



THE COLLECTIVE

REAL ESTATE TEAM



PORT MOODY MARKET REPORT

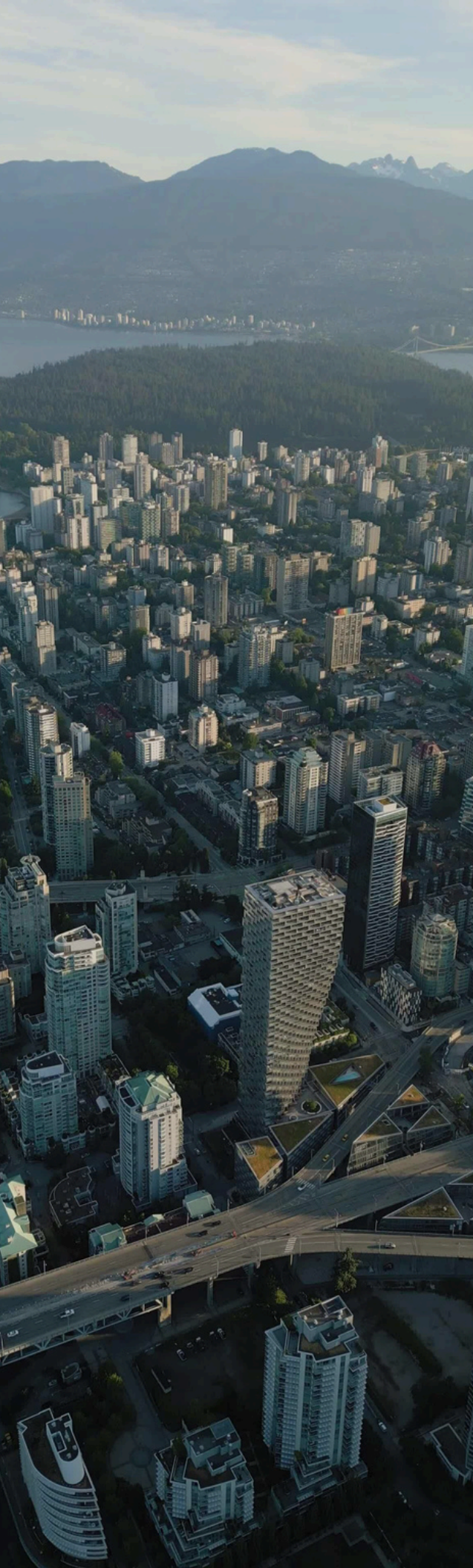


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WHY UNDERSTANDING The Real Estate Market Matters

Understanding the real estate market is crucial for anyone involved in buying, selling, or investing in property. The market fluctuates based on a variety of factors such as interest rates, supply and demand, economic trends, and local conditions. Having a solid grasp of these dynamics allows you to make informed decisions, whether you're navigating a competitive buyer's market or preparing to sell your property at its peak value. By staying updated on market trends, like those in Eastside Vancouver for January 2025, you can better predict price movements, identify investment opportunities, and minimize risks, ensuring your real estate decisions align with current market conditions and future forecasts.



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	7	1	14%
500,001 – 600,000	28	3	11%
600,001 – 700,000	42	8	19%
700,001 – 800,000	43	8	19%
800,001 – 900,000	35	6	17%
900,001 – 1,000,000	29	3	10%
1,000,001 – 1,250,000	11	6	55%
1,250,001 – 1,500,000	15	1	7%
1,500,001 – 1,750,000	0	0	NA
1,750,001 – 2,000,000	0	0	NA
2,000,001 – 2,250,000	2	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*	214	37	17%

0 to 1 Bedroom	44	3	7%
2 Bedrooms	118	19	16%
3 Bedrooms	40	13	33%
4 Bedrooms & Greater	12	2	17%
TOTAL*	214	37	17%

