

Compliments of:

Andrew Way

Personal Real Estate Corporation

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Oakwyn Realty

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G R E A T E R V A N C O U V E R

E D I T I O N

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

Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 - 700,000	0	0	NA
700,001 - 800,000	0	0	NA
800,001 - 900,000	0	0	NA
900,001 - 1,000,000	0	0	NA
1,000,001 - 1,250,000	4	0	NA
1,250,001 - 1,500,000	28	9	32%
1,500,001 - 1,750,000	73	9	12%
1,750,001 - 2,000,000	105	11	10%
2,000,001 - 2,250,000	46	3	7%
2,250,001 - 2,500,000	57	3	5%
2,500,001 - 2,750,000	39	3	8%
2,750,001 - 3,000,000	35	2	6%
3,000,001 - 3,500,000	24	1	4%
3,500,001 - 4,000,000	22	0	NA
4,000,001 - 4,500,000	5	0	NA
4,500,001 - 5,000,000	10	1	10%
5,000,001 - 5,500,000	7	0	NA
5,500,001 - 6,000,000	3	0	NA
6,000,001 - 6,500,000	1	0	NA
6,500,001 - 7,000,000	1	0	NA
7,000,001 & Greater	1	0	NA
TOTAL*	461	42	9%

2 Bedrooms & Less	21	0	NA
3 to 4 Bedrooms	134	21	16%
5 to 6 Bedrooms	182	17	9%
7 Bedrooms & More	124	4	3%
TOTAL*	461	42	9%

SnapStats®	July	August	Variance
Inventory	459	461	0%
Solds	50	42	-16%
Sale Price	\$1,816,250	\$1,820,000	0%
Sale Price SQFT	\$657	\$665	1%
Sale to List Price Ratio	96%	91%	-5%
Days on Market	37	38	3%

Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Big Bend	1	0	NA
Brentwood Park	22	2	9%
Buckingham Heights	9	0	NA
Burnaby Hospital	12	2	17%
Burnaby Lake	18	1	6%
Cariboo	0	0	NA
Capitol Hill	42	2	5%
Central	10	0	NA
Central Park	13	2	15%
Deer Lake	13	1	8%
Deer Lake Place	6	0	NA
East Burnaby	25	5	20%
Edmonds	11	2	18%
Forest Glen	18	1	6%
Forest Hills	1	1	100%
Garden Village	10	1	10%
Government Road	27	3	11%
Greentree Village	2	0	NA
Highgate	6	0	NA
Metrotown	19	1	5%
Montecito	19	3	16%
Oakdale	5	0	NA
Oaklands	0	0	NA
Parkcrest	27	2	7%
Simon Fraser Hills	0	0	NA
Simon Fraser University SFU	5	1	20%
South Slope	39	4	10%
Sperling-Duthie	25	1	4%
Sullivan Heights	5	0	NA
Suncrest	3	1	33%
The Crest	13	3	23%
Upper Deer Lake	15	1	7%
Vancouver Heights	14	1	7%
Westridge	9	0	NA
Willington Heights	17	1	6%
TOTAL*	461	42	9%

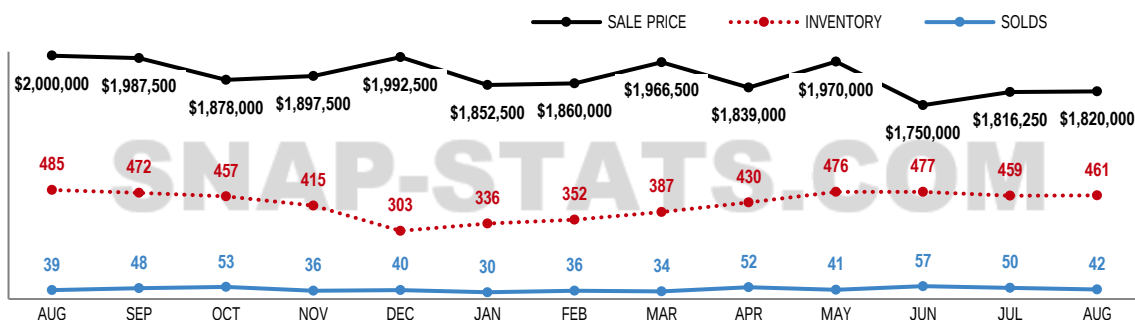
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **BURNABY DETACHED**: Buyers Market at 9% Sales Ratio average (9 in 100 homes selling rate)
- Homes are selling on average 9% below list price
- Most Active Price Band** \$1.25 mil to \$1.5 mil with average 32% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$3 mil to \$3.5 mil, Sperling-Duthie and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in East Burnaby, The Crest and 3 to 4 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



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Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 - 100,000	0	0	NA
100,001 - 200,000	0	1	NA*
200,001 - 300,000	1	0	NA
300,001 - 400,000	28	12	43%
400,001 - 500,000	120	29	24%
500,001 - 600,000	241	31	13%
600,001 - 700,000	223	27	12%
700,001 - 800,000	224	34	15%
800,001 - 900,000	157	17	11%
900,001 - 1,000,000	107	14	13%
1,000,001 - 1,250,000	121	7	6%
1,250,001 - 1,500,000	37	1	3%
1,500,001 - 1,750,000	14	2	14%
1,750,001 - 2,000,000	2	1	50%
2,000,001 - 2,250,000	0	0	NA
2,250,001 - 2,500,000	4	0	NA
2,500,001 - 2,750,000	2	0	NA
2,750,001 - 3,000,000	2	0	NA
3,000,001 - 3,500,000	2	0	NA
3,500,001 - 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	1285	176	14%

0 to 1 Bedroom	315	56	18%
2 Bedrooms	743	94	13%
3 Bedrooms	209	21	10%
4 Bedrooms & Greater	18	5	28%
TOTAL*	1285	176	14%

SnapStats®	July	August	Variance
Inventory	1281	1285	0%
Solds	206	176	-15%
Sale Price	\$643,250	\$650,000	1%
Sale Price SQFT	\$751	\$743	-1%
Sale to List Price Ratio	97%	95%	-2%
Days on Market	24	32	33%

