

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

Compliments of:

Sterling Wong

Personal Real Estate Corporation

604.836.0506

wong.sterling@gmail.com

SterlingWong.ca

Oakwyn Realty

3195 Oak Street

Vancouver, BC V6H 2L2



September 2017

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

GREATER VANCOUVER EDITION

Price Band & Bedroom DETACHED HOMES

SnapStats®	Inventory	Sales	Sales Ratio*
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	0	0	NA
300,001 – 400,000	0	0	NA
400,001 – 500,000	0	0	NA
500,001 – 600,000	0	0	NA
600,001 – 700,000	0	0	NA
700,001 – 800,000	0	0	NA
800,001 – 900,000	0	0	NA
900,001 – 1,000,000	0	0	NA
1,000,001 – 1,250,000	12	6	50%
1,250,001 – 1,500,000	91	13	14%
1,500,001 – 1,750,000	86	16	19%
1,750,001 – 2,000,000	118	10	8%
2,000,001 – 2,250,000	51	5	10%
2,250,001 – 2,500,000	71	4	6%
2,500,001 – 2,750,000	39	4	10%
2,750,001 – 3,000,000	39	2	5%
3,000,001 – 3,500,000	24	0	NA
3,500,001 – 4,000,000	13	1	8%
4,000,001 & Greater	8	0	NA
TOTAL	552	61	11%

2 Bedrooms & Less	15	3	20%
3 to 4 Bedrooms	182	18	10%
5 to 6 Bedrooms	238	29	12%
7 Bedrooms & More	117	11	9%
TOTAL	552	61	11%

SnapStats® Median Data	August	September	Variance
Inventory	495	552	12%
Solds	66	61	-8%
Sale Price	\$1,588,000	\$1,680,000	6%
Sale Price SQFT	\$616	\$593	-4%
Sale to List Price Ratio	99%	99%	NA
Days on Market	17	35	106%

Community DETACHED HOMES

SnapStats®	Inventory	Sales	Sales Ratio*
Big Bend	8	0	NA
Brentwood Park	15	2	13%
Buckingham Heights	14	0	NA
Burnaby Hospital	14	2	14%
Burnaby Lake	18	1	6%
Cariboo	0	0	NA
Capitol Hill	39	4	10%
Central	6	1	17%
Central Park	9	1	11%
Deer Lake	13	1	8%
Deer Lake Place	9	2	22%
East Burnaby	33	4	12%
Edmonds	17	2	12%
Forest Glen	23	3	13%
Forest Hills	1	0	NA
Garden Village	16	1	6%
Government Road	21	0	NA
Greentree Village	6	0	NA
Highgate	24	2	8%
Metrotown	22	3	14%
Montecito	26	5	19%
Oakdale	5	1	20%
Oaklands	0	0	NA
Parkcrest	27	2	7%
Simon Fraser Hills	0	0	NA
Simon Fraser University SFU	12	0	NA
South Slope	42	7	17%
Sperling-Duthie	24	3	13%
Sullivan Heights	3	0	NA
Suncrest	14	1	7%
The Crest	11	2	18%
Upper Deer Lake	29	3	10%
Vancouver Heights	19	4	21%
Westridge	10	1	10%
Willington Heights	22	3	14%
TOTAL	552	61	11%

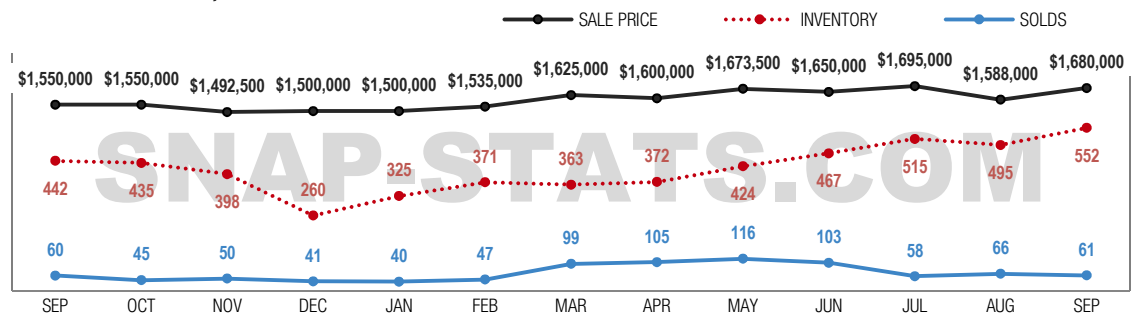
*Sales Ratio defines market speed (higher is faster) and market type: Buyers up to 14% | Balanced 15 to 20% | Sellers 21% plus. If >100% MLS® data reported previous month's sales exceeded current inventory.

Market Summary

- Official Market Type **BURNABY DETACHED**: Buyers market at 11% Sales Ratio average (1.1 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band** \$1 mil to \$1.25 mil with average 50% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$2.75 mil to \$3 mil, Burnaby Lake, Garden Village and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Deer Lake Place, Vancouver Heights and up to 2 bedroom properties

* With a minimum inventory of 10 in most instance

13 Month Market Trend



Compliments of...

