

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

*Compliments of:*  
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**SnapStats**<sup>®</sup>

July 2015

Produced and Published by SnapStats® Publishing Co.  
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# GREATER VANCOUVER EDITION



## Price Band & Bedroom STATS HOUSES (DETACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	0	0	NA
300,001 – 400,000	0	0	NA
400,001 – 500,000	0	0	NA
500,001 – 600,000	0	0	NA
600,001 – 700,000	2	1	50.00%
700,001 – 800,000	4	2	50.00%
800,001 – 900,000	13	2	15.38%
900,001 – 1,000,000	21	21	100.00%
1,000,001 – 1,250,000	55	42	76.36%
1,250,001 – 1,500,000	59	40	67.80%
1,500,001 – 1,750,000	52	21	40.38%
1,750,001 – 2,000,000	43	7	16.28%
2,000,001 – 2,250,000	10	6	60.00%
2,250,001 – 2,500,000	19	4	21.05%
2,500,001 – 2,750,000	14	3	21.43%
2,750,001 – 3,000,000	9	0	NA
3,000,001 – 3,500,000	5	0	NA
3,500,001 – 4,000,000	1	0	NA
4,000,001 & Greater	2	0	NA
<b>TOTAL</b>	<b>309</b>	<b>149</b>	<b>48.22%</b>

2 Bedrooms & Less	16	10	62.50%
3 to 4 Bedrooms	89	57	64.04%
5 to 6 Bedrooms	129	55	42.64%
7 Bedrooms & More	75	27	36.00%
<b>TOTAL</b>	<b>309</b>	<b>149</b>	<b>48.22%</b>

SnapStats® Median Data	June	July	Variance
Inventory	344	309	-10.17%
Solds	175	149	-14.86%
Sale Price	\$1,286,000	\$1,315,000	2.26%
Sale Price SQFT	\$498	\$505	1.41%
Sale to List Price Ratio	101%	108%	6.93%
Days on Market	10	13	30.00%

## Community STATS HOUSES (DETACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
Big Bend	3	1	33.33%
Brentwood Park	5	1	20.00%
Buckingham Heights	7	1	14.29%
Burnaby Hospital	9	5	55.56%
Burnaby Lake	11	10	90.91%
Cariboo	0	0	NA
Capitol Hill	28	16	57.14%
Central	5	0	NA
Central Park	7	3	42.86%
Deer Lake	10	3	30.00%
Deer Lake Place	5	5	100.00%
East Burnaby	15	6	40.00%
Edmonds	13	4	30.77%
Forest Glen	11	4	36.36%
Forest Hills	3	0	NA
Garden Village	6	1	16.67%
Government Road	13	3	23.08%
Greentree Village	1	0	NA
Highgate	8	4	50.00%
Metrotown	19	5	26.32%
Montecito	8	8	100.00%
Oakdale	1	1	100.00%
Oaklands	0	0	NA
Parkcrest	14	9	64.29%
Simon Fraser Hills	0	0	NA
Simon Fraser University SFU	6	2	33.33%
South Slope	26	16	61.54%
Sperling-Duthie	9	4	44.44%
Sullivan Heights	3	3	100.00%
Suncrest	8	5	62.50%
The Crest	9	2	22.22%
Upper Deer Lake	9	9	100.00%
Vancouver Heights	13	5	38.46%
Westridge	10	3	30.00%
Willington Heights	14	10	71.43%
<b>TOTAL</b>	<b>309</b>	<b>149</b>	<b>48.22%</b>

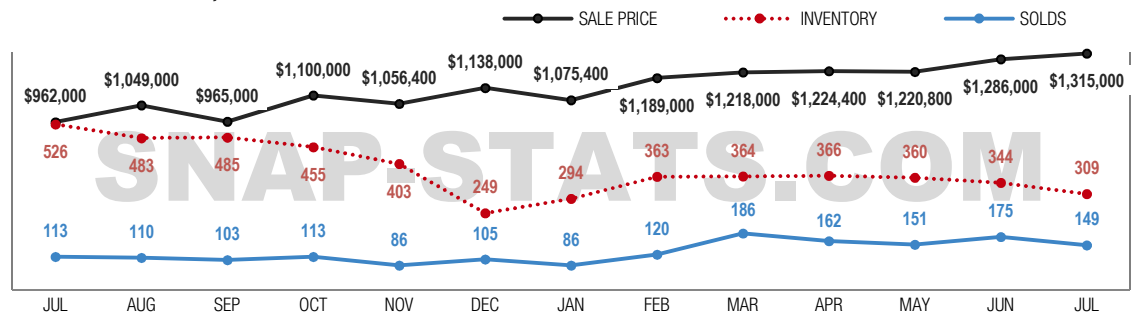
\*Sales Ratio: Speed of homes selling (Sales to Inventory Ratio). Higher is faster.

## Market Summary

- Official Market Type **BURNABY DETACHED**: Sellers market at 48% Sales Ratio average (4.8 in 10 homes selling rate)
- Homes are selling on average 8% above list price
- Most Active Price Band\*: \$900,000 to \$1 mil with average 100% Sales Ratio (10 in 10 homes selling rate)
- Buyers Best Bet\*: Homes between \$800,000 to \$900,000, Government Road, Metrotown, The Crest and 7 plus bedrooms
- Sellers Best Bet\*: Selling homes in Burnaby Lake, Upper Deer Lake, Willington Heights and up to 4 bedroom properties

\* With a minimum inventory of 10 in most instance

## 13 Month Market Trend



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## Price Band & Bedroom STATS CONDO & TH (ATTACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
\$0 – 100,000	0	0	NA
100,001 – 200,000	25	10	40.00%
200,001 – 300,000	159	44	27.67%
300,001 – 400,000	254	102	40.16%
400,001 – 500,000	212	75	35.38%
500,001 – 600,000	140	52	37.14%
600,001 – 700,000	73	32	43.84%
700,001 – 800,000	24	5	20.83%
800,001 – 900,000	4	3	75.00%
900,001 – 1,000,000	9	0	NA
1,000,001 – 1,250,000	9	2	22.22%
1,250,001 – 1,500,000	2	0	NA
1,500,001 – 1,750,000	1	0	NA
1,750,001 – 2,000,000	1	0	NA
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	0	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	0	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
<b>TOTAL</b>	<b>913</b>	<b>325</b>	<b>35.60%</b>

0 to 1 Bedroom	254	75	29.53%
2 Bedrooms	561	191	34.05%
3 Bedrooms	85	49	57.65%
4 Bedrooms & Greater	13	10	76.92%
<b>TOTAL</b>	<b>913</b>	<b>325</b>	<b>35.60%</b>

SnapStats® Median Data	June	July	Variance
Inventory	923	913	-1.08%
Solds	319	325	1.88%
Sale Price	\$410,000	\$408,000	-0.49%
Sale Price SQFT	\$448	\$451	0.67%
Sale to List Price Ratio	98%	98%	NA
Days on Market	22	22	NA