Community CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
Big Bend	2	0	NA
Brentwood Park	342	46	13%
Buckingham Heights	0	0	NA
Burnaby Hospital	9	4	44%
Burnaby Lake	3	2	67%
Cariboo	20	2	10%
Capitol Hill	18	1	6%
Central	7	1	14%
Central Park	22	1	5%
Deer Lake	0	0	NA
Deer Lake Place	0	0	NA
East Burnaby	3	0	NA
Edmonds	84	13	15%
Forest Glen	50	6	12%
Forest Hills	2	1	50%
Garden Village	0	0	NA
Government Road	24	7	29%
Greentree Village	4	0	NA
Highgate	73	12	16%
Metrotown	346	51	15%
Montecito	12	2	17%
Oakdale	0	0	NA
Oaklands	6	1	17%
Parkcrest	0	0	NA
Simon Fraser Hills	11	2	18%
Simon Fraser University SFU	91	7	8%
South Slope	47	4	9%
Sperling-Duthie	3	0	NA
Sullivan Heights	66	9	14%
Suncrest	0	0	NA
The Crest	8	1	13%
Upper Deer Lake	1	0	NA
Vancouver Heights	16	3	19%
Westridge	2	0	NA
Willington Heights	13	0	NA
TOTAL*	1285	176	14%

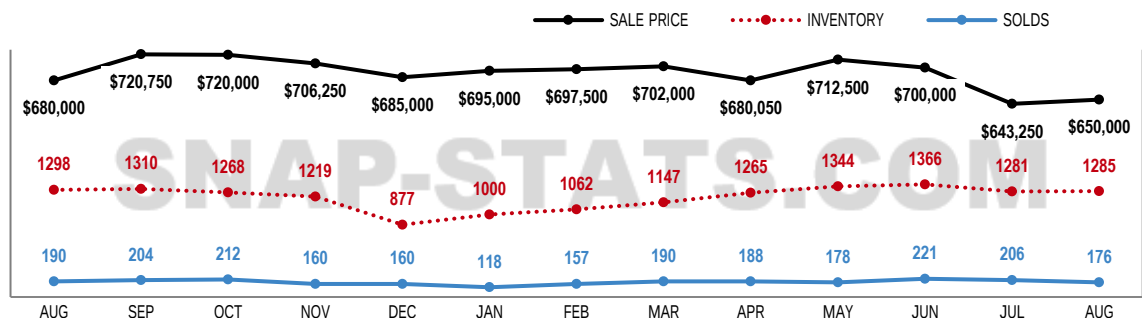
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **BURNABY ATTACHED**: Balanced Market at 14% Sales Ratio average (1.4 in 10 homes selling rate)
- Homes are selling on average 5% below list price
- Most Active Price Band** \$300,000 to \$400,000 with average 43% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.25 mil to \$1.5 mil, Capitol Hill, Central Park, SFU, South Slope and 3 bedrooms
- Sellers Best Bet** Selling homes in Burnaby Hospital, Government Road and minimum 4 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



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Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 - 700,000	0	0	NA
700,001 - 800,000	1	0	NA
800,001 - 900,000	1	0	NA
900,001 - 1,000,000	11	0	NA
1,000,001 - 1,250,000	31	4	13%
1,250,001 - 1,500,000	32	3	9%
1,500,001 - 1,750,000	35	6	17%
1,750,001 - 2,000,000	24	1	4%
2,000,001 - 2,250,000	3	1	33%
2,250,001 - 2,500,000	8	1	13%
2,500,001 - 2,750,000	6	0	NA
2,750,001 - 3,000,000	3	0	NA
3,000,001 - 3,500,000	1	0	NA
3,500,001 - 4,000,000	2	0	NA
4,000,001 - 4,500,000	0	0	NA
4,500,001 - 5,000,000	2	0	NA
5,000,001 - 5,500,000	0	0	NA
5,500,001 - 6,000,000	0	0	NA
6,000,001 - 6,500,000	0	0	NA
6,500,001 - 7,000,000	0	0	NA
7,000,001 & Greater	0	0	NA
TOTAL*	160	16	10%

2 Bedrooms & Less	15	0	NA
3 to 4 Bedrooms	63	7	11%
5 to 6 Bedrooms	62	8	13%
7 Bedrooms & More	20	1	5%
TOTAL*	160	16	10%

SnapStats®	July	August	Variance
Inventory	164	160	-2%
Solds	13	16	23%
Sale Price	\$1,450,000	\$1,525,750	5%
Sale Price SQFT	\$574	\$613	7%
Sale to List Price Ratio	98%	96%	-2%
Days on Market	18	13	-28%

Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Brunette	0	0	NA
Connaught Heights	15	1	7%
Downtown	0	0	NA
Fraserview	2	0	NA
GlenBrooke North	15	3	20%
Moody Park	8	1	13%
North Arm	0	0	NA
Quay	0	0	NA
Queensborough	34	2	6%
Queens Park	7	3	43%
Sapperton	13	2	15%
The Heights	37	3	8%
Uptown	13	0	NA
West End	16	1	6%
TOTAL*	160	16	10%

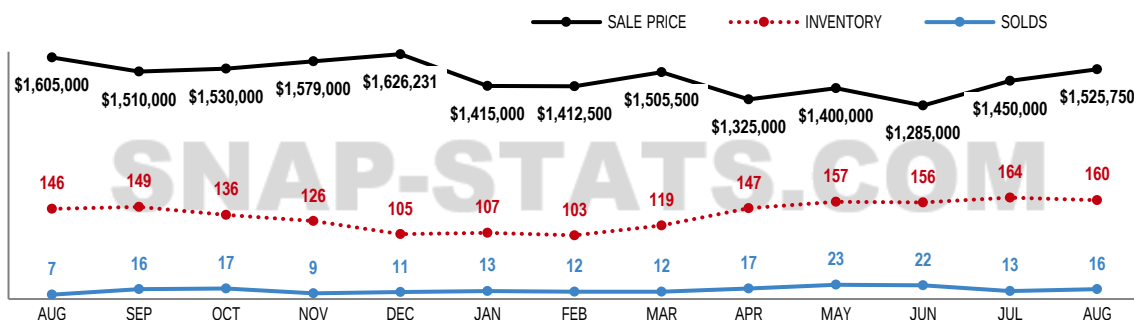
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **NEW WESTMINSTER DETACHED**: Buyers Market at 10% Sales Ratio average (1 in 10 homes selling rate)
- Homes are selling on average 4% below list price
- Most Active Price Band** \$1.5 mil to \$1.75 mil with average 17% Sales Ratio (Balanced market)
- Buyers Best Bet** Homes between \$1.75 mil to \$2 mil, Queensborough, West End and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in GlenBrooke North and 5 to 6 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