Sterling Wong Personal Real Estate Corporation
Oakwyn Realty
604.836.0506

SterlingWong.ca
wong.sterling@gmail.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	4	2	50%
300,001 – 400,000	25	22	88%
400,001 – 500,000	72	54	75%
500,001 – 600,000	64	53	83%
600,001 – 700,000	60	43	72%
700,001 – 800,000	57	27	47%
800,001 – 900,000	36	21	58%
900,001 – 1,000,000	23	14	61%
1,000,001 – 1,250,000	25	8	32%
1,250,001 – 1,500,000	8	1	13%
1,500,001 – 1,750,000	8	0	NA
1,750,001 – 2,000,000	0	1	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	383	246	64%

0 to 1 Bedroom	77	62	81%
2 Bedrooms	222	137	62%
3 Bedrooms	73	42	58%
4 Bedrooms & Greater	11	5	45%
TOTAL	383	246	64%

SnapStats® Median Data	August	September	Variance
Inventory	338	383	13%
Solds	282	246	-13%
Sale Price	\$571,000	\$584,050	2%
Sale Price SQFT	\$656	\$636	-3%
Sale to List Price Ratio	101%	101%	NA
Days on Market	10	10	NA

Community CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio*
Big Bend	0	0	NA
Brentwood Park	39	24	62%
Buckingham Heights	0	0	NA
Burnaby Hospital	4	1	25%
Burnaby Lake	4	2	50%
Cariboo	8	6	75%
Capitol Hill	5	1	20%
Central	7	7	100%
Central Park	16	9	56%
Deer Lake	0	0	NA
Deer Lake Place	0	0	NA
East Burnaby	3	0	NA
Edmonds	31	18	58%
Forest Glen	30	13	43%
Forest Hills	7	4	57%
Garden Village	0	0	NA
Government Road	17	9	53%
Greentree Village	1	1	100%
Highgate	37	23	62%
Metrotown	80	59	74%
Montecito	4	4	100%
Oakdale	0	0	NA
Oaklands	2	3	150%*
Parkcrest	1	1	100%
Simon Fraser Hills	7	7	100%
Simon Fraser University SFU	27	17	63%
South Slope	23	18	78%
Sperling-Duthie	2	0	NA
Sullivan Heights	13	9	69%
Suncrest	0	0	NA
The Crest	2	2	100%
Upper Deer Lake	0	0	NA
Vancouver Heights	6	5	83%
Westridge	2	0	NA
Willingdon Heights	5	3	60%
TOTAL	383	246	64%

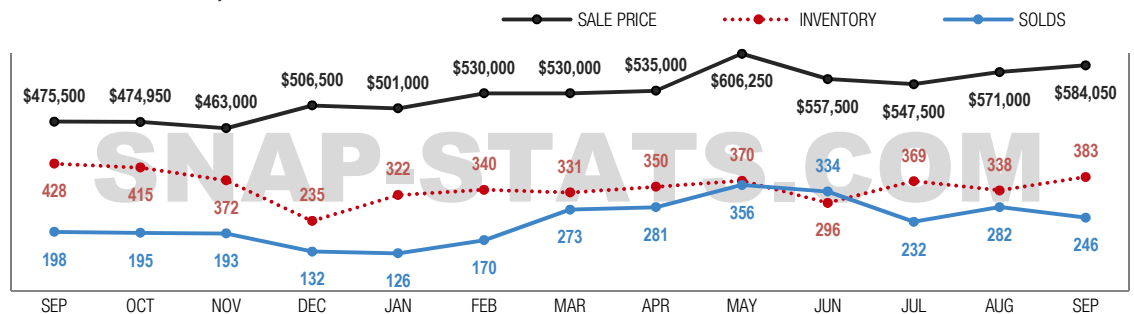
*Sales Ratio defines market speed (higher is faster) and market type: Buyers up to 14% | Balanced 15 to 20% | Sellers 21% plus. If >100% MLS® data reported previous month's sales exceeded current inventory.

Market Summary

- Official Market Type **BURNABY ATTACHED**: Sellers market at 64% Sales Ratio average (6.4 in 10 homes selling rate)
- Homes are selling on average 1% above list price
- Most Active Price Band** \$300,000 to \$400,000 with average 88% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.25 mil to \$1.5 mil, Forest Glen and minimum 4 bedroom properties
- Sellers Best Bet** Selling homes in Cariboo, Metrotown, South Slope and up to 1 bedroom properties

** With a minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

Sterling Wong Personal Real Estate Corporation
Oakwyn Realty
604.836.0506

SterlingWong.ca
wong.sterling@gmail.com



Price Band & Bedroom DETACHED HOMES

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	6	2	33%
900,001 – 1,000,000	5	1	20%
1,000,001 – 1,250,000	27	9	33%
1,250,001 – 1,500,000	19	5	26%
1,500,001 – 1,750,000	11	2	18%
1,750,001 – 2,000,000	14	0	NA
2,000,001 – 2,250,000	6	2	33%
2,250,001 – 2,500,000	2	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	0	0	NA
4,000,001 & Greater	0	0	NA
TOTAL	94	21	22%

2 Bedrooms & Less	6	0	NA
3 to 4 Bedrooms	41	11	27%
5 to 6 Bedrooms	31	9	29%
7 Bedrooms & More	16	1	6%
TOTAL	94	21	22%

SnapStats® Median Data	August	September	Variance
Inventory	84	94	12%
Solds	19	21	11%
Sale Price	\$1,150,000	\$1,210,000	5%
Sale Price SQFT	\$459	\$504	10%
Sale to List Price Ratio	100%	97%	-3%
Days on Market	13	13	NA

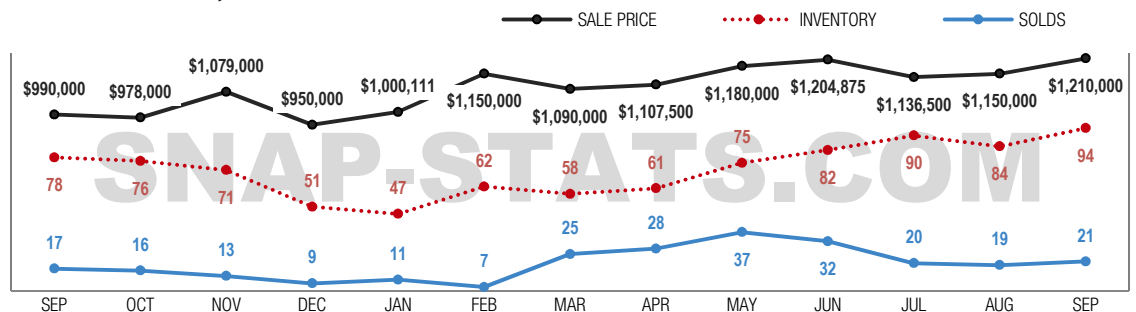
*Sales Ratio defines market speed (higher is faster) and market type: Buyers up to 14% | Balanced 15 to 20% | Sellers 21% plus. If >100% MLS® data reported previous month's sales exceeded current inventory.

