



604.671.7000

BC Condos & Homes Team

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**R2847370****Active**

Duplex

Multifamily

1733 HIE AVENUE

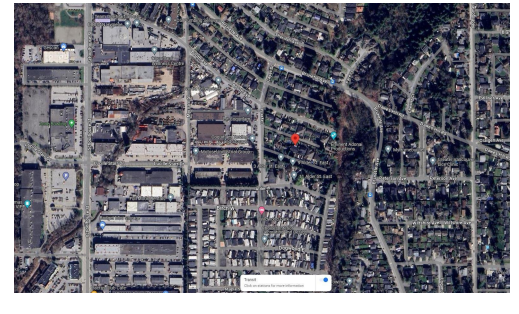
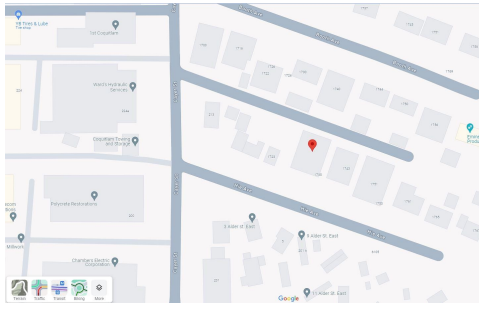
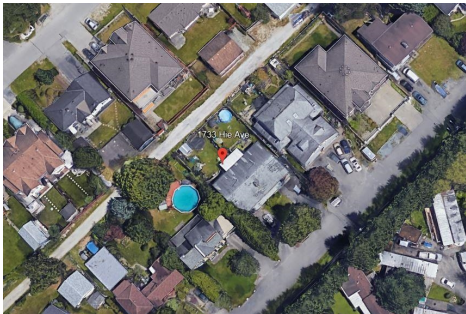
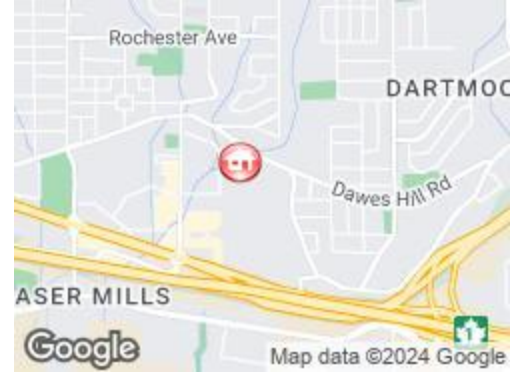
Coquitlam

Maillardville

\$2,200,000 (LP)

(SP)

Sold Date:



TypeDwel Duplex
Approx. Year Built 1972
Zoning RT-1
Frontage - Feet
Depth 122
Lot Sz (Sq.Ft.) 8,052.00

Total Bedrooms 12
Total Baths 4
FIARTotFin 4,000
Fireplaces 1
No. Floor Levels 2
TotalPrngk 6
Outdoor Area Fenced Yard, Patio(s)

Days On Market 82
Gross Taxes \$4,898.81
Occupancy Tenant
View No
View - Specify

LAND ASSEMBLY INVESTMENT opportunity for BIG development SITE flat Location . DEVELOPERS INVESTORS ALERT. Possible for rezoning. The site is designated for medium density - RM 2 and RM 3, permitting construction of multi-storey residential apartment buildings. Gross floor area of 1.85 (buyer to verify), property was originally 4 - 3 bed suites with 4 Kitchens. It is in the prime location of Maillardville, Coquitlam, just minutes away from Highway #1, Lougheed Highway, transit, supermarkets, shopping, and recreation.



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\$2,200,000 (LP)
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Sold Date:



Sold Date:	Frontage (feet):	Frontage (metres):
Meas. Type:	# of Rooms: 22	Approx. Year Built: 1972
Depth / Size (ft.): 122	Bedrooms: 12	Age: 52
Lot Area (sq.ft.): 8,052.00	Beds in Bsmt: 0	Zoning: RT-1
Flood Plain:	Beds not in Bsmt: 12	Gross Taxes: \$4,898.81
Rear Yard Exp:	Bathrooms: 4	For Tax Year: 2023
Approval Req?:	Full Baths: 4	Tax Inc. Utilities?:
If new, GST/HST inc?: No	Half Baths: 0	P.I.D.: 003-003-876

View: **No** :
 Complex / Subdiv:
 Services Connected: **Community, Electricity, Natural Gas**

Style of Home: 2 Storey	Total Parking: 6	Covered Parking: 0	Parking Access: Front
Construction: Frame - Wood	Parking: Add. Parking Avail., Carport; Multiple		
Exterior: Brick, Stucco	Dist. to Public Transit:		Dist. to School Bus:
Foundation:	Title to Land: Freehold NonStrata		
Rain Screen:	Seller's Interest: Registered Owner		
Renovations:	Property Disc.: Yes		
# of Fireplaces: 1	Fixtures Leased: No		
Fireplace Fuel: Wood	Fixtures Rmvd: No		
Water Supply: City/Municipal	Floor Finish: Wall/Wall/Mixed		Smoke Detectors?: N
Fuel/Heating: Forced Air	Sprinklers?: No		
Outdoor Area: Fenced Yard, Patio(s)	Bylaw Infractions?: N		
Type of Roof: Asphalt			