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Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 - 100,000	0	0	NA
100,001 - 200,000	1	0	NA
200,001 - 300,000	6	1	17%
300,001 - 400,000	37	8	22%
400,001 - 500,000	89	8	9%
500,001 - 600,000	94	11	12%
600,001 - 700,000	84	14	17%
700,001 - 800,000	40	8	20%
800,001 - 900,000	45	2	4%
900,001 - 1,000,000	21	7	33%
1,000,001 - 1,250,000	21	2	10%
1,250,001 - 1,500,000	6	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*	444	61	14%

0 to 1 Bedroom	136	10	7%
2 Bedrooms	230	39	17%
3 Bedrooms	67	11	16%
4 Bedrooms & Greater	11	1	9%
TOTAL*	444	61	14%

SnapStats®	July	August	Variance
Inventory	447	444	-1%
Solds	69	61	-12%
Sale Price	\$599,000	\$634,200	6%
Sale Price SQFT	\$634	\$634	0%
Sale to List Price Ratio	100%	98%	-2%
Days on Market	33	35	6%

*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

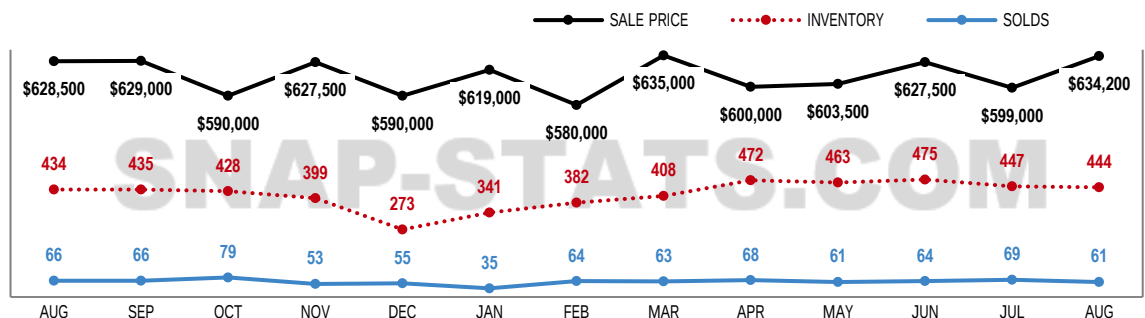
SnapStats®	Inventory	Sales	Sales Ratio
Brunette	0	0	NA
Connaught Heights	0	0	NA
Downtown	102	8	8%
Fraserview	50	9	18%
GlenBrooke North	8	2	25%
Moody Park	4	0	NA
North Arm	0	0	NA
Quay	73	15	21%
Queensborough	77	10	13%
Queens Park	1	1	100%
Sapperton	33	3	9%
The Heights	0	1	NA*
Uptown	96	12	13%
West End	0	0	NA
TOTAL*	444	61	14%

Market Summary

- Market Type Indicator **NEW WESTMINSTER ATTACHED**: Balanced Market at 14% Sales Ratio average (1.4 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band** \$900,000 to \$1 mil with average 33% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$800,000 to \$900,000, Downtown, Sapperton and up to 1 bedroom properties
- Sellers Best Bet** Selling homes in GlenBrooke North, Quay and 2 to 3 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



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Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 - 700,000	0	0	NA
700,001 - 800,000	0	0	NA
800,001 - 900,000	0	0	NA
900,001 - 1,000,000	3	0	NA
1,000,001 - 1,250,000	23	8	35%
1,250,001 - 1,500,000	80	8	10%
1,500,001 - 1,750,000	86	15	17%
1,750,001 - 2,000,000	66	5	8%
2,000,001 - 2,250,000	39	1	3%
2,250,001 - 2,500,000	33	1	3%
2,500,001 - 2,750,000	21	0	NA
2,750,001 - 3,000,000	22	2	9%
3,000,001 - 3,500,000	24	2	8%
3,500,001 - 4,000,000	10	0	NA
4,000,001 - 4,500,000	3	0	NA
4,500,001 - 5,000,000	2	0	NA
5,000,001 - 5,500,000	2	0	NA
5,500,001 - 6,000,000	0	0	NA
6,000,001 - 6,500,000	1	0	NA
6,500,001 - 7,000,000	0	0	NA
7,000,001 & Greater	1	0	NA
TOTAL*	416	42	10%

2 Bedrooms & Less	13	1	8%
3 to 4 Bedrooms	165	17	10%
5 to 6 Bedrooms	166	17	10%
7 Bedrooms & More	72	7	10%
TOTAL*	416	42	10%

SnapStats®	July	August	Variance
Inventory	423	416	-2%
Solds	54	42	-22%
Sale Price	\$1,594,500	\$1,554,500	-3%
Sale Price SQFT	\$530	\$552	4%
Sale to List Price Ratio	94%	94%	0%
Days on Market	17	39	129%