Market Summary

- Official Market Type **NEW WESTMINSTER DETACHED**: Sellers market at 22% Sales Ratio average (2.2 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band** \$1 mil to \$1.25 mil with average 33% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.5 mil to \$1.75 mil, GlenBrooke North and minimum 7 bedroom properties
- Sellers Best Bet** Homes in Queensborough, The Heights, West End and 3 to 6 bedroom properties

** With a minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

Sterling Wong Personal Real Estate Corporation
Oakwyn Realty
604.836.0506

SterlingWong.ca
wong.sterling@gmail.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	6	2	33%
300,001 – 400,000	22	24	109%*
400,001 – 500,000	26	35	135%*
500,001 – 600,000	38	30	79%
600,001 – 700,000	32	26	81%
700,001 – 800,000	18	11	61%
800,001 – 900,000	4	2	50%
900,001 – 1,000,000	3	2	67%
1,000,001 – 1,250,000	4	0	NA
1,250,001 – 1,500,000	1	0	NA
1,500,001 – 1,750,000	0	0	NA
1,750,001 – 2,000,000	0	0	NA
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	0	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	0	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
TOTAL	154	132	86%

0 to 1 Bedroom	29	33	114%*
2 Bedrooms	99	86	87%
3 Bedrooms	26	13	50%
4 Bedrooms & Greater	0	0	NA
TOTAL	154	132	86%

SnapStats® Median Data	August	September	Variance
Inventory	138	154	12%
Solds	150	132	-12%
Sale Price	\$502,000	\$511,250	2%
Sale Price SQFT	\$546	\$527	-3%
Sale to List Price Ratio	102%	102%	NA
Days on Market	8	9	13%

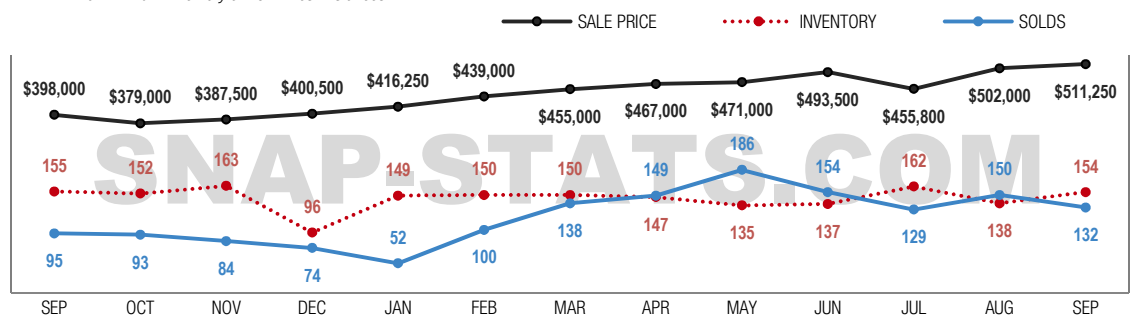
*Sales Ratio defines market speed (higher is faster) and market type: Buyers up to 14% | Balanced 15 to 20% | Sellers 21% plus. If >100% MLS® data reported previous month's sales exceeded current inventory.

Market Summary

- Official Market Type **NEW WESTMINSTER ATTACHED**: Sellers market at 86% Sales Ratio average (8.6 in 10 homes selling rate)
- Homes are selling on average 2% above list price
- Most Active Price Band** \$300,000 to \$500,000 with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$700,000 to \$800,000, GlenBrooke North, Queensborough and 3 bedroom properties
- Sellers Best Bet** Homes in Quay, Sapperton and up to 1 bedroom properties

** With a minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

Sterling Wong Personal Real Estate Corporation
Oakwyn Realty
604.836.0506

SterlingWong.ca
wong.sterling@gmail.com



Price Band & Bedroom DETACHED HOMES

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%
700,001 – 800,000	1	0	NA
800,001 – 900,000	8	3	38%
900,001 – 1,000,000	10	6	60%
1,000,001 – 1,250,000	58	15	26%
1,250,001 – 1,500,000	103	29	28%
1,500,001 – 1,750,000	73	12	16%
1,750,001 – 2,000,000	34	3	9%
2,000,001 – 2,250,000	19	3	16%
2,250,001 – 2,500,000	30	0	NA
2,500,001 – 2,750,000	27	0	NA
2,750,001 – 3,000,000	14	0	NA
3,000,001 – 3,500,000	8	0	NA
3,500,001 – 4,000,000	10	0	NA
4,000,001 & Greater	1	0	NA
TOTAL	398	72	18%

2 Bedrooms & Less	10	1	10%
3 to 4 Bedrooms	141	34	24%
5 to 6 Bedrooms	170	33	19%
7 Bedrooms & More	77	4	5%
TOTAL	398	72	18%

SnapStats® Median Data	August	September	Variance
Inventory	366	398	9%
Solds	79	72	-9%
Sale Price	\$1,260,000	\$1,337,500	6%
Sale Price SQFT	\$468	\$487	4%
Sale to List Price Ratio	98%	100%	2%
Days on Market	20	21	5%