Legal: **LOT 13, BLOCK 3, PLAN NWP10492, DISTRICT LOT 47, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Garden**

Site Influences: **Central Location, Private Yard, Recreation Nearby, Shopping Nearby**

Features: **Clothes Washer/Dryer, Dishwasher, Drapes/Window Coverings, Fireplace Insert, Refrigerator, Security - Roughed In, Smoke Alarm,**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'0 x 22'0	Below	Laundry	8'0 x 6'0	Below	Recreation	12'0 x 22'0
Main	Dining Room	8'0 x 11'6	Main	Living Room	12'0 x 22'0	Below	Laundry	8'0 x 6'0
Main	Kitchen	9'6 x 10'0	Main	Dining Room	8'0 x 11'6			x
Main	Primary	13'0 x 9'6	Main	Kitchen	9'6 x 10'0			x
Main	Bedroom	8'6 x 12'0	Main	Primary	13'0 x 9'6			x
Main	Bedroom	8'6 x 9'0	Main	Bedroom	8'6 x 12'0			x
Below	Bedroom	9'0 x 9'0	Main	Bedroom	8'6 x 9'0			x
Below	Bedroom	9'0 x 8'0	Below	Bedroom	9'0 x 9'0			x
Below	Bedroom	8'0 x 9'0	Below	Bedroom	9'0 x 8'0			
Below	Recreation	12'0 x 22'0	Below	Bedroom	8'0 x 9'0			

Finished Floor (Main): 2,000	Bachelor Units:	Income as at:	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 2,000	1 Bed Units:		1	Main	4	No	Barn:
Finished Floor (Below): 0	2 Bed Units:	Income Per Annum:	2	Main	4	No	Workshop/Shed:
Finished Floor (Basement): 0	3 Bed Units:	Less Op. Expenses:	3	Below	4	No	Pool:
Finished Floor (Total): 4,000 sq. ft.	Other Units:	Net Op. Income:	4	Below	4	No	Garage Sz:
	Suite:		5				Door Height:
Unfinished Floor: 0	Crawl/Bsmt. Height:		6				
Grand Total: 4,000 sq. ft.	Basement: None		7				
			8				

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

LAND ASSEMBLY INVESTMENT opportunity for BIG development SITE flat Location . DEVELOPERS INVESTORS ALERT. Possible for rezoning. The site is designated for medium density - RM 2 and RM 3, permitting construction of multi-storey residential apartment buildings. Gross floor area of 1.85 (buyer to verify), property was originally 4 - 3 bed suites with 4 Kitchens. It is in the prime location of Maillardville, Coquitlam, just minutes away from Highway #1, Lougheed Highway, transit, supermarkets, shopping, and recreation.