## Community STATS CONDO & TH (ATTACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
Big Bend	5	2	40.00%
Brentwood Park	96	49	51.04%
Buckingham Heights	0	0	NA
Burnaby Hospital	4	1	25.00%
Burnaby Lake	1	0	NA
Cariboo	22	5	22.73%
Capitol Hill	9	1	11.11%
Central	23	5	21.74%
Central Park	34	23	67.65%
Deer Lake	0	0	NA
Deer Lake Place	0	0	NA
East Burnaby	7	2	28.57%
Edmonds	60	19	31.67%
Forest Glen	53	19	35.85%
Forest Hills	8	7	87.50%
Garden Village	0	0	NA
Government Road	23	13	56.52%
Greentree Village	4	3	75.00%
Highgate	107	38	35.51%
Metrotown	230	70	30.43%
Montecito	5	3	60.00%
Oakdale	0	0	NA
Oaklands	7	4	57.14%
Parkcrest	1	1	100.00%
Simon Fraser Hills	15	5	33.33%
Simon Fraser University SFU	85	13	15.29%
South Slope	52	19	36.54%
Sperling-Duthie	2	0	NA
Sullivan Heights	37	7	18.92%
Suncrest	0	0	NA
The Crest	3	3	100.00%
Upper Deer Lake	2	1	50.00%
Vancouver Heights	9	8	88.89%
Westridge	3	0	NA
Willington Heights	6	4	66.67%
<b>TOTAL</b>	<b>913</b>	<b>325</b>	<b>35.60%</b>

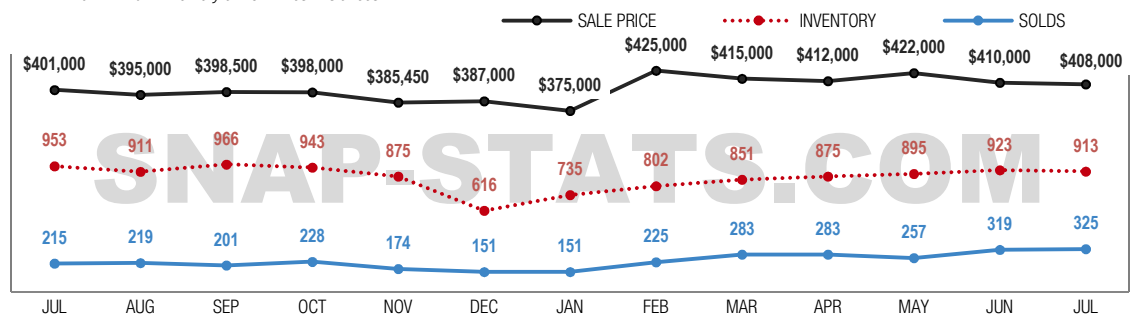
\*Sales Ratio: Speed of homes selling (Sales to Inventory Ratio). Higher is faster.

## Market Summary

- Official Market Type **BURNABY ATTACHED**: Sellers market at 36% Sales Ratio average (3.6 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 44% Sales Ratio (Sellers market)
- Buyers Best Bet:\* Homes between \$700,000 to \$800,000, Capitol Hill, SFU, Sullivan Heights and up to 1 bedroom properties
- Sellers Best Bet:\* Selling homes in Central Park, Vancouver Heights and minimum 4 bedroom properties

\* With a minimum inventory of 10 in most instances

## 13 Month Market Trend



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## Price Band & Bedroom *STATS HOUSES (DETACHED)*

SnapStats®	Inventory	Sales	Sales Ratio*
\$0 – 100,000	0	0	NA
100,001 – 200,000	1	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	4	1	25.00%
600,001 – 700,000	3	2	66.67%
700,001 – 800,000	12	12	100.00%
800,001 – 900,000	13	6	46.15%
900,001 – 1,000,000	9	6	66.67%
1,000,001 – 1,250,000	7	7	100.00%
1,250,001 – 1,500,000	5	2	40.00%
1,500,001 – 1,750,000	0	0	NA
1,750,001 – 2,000,000	2	0	NA
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	0	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	0	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
<b>TOTAL</b>	<b>58</b>	<b>36</b>	<b>62.07%</b>

2 Bedrooms & Less	5	3	60.00%
3 to 4 Bedrooms	22	20	90.91%
5 to 6 Bedrooms	23	12	52.17%
7 Bedrooms & More	8	1	12.50%
<b>TOTAL</b>	<b>58</b>	<b>36</b>	<b>62.07%</b>

SnapStats® Median Data	June	July	Variance
Inventory	60	58	-3.33%
Solds	46	36	-21.74%
Sale Price	\$870,000	\$854,000	-1.84%
Sale Price SQFT	\$348	\$341	-2.01%
Sale to List Price Ratio	102%	105%	2.94%
Days on Market	7	7	NA

## Community *STATS HOUSES (DETACHED)*

SnapStats®	Inventory	Sales	Sales Ratio*
Brunette	0	0	NA
Connaught Heights	3	3	100.00%
Downtown	0	0	NA
Fraserview	0	1	NA
GlenBrooke North	8	3	37.50%
Moody Park	1	0	NA
North Arm	0	0	NA
Quay	0	0	NA
Queensborough	5	5	100.00%
Queens Park	15	7	46.67%
Sapperton	5	4	80.00%
The Heights	10	10	100.00%
Uptown	3	1	33.33%
West End	8	2	25.00%
<b>TOTAL</b>	<b>58</b>	<b>36</b>	<b>62.07%</b>

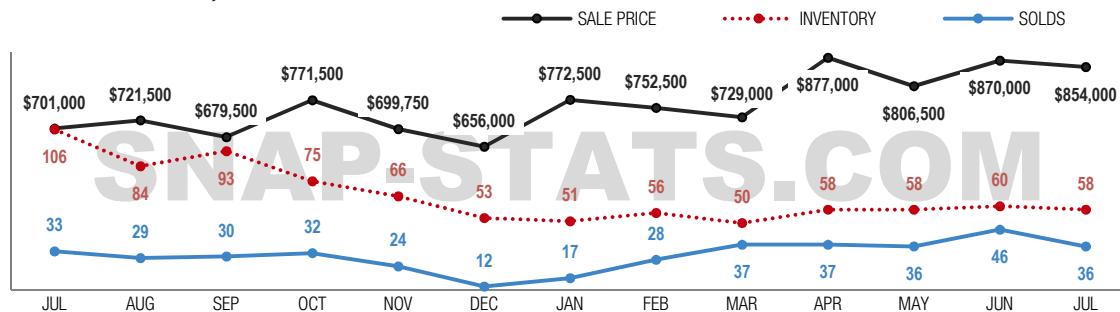
\*Sales Ratio: Speed of homes selling (Sales to Inventory Ratio). Higher is faster.