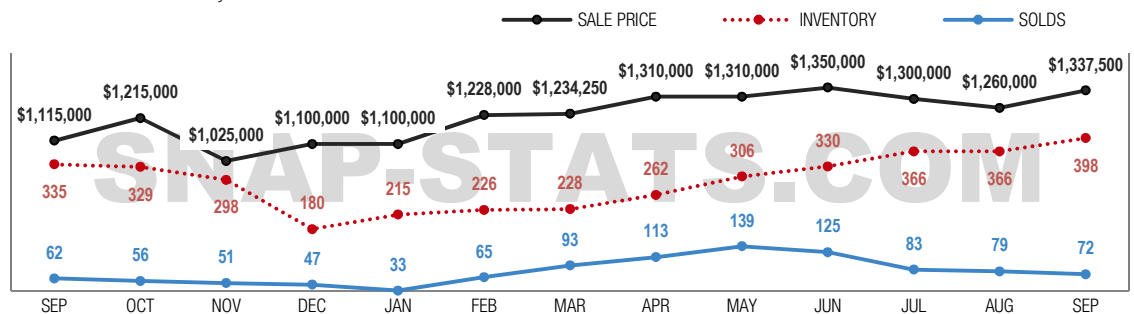
*Sales Ratio defines market speed (higher is faster) and market type: Buyers up to 14% | Balanced 15 to 20% | Sellers 21% plus. If >100% MLS® data reported previous month's sales exceeded current inventory.

Market Summary

- Official Market Type **COQUITLAM DETACHED**: Balanced market at 18% Sales Ratio average (1.8 in 10 homes selling rate)
- Homes are selling on average at list price
- Most Active Price Band** \$900,000 to \$1 mil with average 60% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.75 mil to \$2 mil, Burke Mountain, Coquitlam East and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Ranch Park and 3 to 4 bedroom properties

** With a minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

Sterling Wong Personal Real Estate Corporation
Oakwyn Realty
604.836.0506

SterlingWong.ca
wong.sterling@gmail.com



Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio*
\$0 – 100,000	1	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	3	4	133%*
300,001 – 400,000	20	19	95%*
400,001 – 500,000	43	50	116%*
500,001 – 600,000	54	29	54%
600,001 – 700,000	30	25	83%
700,001 – 800,000	25	8	32%
800,001 – 900,000	22	8	36%
900,001 – 1,000,000	4	5	125%*
1,000,001 – 1,250,000	12	0	NA
1,250,001 – 1,500,000	2	0	NA
1,500,001 – 1,750,000	3	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	220	148	67%

0 to 1 Bedroom	42	37	88%
2 Bedrooms	116	84	72%
3 Bedrooms	51	23	45%
4 Bedrooms & Greater	11	4	36%
TOTAL	220	148	67%

SnapStats® Median Data	August	September	Variance
Inventory	196	220	12%
Solds	160	148	-8%
Sale Price	\$536,500	\$512,950	-4%
Sale Price SQFT	\$611	\$553	-9%
Sale to List Price Ratio	104%	103%	-1%
Days on Market	8	10	25%

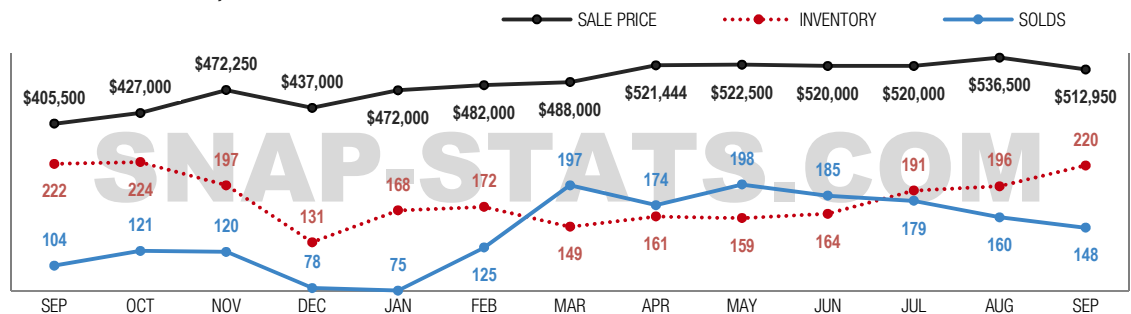
*Sales Ratio defines market speed (higher is faster) and market type: Buyers up to 14% | Balanced 15 to 20% | Sellers 21% plus. If >100% MLS® data reported previous month's sales exceeded current inventory.

Market Summary

- Official Market Type **COQUITLAM ATTACHED**: Sellers market at 67% Sales Ratio average (6.7 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 >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$700,000 to \$800,000, Canyon Springs, Coquitlam West, Westwood Plateau and 4 plus bedrooms
- Sellers Best Bet** Selling homes in Burke Mountain, Central Coquitlam, Maillardville and up to 1 bedroom properties

** With a minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

Sterling Wong Personal Real Estate Corporation
Oakwyn Realty
604.836.0506

SterlingWong.ca
wong.sterling@gmail.com



Price Band & Bedroom DETACHED HOMES

SnapStats®	Inventory	Sales	Sales Ratio*
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	0	0	NA
300,001 – 400,000	0	0	NA
400,001 – 500,000	0	0	NA
500,001 – 600,000	1	0	NA
600,001 – 700,000	0	1	NA*
700,001 – 800,000	1	2	200%*
800,001 – 900,000	6	10	167%*
900,001 – 1,000,000	21	10	48%
1,000,001 – 1,250,000	29	13	45%
1,250,001 – 1,500,000	18	1	6%
1,500,001 – 1,750,000	2	2	100%
1,750,001 – 2,000,000	3	0	NA
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	0	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	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	84	39	46%

2 Bedrooms & Less	5	2	40%
3 to 4 Bedrooms	48	26	54%
5 to 6 Bedrooms	25	9	36%
7 Bedrooms & More	6	2	33%
TOTAL	84	39	46%

SnapStats® Median Data	August	September	Variance
Inventory	101	84	-17%
Solds	46	39	-15%
Sale Price	\$955,000	\$940,000	-2%
Sale Price SQFT	\$457	\$448	-2%
Sale to List Price Ratio	101%	99%	-2%
Days on Market	11	14	27%