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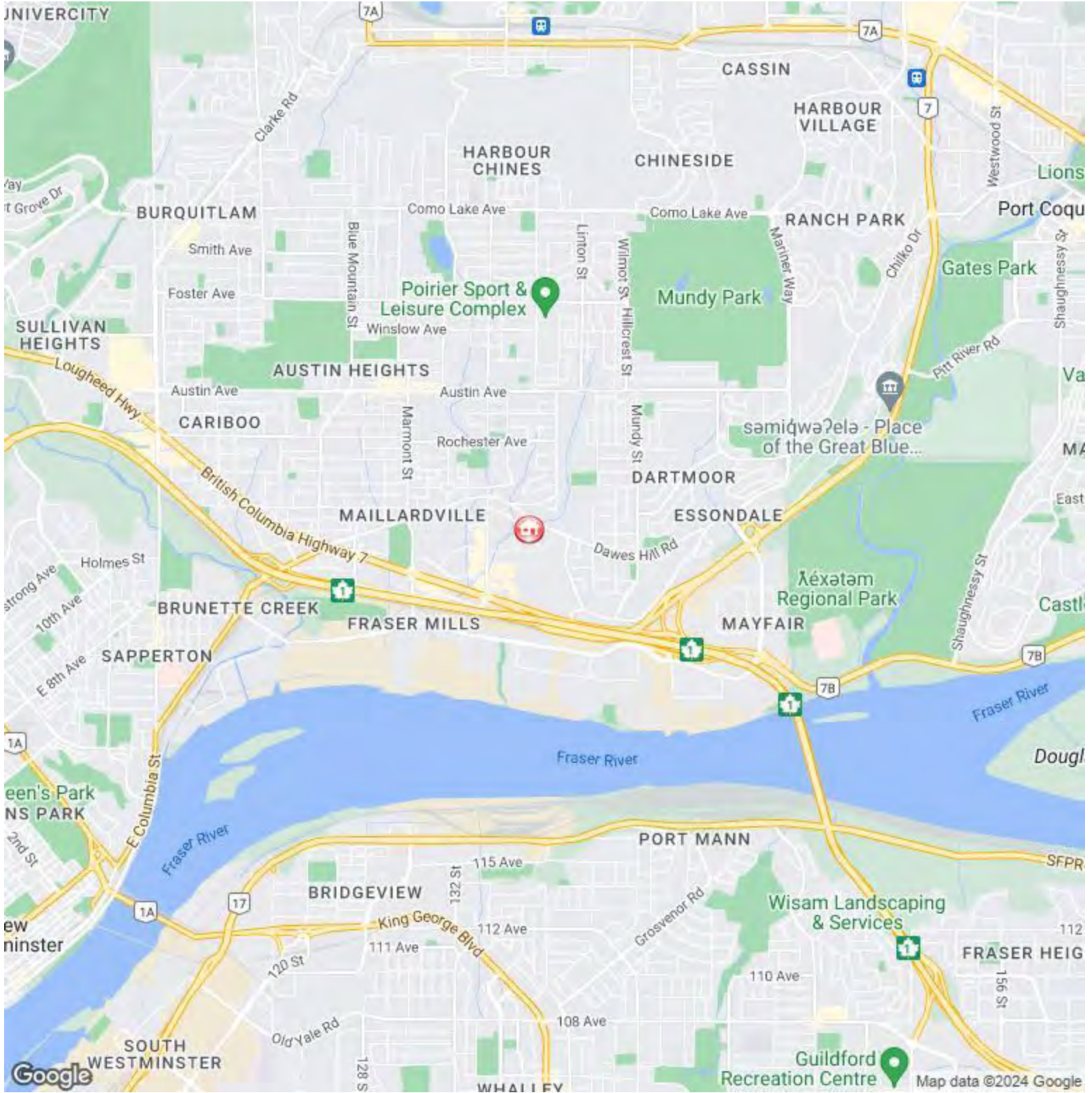
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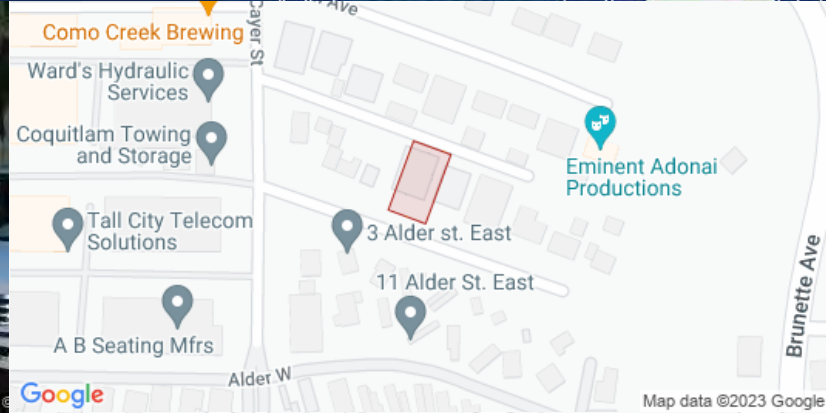




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1733 HIE AV Coquitlam BC V3K 1B6

PID	003-003-876	Legal Description	LOT 13 BLOCK 3 DISTRICT LOT 47 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 10492		
Zoning	RT-1 - Infill Residential	Plan	NWP10492		
Registered Owner		Community Plans(s)	OCP: Southwest Coquitlam Area Plan - Medium Density Apartment Residential, NCP: Maillardville Neighbourhood Plan - Medium Density Apartment Residential, not in ALR		
Floor Area	3940 Ft ²	Max Elevation	13.59 m	Year Built	1972
Lot Size	8051.55 ft ²	Min Elevation	12.04 m	Bedrooms	8
Dimensions	-	Annual Taxes	\$4,898.81	Bathrooms	4
		Transit Score	43 / Some Transit		
		Walk Score	65 / Somewhat Walkable		
		Structure	DUPLEX, NON-STRATA SIDE BY SIDE OR FRONT / BACK		

MLS HISTORY

	Status (Date)	DOM	LP/SP	Firm
R2245637	Expired 06/06/2022	1555	\$3,000,000 / -	Magsen Realty Inc.

APPRECIATION

	Date	(\$)	% Change
Assessment	2023	\$1,626,000	1078.26 %
Sales History	15/04/1987	\$138,000	

ASSESSMENT

	2022	2023	% Change
Building	\$117,000	\$112,000	-4.27 %
Land	\$1,384,000	\$1,514,000	9.39 %
Total	\$1,501,000	\$1,626,000	8.33 %

SCHOOL CATCHMENT

	Elementary	Middle	Secondary
Catchment	Cape Horn	Montgomery Middle	Centennial
District	SD 43	SD 43	SD 43
Grades	K - 5	6 - 8	9 - 12

DEVELOPMENT APPLICATIONS

No records found for this parcel

The enclosed information, while deemed to be correct, is not guaranteed.

