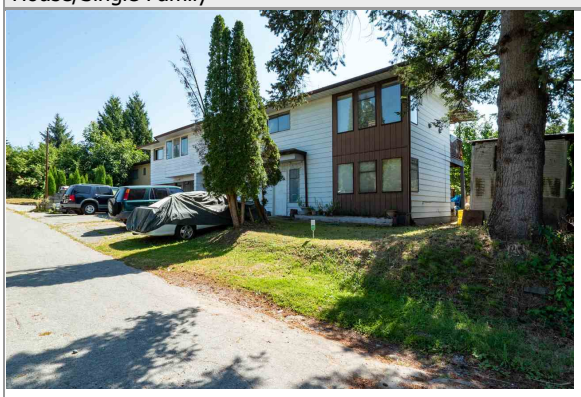
Active
R2523510
Board: V, Detached
House/Single Family

701 ALDERSON AVENUE

Coquitlam
Coquitlam West
V3K 1T7

$1,300,000 (LP)
(SP)



Days on Market:	**6**	List Date:	**12/9/2020**	Expiry Date:	**9/30/2021**
Previous Price:	**$0**	Original Price:	**$1,300,000**	Sold Date:	

Meas. Type:	**Feet**	Frontage (feet):	**33.00**	Approx. Year Built:	**1980**
Depth / Size:	**Irregular**	Frontage (metres):	**10.06**	Age:	**40**
Lot Area (sq.ft.):	**4,159.00**	Bedrooms:	**2**	Zoning:	**RS 1**
Flood Plain:		Bathrooms:	**2**	Gross Taxes:	**$4,364.26**
Council Apprv?:		Full Baths:	**2**	For Tax Year:	**2020**
Rear Yard Exp:		Half Baths:	**0**	Tax Inc. Utilities?:	**No**
If new, GST/HST inc?:	**No**			P.I.D.:	**000-631-990**
View:	**:**			Tour:	**Virtual Tour URL**

Complex / Subdiv:
Services Connected: **Community, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal**

Style of Home:	**2 Storey**		
Construction:	**Frame - Wood**		
Exterior:	**Vinyl**		
Foundation:	**Concrete Perimeter**	CSA/BCE:	
Rain Screen:	**No**	Reno. Year:	
Renovations:		R.I. Plumbing:	
# of Fireplaces:	**1**	R.I. Fireplaces:	
Fireplace Fuel:	**Wood**		
Water Supply:	**City/Municipal**	Metered Water:	
Fuel/Heating:	**Forced Air, Natural Gas**		
Outdoor Area:	**None**		
Type of Roof:	**Asphalt**		

Total Parking: **2** Covered Parking: Parking Access: **Rear**
Parking: **Add. Parking Avail.**

Dist. to Public Transit: **Near** Dist. to School Bus: **Near**
Title to Land: **Freehold NonStrata**
Seller's Interest: **Registered Owner**
Property Disc.: **Yes:**
PAD Rental:
Fixtures Leased: **No :**
Fixtures Rmvd: **:**
Registered:
Floor Finish: **Mixed**

Legal: **STRATA LOT 2, PLAN NWS1594, DISTRICT LOT 1&3, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN**

Amenities:

Site Influences: **Central Location, Paved Road, Private Yard, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Municipal Charges
Garbage:
Water:
Dyking:
Sewer:
Other:

Floor	Type	Dimensions
Main	**Living Room**	**14' x 11'**
Main	**Dining Room**	**7' x 7'**
Main	**Kitchen**	**7' x 8'**
Main	**Bedroom**	**11' x 10'**
Main	**Bedroom**	**12' x 8'**
		x
		x
		x
		x
		x

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x

Finished Floor (Main):	**900**
Finished Floor (Above):	**900**
Finished Floor (Below):	**0**
Finished Floor (Basement):	**0**
Finished Floor (Total):	**1,800 sq. ft.**
Unfinished Floor:	**0**
Grand Total:	**1,800 sq. ft.**

# of Rooms: **5**
# of Kitchens: **1**
# of Levels: **2**
Suite:
Crawl/Bsmt. Height:
Beds in Basement: **0** Beds not in Basement: **2**
Basement: **None**

Bath	Floor	# of Pieces	Ensuite?
1	**Main**	**4**	**Yes**
2	**Main**	**4**	**No**
3			
4			
5			
6			
7			
8			

Outbuildings
Barn:
Workshop/Shed:
Pool:
Garage Sz:
Grg Door Ht:

List Broker 1: **RE/MAX Crest Realty - OFC: 604-602-1111**
List Broker 2: **Sutton Group-West Coast Realty - Office: 604-714-1700**
List Desig Agt 1: **Les Twarog - Phone: 604-671-7000** **team@6717000.com**
List Desig Agt 2: **David Hutchinson PREC* - Phone: 778-839-5442** 3:
Sell Broker 1:
Sell Sales Rep 1: 2: 3:
Owner: **PIERRE KA LING WONG, HUE PHAN WONG**
Commission: **3.22% ON THE FIRST $100,000 & 1.1625% ON THE BALANCE**

Appointments: **Phone L.R. First**
Call: **Les Twarog**
Phone: **604-671-7000**

Occupancy: **Tenant**

Realtor Remarks: **Internet remarks Website for development site - www.quadling.ca – Link for additional info https://bcforsale.net/m-v33292-364-33292-2/698-quadling-ave, Feature Sheet https://bccondos.net/uploads/vancouver33418/master_quadling_featuresheet.pdf**

Coquitlam West RM-3 Multi-Storey medium density Development Opportunity / Land Assembly East of Lougheed Highway and North Road. The site falls within the core and shoulder area of Coquitlam's Transit-Oriented Development Strategy. The properties are located along major transit nodes in the centre of Coquitlam, near the new Evergreen SkyTrain expansion. OCP allows for a Medium Density Development Site 7-8 Stories with an FSR of 2.45 or a 4-6 story development with an FSR of 2.3 Please go to Realtors web site for feature sheet and more info including Site Video

RED Full Realtor The above information is provided by members of the BC Northern Real Estate Board, Chilliwack & District Real Estate Board, Fraser Valley Real Estate Board or Real Estate Board of Greater Vancouver Board ("the Boards") and is from sources believed reliable but should not be relied upon without verification. The Boards assume no responsibility for its accuracy. PREC* indicates 'Personal Real Estate Corporation'.

R2523510
Active
House/Single Family
Residential Detached

701 ALDERSON AVENUE

Coquitlam
Coquitlam West

$1,300,000 (LP)
(SP)
Sold Date:

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Lot Area (sq.ft.):	**4,159.00**	Bathrooms:	**2**	Zoning:	**RS 1**
Flood Plain:		Full Baths:	**2**	Gross Taxes:	**$4,364.26**
Rear Yard Exp:		Half	**0**	For Tax Year:	**2020**
Approval Req?:				Tax Inc. Utilities?:	**No**
If new, GST/HST inc?:	**No**			P.I.D.:	**000-631-990**

View: :
Complex / Subdiv:
Services Connected: **Community, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home:	**2 Storey**		
Construction:	**Frame - Wood**		
Exterior:	**Vinyl**		
Foundation:	**Concrete Perimeter**		
Rain Screen:	**No**	Reno. Year:	
Renovations:		R.I. Plumbing:	
# of Fireplaces:	**1**	R.I. Fireplaces:	
Fireplace Fuel:	**Wood**		
Water Supply:	**City/Municipal**		
Fuel/Heating:	**Forced Air, Natural Gas**		
Outdoor Area:	**None**		
Type of Roof:	**Asphalt**		

Total Parking: **2** Covered Parking: Parking Access: **Rear**
Parking: **Add. Parking Avail.**

Dist. to Public Transit: Dist. to School
Title to Land: **Freehold NonStrata**
Seller's Interest: **Registered Owner**
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No :**
Fixtures Rmvd: **:**
Floor Finish: **Mixed**

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Amenities:

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Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
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Main	**Dining Room**	**7' x 7'**			**x**			**x**
Main	**Kitchen**	**7' x 8'**			**x**			**x**
Main	**Bedroom**	**11' x 10'**			**x**			**x**
Main	**Bedroom**	**12' x 8'**			**x**			**x**
		x			**x**			**x**
		x			**x**			**x**
		x			**x**			**x**
		x			**x**			
		x			**x**			

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Pool:
Garage Sz:
Door Height:

Listing Broker(s): **RE/MAX Crest Realty** **Sutton Group-West Coast Realty**

Coquitlam West RM-3 Multi-Storey medium density Development Opportunity / Land Assembly East of Lougheed Highway and North Road. The site falls within the core and shoulder area of Coquitlam's Transit-Oriented Development Strategy. The properties are located along major transit nodes in the centre of Coquitlam, near the new Evergreen SkyTrain expansion. OCP allows for a Medium Density Development Site 7-8 Stories with an FSR of 2.45 or a 4-6 story development with an FSR of 2.3 Please go to Realtors web site for feature sheet and more info including Site Video

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12/14/2020 11:08 PM

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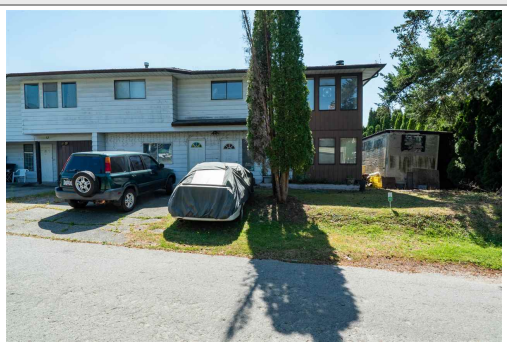

