Market at 17% Sales Ratio average (1.7 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 33% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.25 mil to \$1.5 mil, Albion and up to 2 bedroom properties
- Sellers Best Bet** Selling homes in West Central and 3 to 4 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

Corey Zach Personal Real Estate Corporation
Oakwyn Realty
604.551.8547

coreyzach.com
corey@coreyzach.com



Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	2	1	50%
200,001 – 300,000	22	4	18%
300,001 – 400,000	62	14	23%
400,001 – 500,000	69	18	26%
500,001 – 600,000	70	14	20%
600,001 – 700,000	37	4	11%
700,001 – 800,000	13	1	8%
800,001 – 900,000	1	0	NA
900,001 – 1,000,000	2	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*	278	56	20%

0 to 1 Bedroom	47	5	11%
2 Bedrooms	98	20	20%
3 Bedrooms	111	28	25%
4 Bedrooms & Greater	22	3	14%
TOTAL*	278	56	20%

SnapStats®	May	June	Variance
Inventory	267	278	4%
Solds	69	56	-19%
Sale Price	\$405,000	\$466,000	15%
Sale Price SQFT	\$325	\$368	13%
Sale to List Price Ratio	94%	98%	4%
Days on Market	30	32	7%

*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

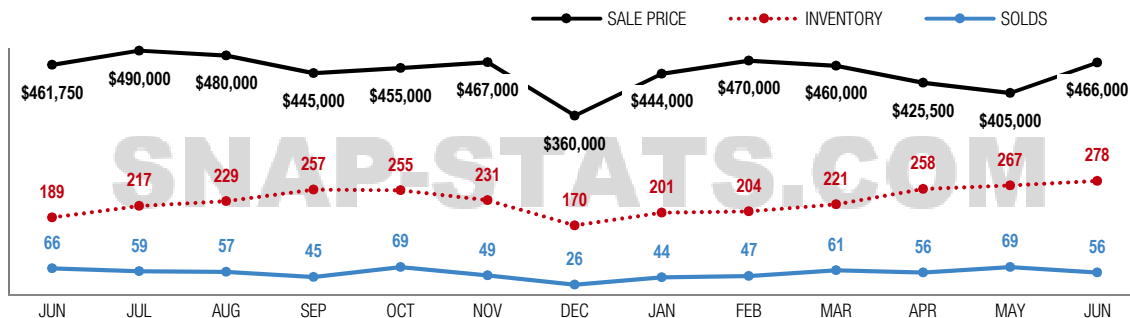
SnapStats®	Inventory	Sales	Sales Ratio
Albion	18	2	11%
Cottonwood	60	10	17%
East Central	104	23	22%
North	1	0	NA
Northeast	0	0	NA
Northwest	8	2	25%
Silver Valley	12	3	25%
Southwest	10	2	20%
Thornhill	4	2	50%
Websters Corners	0	0	NA
West Central	61	12	20%
Whonnock	0	0	NA
TOTAL*	278	56	20%

Market Summary

- Market Type Indicator **MAPLE RIDGE ATTACHED**: Balanced Market at 20% Sales Ratio average (2 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 26% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$700,000 to \$800,000, Albion and up to 1 bedroom properties
- Sellers Best Bet** Selling homes in Northwest, Silver Valley and 3 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

Corey Zach Personal Real Estate Corporation
Oakwyn Realty
604.551.8547

coreyzach.com
corey@coreyzach.com