Detailed Tax Report

Property Information

Prop Address	1733 HIE AV	Jurisdiction	CITY OF COQUITLAM
Municipality	CITY OF COQUITLAM	Neighborhood	CAPE HORN WEST
Area	COQUITLAM	SubAreaCode	VCQML
PropertyID	003-003-876	BoardCode	V
PostalCode	V3K 1B6		

Property Tax Information

TaxRoll Number	08108000	Gross Taxes	\$4,898.81
Tax Year	2022	Tax Amount Updated	01/16/2023

More PIDS

003-003-876

More PIDS2

Legal Information

PlanNum	Lot	Block	LotDist	LandDist	Section	Twnship	Range	Meridian
NWP10492	13	3	47	36				

Legal FullDescription

LOT 13, BLOCK 3, PLAN NWP10492, DISTRICT LOT 47, NEW WESTMINSTER LAND DISTRICT

Land & Building Information

Width		Depth	
Lot Size	8052 SQUARE FEET	Land Use	
Actual Use	DUPLEX, NON-STRATA SIDE BY SIDE OR FRONT / BACK	Zoning	
Year Built	1972		
BCA Description	1 STY DUPLEX - AFTER 1960 - STANDARD		
WaterConn			
BCAData Update	01/05/2024		

Supplementary Property Info

BedRooms	5	Foundation	BASEMENT
Full Bath	2	Half Bath2	0
Half Bath3	0	Stories	1.00
Pool Flg		Carport	
Garage S		Garage M	

Actual Totals

Land	Improvement	Actual Total
\$1,570,000.00	\$117,000.00	\$1,687,000.00

Municipal Taxable Totals

Gross Land	Gross Improve	Exempt Land	Exempt Improve	Municipal Total
\$1,570,000.00	\$117,000.00	\$0.00	\$0.00	\$1,687,000.00

School Taxable Totals

Gross LandSch	Gross ImproveSch	Exempt LandSch	Exempt ImproveSch	School Total
\$1,570,000.00	\$117,000.00	\$0.00	\$0.00	\$1,687,000.00

Sales History Information

Sale Date	Sale Price	Document Num	SaleTransaction Type
4/15/1987	\$138,000.00	AA63698E	IMPROVED SINGLE PROPERTY TRANSACTION
12/15/1972	\$0.00	656548E	REJECT - NOT SUITABLE FOR SALES ANALYSIS

Subject Property: 1733 HIE AVE

 Current Home Estimated Value Range: \$1,522,395 - \$1,651,275

Assessment Data
BC Assessment Data

Year:	2023	%Chg	2022	%Chg	2021	%Chg	2020
Land:	\$1,514,000	9.39	\$1,384,000	36.09	\$1,017,000	4.63	\$972,000
Improv.:	\$112,000	-4.27	\$117,000	0	\$117,000	-3.31	\$121,000
Total:	\$1,626,000	8.33	\$1,501,000	32.36	\$1,134,000	3.75	\$1,093,000
Land/Total:	0.93		0.92		0.90		0.89

Property Data
Property Identification

Assessment Area:	North Fraser	PID:	003-003-876
Jurisdiction:	Coquitlam, City of	Neighbourhood:	AUSTIN HEIGHTS
Roll Number:	00000000008108000	Legal:	Narrative: LOT 13, BLOCK 3, PLAN NWP10492, DISTRICT LOT 47, NEW WESTMINSTER LAND DISTRICT

Lot Data

Property Type:	DUPLEX (/SUO FRONT)	Lot Size:	8052.00 sq.ft/0.18 acres
Taxation Type:	Residential	Lot Dimension:	N/A X N/A feet
ALR:	No	Co-op:	No
Lot Characteristics:	Location Inferior To Rate Code		

Interior Data

Year Built:	1972	Stories:	1.0
Effective Year:	1975	Fireplace:	4
Foundation:	BASEMENT	Manual Class:	1 STY DUPLEX - AFTER 1960 - MODERN STD
Living Area		Bedrooms:	8
Main Floor:	1970	Bathroom(s):	4
Basement:	1970	4 Pc:	3
Unfinished	0	3 Pc:	1
Basement:			
Total Area:	3940	2 Pc:	0

Exterior Data

Uncovered Deck Area:	164	Single Garage:	0
Covered Deck Area:	0	Multiple Garage:	0
Other Buildings:	No	Carport:	0
Pool:	No		

Sales History

Date:	Amount:	Title Certificate:	Sale Type:
Apr-15-1987	\$138,000	AA63698E	IMPROVED SINGLE PROPERTY CASH TRANSACTION
Dec-15-1972	\$00	656548E	REJECT - NOT SUITABLE FOR SALES ANALYSIS

Permit History (Since 1993)

Date: N/A **Number:** None Available **Demolition Permit:** N/A

Climate Events (Since 2017)