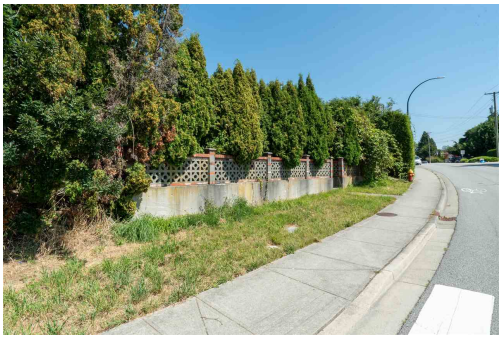

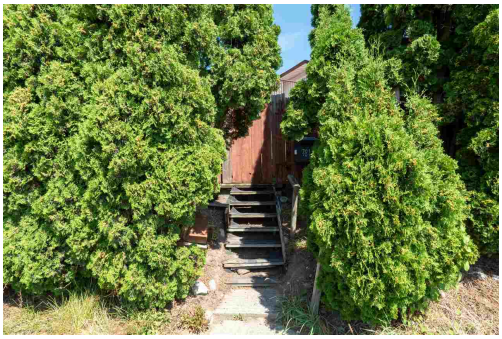

Total Bedrooms	2	**TotalPrkng**	2	**Days On Market**	6
Total Baths	2	**Exterior Finish**	VINYL	**Fireplaces**	1
# of Kitchens	1	**Gross Taxes**	$4,364.26	**Outdoor Area**	NONE
FlArTotFin	1,800	**Yr Blt**	1980	**Lot Sz (Sq.Ft.)**	4,159.00
#FinFlrLev	2	**Occupancy**	Tenant	**FrontageFt**	33.00
Type of Dwelling	HOUSE	**Floor Finish**	MIXED	**Depth**	Irregular
Style of Home	2ST			**Fuel/Heating**	Forced Air, Natural Gas

Coquitlam West RM-3 Multi-Storey medium density Development Opportunity / Land Assembly East of Lougheed Highway and North Road. The site falls within the core and shoulder area of Coquitlam's Transit-Oriented Development Strategy. The properties are located along major transit nodes in the centre of Coquitlam, near the new Evergreen SkyTrain expansion. OCP allows for a Medium Density Development Site 7-8 Stories with an FSR of 2.45 or a 4-6 story development with an FSR of 2.3 Please go to Realtors web site for feature sheet and more info including Site Video

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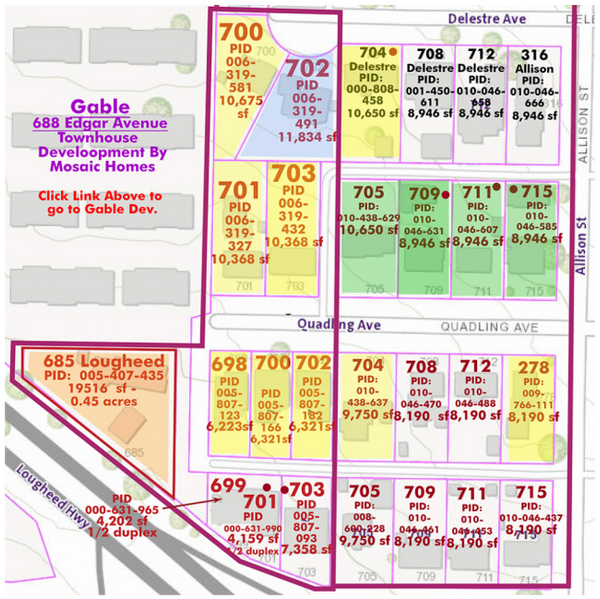
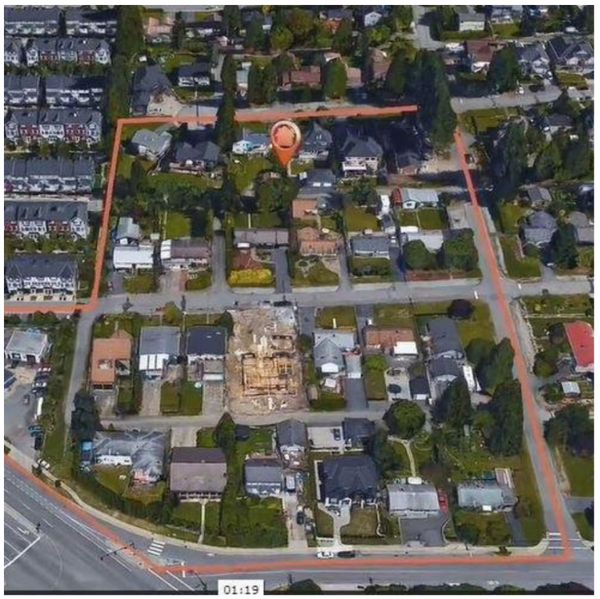