*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

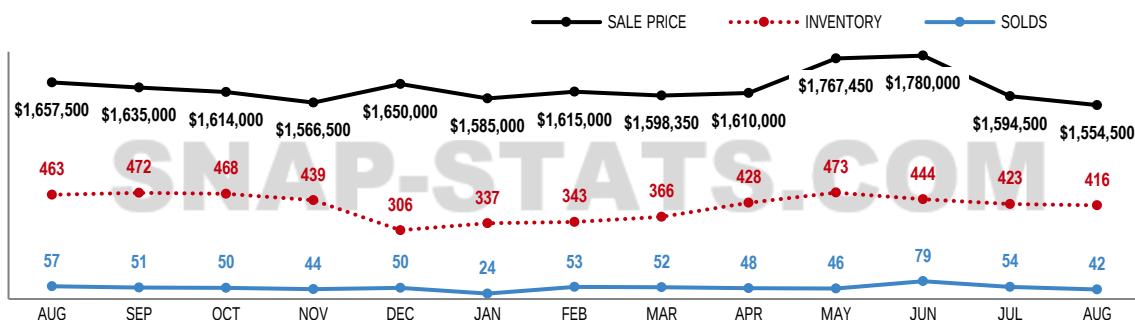
SnapStats®	Inventory	Sales	Sales Ratio
Burke Mountain	55	5	9%
Canyon Springs	9	0	NA
Cape Horn	16	1	6%
Central Coquitlam	65	12	18%
Chineside	6	0	NA
Coquitlam East	31	5	16%
Coquitlam West	78	2	3%
Eagle Ridge	6	2	33%
Harbour Chines	10	3	30%
Harbour Place	6	0	NA
Hockaday	4	0	NA
Maillardville	15	1	7%
Meadow Brook	5	0	NA
New Horizons	4	1	25%
North Coquitlam	0	0	NA
Park Ridge Estates	2	0	NA
Ranch Park	26	0	NA
River Springs	5	1	20%
Scott Creek	4	1	25%
Summitt View	2	1	50%
Upper Eagle Ridge	2	0	NA
Westwood Plateau	65	7	11%
Westwood Summit	0	0	NA
TOTAL*	416	42	10%

Market Summary

- Market Type Indicator **COQUITLAM DETACHED**: Buyers Market at 10% Sales Ratio average (1 in 10 homes selling rate)
- Homes are selling on average 6% below list price
- Most Active Price Band** \$1 mil to \$1.25 mil with average 35% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$2 mil to \$2.5 mil, Cape Horn, Coquitlam West, Maillardville and up to 2 bedroom properties
- Sellers Best Bet** Selling homes in Harbour Chines and minimum 3 bedroom properties

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SnapStats®	Inventory	Sales	Sales Ratio
\$0 - 100,000	0	0	NA
100,001 - 200,000	0	0	NA
200,001 - 300,000	4	1	25%
300,001 - 400,000	23	4	17%
400,001 - 500,000	113	10	9%
500,001 - 600,000	104	15	14%
600,001 - 700,000	170	19	11%
700,001 - 800,000	106	10	9%
800,001 - 900,000	82	12	15%
900,001 - 1,000,000	47	12	26%
1,000,001 - 1,250,000	89	9	10%
1,250,001 - 1,500,000	45	2	4%
1,500,001 - 1,750,000	3	0	NA
1,750,001 - 2,000,000	1	0	NA
2,000,001 - 2,250,000	1	0	NA
2,250,001 - 2,500,000	2	0	NA
2,500,001 - 2,750,000	0	0	NA
2,750,001 - 3,000,000	0	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*	791	94	12%

0 to 1 Bedroom	200	18	9%
2 Bedrooms	368	42	11%
3 Bedrooms	161	29	18%
4 Bedrooms & Greater	62	5	8%
TOTAL*	791	94	12%

SnapStats®	July	August	Variance
Inventory	751	791	5%
Solds	126	94	-25%
Sale Price	\$693,450	\$682,500	-2%
Sale Price SQFT	\$721	\$695	-4%
Sale to List Price Ratio	97%	98%	1%
Days on Market	22	21	-5%

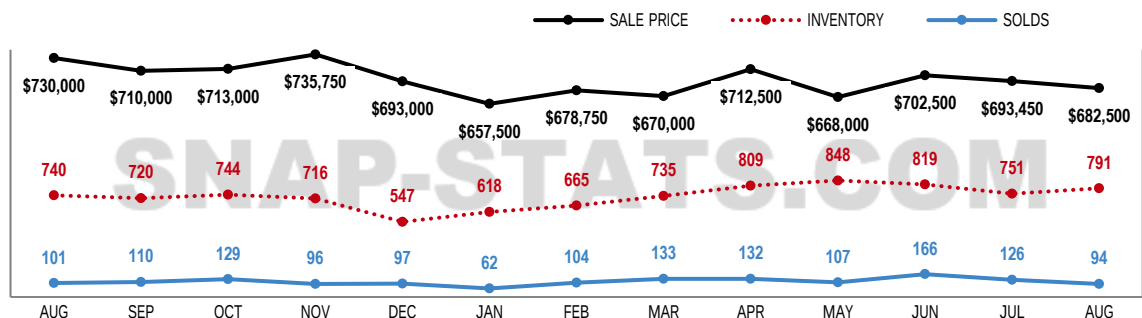
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **COQUITLAM ATTACHED**: Balanced Market at 12% Sales Ratio average (1.2 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band** \$900,000 to \$1 mil with average 26% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.25 mil to \$1.5 mil, Central Coquitlam, Maillardville and minimum 4 bedroom properties
- Sellers Best Bet** Selling homes in Canyon Springs, Scott Creek and 3 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



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Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 - 700,000	0	0	NA
700,001 - 800,000	1	0	NA
800,001 - 900,000	3	1	33%
900,001 - 1,000,000	8	2	25%
1,000,001 - 1,250,000	43	8	19%
1,250,001 - 1,500,000	60	6	10%
1,500,001 - 1,750,000	34	0	NA
1,750,001 - 2,000,000	10	1	10%
2,000,001 - 2,250,000	1	0	NA
2,250,001 - 2,500,000	3	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	2	0	NA
4,000,001 - 4,500,000	0	0	NA
4,500,001 - 5,000,000	0	0	NA
5,000,001 - 5,500,000	0	0	NA
5,500,001 - 6,000,000	0	0	NA
6,000,001 - 6,500,000	0	0	NA
6,500,001 - 7,000,000	0	0	NA
7,000,001 & Greater	0	0	NA
TOTAL*	167	18	11%
2 Bedrooms & Less	4	0	NA
3 to 4 Bedrooms	87	12	14%
5 to 6 Bedrooms	68	5	7%
7 Bedrooms & More	8	1	13%
TOTAL*	167	18	11%

SnapStats®	July	August	Variance
Inventory	170	167	-2%
Solds	18	18	0%
Sale Price	\$1,358,500	\$1,202,500	-11%
Sale Price SQFT	\$582	\$556	-4%
Sale to List Price Ratio	94%	94%	0%
Days on Market	22	37	68%