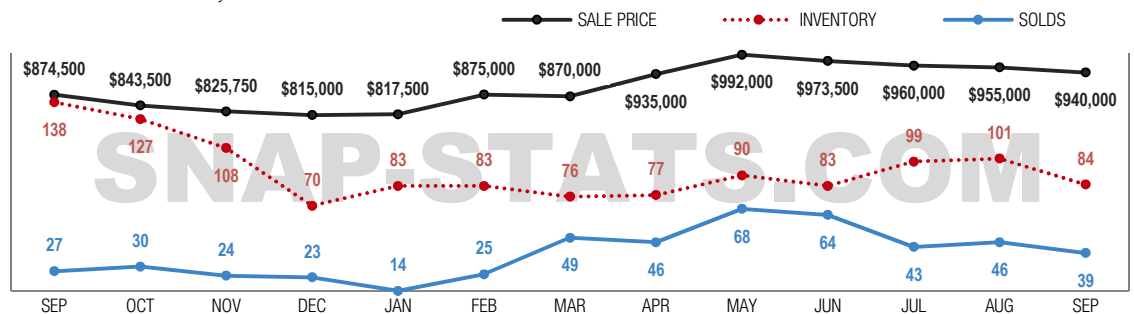
*Sales Ratio defines market speed (higher is faster) and market type: Buyers up to 14% | Balanced 15 to 20% | Sellers 21% plus. If >100% MLS® data reported previous month's sales exceeded current inventory.

Market Summary

- Official Market Type **PORT COQUITLAM DETACHED**: Sellers market at 46% Sales Ratio average (4.6 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band** \$800,000 to \$900,000 with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.25 mil to \$1.5 mil, Glenwood, Woodland Acres and 5 to 6 bedroom properties
- Sellers Best Bet** Selling homes in Citadel, Lincoln Park and 3 to 4 bedroom properties

** With a minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

Sterling Wong Personal Real Estate Corporation
Oakwyn Realty
604.836.0506

SterlingWong.ca
wong.sterling@gmail.com



Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio*
\$0 – 100,000	0	0	NA
100,001 – 200,000	3	3	100%
200,001 – 300,000	12	2	17%
300,001 – 400,000	14	19	136%*
400,001 – 500,000	26	23	88%
500,001 – 600,000	10	15	150%*
600,001 – 700,000	10	9	90%
700,001 – 800,000	12	7	58%
800,001 – 900,000	4	2	50%
900,001 – 1,000,000	1	0	NA
1,000,001 – 1,250,000	1	0	NA
1,250,001 – 1,500,000	1	0	NA
1,500,001 – 1,750,000	0	0	NA
1,750,001 – 2,000,000	0	0	NA
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	0	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	0	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
TOTAL	94	80	85%

0 to 1 Bedroom	19	17	89%
2 Bedrooms	43	48	112%*
3 Bedrooms	29	14	48%
4 Bedrooms & Greater	3	1	33%
TOTAL	94	80	85%

SnapStats® Median Data	August	September	Variance
Inventory	78	94	21%
Solds	63	80	27%
Sale Price	\$450,000	\$485,000	8%
Sale Price SQFT	\$458	\$516	13%
Sale to List Price Ratio	102%	99%	-3%
Days on Market	8	7	-13%

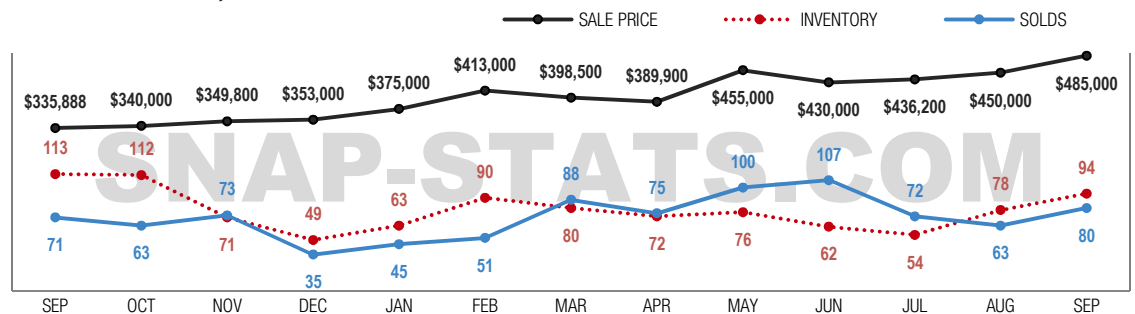
*Sales Ratio defines market speed (higher is faster) and market type: Buyers up to 14% | Balanced 15 to 20% | Sellers 21% plus. If >100% MLS® data reported previous month's sales exceeded current inventory.

Market Summary

- Official Market Type **PORT COQUITLAM ATTACHED**: Sellers market at 85% Sales Ratio average (8.5 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band** \$500,000 to \$600,000 with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$200,000 to \$300,000, Citadel, Glenwood and 3 bedroom properties
- Sellers Best Bet** Selling homes in Central Port Coquitlam, Riverwood and 2 bedroom properties

** With a minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

Sterling Wong Personal Real Estate Corporation
Oakwyn Realty
604.836.0506

SterlingWong.ca
wong.sterling@gmail.com



Price Band & Bedroom DETACHED HOMES

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%
700,001 – 800,000	0	0	NA
800,001 – 900,000	0	0	NA
900,001 – 1,000,000	1	1	100%
1,000,001 – 1,250,000	8	5	63%
1,250,001 – 1,500,000	19	6	32%
1,500,001 – 1,750,000	13	1	8%
1,750,001 – 2,000,000	3	0	NA
2,000,001 – 2,250,000	2	0	NA
2,250,001 – 2,500,000	4	0	NA
2,500,001 – 2,750,000	2	1	50%
2,750,001 – 3,000,000	7	0	NA
3,000,001 – 3,500,000	4	0	NA
3,500,001 – 4,000,000	1	0	NA
4,000,001 & Greater	11	0	NA
TOTAL	77	15	19%