Delestre Ave
DELESTRE AVE
700
PID 006-319-581 10,675 sf
702
PID 006-319-491 11,834 sf
704
Delestre PID: 000-808-458 10,650 sf
708
Delestre PID: 001-450-611 8,946 sf
712
Delestre PID: 010-046-658 8,946 sf
316
Allison PID: 010-046-666 8,946 sf
Gable
688 Edgar Avenue
Townhouse
Development By
Mosaic Homes
Click Link Above to go to Gable Dev.
701
PID 006-319-327 10,368 sf
703
PID 006-319-432 10,368 sf
705
PID: 010-438-629 10,650 sf
709
PID: 010-046-631 8,946 sf
711
PID: 010-046-607 8,946 sf
715
PID: 010-046-585 8,946 sf
ALLISON ST
Allison St
Quadling Ave
QUADLING AVE
685 Lougheed
PID: 005-407-435
19516 sf -
0.45 acres
698
PID 005-807-123 6,223sf
700
PID 005-807-166 6,321sf
702
PID 005-807-182 6,321sf
704
PID: 010-438-637 9,750 sf
708
PID: 010-046-470 8,190 sf
712
PID: 010-046-488 8,190 sf
278
PID: 009-766-111 8,190 sf
Lougheed Hwy
699
701
PID 000-631-990 4,159 sf 1/2 duplex
703
PID 005-807-093 7,358 sf
PID 000-631-965 4,202 sf 1/2 duplex
705
PID: 008-690-328 9,750 sf
709
PID: 010-046-461 8,190 sf
711
PID: 010-046-453 8,190 sf
715
PID: 010-046-437 8,190 sf

Delestre Ave
DELESTRE AVE
Quadling Ave
QUADLING AVE
PROPOSE
DEVELOP
ALDERSON AVE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Detailed Tax Report

Property Information

Prop Address	701 ALDERSON AV	**Jurisdiction**	CITY OF COQUITLAM
Municipality	CITY OF COQUITLAM	**Neighborhood**	CARIBOO/MAILLARDVILLE
Area	COQUITLAM	**SubAreaCode**	VCQCW
PropertyID	000-631-990	**BoardCode**	V
PostalCode	V3K 1T7		

Property Tax Information

TaxRoll Number	00903002	**Gross Taxes**	$4,364.26
Tax Year	2020	**Tax Amount Updated**	07/16/2020

More PIDS

000-631-990

More PIDS2

Legal Information

PlanNum	Lot	Block	LotDist	LandDist	Section	Twnship	Range	Meridian
NWS1594	2		1&3	36				

Legal FullDescription

STRATA LOT 2, PLAN NWS1594, DISTRICT LOT 1&3, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE

Land & Building Information

Width		**Depth**	
Lot Size		**Land Use**	
Actual Use	DUPLEX, STRATA SIDE BY SIDE		
Year Built	1981		
BCA Description	1 STY DUPLEX - AFTER 1960 - MODERN STD	**Zoning**	
WaterConn			
BCAData Update	04/09/2020		

Supplementary Property Info

BedRooms	5	**Foundation**	BASEMENT
Full Bath	2	**Half Bath2**	
Half Bath3	1	**Stories**	1
Pool Flg		**Carport**	0
Garage S	0	**Garage M**	0