Event Type	Date	Event Name	Alert Notice
N/A	N/A	N/A	N/A

Neighbourhood

AUSTIN HEIGHTS

Total number of properties:	11	Sales in the last 6 months:	0
Average assessed value:	\$1,830,082	Average sale price (last 6 months):	\$0
Average building age:	42 - 63 Years	Average effective building age:	34 - 51 Years

Recent Sales

Jurisdiction: Coquitlam, City of

Neighbourhood: AUSTIN HEIGHTS

Address	Sale date	Price	Sale Type
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Comparable Sales

*Displays up to 10 Comparable Sales in Jurisdiction

Comparable 1

Address:	1052 CORONA CRES	Neighbourhood:	HARBOUR/CHINESIDE
Sale Price:	\$1,900,000	Assess Land:	\$1,427,000
Sale Date:	12-Sep-2023	Assess Improv:	\$143,000
Assess Total:	\$1,570,000	Manual Class:	1 STY SFD - AFTER 1930 - SEMICUSTOM
No. Bedrooms:	4	Year Built:	1976
No. Bathrooms:	3	Effective Year:	1976
Foundation:	Basement	Lot Size (Sq ft):	8325
Parking:	N/A	Floor Area (Sq ft):	3940
Characteristics:	Location within Neigh Code		

Comparable 2

Address:	3279 PLATEAU BLVD	Neighbourhood:	WESTWOOD PLATEAU
Sale Price:	\$1,852,800	Assess Land:	\$1,309,000
Sale Date:	13-Sep-2023	Assess Improv:	\$416,000
Assess Total:	\$1,725,000	Manual Class:	2 STY DUPLEX - AFTER 1980 - NEW SEMICUSTOM
No. Bedrooms:	5	Year Built:	1999
No. Bathrooms:	4	Effective Year:	1999
Foundation:	Basement	Lot Size (Sq ft):	0
Parking:	N/A	Floor Area (Sq ft):	4055
Characteristics:	Strata Duplex, Site Borders Busy Street, Location within Neigh Code		

Comparable 3

Address:	9301 117 ST	Neighbourhood:	KENNEDY W./ANNIEVILLE
Sale Price:	\$1,620,000	Assess Land:	\$1,701,000
Sale Date:	12-Jul-2023	Assess Improv:	\$72,200
Assess Total:	\$1,773,200	Manual Class:	1 STY DUPLEX - AFTER 1930 - STD
No. Bedrooms:	6	Year Built:	1972
No. Bathrooms:	4	Effective Year:	1972
Foundation:	Basement	Lot Size (Sq ft):	9000
Parking:	N/A	Floor Area (Sq ft):	3948
Characteristics:	Sanitary Sewer Available		

Comparable 4

Address:	9303 117 ST	Neighbourhood:	KENNEDY W./ANNIEVILLE
Sale Price:	\$1,620,000	Assess Land:	\$1,701,000
Sale Date:	12-Jul-2023	Assess Improv:	\$72,200
Assess Total:	\$1,773,200	Manual Class:	1 STY DUPLEX - AFTER 1930 - STD
No. Bedrooms:	6	Year Built:	1972
No. Bathrooms:	4	Effective Year:	1972
Foundation:	Basement	Lot Size (Sq ft):	9000
Parking:	N/A	Floor Area (Sq ft):	3948
Characteristics:	Sanitary Sewer Available		

Comparable 5

Address:	468 ALOUETTE DR	Neighbourhood:	DARTMOOR/RIVER HEIGHTS
Sale Price:	\$1,608,000	Assess Land:	\$1,384,000
Sale Date:	08-Jun-2023	Assess Improv:	\$299,000
Assess Total:	\$1,683,000	Manual Class:	2 STY SFD - AFTER 1930 - SEMICUSTOM
No. Bedrooms:	6	Year Built:	1985
No. Bathrooms:	4	Effective Year:	1985
Foundation:	Basement	Lot Size (Sq ft):	6264
Parking:	N/A	Floor Area (Sq ft):	3931
Characteristics:	N/A		

Comparable 6

Address:	1016 CORONA CRES	Neighbourhood:	HARBOUR/CHINESIDE
Sale Price:	\$1,800,000	Assess Land:	\$1,403,000
Sale Date:	22-Jun-2023	Assess Improv:	\$204,000
Assess Total:	\$1,607,000	Manual Class:	2 STY SFD - AFTER 1930 - SEMICUSTOM
No. Bedrooms:	3	Year Built:	1980
No. Bathrooms:	3	Effective Year:	1981
Foundation:	Partial Basement	Lot Size (Sq ft):	7923
Parking:	N/A	Floor Area (Sq ft):	4061
Characteristics:	Location within Neigh Code		

Comparable 7

Address:	254 WARRICK ST	Neighbourhood:	AUSTIN HEIGHTS
Sale Price:	\$2,030,000	Assess Land:	\$1,108,000
Sale Date:	28-Sep-2023	Assess Improv:	\$490,000
Assess Total:	\$1,598,000	Manual Class:	NON-MANUALIZED STRUCTURES
No. Bedrooms:	3	Year Built:	1981
No. Bathrooms:	4	Effective Year:	2010
Foundation:	Basement	Lot Size (Sq ft):	6165
Parking:	N/A	Floor Area (Sq ft):	3464
Characteristics:	Traffic Above Average		