## Market Summary

- Official Market Type **NEW WESTMINSTER DETACHED**: Sellers market at 62% Sales Ratio average (6.2 in 10 homes selling rate)
- Homes are selling on average 5% above list price
- Most Active Price Band\*: \$700,000 to \$800,000 with average 100% Sales Ratio (Sellers market)
- Buyers Best Bet\*: Homes between \$800,000 to \$900,000, West End and minimum 7 bedroom properties
- Sellers Best Bet\*: Homes in The Heights and 3 to 4 bedroom properties

\* With a minimum inventory of 10 in most instances

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## Price Band & Bedroom STATS CONDO & TH (ATTACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
\$0 – 100,000	1	1	100.00%
100,001 – 200,000	55	14	25.45%
200,001 – 300,000	104	32	30.77%
300,001 – 400,000	92	38	41.30%
400,001 – 500,000	68	11	16.18%
500,001 – 600,000	26	8	30.77%
600,001 – 700,000	7	1	14.29%
700,001 – 800,000	2	1	50.00%
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
<b>TOTAL</b>	<b>356</b>	<b>106</b>	<b>29.78%</b>

0 to 1 Bedroom	126	37	29.37%
2 Bedrooms	192	55	28.65%
3 Bedrooms	37	14	37.84%
4 Bedrooms & Greater	1	0	NA
<b>TOTAL</b>	<b>356</b>	<b>106</b>	<b>29.78%</b>

SnapStats® Median Data	June	July	Variance
Inventory	375	356	-5.07%
Solds	121	106	-12.40%
Sale Price	\$335,000	\$316,950	-5.39%
Sale Price SQFT	\$353	\$343	-2.83%
Sale to List Price Ratio	97%	100%	3.09%
Days on Market	25	32	28.00%

## Community STATS CONDO & TH (ATTACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
Brunette	1	0	NA
Connaught Heights	0	0	NA
Downtown	71	26	36.62%
Fraserview	47	18	38.30%
GlenBrooke North	13	4	30.77%
Moody Park	1	1	100.00%
North Arm	0	0	NA
Quay	64	15	23.44%
Queensborough	1	1	100.00%
Queens Park	33	6	18.18%
Sapperton	16	4	25.00%
The Heights	4	2	50.00%
Uptown	99	29	29.29%
West End	6	0	NA
<b>TOTAL</b>	<b>356</b>	<b>106</b>	<b>29.78%</b>

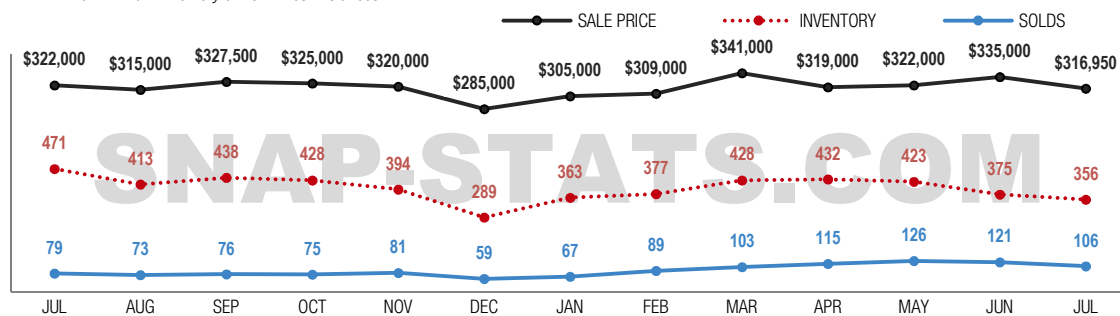
\*Sales Ratio: Speed of homes selling (Sales to Inventory Ratio). Higher is faster.

## Market Summary

- Official Market Type **NEW WESTMINSTER ATTACHED**: Sellers market at 30% Sales Ratio average (3 in 10 homes selling rate)
- Homes are selling on average at list price
- Most Active Price Band\*: \$300,000 to \$400,000 with average 41% Sales Ratio (Sellers market)
- Buyers Best Bet\*: Homes between \$400,000 to \$500,000, Queens Park and up to 2 bedroom properties
- Sellers Best Bet\*: Selling homes in Downtown, Fraserview and minimum 3 bedroom properties

\* With a minimum inventory of 10 in most instances

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## Price Band & Bedroom STATS HOUSES (DETACHED)

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	1	100.00%
400,001 – 500,000	1	2	200.00%
500,001 – 600,000	8	6	75.00%
600,001 – 700,000	11	17	154.55%
700,001 – 800,000	19	30	157.89%
800,001 – 900,000	21	45	214.29%
900,001 – 1,000,000	19	31	163.16%
1,000,001 – 1,250,000	34	37	108.82%
1,250,001 – 1,500,000	31	14	45.16%
1,500,001 – 1,750,000	20	9	45.00%
1,750,001 – 2,000,000	19	3	15.79%
2,000,001 – 2,250,000	2	0	NA
2,250,001 – 2,500,000	7	0	NA
2,500,001 – 2,750,000	1	0	NA
2,750,001 – 3,000,000	5	0	NA
3,000,001 – 3,500,000	1	0	NA
3,500,001 – 4,000,000	3	0	NA
4,000,001 & Greater	0	0	NA
<b>TOTAL</b>	<b>203</b>	<b>195</b>	<b>96.06%</b>

2 Bedrooms & Less	6	4	66.67%
3 to 4 Bedrooms	74	101	136.49%
5 to 6 Bedrooms	86	76	88.37%
7 Bedrooms & More	37	14	37.84%
<b>TOTAL</b>	<b>203</b>	<b>195</b>	<b>96.06%</b>

SnapStats® Median Data	June	July	Variance
Inventory	262	203	-22.52%
Solds	199	195	-2.01%
Sale Price	\$892,000	\$893,000	0.11%
Sale Price SQFT	\$313	\$325	3.83%
Sale to List Price Ratio	103%	101%	-1.94%
Days on Market	11	12	9.09%

## Community STATS HOUSES (DETACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
Burke Mountain	30	18	60.00%
Canyon Springs	2	7	350.00%
Cape Horn	4	6	150.00%
Central Coquitlam	30	32	106.67%
Chineside	2	7	350.00%
Coquitlam East	10	17	170.00%
Coquitlam West	29	20	68.97%
Eagle Ridge	0	3	NA
Harbour Chines	6	2	33.33%
Harbour Place	1	0	NA
Hockaday	3	2	66.67%
Maillardville	13	8	61.54%
Meadow Brook	5	7	140.00%
New Horizons	2	8	400.00%
North Coquitlam	0	0	NA
Park Ridge Estates	0	1	NA
Ranch Park	9	15	166.67%
River Springs	3	4	133.33%
Scott Creek	2	5	250.00%
Summitt View	1	1	100.00%
Upper Eagle Ridge	0	4	NA
Westwood Plateau	51	28	54.90%
Westwood Summit	0	0	NA
<b>TOTAL</b>	<b>203</b>	<b>195</b>	<b>96.06%</b>

*NOTE: July 2015 numbers reported as per the REBGV MLS® and are correct. In some instances sales recorded exceed listings active as at August 4, 2015 reflecting the speed of the current market.*