Actual Totals

Land	Improvement	Actual Total
$1,000,000.00	$10,600.00	$1,010,600.00

Municipal Taxable Totals

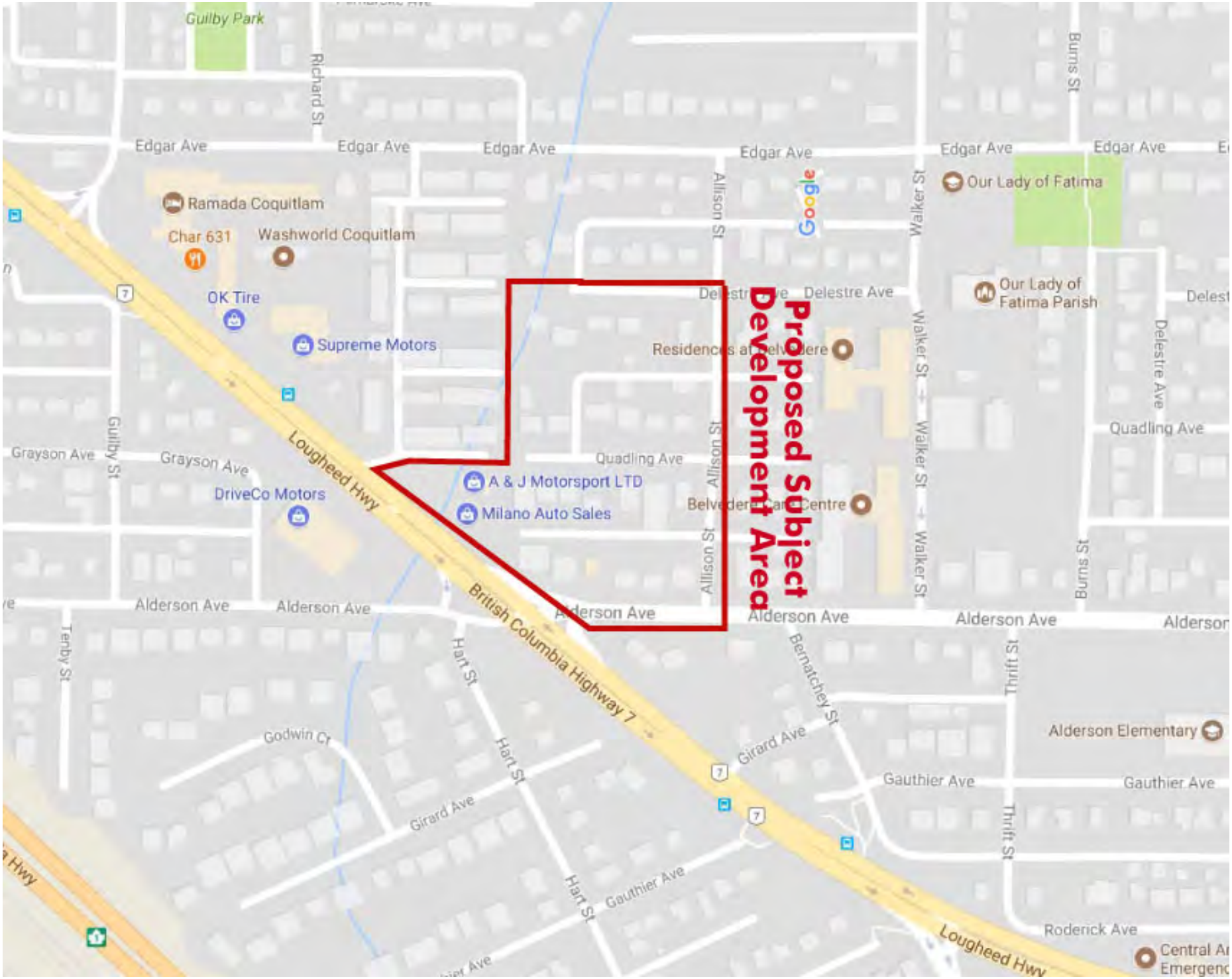
Gross Land	Gross Improve	Exempt Land	Exempt Improve	Municipal Total
$1,000,000.00	$10,600.00	$0.00	$0.00	$1,010,600.00

School Taxable Totals

Gross LandSch	Gross ImproveSch	Exempt LandSch	Exempt ImproveSch	School Total
$1,000,000.00	$10,600.00	$0.00	$0.00	$1,010,600.00

Sales History Information

Sale Date	Sale Price	Document Num	SaleTransaction Type
11/19/1998	$130,443.00	BM318937	IMPROVED SINGLE PROPERTY TRANSACTION
7/24/1998	$162,000.00	BM208160	REJECT - NOT SUITABLE FOR SALES ANALYSIS
11/1/1994	$200,000.00	BH394344	IMPROVED SINGLE PROPERTY TRANSACTION


Proposed Subject Development Area
Guilby Park
Richard St
Edgar Ave
Burns St
Allison St
Walker St
Our Lady of Fatima
Ramada Coquitlam
Char 631
Washworld Coquitlam
OK Tire
Supreme Motors
Our Lady of Fatima Parish
Delestre Ave
Residences at Belvedere
Quadling Ave
Grayson Ave
Guilby St
Lougheed Hwy
A & J Motorsport LTD
DriveCo Motors
Milano Auto Sales
Belvedere Car Centre
Alderson Ave
British Columbia Highway 7
Tenby St
Hart St
Godwin Cr
Girard Ave
Bernatchey St
Thrift St
Alderson Elementary
Gauthier Ave
Roderick Ave