2 Bedrooms & Less	1	0	NA
3 to 4 Bedrooms	37	8	22%
5 to 6 Bedrooms	35	5	14%
7 Bedrooms & More	4	2	50%
TOTAL	77	15	19%

SnapStats® Median Data	August	September	Variance
Inventory	73	77	5%
Solds	12	15	25%
Sale Price	\$1,472,000	\$1,340,000	-9%
Sale Price SQFT	\$561	\$472	-16%
Sale to List Price Ratio	99%	99%	NA
Days on Market	44	26	-41%

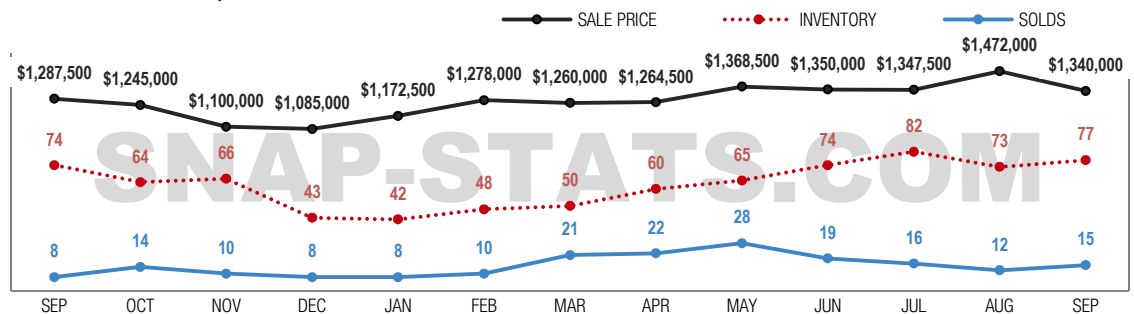
*Sales Ratio defines market speed (higher is faster) and market type: Buyers up to 14% | Balanced 15 to 20% | Sellers 21% plus. If >100% MLS® data reported previous month's sales exceeded current inventory.

Market Summary

- Official Market Type **PORT MOODY DETACHED**: Balanced market at 19% Sales Ratio average (1.9 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band** \$1 mil to \$1.25 mil with average 63% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.5 mil to \$1.75 mil, Heritage Woods and 5 to 6 bedroom properties
- Sellers Best Bet** Selling homes in Anmore and 3 to 4 bedroom properties

** With a minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

Sterling Wong Personal Real Estate Corporation
Oakwyn Realty
604.836.0506

SterlingWong.ca
wong.sterling@gmail.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	2	NA*
300,001 – 400,000	4	3	75%
400,001 – 500,000	4	4	100%
500,001 – 600,000	14	14	100%
600,001 – 700,000	22	5	23%
700,001 – 800,000	9	6	67%
800,001 – 900,000	7	1	14%
900,001 – 1,000,000	8	1	13%
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	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	69	36	52%

0 to 1 Bedroom	5	9	180%*
2 Bedrooms	43	17	40%
3 Bedrooms	20	8	40%
4 Bedrooms & Greater	1	2	200%*
TOTAL	69	36	52%

SnapStats® Median Data	August	September	Variance
Inventory	43	69	60%
Solds	52	36	-31%
Sale Price	\$614,000	\$555,500	-10%
Sale Price SQFT	\$587	\$591	1%
Sale to List Price Ratio	99%	98%	-1%
Days on Market	9	8	-11%

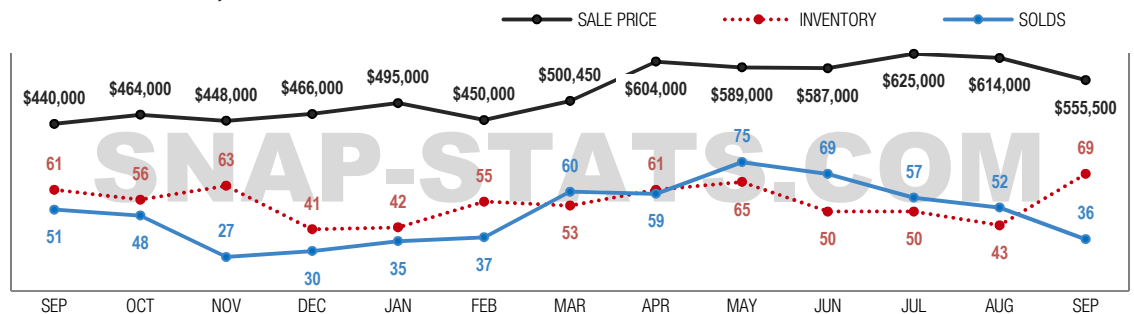
*Sales Ratio defines market speed (higher is faster) and market type: Buyers up to 14% | Balanced 15 to 20% | Sellers 21% plus. If >100% MLS® data reported previous month's sales exceeded current inventory.