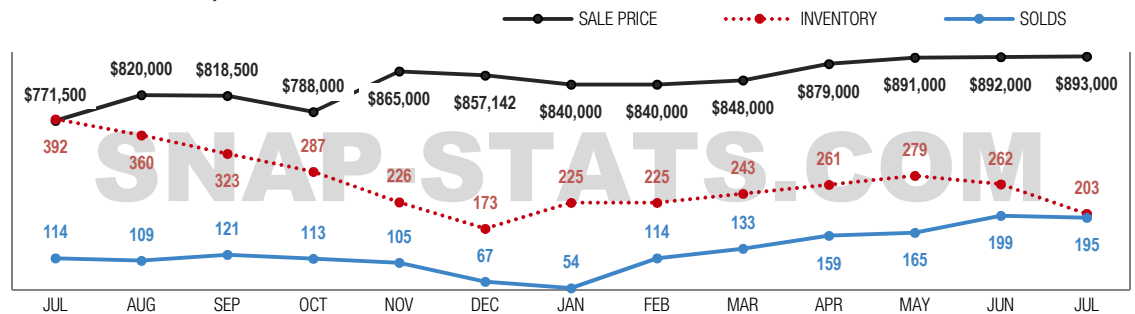
\*Sales Ratio: Speed of homes selling (Sales to Inventory Ratio). Higher is faster.

## Market Summary

- Official Market Type **COQUITLAM DETACHED**: Sellers market at 96% Sales Ratio average (9.6 in 10 homes selling rate)
- Homes are selling on average 1% above list price
- Most Active Price Band\*: \$800,000 to \$900,000 with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet\*: Homes between \$1.75 mil to \$2 mil and minimum 7 bedroom properties
- Sellers Best Bet\*: Selling homes in Central Coquitlam, Coquitlam East, Ranch Park and 3 to 4 bedroom properties

\* With a minimum inventory of 10 in most instances

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## Price Band & Bedroom STATS CONDO & TH (ATTACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
\$0 – 100,000	0	0	NA
100,001 – 200,000	43	16	37.21%
200,001 – 300,000	105	35	33.33%
300,001 – 400,000	125	46	36.80%
400,001 – 500,000	69	28	40.58%
500,001 – 600,000	30	14	46.67%
600,001 – 700,000	20	8	40.00%
700,001 – 800,000	12	3	25.00%
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
<b>TOTAL</b>	<b>405</b>	<b>150</b>	<b>37.04%</b>

0 to 1 Bedroom	115	33	28.70%
2 Bedrooms	216	79	36.57%
3 Bedrooms	64	30	46.88%
4 Bedrooms & Greater	10	8	80.00%
<b>TOTAL</b>	<b>405</b>	<b>150</b>	<b>37.04%</b>

SnapStats® Median Data	June	July	Variance
Inventory	429	405	-5.59%
Solds	179	150	-16.20%
Sale Price	\$363,000	\$362,250	-0.21%
Sale Price SQFT	\$392	\$379	-3.32%
Sale to List Price Ratio	98%	98%	NA
Days on Market	21	21	NA

## Community STATS CONDO & TH (ATTACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
Burke Mountain	17	9	52.94%
Canyon Springs	17	7	41.18%
Cape Horn	0	0	NA
Central Coquitlam	21	7	33.33%
Chineside	0	0	NA
Coquitlam East	8	6	75.00%
Coquitlam West	111	32	28.83%
Eagle Ridge	5	2	40.00%
Harbour Chines	0	0	NA
Harbour Place	0	0	NA
Hockaday	0	0	NA
Maillardville	37	16	43.24%
Meadow Brook	0	0	NA
New Horizons	25	17	68.00%
North Coquitlam	99	29	29.29%
Park Ridge Estates	0	0	NA
Ranch Park	1	0	NA
River Springs	0	0	NA
Scott Creek	2	2	100.00%
Summitt View	0	0	NA
Upper Eagle Ridge	3	1	33.33%
Westwood Plateau	59	22	37.29%
Westwood Summit	0	0	NA
<b>TOTAL</b>	<b>405</b>	<b>150</b>	<b>37.04%</b>

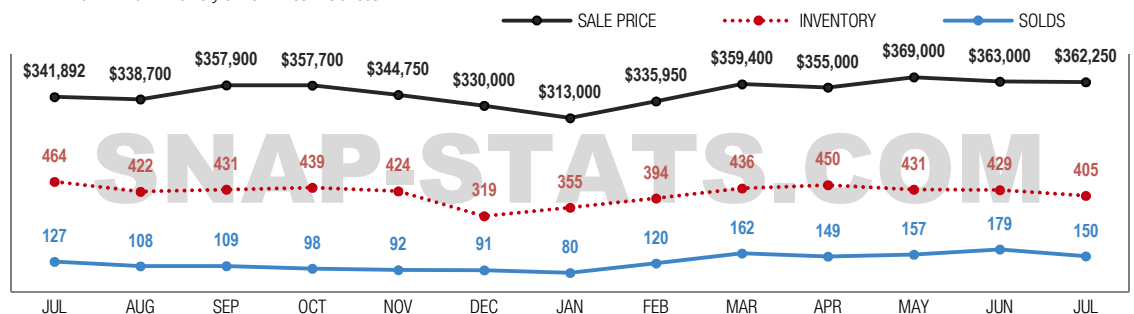
\*Sales Ratio: Speed of homes selling (Sales to Inventory Ratio). Higher is faster.

## Market Summary

- Official Market Type **COQUITLAM ATTACHED**: Sellers market at 37% Sales Ratio average (3.7 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 47% Sales Ratio (Sellers market)
- Buyers Best Bet\*: Homes between \$700,000 to \$800,000, Coquitlam West, North Coquitlam and up to 1 bedroom properties
- Sellers Best Bet\*: Selling homes in Burke Mountain, New Horizons and minimum 4 bedroom properties

\* With a minimum inventory of 10 in most instances

## 13 Month Market Trend



Compliments of...

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## Price Band & Bedroom STATS HOUSES (DETACHED)

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	1	100.00%
400,001 – 500,000	3	2	66.67%
500,001 – 600,000	9	10	111.11%
600,001 – 700,000	20	25	125.00%
700,001 – 800,000	12	13	108.33%
800,001 – 900,000	4	5	125.00%
900,001 – 1,000,000	2	3	150.00%
1,000,001 – 1,250,000	8	1	12.50%
1,250,001 – 1,500,000	0	3	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
<b>TOTAL</b>	<b>60</b>	<b>63</b>	<b>105.00%</b>

2 Bedrooms & Less	3	3	100.00%
3 to 4 Bedrooms	27	40	148.15%
5 to 6 Bedrooms	23	19	82.61%
7 Bedrooms & More	7	1	14.29%
<b>TOTAL</b>	<b>60</b>	<b>63</b>	<b>105.00%</b>

SnapStats® Median Data	June	July	Variance
Inventory	67	60	-10.45%
Solds	77	63	-18.18%
Sale Price	\$658,000	\$671,000	1.98%
Sale Price SQFT	\$308	\$294	-4.55%
Sale to List Price Ratio	104%	103%	-0.96%
Days on Market	8	7	-12.50%

## Community STATS HOUSES (DETACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
Birchland Manor	3	4	133.33%
Central Port Coquitlam	5	0	NA
Citadel	9	13	144.44%
Glenwood	14	16	114.29%
Lincoln Park	7	8	114.29%
Lower Mary Hill	1	3	300.00%
Mary Hill	3	6	200.00%
Oxford Heights	4	8	200.00%
Riverwood	9	2	22.22%
Woodland Acres	5	3	60.00%
<b>TOTAL</b>	<b>60</b>	<b>63</b>	<b>105.00%</b>

NOTE: July 2015 numbers reported as per the REBGV MLS® and are correct. Total sales and in some other instances sales recorded, exceed listings active as at August 4, 2015 reflecting the speed of the current market.