Comparable 8

Address:	3771 NICO WYND DR	Neighbourhood:	SOUTH SURREY MISC. T/HSES
Sale Price:	\$1,538,000	Assess Land:	\$1,527,000
Sale Date:	26-Sep-2023	Assess Improv:	\$154,000
Assess Total:	\$1,681,000	Manual Class:	STRATA TOWNHOUSE
No. Bedrooms:	2	Year Built:	1988
No. Bathrooms:	3	Effective Year:	1988
Foundation:	N/A	Lot Size (Sq ft):	0
Parking:	N/A	Floor Area (Sq ft):	4870
Characteristics:	N/A		

Comparable 9

Address:	473 CARIBOO CRES	Neighbourhood:	DARTMOOR/RIVER HEIGHTS
Sale Price:	\$1,710,000	Assess Land:	\$1,393,000
Sale Date:	08-May-2023	Assess Improv:	\$214,000
Assess Total:	\$1,607,000	Manual Class:	1 STY SFD - AFTER 1930 - SEMICUSTOM
No. Bedrooms:	4	Year Built:	1984
No. Bathrooms:	3	Effective Year:	1984
Foundation:	Basement	Lot Size (Sq ft):	6372
Parking:	N/A	Floor Area (Sq ft):	3508
Characteristics:	N/A		

Comparable 10

Address:	1147 DANSEY AVE	Neighbourhood:	CARIBOO/MAILLARDVILLE
Sale Price:	\$1,860,000	Assess Land:	\$1,520,000
Sale Date:	25-Sep-2023	Assess Improv:	\$102,000
Assess Total:	\$1,622,000	Manual Class:	1 STY SFD - AFTER 1960 - MODERN STD
No. Bedrooms:	5	Year Built:	1964
No. Bathrooms:	2	Effective Year:	1977
Foundation:	Basement	Lot Size (Sq ft):	7854
Parking:	N/A	Floor Area (Sq ft):	3179
Characteristics:	Alley		

1721 HIE AV Coquitlam BC V3K 1B6

PID 001-520-334
 Civic Address 1721 HIE AV Coquitlam BC V3K 1B6
 Zone Description One-Family Residential
 Floor Area 1297
 Gross Taxes 3992.15
 Sales History 28/01/2015 \$517,000 Type: IMPROVED SINGLE PROPERTY TRANSACTION
 2023 Assessed Land Value 1287000
 2023 Assessed Total Value 1331600
 Lot Size (Imperial) 8,051.53 ft²

1723 HIE AV Coquitlam BC V3K 1B6

PID 009-339-345
 Civic Address 1723 HIE AV Coquitlam BC V3K 1B6
 Zone Description One-Family Residential
 Floor Area 1784
 Gross Taxes 4236.28
 Sales History 16/06/2014 \$556,000 Type: IMPROVED SINGLE PROPERTY TRANSACTION
 2023 Assessed Land Value 1287000
 2023 Assessed Total Value 1414000
 Lot Size (Imperial) 8,051.22 ft²

1733 HIE AV Coquitlam BC V3K 1B6

PID 003-003-876
 Civic Address 1733 HIE AV Coquitlam BC V3K 1B6
 Zone Description Infill Residential
 Floor Area 3940
 Gross Taxes 4898.81
 Sales History 15/04/1987 \$138,000 Type: IMPROVED SINGLE PROPERTY TRANSACTION
 2023 Assessed Land Value 1514000
 2023 Assessed Total Value 1626000
 Lot Size (Imperial) 8,051.55 ft²

1761 HIE AV Coquitlam BC V3K 1B6

PID 009-339-388
 Civic Address 1761 HIE AV Coquitlam BC V3K 1B6
 Zone Description One-Family Residential
 Floor Area 2426
 Gross Taxes 4063.32
 Sales History 28/10/1993 \$205,000 Type: IMPROVED SINGLE PROPERTY TRANSACTION
 2023 Assessed Land Value 1287000
 2023 Assessed Total Value 1352800
 Lot Size (Imperial) 8,051.40 ft²

1765 HIE AV Coquitlam BC V3K 1B6

PID 009-339-493
 Civic Address 1765 HIE AV Coquitlam BC V3K 1B6
 Zone Description One-Family Residential
 Floor Area 1698
 Gross Taxes 4088.76
 Sales History 12/02/2001 \$159,000 Type: IMPROVED SINGLE PROPERTY TRANSACTION
 2023 Assessed Land Value 1287000
 2023 Assessed Total Value 1358900
 Lot Size (Imperial) 8,051.39 ft²