Market Summary

- Official Market Type **PORT MOODY ATTACHED**: Sellers market at 52% Sales Ratio average (5.2 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 100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$900,000 to \$1 mil, North Shore and 2 to 3 bedroom properties
- Sellers Best Bet** Selling homes in Port Moody Centre and up to 1 bedroom properties

** With a minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

Sterling Wong Personal Real Estate Corporation
Oakwyn Realty
604.836.0506

SterlingWong.ca
wong.sterling@gmail.com



Price Band & Bedroom DETACHED HOMES

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	0	NA
700,001 – 800,000	1	4	400%*
800,001 – 900,000	2	7	350%*
900,001 – 1,000,000	2	2	100%
1,000,001 – 1,250,000	4	1	25%
1,250,001 – 1,500,000	2	0	NA
1,500,001 – 1,750,000	0	0	NA
1,750,001 – 2,000,000	0	0	NA
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	0	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	0	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	2	0	NA
4,000,001 & Greater	0	0	NA
TOTAL	15	14	93%

2 Bedrooms & Less	0	0	NA
3 to 4 Bedrooms	11	13	118%*
5 to 6 Bedrooms	4	0	NA
7 Bedrooms & More	0	1	NA*
TOTAL	15	14	93%

SnapStats® Median Data	August	September	Variance
Inventory	19	15	-21%
Solds	15	14	-7%
Sale Price	\$828,000	\$821,250	-1%
Sale Price SQFT	\$364	\$371	2%
Sale to List Price Ratio	100%	97%	-3%
Days on Market	10	17	70%

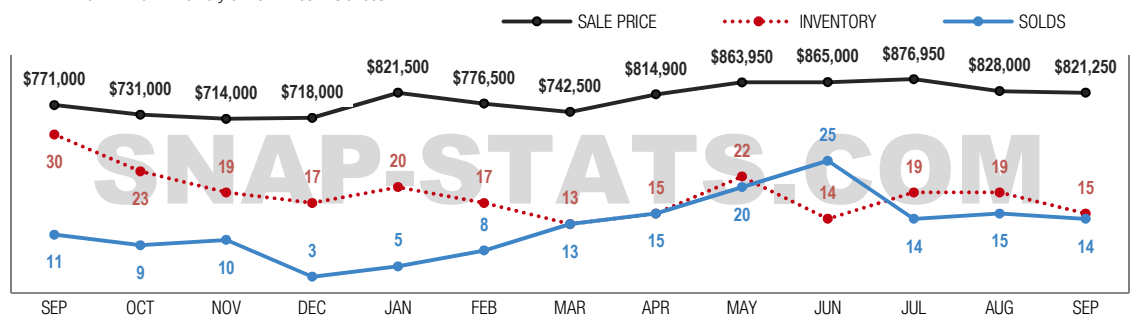
*Sales Ratio defines market speed (higher is faster) and market type: Buyers up to 14% | Balanced 15 to 20% | Sellers 21% plus. If >100% MLS® data reported previous month's sales exceeded current inventory.

Market Summary

- Official Market Type **PITT MEADOWS DETACHED**: Sellers market at 93% Sales Ratio average (9.3 in 10 homes selling rate)
- Homes are selling on average 3% below list price
- Most Active Price Band** *Insufficient data but with 7 sales \$800,000 to \$900,000*
- Buyers Best Bet** *Insufficient data*
- 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



Compliments of...

Sterling Wong Personal Real Estate Corporation
Oakwyn Realty
604.836.0506

SterlingWong.ca
wong.sterling@gmail.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	3	2	67%
400,001 – 500,000	9	12	133%*
500,001 – 600,000	10	4	40%
600,001 – 700,000	4	0	NA
700,001 – 800,000	0	0	NA
800,001 – 900,000	0	1	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	26	19	73%

0 to 1 Bedroom	3	1	33%
2 Bedrooms	12	11	92%
3 Bedrooms	11	6	55%
4 Bedrooms & Greater	0	1	NA*
TOTAL	26	19	73%

SnapStats® Median Data	August	September	Variance
Inventory	24	26	8%
Solds	24	19	-21%
Sale Price	\$436,194	\$450,000	3%
Sale Price SQFT	\$355	\$367	3%
Sale to List Price Ratio	100%	100%	NA
Days on Market	10	8	-20%

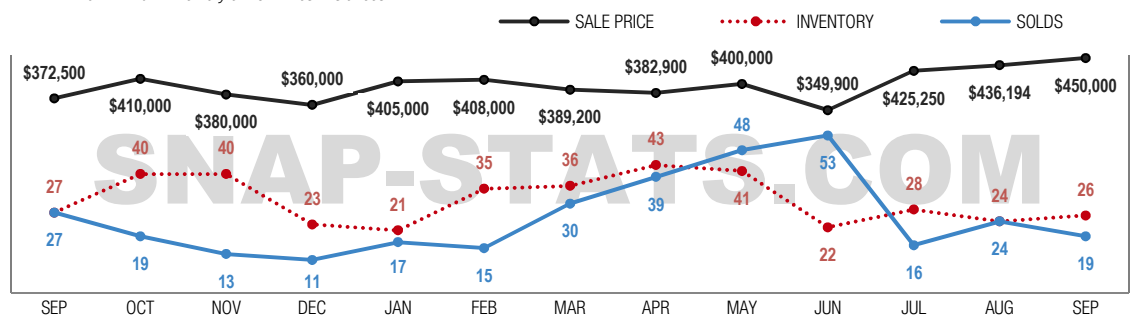
*Sales Ratio defines market speed (higher is faster) and market type: Buyers up to 14% | Balanced 15 to 20% | Sellers 21% plus. If >100% MLS® data reported previous month's sales exceeded current inventory.