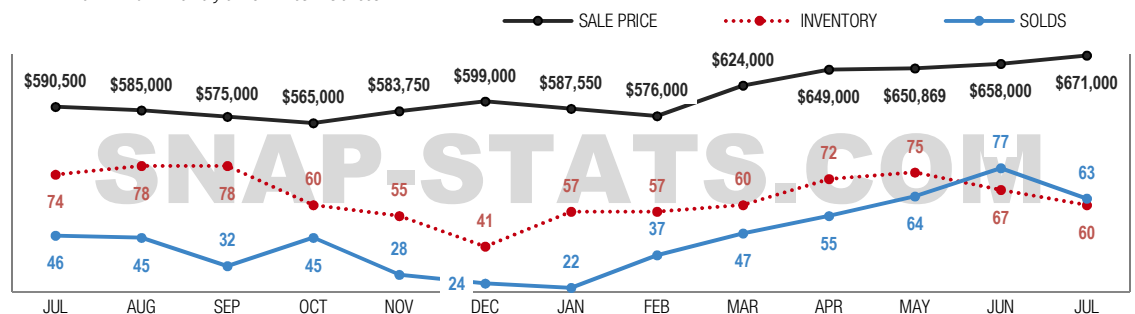
\*Sales Ratio: Speed of homes selling (Sales to Inventory Ratio). Higher is faster.

## Market Summary

- Official Market Type **PORT COQUITLAM DETACHED**: Sellers market at >100% Sales Ratio average (10 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 >100% Sales Ratio (Sellers market)
- Buyers Best Bet\*: Homes between \$1 mil to \$1.25 mil, Riverwood and minimum 7 bedroom properties
- Sellers Best Bet\*: Selling homes in Citadel, Glenwood and 3 to 4 bedroom properties

\* With a minimum inventory of 10 in most instances

## 13 Month Market Trend



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## Price Band & Bedroom STATS CONDO & TH (ATTACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
\$0 – 100,000	1	0	NA
100,001 – 200,000	38	13	34.21%
200,001 – 300,000	105	33	31.43%
300,001 – 400,000	73	24	32.88%
400,001 – 500,000	30	17	56.67%
500,001 – 600,000	9	7	77.78%
600,001 – 700,000	1	1	100.00%
700,001 – 800,000	0	0	NA
800,001 – 900,000	0	0	NA
900,001 – 1,000,000	0	0	NA
1,000,001 – 1,250,000	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
<b>TOTAL</b>	<b>257</b>	<b>95</b>	<b>36.96%</b>

0 to 1 Bedroom	74	20	27.03%
2 Bedrooms	130	46	35.38%
3 Bedrooms	44	24	54.55%
4 Bedrooms & Greater	9	5	55.56%
<b>TOTAL</b>	<b>257</b>	<b>95</b>	<b>36.96%</b>

SnapStats® Median Data	June	July	Variance
Inventory	290	257	-11.38%
Solds	89	95	6.74%
Sale Price	\$316,000	\$304,000	-3.80%
Sale Price SQFT	\$301	\$291	-3.32%
Sale to List Price Ratio	99%	98%	-1.01%
Days on Market	16	15	-6.25%

## Community STATS CONDO & TH (ATTACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
Birchland Manor	2	2	100.00%
Central Port Coquitlam	168	46	27.38%
Citadel	9	9	100.00%
Glenwood	41	18	43.90%
Lincoln Park	1	1	100.00%
Lower Mary Hill	0	0	NA
Mary Hill	8	2	25.00%
Oxford Heights	0	0	NA
Riverwood	26	17	65.38%
Woodland Acres	2	0	NA
<b>TOTAL</b>	<b>257</b>	<b>95</b>	<b>36.96%</b>

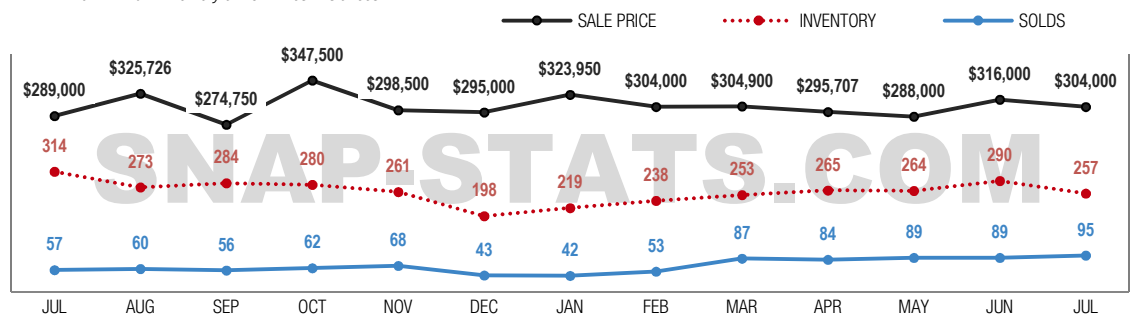
\*Sales Ratio: Speed of homes selling (Sales to Inventory Ratio). Higher is faster.

## Market Summary

- Official Market Type **PORT COQUITLAM ATTACHED**: Sellers market at 37% Sales Ratio average (3.7 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 78% Sales Ratio (Sellers market)
- Buyers Best Bet\*: Homes between \$100,000 to \$400,000, Central Port Coquitlam and up to 1 bedroom properties
- Sellers Best Bet\*: Selling homes in Citadel, Riverwood and minimum 3 bedroom properties

\* With a minimum inventory of 10 in most instances

## 13 Month Market Trend



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## Price Band & Bedroom STATS HOUSES (DETACHED)

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	0	0	NA
500,001 – 600,000	1	0	NA
600,001 – 700,000	3	0	NA
700,001 – 800,000	3	3	100.00%
800,001 – 900,000	7	6	85.71%
900,001 – 1,000,000	8	4	50.00%
1,000,001 – 1,250,000	12	5	41.67%
1,250,001 – 1,500,000	16	3	18.75%
1,500,001 – 1,750,000	5	2	40.00%
1,750,001 – 2,000,000	4	1	25.00%
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	4	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	1	0	NA
3,500,001 – 4,000,000	1	0	NA
4,000,001 & Greater	3	0	NA
<b>TOTAL</b>	<b>70</b>	<b>24</b>	<b>34.29%</b>