*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

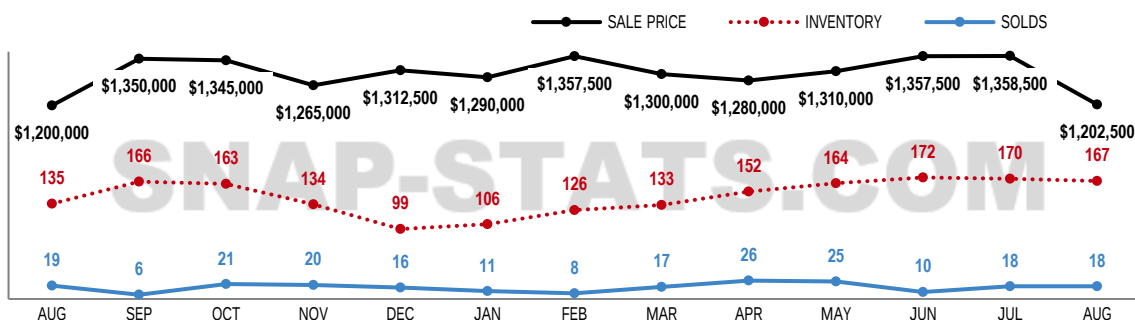
SnapStats®	Inventory	Sales	Sales Ratio
Birchland Manor	7	1	14%
Central Port Coquitlam	17	2	12%
Citadel	29	3	10%
Glenwood	39	3	8%
Lincoln Park	13	1	8%
Lower Mary Hill	10	4	40%
Mary Hill	16	1	6%
Oxford Heights	17	3	18%
Riverwood	9	0	NA
Woodland Acres	10	0	NA
TOTAL*	167	18	11%

Market Summary

- Market Type Indicator **PORT COQUITLAM DETACHED**: Buyers Market at 11% Sales Ratio average (1.1 in 10 homes selling rate)
- Homes are selling on average 6% below list price
- Most Active Price Band** \$900,000 to \$1 mil with average 25% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.25 mil to \$1.5 mil / \$1.75 mil to \$2 mil, Glenwood, Lincoln Park and Mary Hill
- Sellers Best Bet** Selling homes in Lower Mary Hill and 3 to 4 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

Andrew Way Personal Real Estate Corporation
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Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 - 100,000	0	0	NA
100,001 - 200,000	0	0	NA
200,001 - 300,000	0	0	NA
300,001 - 400,000	7	2	29%
400,001 - 500,000	32	8	25%
500,001 - 600,000	43	9	21%
600,001 - 700,000	39	6	15%
700,001 - 800,000	21	6	29%
800,001 - 900,000	14	3	21%
900,001 - 1,000,000	16	2	13%
1,000,001 - 1,250,000	11	2	18%
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	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*	187	38	20%

0 to 1 Bedroom	50	7	14%
2 Bedrooms	84	21	25%
3 Bedrooms	38	7	18%
4 Bedrooms & Greater	15	3	20%
TOTAL*	187	38	20%

SnapStats®	July	August	Variance
Inventory	212	187	-12%
Solds	38	38	0%
Sale Price	\$602,500	\$615,400	2%
Sale Price SQFT	\$567	\$580	2%
Sale to List Price Ratio	94%	96%	2%
Days on Market	25	29	16%

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

Community CONDOS & TOWNHOMES

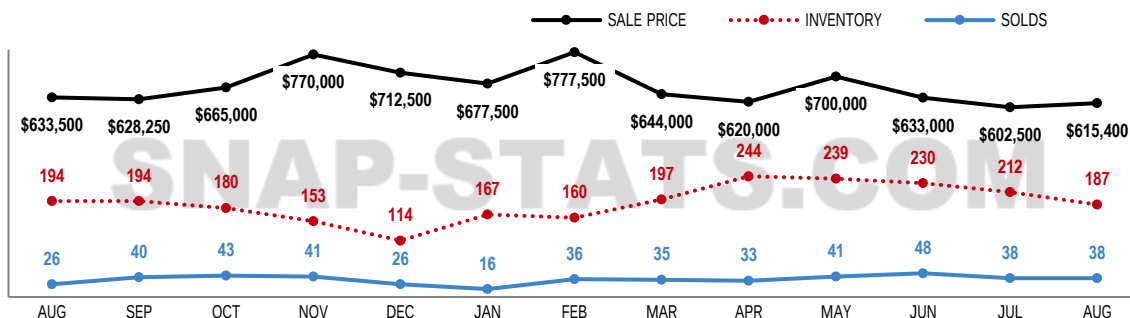
SnapStats®	Inventory	Sales	Sales Ratio
Birchland Manor	0	1	NA*
Central Port Coquitlam	117	20	17%
Citadel	19	2	11%
Glenwood	26	6	23%
Lincoln Park	2	1	50%
Lower Mary Hill	0	0	NA
Mary Hill	2	0	NA
Oxford Heights	2	1	50%
Riverwood	19	7	37%
Woodland Acres	0	0	NA
TOTAL*	187	38	20%

Market Summary

- Market Type Indicator **PORT COQUITLAM ATTACHED**: Balanced Market at 20% Sales Ratio average (2 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 29% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$900,000 to \$1 mil, Central Port Coquitlam, Citadel and up to 1 bedroom properties
- Sellers Best Bet** Selling homes in Riverwood and 2 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



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Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 - 700,000	0	0	NA
700,001 - 800,000	1	0	NA
800,001 - 900,000	0	0	NA
900,001 - 1,000,000	0	0	NA
1,000,001 - 1,250,000	2	2	100%
1,250,001 - 1,500,000	20	2	10%
1,500,001 - 1,750,000	22	2	9%
1,750,001 - 2,000,000	18	3	17%
2,000,001 - 2,250,000	10	0	NA
2,250,001 - 2,500,000	13	0	NA
2,500,001 - 2,750,000	7	2	29%
2,750,001 - 3,000,000	7	0	NA
3,000,001 - 3,500,000	10	0	NA
3,500,001 - 4,000,000	7	0	NA
4,000,001 - 4,500,000	5	1	20%
4,500,001 - 5,000,000	2	0	NA
5,000,001 - 5,500,000	2	0	NA
5,500,001 - 6,000,000	2	0	NA
6,000,001 - 6,500,000	2	0	NA
6,500,001 - 7,000,000	2	0	NA
7,000,001 & Greater	1	0	NA
TOTAL*	133	12	9%