Market Summary

- Official Market Type **PITT MEADOWS ATTACHED**: Sellers market at 73% Sales Ratio average (7.3 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 \$500,000 to \$600,000, Mid Meadows and 3 bedroom properties
- Sellers Best Bet** Selling homes in Central Meadows and 2 bedroom properties

** With a minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

Sterling Wong Personal Real Estate Corporation
Oakwyn Realty
604.836.0506

SterlingWong.ca
wong.sterling@gmail.com



Price Band & Bedroom DETACHED HOMES

SnapStats®	Inventory	Sales	Sales Ratio*
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	0	0	NA
300,001 – 400,000	0	0	NA
400,001 – 500,000	3	1	33%
500,001 – 600,000	5	2	40%
600,001 – 700,000	26	20	77%
700,001 – 800,000	41	37	90%
800,001 – 900,000	45	23	51%
900,001 – 1,000,000	42	14	33%
1,000,001 – 1,250,000	48	7	15%
1,250,001 – 1,500,000	38	3	8%
1,500,001 – 1,750,000	14	1	7%
1,750,001 – 2,000,000	4	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	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	1	0	NA
TOTAL	270	108	40%

2 Bedrooms & Less	24	1	4%
3 to 4 Bedrooms	138	74	54%
5 to 6 Bedrooms	92	32	35%
7 Bedrooms & More	16	1	6%
TOTAL	270	108	40%

SnapStats® Median Data	August	September	Variance
Inventory	259	270	4%
Solds	107	108	1%
Sale Price	\$780,000	\$782,500	NA
Sale Price SQFT	\$338	\$332	-2%
Sale to List Price Ratio	100%	99%	-1%
Days on Market	11	12	9%

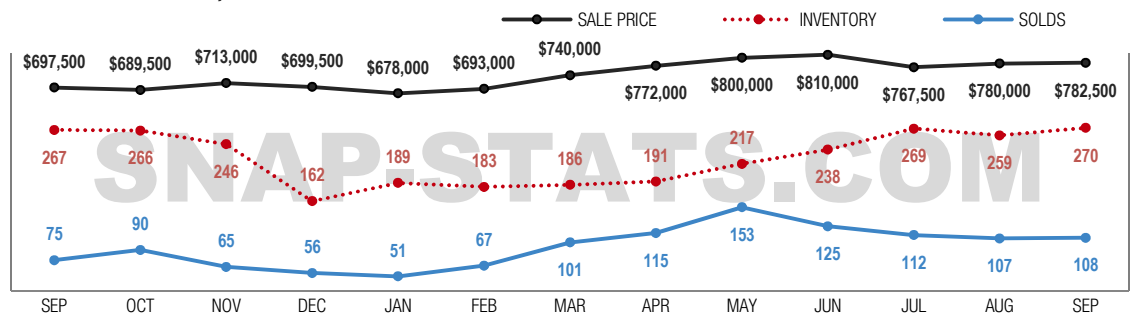
*Sales Ratio defines market speed (higher is faster) and market type: Buyers up to 14% | Balanced 15 to 20% | Sellers 21% plus. If >100% MLS® data reported previous month's sales exceeded current inventory.

Market Summary

- Official Market Type **MAPLE RIDGE DETACHED**: Sellers market at 40% Sales Ratio average (4 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band** \$700,000 to \$800,000 with average 90% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.25 mil to \$1.75 mil, Northwest, Thornhill and up to 2 / minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Albion, Cottonwood, West Central and 3 to 4 bedroom properties

** With a minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

Sterling Wong Personal Real Estate Corporation
Oakwyn Realty
604.836.0506

SterlingWong.ca
wong.sterling@gmail.com



Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio*
\$0 – 100,000	0	0	NA
100,001 – 200,000	3	0	NA
200,001 – 300,000	10	8	80%
300,001 – 400,000	19	19	100%
400,001 – 500,000	12	14	117%*
500,001 – 600,000	19	21	111%*
600,001 – 700,000	2	6	300%*
700,001 – 800,000	14	1	7%
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
TOTAL	79	69	87%

0 to 1 Bedroom	7	8	114%*
2 Bedrooms	32	24	75%
3 Bedrooms	40	32	80%
4 Bedrooms & Greater	0	5	NA*
TOTAL	79	69	87%

SnapStats® Median Data	August	September	Variance
Inventory	61	79	30%
Solds	76	69	-9%
Sale Price	\$385,500	\$466,000	21%
Sale Price SQFT	\$333	\$353	6%
Sale to List Price Ratio	101%	101%	NA
Days on Market	7	8	14%

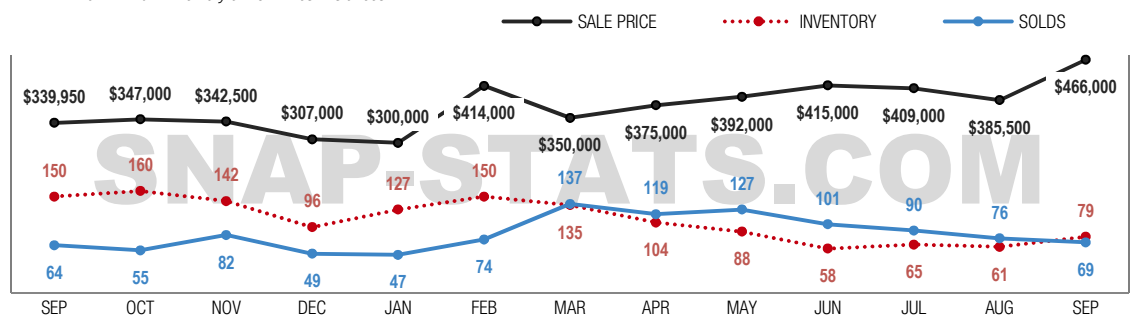
*Sales Ratio defines market speed (higher is faster) and market type: Buyers up to 14% | Balanced 15 to 20% | Sellers 21% plus. If >100% MLS® data reported previous month's sales exceeded current inventory.

Market Summary

- Official Market Type **MAPLE RIDGE ATTACHED**: Sellers market at 87% Sales Ratio average (8.7 in 10 homes selling rate)
- Homes are selling on average 1% above list price
- Most Active Price Band** \$300,000 to \$600,000 with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$700,000 to \$800,000, Cottonwood and 2 bedroom properties
- Sellers Best Bet** Selling homes in East Central and up to 1 bedroom properties

** With a minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

Sterling Wong Personal Real Estate Corporation
Oakwyn Realty
604.836.0506

SterlingWong.ca
wong.sterling@gmail.com