Click on Map to go to city of Coquitlam Map

SCHEDULE A SOUTHWEST COQUITLAM AREA PLAN

LAND USE DESIGNATIONS

- One Family Residential
- Compact One Family
- Mobile Home Park
- Neighbourhood Attached Residential
- Townhousing
- Urban Townhousing
- Low Density Apartment Residential
- Medium Density Apartment Residential
- High Density Apartment Residential
- Transit Village Commercial
- Urban Quarter
- Service Commercial
- General Commercial
- Neighbourhood Centre
- Business Enterprise
- Industrial
- Agricultural
- Civic and Major Institutional
- Extensive Recreation
- Parks and Recreation
- Natural Areas
- School
- Waterfront Village Centre
- Area Plan Boundary
- Street Extension
- East-West Connector
- Major Road Network
- Municipal Arterial Street
- Municipal Collector Street
- North-South Connector
- Provincial Highway
- Evergreen Rapid Transit Line

0 250 500 1,000 1,500 M

Adopted: March 4, 2002
Amended December 11, 2017 Bylaw No: 4806, 2017

Map Projection: UTM Nad1983
Prepared By: Planning & Development
Source: City of Coquitlam - OCP GIS Layer

Coquitlam

Les TWAROG & Sonja PEDERSEN

VANCOUVER WESTSIDE & DOWNTOWN SPECIALISTS

Les Twarog 604.671.7000
Sonja Pedersen 604.805.1283
www.lestwarog.com

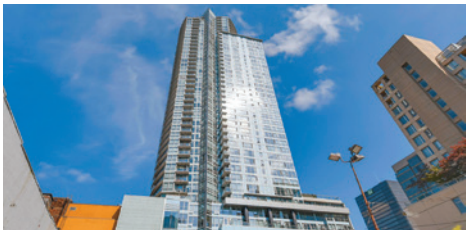
我们将竭诚为您提供最优质的服务。请致电我们的经纪人： Jenny Wu 778.776.7190

LUXURY WHITE ROCK HOUSE
1166 Keil Crescent $1,999,000

Very high-quality European built, totaling 4951 sf with 5 beds and 8 baths and partial ocean views. Large kitchen with high end appliances and custom cabinetry. Legal suite with separate entrance.

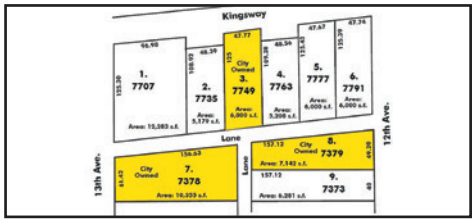
SOUTHLANDS 4200 SF 3 LEVEL TH
7353 Yew Street $3,999,000

Yewbrook Place, 1st time on the market overlooking the 18th fairway of the Marine Drive Golf Course. 4200 sf. 4 bed, 4 bath, large Principle rooms with a large 500 sf attached garage, Shows beautifully. Go to website for video.



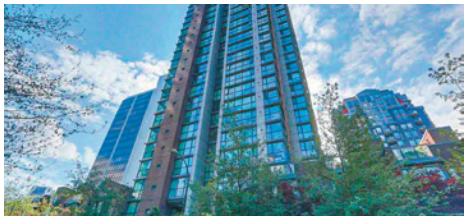
CAPITOL RESIDENCES – SEYMOUR AND ROBSON
2705 – 833 Seymour $769,000

733 sf 1 bed + flex + den penthouse style condo facing SE in the heart of the Entertainment District. Currently rented at $2K/mo, great building with 4 elevators, elegant lobby.



BURNABY DEVELOPMENT SITE
7763 – 7777 Kingsway $4,500,000

2 lots - 11,288 sf - Part of a land assembly totaling 62,799 sf The premises are rectangular in shape with over 96 feet of frontage on Kingsway. Current FSR is "one" as a rental bldg, it can be 3.1 FAR.



"THE CANADIAN" DOWNTOWN
3106 – 1068 Hornby $869,000

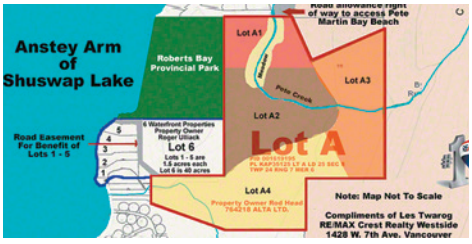
This 764 s/f - 1 bed/1 bath condo facing southwest with city and English Bay views is located in the heart of Downtown. Steps from transit, shopping centres, restaurants, and much more! Rented at $2500/month.

THE DISTRICT – 12TH AND KINGSWAY
302 – 251 E 7th $639,000

The District, Mount Pleasant, 634 sf 1 bed + den condo featuring well equipped kitchen with ceasar stone counters, premium stainless appliances, large west facing balcony and great facilities incl 2 roof top decks.