2 Bedrooms & Less	4	0	NA
3 to 4 Bedrooms	60	8	13%
5 to 6 Bedrooms	57	4	7%
7 Bedrooms & More	12	0	NA
TOTAL*	133	12	9%

SnapStats®	July	August	Variance
Inventory	128	133	4%
Solds	15	12	-20%
Sale Price	\$1,805,000	\$1,785,000	-1%
Sale Price SQFT	\$584	\$580	-1%
Sale to List Price Ratio	99%	97%	-2%
Days on Market	14	28	100%

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

Community DETACHED HOUSES

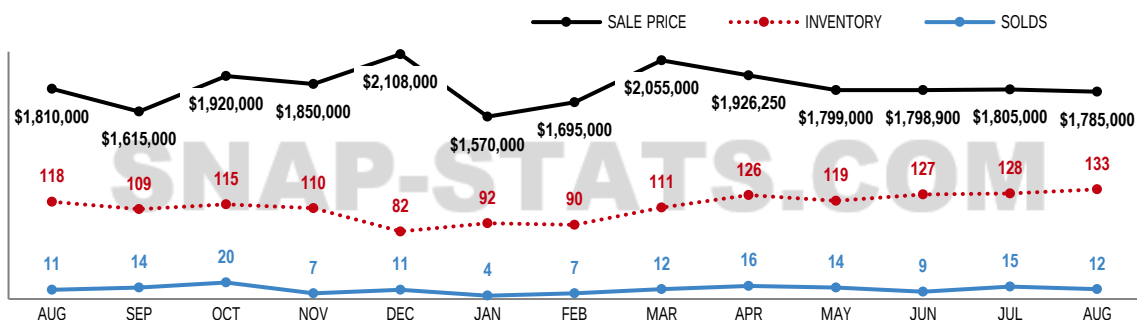
SnapStats®	Inventory	Sales	Sales Ratio
Anmore	28	1	4%
Barber Street	10	0	NA
Belcarra	12	1	8%
College Park	11	0	NA
Glenayre	9	0	NA
Heritage Mountain	10	1	10%
Heritage Woods	22	1	5%
loco	0	0	NA
Mountain Meadows	3	0	NA
North Shore	12	2	17%
Port Moody Centre	16	6	38%
TOTAL*	133	12	9%

Market Summary

- Market Type Indicator **PORT MOODY DETACHED**: Buyers Market at 9% Sales Ratio average (9 in 100 homes selling rate)
- Homes are selling on average 3% below list price
- Most Active Price Band** \$1.75 mil to \$2 mil with average 17% Sales Ratio (Balanced market)
- Buyers Best Bet** Homes between \$1.25 mil to \$1.75 mil, Anmore, Heritage Woods and 5 to 6 bedroom properties
- Sellers Best Bet** Selling homes in Port Moody Centre and 3 to 4 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



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Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 - 100,000	0	0	NA
100,001 - 200,000	0	0	NA
200,001 - 300,000	0	0	NA
300,001 - 400,000	4	1	25%
400,001 - 500,000	5	1	20%
500,001 - 600,000	33	7	21%
600,001 - 700,000	27	7	26%
700,001 - 800,000	34	12	35%
800,001 - 900,000	32	4	13%
900,001 - 1,000,000	16	1	6%
1,000,001 - 1,250,000	14	4	29%
1,250,001 - 1,500,000	7	1	14%
1,500,001 - 1,750,000	2	0	NA
1,750,001 - 2,000,000	1	0	NA
2,000,001 - 2,250,000	1	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*	177	38	21%

0 to 1 Bedroom	29	7	24%
2 Bedrooms	99	20	20%
3 Bedrooms	41	9	22%
4 Bedrooms & Greater	8	2	25%
TOTAL*	177	38	21%

SnapStats®	July	August	Variance
Inventory	195	177	-9%
Solds	38	38	0%
Sale Price	\$802,450	\$722,500	-10%
Sale Price SQFT	\$771	\$759	-2%
Sale to List Price Ratio	98%	96%	-2%
Days on Market	26	34	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.

Community CONDOS & TOWNHOMES

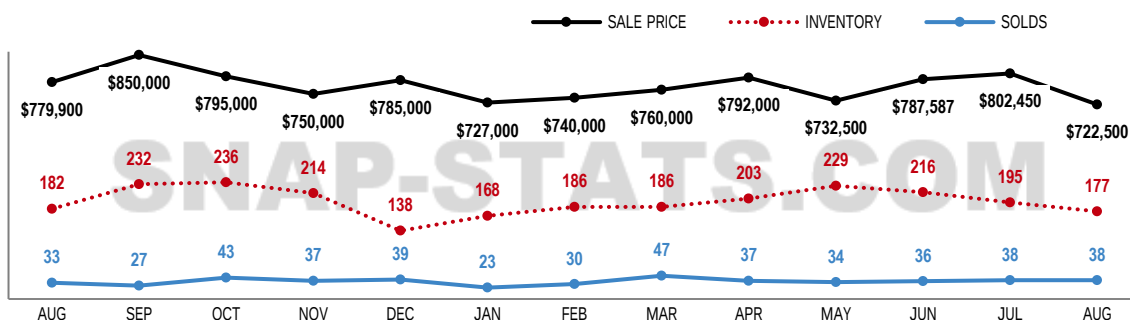
SnapStats®	Inventory	Sales	Sales Ratio
Anmore	0	0	NA
Barber Street	0	0	NA
Belcarra	0	0	NA
College Park	21	4	19%
Glenayre	0	0	NA
Heritage Mountain	6	1	17%
Heritage Woods	2	0	NA
loco	0	0	NA
Mountain Meadows	0	0	NA
North Shore	40	2	5%
Port Moody Centre	108	31	29%
TOTAL*	177	38	21%

Market Summary

- Market Type Indicator **PORT MOODY ATTACHED**: 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** \$700,000 to \$800,000 with average 35% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$900,000 to \$1 mil, North Shore and 2 bedroom properties
- Sellers Best Bet** Selling homes in Port Moody Centre and minimum 4 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