213 CAYER ST Coquitlam BC V3K 5B2

PID 009-339-337
 Civic Address 213 CAYER ST Coquitlam BC V3K 5B2
 Zone Description One-Family Residential
 Floor Area 2088
 Gross Taxes 4510.12
 Sales History 15/06/1977 \$50,000 Type: IMPROVED SINGLE PROPERTY TRANSACTION
 2023 Assessed Land Value 1426000
 2023 Assessed Total Value 1498300
 Lot Size (Imperial) 10,845.09 ft²

1743 HIE AV Coquitlam BC V3K 1B6

PID 002-059-401
 Civic Address 1743 HIE AV Coquitlam BC V3K 1B6
 Zone Description Infill Residential
 Floor Area 1875
 Gross Taxes 2947.11
 Sales History 06/06/2011 \$425,000 Type: IMPROVED SINGLE PROPERTY TRANSACTION
 2023 Assessed Land Value 870000
 2023 Assessed Total Value 973000
 Lot Size (Imperial) 8,051.25 ft²

1751 HIE AV Coquitlam BC V3K 1B6

PID 009-339-361
 Civic Address 1751 HIE AV Coquitlam BC V3K 1B6
 Zone Description One-Family Residential
 Floor Area 4888
 Gross Taxes 6249.98
 Sales History 28/05/2014 \$1,060,000 Type: IMPROVED SINGLE PROPERTY TRANSACTION
 2023 Assessed Land Value 1287000
 2023 Assessed Total Value 2112000
 Lot Size (Imperial) 8,051.50 ft²

1767 HIE AV Coquitlam BC V3K 1B6

PID 009-339-515
 Civic Address 1767 HIE AV Coquitlam BC V3K 1B6
 Zone Description One-Family Residential
 Floor Area 1468
 Gross Taxes 4118.45
 Sales History 08/08/2005 \$150,000 Type: REJECT - NOT SUITABLE FOR SALES ANALYSIS
 2023 Assessed Land Value 1340000
 2023 Assessed Total Value 1373900
 Lot Size (Imperial) 9,047.67 ft²

Cayer Street

Booth Avenue

PARCEL

Address: 1733 HIE AV Coquitlam BC V3K 1B6

PID: 003-003-876 [Save](#)

Zone Description: Infill Residential

Zone Name: [RT-1](#)

Summary Sheet

CMA

Property Report

Cayer Street


Hie Avenue

Longevity Health Foods




1733 Hie Ave



An aerial satellite-style photograph of a residential neighborhood. The houses are mostly single-story with various roof colors (grey, brown, red). There are green lawns and trees scattered throughout. A prominent feature is a bright blue swimming pool in the center of the image. A red location pin is placed on a house to the right of the pool. A road runs horizontally across the middle of the image. In the bottom left corner, there is another red location pin with a white house icon and the text 'Longevity Health Foods'.

1733 Hie Ave.

 Longevity Health Foods

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	1	0	NA
900,001 – 1,000,000	0	0	NA
1,000,001 – 1,250,000	4	3	75%
1,250,001 – 1,500,000	11	9	82%
1,500,001 – 1,750,000	27	9	33%
1,750,001 – 2,000,000	25	8	32%
2,000,001 – 2,250,000	17	8	47%
2,250,001 – 2,500,000	23	4	17%
2,500,001 – 2,750,000	14	0	NA
2,750,001 – 3,000,000	20	1	5%
3,000,001 – 3,500,000	27	2	7%
3,500,001 – 4,000,000	12	0	NA
4,000,001 – 4,500,000	5	0	NA
4,500,001 – 5,000,000	1	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	1	0	NA
TOTAL*	188	44	23%

2 Bedrooms & Less	4	0	NA
3 to 4 Bedrooms	61	25	41%
5 to 6 Bedrooms	65	13	20%
7 Bedrooms & More	55	6	11%
TOTAL*	188	44	23%

Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Burke Mountain	22	3	14%
Canyon Springs	1	0	NA
Cape Horn	8	1	13%
Central Coquitlam	29	13	45%
Chineside	1	3	300%*
Coquitlam East	12	3	25%
Coquitlam West	54	3	6%
Eagle Ridge	0	0	NA
Harbour Chines	6	2	33%
Harbour Place	4	1	25%
Hockaday	4	1	25%
Maillardville	7	2	29%
Meadow Brook	2	1	50%
New Horizons	6	0	NA
North Coquitlam	0	0	NA
Park Ridge Estates	0	1	NA*
Ranch Park	6	4	67%
River Springs	1	2	200%*
Scott Creek	1	1	100%
Summitt View	1	0	NA
Upper Eagle Ridge	2	1	50%
Westwood Plateau	21	2	10%
Westwood Summit	0	0	NA
TOTAL*	188	44	23%

SnapStats®	January	February	Variance
Inventory	165	188	14%
Solds	27	44	63%
Sale Price	\$1,650,000	\$1,805,500	9%
Sale Price SQFT	\$611	\$633	4%
Sale to List Price Ratio	97%	101%	4%
Days on Market	27	15	-44%