2 Bedrooms & Less	4	2	50.00%
3 to 4 Bedrooms	32	12	37.50%
5 to 6 Bedrooms	29	10	34.48%
7 Bedrooms & More	5	0	NA
<b>TOTAL</b>	<b>70</b>	<b>24</b>	<b>34.29%</b>

SnapStats® Median Data	June	July	Variance
Inventory	68	70	2.94%
Solds	32	24	-25.00%
Sale Price	\$1,059,500	\$999,400	-5.67%
Sale Price SQFT	\$345	\$319	-7.54%
Sale to List Price Ratio	107%	101%	-5.61%
Days on Market	11	12	9.09%

## Community STATS HOUSES (DETACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
Anmore	11	4	36.36%
Barber Street	4	4	100.00%
Belcarra	7	0	NA
College Park	10	1	10.00%
Glenayre	1	1	100.00%
Heritage Mountain	9	2	22.22%
Heritage Woods	7	6	85.71%
loco	0	0	NA
Mountain Meadows	0	0	NA
North Shore	9	2	22.22%
Port Moody Centre	12	4	33.33%
Westwood Summit	0	0	NA
<b>TOTAL</b>	<b>70</b>	<b>24</b>	<b>34.29%</b>

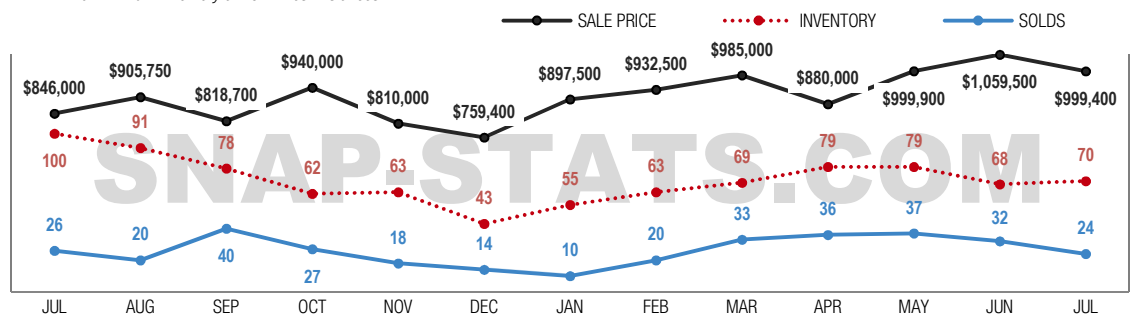
\*Sales Ratio: Speed of homes selling (Sales to Inventory Ratio). Higher is faster.

## Market Summary

- Official Market Type **PORT MOODY DETACHED**: Sellers market at 34% Sales Ratio average (3.4 in 10 homes selling rate)
- Homes are selling on average 1% above list price
- Most Active Price Band\*: \$1 mil to \$1.25 mil with average 42% Sales Ratio (Sellers market)
- Buyers Best Bet\*: Homes between \$1.25 mil to \$1.5 mil, College Park, Heritage Mountain and North Shore
- Sellers Best Bet\*: Selling homes in Anmore, Port Moody Centre and 3 to 6 bedroom properties

\* With a minimum inventory of 10 in most instances

## 13 Month Market Trend



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## Price Band & Bedroom STATS CONDO & TH (ATTACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
\$0 – 100,000	0	0	NA
100,001 – 200,000	4	3	75.00%
200,001 – 300,000	19	7	36.84%
300,001 – 400,000	28	17	60.71%
400,001 – 500,000	28	16	57.14%
500,001 – 600,000	10	4	40.00%
600,001 – 700,000	2	2	100.00%
700,001 – 800,000	3	1	33.33%
800,001 – 900,000	1	1	100.00%
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
<b>TOTAL</b>	<b>95</b>	<b>51</b>	<b>53.68%</b>

0 to 1 Bedroom	9	7	77.78%
2 Bedrooms	67	34	50.75%
3 Bedrooms	17	9	52.94%
4 Bedrooms & Greater	2	1	50.00%
<b>TOTAL</b>	<b>95</b>	<b>51</b>	<b>53.68%</b>

SnapStats® Median Data	June	July	Variance
Inventory	101	95	-5.94%
Solds	60	51	-15.00%
Sale Price	\$389,000	\$395,000	1.54%
Sale Price SQFT	\$374	\$409	9.36%
Sale to List Price Ratio	97%	99%	2.06%
Days on Market	17	20	17.65%

## Community STATS CONDO & TH (ATTACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
Anmore	0	0	NA
Barber Street	0	0	NA
Belcarra	0	0	NA
College Park	10	4	40.00%
Glenayre	0	0	NA
Heritage Mountain	5	2	40.00%
Heritage Woods	3	3	100.00%
loco	0	0	NA
Mountain Meadows	0	0	NA
North Shore	16	14	87.50%
Port Moody Centre	61	28	45.90%
Westwood Summit	0	0	NA
<b>TOTAL</b>	<b>95</b>	<b>51</b>	<b>53.68%</b>

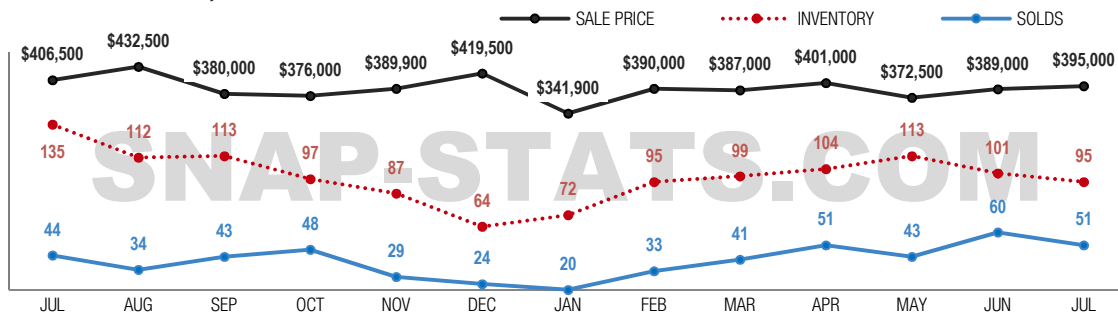
\*Sales Ratio: Speed of homes selling (Sales to Inventory Ratio). Higher is faster.