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Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 - 700,000	1	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	21	3	14%
1,250,001 - 1,500,000	15	6	40%
1,500,001 - 1,750,000	2	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 - 4,500,000	0	0	NA
4,500,001 - 5,000,000	0	0	NA
5,000,001 - 5,500,000	0	0	NA
5,500,001 - 6,000,000	0	0	NA
6,000,001 - 6,500,000	0	0	NA
6,500,001 - 7,000,000	0	0	NA
7,000,001 & Greater	0	0	NA
TOTAL*	40	9	23%

2 Bedrooms & Less	1	0	NA
3 to 4 Bedrooms	29	7	24%
5 to 6 Bedrooms	9	2	22%
7 Bedrooms & More	1	0	NA
TOTAL*	40	9	23%

SnapStats®	July	August	Variance
Inventory	43	40	-7%
Solds	9	9	0%
Sale Price	\$1,225,000	\$1,271,500	4%
Sale Price SQFT	\$526	\$554	5%
Sale to List Price Ratio	98%	98%	0%
Days on Market	16	32	100%

Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Central Meadows	19	5	26%
Mid Meadows	8	1	13%
North Meadows	3	0	NA
South Meadows	10	3	30%
West Meadows	0	0	NA
TOTAL*	40	9	23%

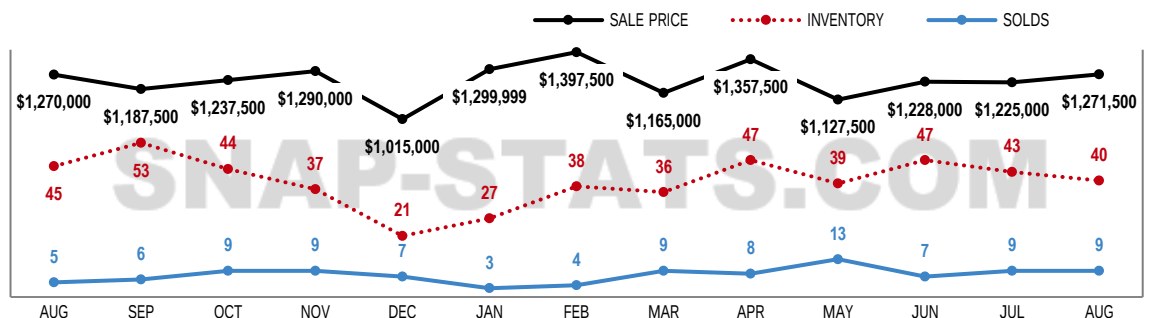
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **PITT MEADOWS DETACHED**: Sellers Market at 22% Sales Ratio average (2.2 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band** \$1.25 mil to \$1.5 mil with average 40% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1 mil to \$1.25 mil, Mid Meadows and 5 to 6 bedroom properties
- Sellers Best Bet** Selling homes in Central Meadows, South Meadows and 3 to 4 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



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Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 - 100,000	0	0	NA
100,001 - 200,000	0	0	NA
200,001 - 300,000	0	0	NA
300,001 - 400,000	2	1	50%
400,001 - 500,000	6	5	83%
500,001 - 600,000	16	5	31%
600,001 - 700,000	12	3	25%
700,001 - 800,000	11	1	9%
800,001 - 900,000	9	1	11%
900,001 - 1,000,000	2	1	50%
1,000,001 - 1,250,000	4	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*	62	17	27%

0 to 1 Bedroom	6	4	67%
2 Bedrooms	28	7	25%
3 Bedrooms	22	5	23%
4 Bedrooms & Greater	6	1	17%
TOTAL*	62	17	27%

SnapStats®	July	August	Variance
Inventory	70	62	-11%
Solds	10	17	70%
Sale Price	\$641,500	\$572,500	-11%
Sale Price SQFT	\$493	\$523	6%
Sale to List Price Ratio	96%	96%	0%
Days on Market	23	28	22%

Community CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
Central Meadows	30	7	23%
Mid Meadows	10	5	50%
North Meadows	9	1	11%
South Meadows	13	4	31%
West Meadows	0	0	NA
TOTAL*	62	17	27%

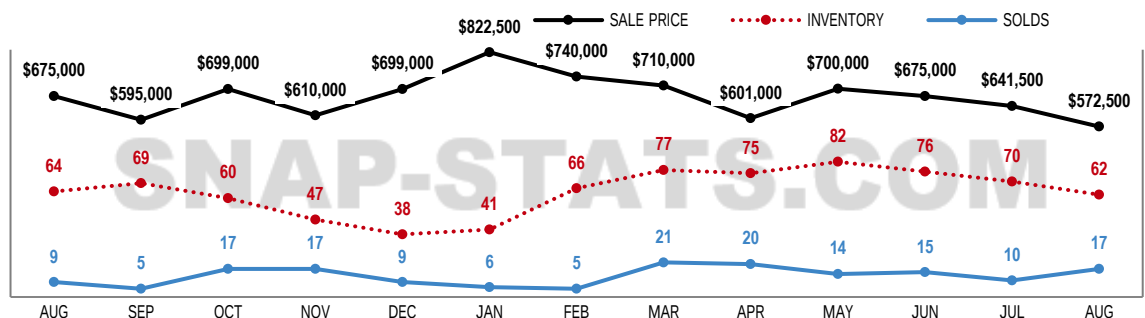
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **PITT MEADOWS ATTACHED**: Sellers Market at 27% Sales Ratio average (2.7 in 10 homes selling rate)
- Homes are selling on average 4% below list price
- Most Active Price Band** \$500,000 to \$600,000 with average 31% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$700,000 to \$800,000 and North Meadows
- Sellers Best Bet** Selling homes in Mid Meadows, South Meadows and 2 to 3 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



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Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 - 700,000	0	1	NA*
700,001 - 800,000	6	1	17%
800,001 - 900,000	22	4	18%
900,001 - 1,000,000	50	7	14%
1,000,001 - 1,250,000	123	12	10%
1,250,001 - 1,500,000	96	8	8%
1,500,001 - 1,750,000	45	3	7%
1,750,001 - 2,000,000	28	1	4%
2,000,001 - 2,250,000	12	2	17%
2,250,001 - 2,500,000	8	0	NA
2,500,001 - 2,750,000	8	0	NA
2,750,001 - 3,000,000	10	0	NA
3,000,001 - 3,500,000	1	0	NA
3,500,001 - 4,000,000	3	0	NA
4,000,001 - 4,500,000	1	0	NA
4,500,001 - 5,000,000	0	0	NA
5,000,001 - 5,500,000	0	0	NA
5,500,001 - 6,000,000	0	0	NA
6,000,001 - 6,500,000	0	0	NA
6,500,001 - 7,000,000	0	0	NA
7,000,001 & Greater	0	0	NA
TOTAL*	413	39	9%