195 ACRES - CAMPGROUND
12975 SQUAMISH VALLEY RD. $7.9M

"Squamish Valley Campground" + RV Park. 195 acres of treed flat land in Upper Squamish. Property is quiet & peaceful with a sandy beach section, 200 campsites, 5 cabins, maintenance shop, several outbuildings and sheds, Seller willing to give Buyer a $5M VTB Mtg.



WATERFRONT LOTS FOR SALE
Anstey Arm Lots 1 – 6 $600K EACH

Five Waterfront Lots + a 6th Lot located behind that is on 33 Acres all being sold individually by same owner (Six PID's) – FIRST TIME ON THE MARKET. Rare opportunity to live on spectacular Anstey Arm at an affordable price.

COQUITLAM WEST DEVELOPMENT SITE 10+ HOUSES
700 BLK QUADLING & 700 BLK ALDERSON

Coquitlam West Multi-Storey Medium Density Development Site – Zoned RM3 with a 2.35 FAR. Site has 10+ homes assembled, call us for feature sheet or go to www.quadling.ca

SnapStats® COQUITLAM NOVEMBER 2020

Price Band & Bedroom *DETACHED HOUSES*

SnapStats®	Inventory	Sales	Sales Ratio
$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	0	0	NA
300,001 – 400,000	0	0	NA
400,001 – 500,000	0	0	NA
500,001 – 600,000	0	0	NA
600,001 – 700,000	0	0	NA
700,001 – 800,000	1	0	NA
800,001 – 900,000	3	1	33%
900,001 – 1,000,000	6	6	100%
1,000,001 – 1,250,000	32	19	59%
1,250,001 – 1,500,000	45	31	69%
1,500,001 – 1,750,000	47	16	34%
1,750,001 – 2,000,000	28	3	11%
2,000,001 – 2,250,000	14	3	21%
2,250,001 – 2,500,000	33	4	12%
2,500,001 – 2,750,000	17	4	24%
2,750,001 – 3,000,000	19	0	NA
3,000,001 – 3,500,000	11	0	NA
3,500,001 – 4,000,000	1	0	NA
4,000,001 & Greater	3	0	NA
TOTAL*	260	87	33%
2 Bedrooms & Less	13	3	23%
3 to 4 Bedrooms	94	30	32%
5 to 6 Bedrooms	95	33	35%
7 Bedrooms & More	58	21	36%
TOTAL*	260	87	33%

SnapStats®	October	November	Variance
Inventory	271	260	-4%
Solds	124	87	-30%
Sale Price	$1,359,400	$1,410,000	4%
Sale Price SQFT	$449	$414	-8%
Sale to List Price Ratio	99%	101%	2%
Days on Market	12	21	75%

Community *DETACHED HOUSES*

SnapStats®	Inventory	Sales	Sales Ratio
Burke Mountain	33	10	30%
Canyon Springs	1	0	NA
Cape Horn	6	4	67%
Central Coquitlam	47	15	32%
Chineside	4	2	50%
Coquitlam East	6	4	67%
Coquitlam West	58	5	9%
Eagle Ridge	1	0	NA
Harbour Chines	4	3	75%
Harbour Place	5	1	20%
Hockaday	1	0	NA
Maillardville	31	11	35%
Meadow Brook	2	0	NA
New Horizons	8	3	38%
North Coquitlam	1	0	NA
Park Ridge Estates	1	1	100%
Ranch Park	16	5	31%
River Springs	0	0	NA
Scott Creek	5	1	20%
Summitt View	0	0	NA
Upper Eagle Ridge	2	3	150%*
Westwood Plateau	27	19	70%
Westwood Summit	1	0	NA
TOTAL*	260	87	33%

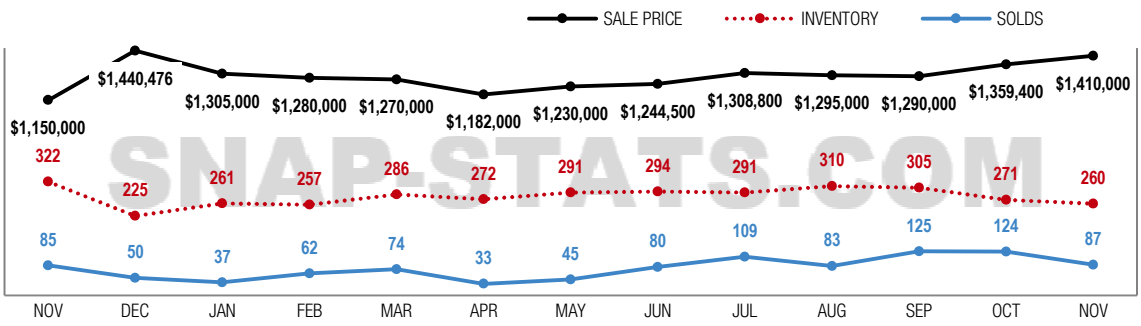
**Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.*