## Market Summary

- Official Market Type **PORT MOODY ATTACHED**: Sellers market at 54% Sales Ratio average (5.4 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band\*: \$300,000 to \$500,000 with average 59% Sales Ratio (Sellers market)
- Buyers Best Bet\*: Homes between \$200,000 to \$300,000, College Park and 2 to 3 bedroom properties
- Sellers Best Bet\*: Selling homes in North Shore and up to 1 bedroom properties

\* With a minimum inventory of 10 in most instances

## 13 Month Market Trend



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## Price Band & Bedroom STATS HOUSES (DETACHED)

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	4	3	75.00%
500,001 – 600,000	7	4	57.14%
600,001 – 700,000	9	11	122.22%
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	1	0	NA
1,500,001 – 1,750,000	0	0	NA
1,750,001 – 2,000,000	0	0	NA
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	0	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	0	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
<b>TOTAL</b>	<b>23</b>	<b>18</b>	<b>78.26%</b>

2 Bedrooms & Less	5	1	20.00%
3 to 4 Bedrooms	9	16	177.78%
5 to 6 Bedrooms	9	1	11.11%
7 Bedrooms & More	0	0	NA
<b>TOTAL</b>	<b>23</b>	<b>18</b>	<b>78.26%</b>

SnapStats® Median Data	June	July	Variance
Inventory	24	23	-4.17%
Solds	26	18	-30.77%
Sale Price	\$580,250	\$614,000	5.82%
Sale Price SQFT	\$276	\$274	-0.72%
Sale to List Price Ratio	99%	105%	6.06%
Days on Market	8	8	NA

## Community STATS HOUSES (DETACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
Central Meadows	9	9	100.00%
Mid Meadows	5	2	40.00%
North Meadows	4	0	NA
South Meadows	5	7	140.00%
West Meadows	0	0	NA
<b>TOTAL</b>	<b>23</b>	<b>18</b>	<b>78.26%</b>

*NOTE: July 2015 numbers reported as per the REBGV MLS® and are correct. In some instances sales recorded, exceed listings active as at August 4, 2015 reflecting the speed of the current market.*

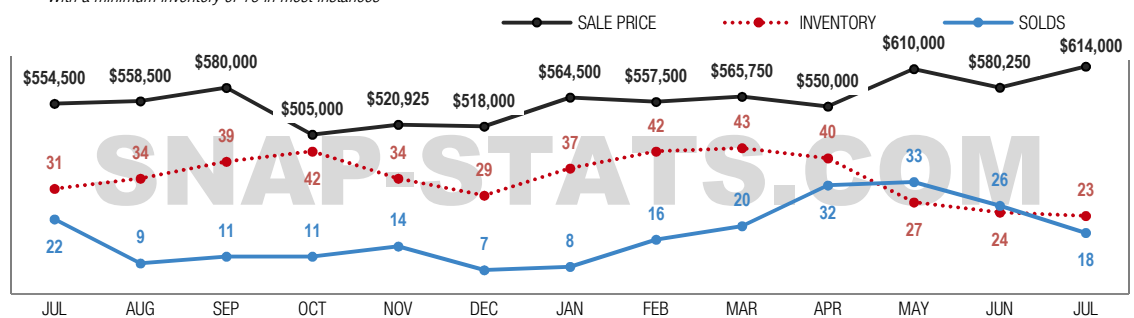
\*Sales Ratio: Speed of homes selling (Sales to Inventory Ratio). Higher is faster.

## Market Summary

- Official Market Type **PITT MEADOWS DETACHED**: Sellers market at 78% Sales Ratio average (7.8 in 10 homes selling rate)
- Homes are selling on average 5% above list price
- Most Active Price Band\*: \$600,000 to \$700,000 with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet\*: Homes with 5 to 6 bedrooms
- Sellers Best Bet\*: Selling homes in Central Meadows and 3 to 4 bedroom properties

\* With a minimum inventory of 10 in most instances

## 13 Month Market Trend



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## Price Band & Bedroom STATS CONDO & TH (ATTACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
\$0 – 100,000	0	0	NA
100,001 – 200,000	4	4	100.00%
200,001 – 300,000	32	9	28.13%
300,001 – 400,000	18	5	27.78%
400,001 – 500,000	9	9	100.00%
500,001 – 600,000	1	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	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
<b>TOTAL</b>	<b>64</b>	<b>27</b>	<b>42.19%</b>

0 to 1 Bedroom	4	3	75.00%
2 Bedrooms	44	8	18.18%
3 Bedrooms	15	15	100.00%
4 Bedrooms & Greater	1	1	100.00%
<b>TOTAL</b>	<b>64</b>	<b>27</b>	<b>42.19%</b>

SnapStats® Median Data	June	July	Variance
Inventory	71	64	-9.86%
Solds	32	27	-15.63%
Sale Price	\$377,500	\$307,900	-18.44%
Sale Price SQFT	\$236	\$217	-8.05%
Sale to List Price Ratio	98%	100%	2.04%
Days on Market	10	14	40.00%

## Community STATS CONDO & TH (ATTACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
Central Meadows	26	14	53.85%
Mid Meadows	21	9	42.86%
North Meadows	11	1	9.09%
South Meadows	6	3	50.00%
West Meadows	0	0	NA
<b>TOTAL</b>	<b>64</b>	<b>27</b>	<b>42.19%</b>

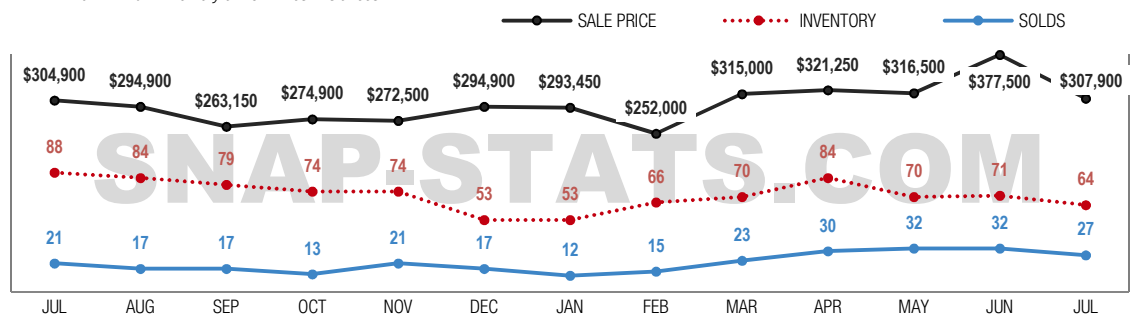
\*Sales Ratio: Speed of homes selling (Sales to Inventory Ratio). Higher is faster.