2 Bedrooms & Less	37	1	3%
3 to 4 Bedrooms	197	22	11%
5 to 6 Bedrooms	148	14	9%
7 Bedrooms & More	31	2	6%
TOTAL*	413	39	9%

SnapStats®	July	August	Variance
Inventory	410	413	1%
Solds	60	39	-35%
Sale Price	\$1,138,750	\$1,195,000	5%
Sale Price SQFT	\$417	\$469	12%
Sale to List Price Ratio	97%	96%	-1%
Days on Market	20	31	55%

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

Community DETACHED HOUSES

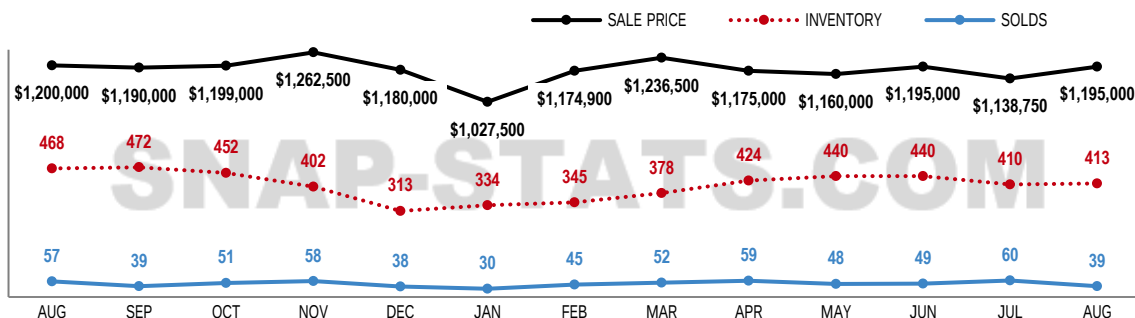
SnapStats®	Inventory	Sales	Sales Ratio
Albion	59	4	7%
Cottonwood	58	5	9%
East Central	79	9	11%
North	0	0	NA
Northeast	2	0	NA
Northwest	32	0	NA
Silver Valley	52	5	10%
Southwest	49	8	16%
Thornhill	12	3	25%
Websters Corners	11	1	9%
West Central	58	4	7%
Whonnock	1	0	NA
TOTAL*	413	39	9%

Market Summary

- Market Type Indicator **MAPLE RIDGE DETACHED**: Buyers Market at 9% Sales Ratio average (9 in 100 homes selling rate)
- Homes are selling on average 4% below list price
- Most Active Price Band** \$800,000 to \$900,000 with average 18% Sales Ratio (Balanced market)
- Buyers Best Bet** Homes between \$1.75 mil to \$2 mil, Albion, West Central and up to 2 bedroom properties
- Sellers Best Bet** Selling homes in Thornhill and 3 to 4 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



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Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 - 100,000	0	0	NA
100,001 - 200,000	1	0	NA
200,001 - 300,000	8	1	13%
300,001 - 400,000	29	3	10%
400,001 - 500,000	75	7	9%
500,001 - 600,000	48	9	19%
600,001 - 700,000	32	12	38%
700,001 - 800,000	48	12	25%
800,001 - 900,000	25	3	12%
900,001 - 1,000,000	8	0	NA
1,000,001 - 1,250,000	3	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*	277	47	17%

0 to 1 Bedroom	52	5	10%
2 Bedrooms	110	15	14%
3 Bedrooms	86	22	26%
4 Bedrooms & Greater	29	5	17%
TOTAL*	277	47	17%

SnapStats®	July	August	Variance
Inventory	303	277	-9%
Solds	40	47	18%
Sale Price	\$690,000	\$640,000	-7%
Sale Price SQFT	\$506	\$470	-7%
Sale to List Price Ratio	99%	98%	-1%
Days on Market	22	28	27%

*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

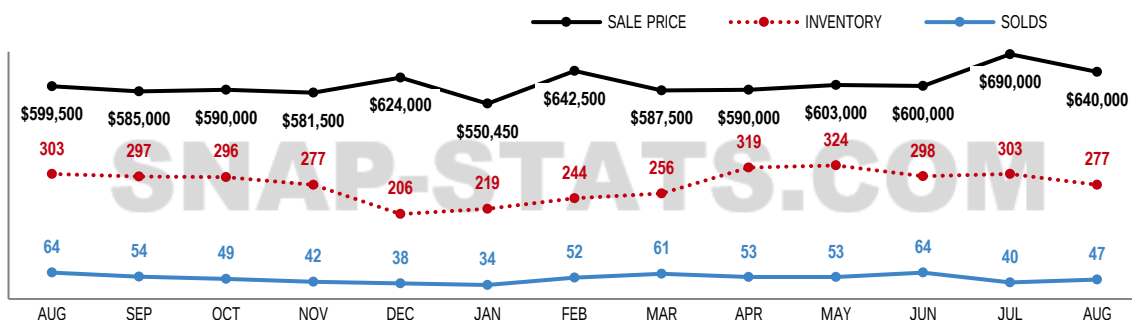
SnapStats®	Inventory	Sales	Sales Ratio
Albion	20	4	20%
Cottonwood	33	7	21%
East Central	105	22	21%
North	0	0	NA
Northeast	0	0	NA
Northwest	5	2	40%
Silver Valley	11	2	18%
Southwest	11	1	9%
Thornhill	8	0	NA
Websters Corners	0	0	NA
West Central	84	9	11%
Whonnock	0	0	NA
TOTAL*	277	47	17%

Market Summary

- Market Type Indicator **MAPLE RIDGE ATTACHED**: Balanced Market at 17% Sales Ratio average (1.7 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 38% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$400,000 to \$500,000, Southwest, West Central and up to 1 bedroom properties
- Sellers Best Bet** Selling homes in Albion, Cottonwood, East Central and 3 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



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