Market Summary

- Market Type Indicator **COQUITLAM DETACHED**: Sellers Market at 33% Sales Ratio average (3.3 in 10 homes selling rate)
- Homes are selling on average 1% above list price
- Most Active Price Band** $1.25 mil to $1.5 mil with average 69% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between $1.75 mil to $2 mil, Coquitlam West and up to 2 bedroom properties
- Sellers Best Bet** Selling homes in Westwood Plateau and minimum 7 bedroom properties

***With minimum inventory of 10 in most instances*

13 Month Market Trend



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Compliments of...

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SnapStats® COQUITLAM NOVEMBER 2020

Price Band & Bedroom *CONDOS & TOWNHOMES*

SnapStats®	Inventory	Sales	Sales Ratio
$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	3	1	33%
300,001 – 400,000	25	13	52%
400,001 – 500,000	68	30	44%
500,001 – 600,000	97	39	40%
600,001 – 700,000	108	27	25%
700,001 – 800,000	49	15	31%
800,001 – 900,000	38	15	39%
900,001 – 1,000,000	25	17	68%
1,000,001 – 1,250,000	26	6	23%
1,250,001 – 1,500,000	5	0	NA
1,500,001 – 1,750,000	4	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
TOTAL*	450	163	36%
0 to 1 Bedroom	99	40	40%
2 Bedrooms	244	75	31%
3 Bedrooms	76	28	37%
4 Bedrooms & Greater	31	20	65%
TOTAL*	450	163	36%

Community *CONDOS & TOWNHOMES*

SnapStats®	Inventory	Sales	Sales Ratio
Burke Mountain	33	25	76%
Canyon Springs	11	3	27%
Cape Horn	0	0	NA
Central Coquitlam	24	7	29%
Chineside	0	0	NA
Coquitlam East	2	1	50%
Coquitlam West	147	39	27%
Eagle Ridge	2	2	100%
Harbour Chines	0	0	NA
Harbour Place	0	0	NA
Hockaday	0	0	NA
Maillardville	47	18	38%
Meadow Brook	0	0	NA
New Horizons	25	11	44%
North Coquitlam	122	28	23%
Park Ridge Estates	0	0	NA
Ranch Park	1	1	100%
River Springs	0	0	NA
Scott Creek	1	0	NA
Summitt View	0	0	NA
Upper Eagle Ridge	1	2	200%*
Westwood Plateau	34	26	76%
Westwood Summit	0	0	NA
TOTAL*	450	163	36%

SnapStats®	October	November	Variance
Inventory	494	450	-9%
Solds	212	163	-23%
Sale Price	$619,000	$584,000	-6%
Sale Price SQFT	$632	$629	0%
Sale to List Price Ratio	98%	97%	-1%
Days on Market	16	13	-19%

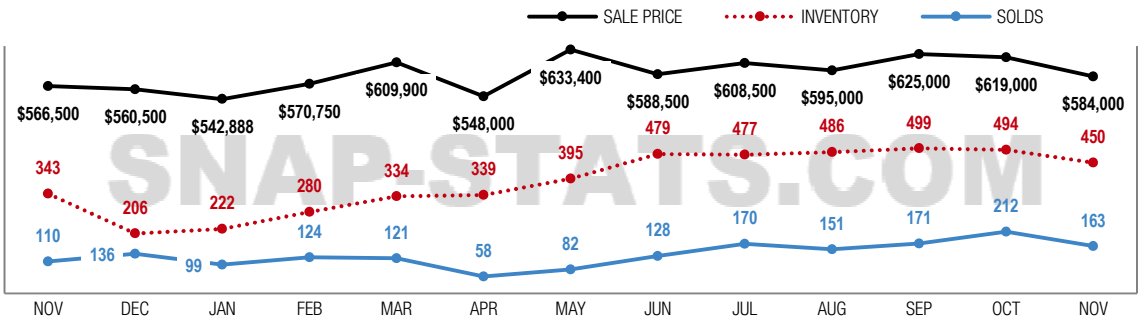
**Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.*

Market Summary

- Market Type Indicator **COQUITLAM ATTACHED**: Sellers Market at 36% Sales Ratio average (3.6 in 10 homes selling rate)
- Homes are selling on average 3% below list price
- Most Active Price Band** $900,000 to $1 mil with average 68% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between $1 mil to $1.25 mil, North Coquitlam and 2 bedroom properties
- Sellers Best Bet** Selling homes in Burke Mountain, Westwood Plateau and minimum 4 bedroom properties

***With minimum inventory of 10 in most instances*

13 Month Market Trend



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