## Market Summary

- Official Market Type **PITT MEADOWS ATTACHED**: Sellers market at 42% Sales Ratio average (4.2 in 10 homes selling rate)
- Homes are selling on average at list price
- Most Active Price Band\*: \$400,000 to \$500,000 with average 100% Sales Ratio (Sellers market)
- Buyers Best Bet\*: Homes between \$200,000 to \$400,000, North Meadows and 2 bedroom properties
- Sellers Best Bet\*: Selling homes in Central Meadows, Mid Meadows and 3 bedroom properties

\* With a minimum inventory of 10 in most instances

## 13 Month Market Trend



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## Price Band & Bedroom STATS HOUSES (DETACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	1	1	100.00%
300,001 – 400,000	15	10	66.67%
400,001 – 500,000	41	38	92.68%
500,001 – 600,000	57	41	71.93%
600,001 – 700,000	56	19	33.93%
700,001 – 800,000	27	6	22.22%
800,001 – 900,000	15	3	20.00%
900,001 – 1,000,000	3	0	NA
1,000,001 – 1,250,000	6	0	NA
1,250,001 – 1,500,000	2	1	50.00%
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	1	1	100.00%
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	0	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	1	0	NA
4,000,001 & Greater	0	0	NA
<b>TOTAL</b>	<b>226</b>	<b>120</b>	<b>53.10%</b>

2 Bedrooms & Less	12	4	33.33%
3 to 4 Bedrooms	136	79	58.09%
5 to 6 Bedrooms	69	34	49.28%
7 Bedrooms & More	9	3	33.33%
<b>TOTAL</b>	<b>226</b>	<b>120</b>	<b>53.10%</b>

SnapStats® Median Data	June	July	Variance
Inventory	261	226	-13.41%
Solds	134	120	-10.45%
Sale Price	\$515,125	\$536,619	4.17%
Sale Price SQFT	\$225	\$222	-1.33%
Sale to List Price Ratio	100%	103%	3.00%
Days on Market	14	18	28.57%

## Community STATS HOUSES (DETACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
Albion	45	31	68.89%
Cottonwood	21	15	71.43%
East Central	45	10	22.22%
North	1	1	100.00%
Northeast	1	1	100.00%
Northwest	11	3	27.27%
Silver Valley	39	12	30.77%
Southwest	18	15	83.33%
Thornhill	2	2	100.00%
Websters Corners	10	6	60.00%
West Central	30	23	76.67%
Whonnock	3	1	33.33%
<b>TOTAL</b>	<b>226</b>	<b>120</b>	<b>53.10%</b>

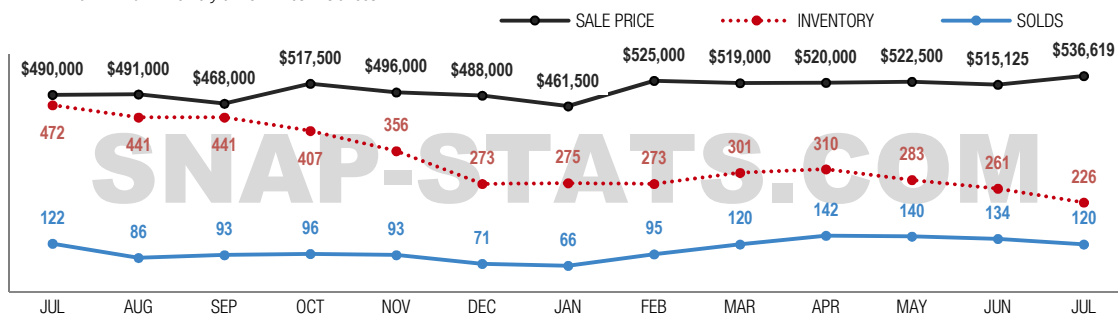
\*Sales Ratio: Speed of homes selling (Sales to Inventory Ratio). Higher is faster.

## Market Summary

- Official Market Type **MAPLE RIDGE DETACHED**: Sellers market at 53% Sales Ratio average (5.3 in 10 homes selling rate)
- Homes are selling on average 3% above list price
- Most Active Price Band\*: \$400,000 to \$500,000 with average 93% Sales Ratio (Sellers market)
- Buyers Best Bet\*: Homes between \$800,000 to \$900,000, East Central, Northwest and up to 2/7plus bedrooms
- Sellers Best Bet\*: Selling homes in Cottonwood, Southwest, West Central and 3 to 4 bedroom properties

\* With a minimum inventory of 10 in most instances

## 13 Month Market Trend



Compliments of...

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## Price Band & Bedroom STATS CONDO & TH (ATTACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
\$0 – 100,000	12	2	16.67%
100,001 – 200,000	82	21	25.61%
200,001 – 300,000	140	37	26.43%
300,001 – 400,000	89	26	29.21%
400,001 – 500,000	19	4	21.05%
500,001 – 600,000	4	4	100.00%
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	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
<b>TOTAL</b>	<b>346</b>	<b>94</b>	<b>27.17%</b>

0 to 1 Bedroom	64	20	31.25%
2 Bedrooms	141	22	15.60%
3 Bedrooms	130	47	36.15%
4 Bedrooms & Greater	11	5	45.45%
<b>TOTAL</b>	<b>346</b>	<b>94</b>	<b>27.17%</b>

SnapStats® Median Data	June	July	Variance
Inventory	352	346	-1.70%
Solds	82	94	14.63%
Sale Price	\$244,950	\$289,899	18.35%
Sale Price SQFT	\$209	\$230	10.05%
Sale to List Price Ratio	98%	100%	2.04%
Days on Market	33	47	42.42%

## Community STATS CONDO & TH (ATTACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
Albion	49	19	38.78%
Cottonwood	34	13	38.24%
East Central	124	30	24.19%
North	0	0	NA
Northeast	0	0	NA
Northwest	22	5	22.73%
Silver Valley	24	4	16.67%
Southwest	8	5	62.50%
Thornhill	1	0	NA
Websters Corners	0	0	NA
West Central	84	18	21.43%
Whonnock	0	0	NA
<b>TOTAL</b>	<b>346</b>	<b>94</b>	<b>27.17%</b>

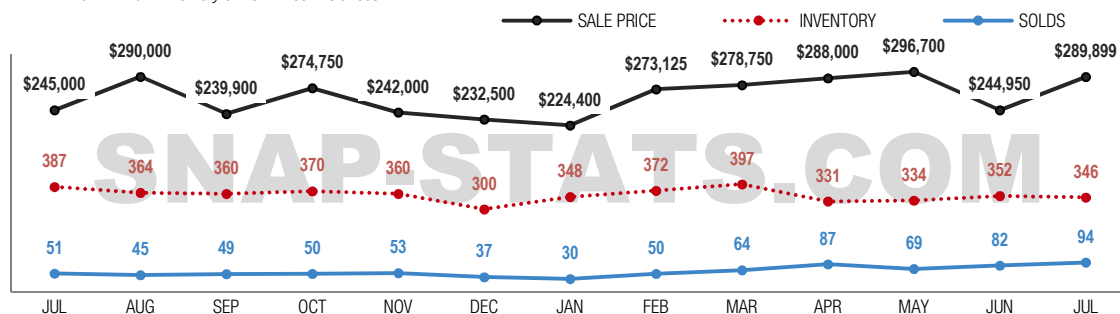
\*Sales Ratio: Speed of homes selling (Sales to Inventory Ratio). Higher is faster.

## Market Summary

- Official Market Type **MAPLE RIDGE ATTACHED**: Sellers market at 27% Sales Ratio average (2.7 in 10 homes selling rate)
- Homes are selling on average at list price.
- Most Active Price Band\*: \$300,000 to \$400,000 with average 29% Sales Ratio (Sellers market)
- Buyers Best Bet\*: Homes between \$0 to \$100,000, Silver Valley and 2 bedroom properties
- Sellers Best Bet\*: Selling homes in Albion, Cottonwood and minimum 4 bedroom properties

\* With a minimum inventory of 10 in most instances

## 13 Month Market Trend



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