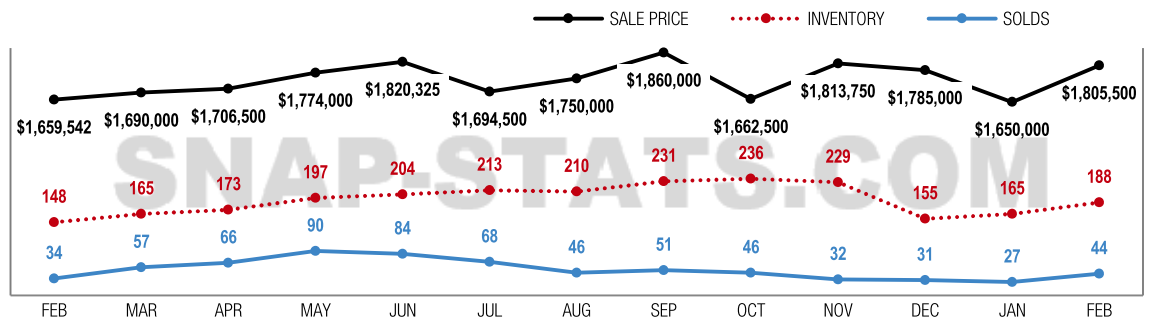
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **COQUITLAM DETACHED**: Sellers Market at 23% Sales Ratio average (2.3 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 82% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$2.75 mil to \$3.5 mil, Coquitlam West and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Central Coquitlam and 3 to 4 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



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14147 24th Ave (White Rock)

New to market, 4,368 s/f Mansion
Built by European Builder on 1 Acre Lot

\$5,700,000



2640 W 50th Ave (Kerrisdale)

6,200 sf Cape Cod house on a 20,000 s/f lot.
Ideal family living with private landscapling.

\$9,800,000



1491 W 26th Ave (Shaughnessy)

5,800SF house on a 8,800 s/f lot
Custom built home for luxurious lifestyle

\$5,500,000



506 - 1678 Pullman Porter St (False Creek)

1203sf NE corner suite with 2 Beds 2 Baths.
False Creek Views | Urban luxury living.

\$1,999,000



3412 155 St (South Surrey)

6000 s/f Executive residence w/ hand crafted millwork,
luxurious 5 bed, 6 bath. Spacious outdoor are fully fenced.

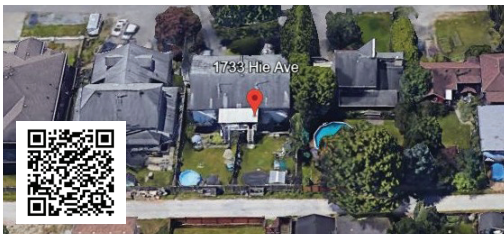
\$3,780,000



2057 Cornerstone Dr. (Kelowna)

8000 s/f lot, 3600 s/f home perched on a hilltop with
stunning views of Okanagan & Shannon Lake. MUST SEE!

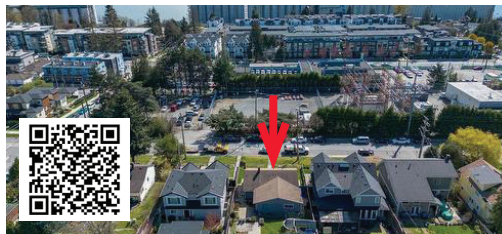
\$1,490,000



1733 Hie Ave (Coquitlam)

Possible Land Assembly – Zone Block A RM3 & RM2 Designated
for medium density | Originally 3 - 4 suites with 4 kitchens.

\$2,200,000



472 E 4th (North Vancouver)

Potential Subdivision Opportunity (6-Plex or 2 detached homes)
Re-zoning application is approved | \$5600/mo rental income.

\$2,500,000



5770 - 5790 Granville (2 Lots)

Land Assembly - 2 Lots | Each 8,500 s/f Totalling
17,000 s/f | 2.4 FSR Purpose Built Rental

\$8,200,000



DL5418 Pemberton (Mount Currie)

55-acre off-grid Land. 25miles South of Whistler.
Campground possible w/ permit. A sanctuary of privacy.

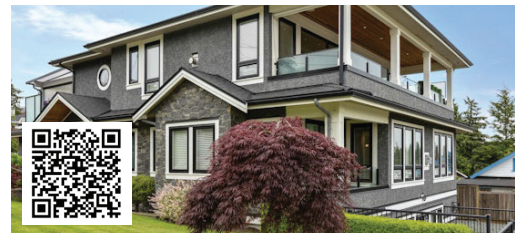
\$1,200,000



Classic Designs (Tsawwassen Mills)

Home accessory business,
\$2M Inventory, Sales \$800K/yr

\$2,200,000



932 Ash St (South Surrey)

Fully Reno 4900SF home w/ beautiful ocean/mountain views | Award
winning kitchen, Savant Pro control sound system | Airbnb License.

\$3,328,000