SnapStats®	October	November	Variance
Inventory	236	214	-9%
Solds	43	37	-14%
Sale Price	\$795,000	\$750,000	-6%
Sale Price SQFT	\$737	\$744	1%
Sale to List Price Ratio	99%	97%	-2%
Days on Market	28	20	-29%

*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

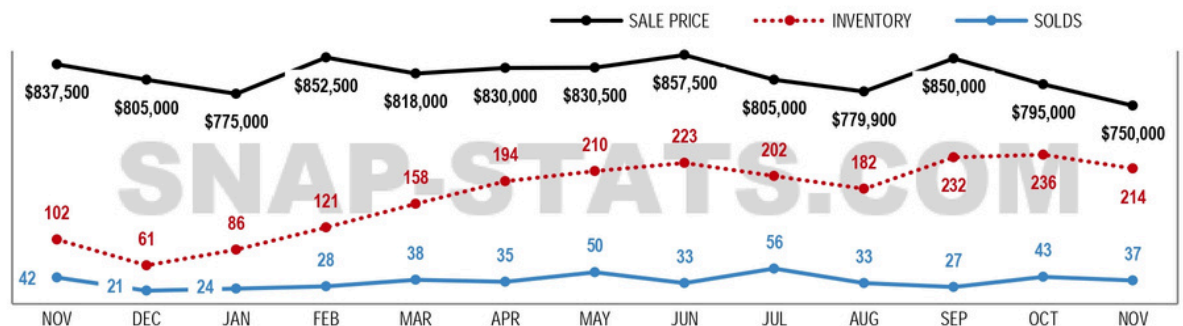
SnapStats®	Inventory	Sales	Sales Ratio
Anmore	0	0	NA
Barber Street	0	0	NA
Belcarra	0	0	NA
College Park	23	3	13%
Glenayre	0	0	NA
Heritage Mountain	6	1	17%
Heritage Woods	6	1	17%
Ioco	0	0	NA
Mountain Meadows	0	0	NA
North Shore	32	5	16%
Port Moody Centre	147	27	18%
TOTAL*	214	37	17%

Market Summary

- Market Type Indicator **PORT MOODY ATTACHED**: Balanced Market at 17% Sales Ratio average (1.7 in 10 homes selling rate)
- Homes are selling on average 3% below list price
- Most Active Price Band** \$1 mil to \$1.25 mil with average 55% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.25 mil to \$1.5 mil, College Park and up to 1 bedroom properties
- Sellers Best Bet** Selling homes in Port Moody Centre and 3 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

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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	2	0	NA
1,000,001 - 1,250,000	2	1	50%
1,250,001 - 1,500,000	8	1	13%
1,500,001 - 1,750,000	11	1	9%
1,750,001 - 2,000,000	21	1	5%
2,000,001 - 2,250,000	12	2	17%
2,250,001 - 2,500,000	14	1	7%
2,500,001 - 2,750,000	5	0	NA
2,750,001 - 3,000,000	11	0	NA
3,000,001 - 3,500,000	5	0	NA
3,500,001 - 4,000,000	6	0	NA
4,000,001 - 4,500,000	3	0	NA
4,500,001 - 5,000,000	6	0	NA
5,000,001 - 5,500,000	1	0	NA
5,500,001 - 6,000,000	1	0	NA
6,000,001 - 6,500,000	0	0	NA
6,500,001 - 7,000,000	1	0	NA
7,000,001 & Greater	1	0	NA
TOTAL*	110	7	6%

2 Bedrooms & Less	7	1	14%
3 to 4 Bedrooms	53	3	6%
5 to 6 Bedrooms	40	2	5%
7 Bedrooms & More	10	1	10%
TOTAL*	110	7	6%

SnapStats®	October	November	Variance
Inventory	115	110	-4%
Solds	20	7	-65%
Sale Price	\$1,920,000	\$1,850,000	-4%
Sale Price SQFT	\$663	\$577	-13%
Sale to List Price Ratio	96%	95%	-1%
Days on Market	48	28	-42%

*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

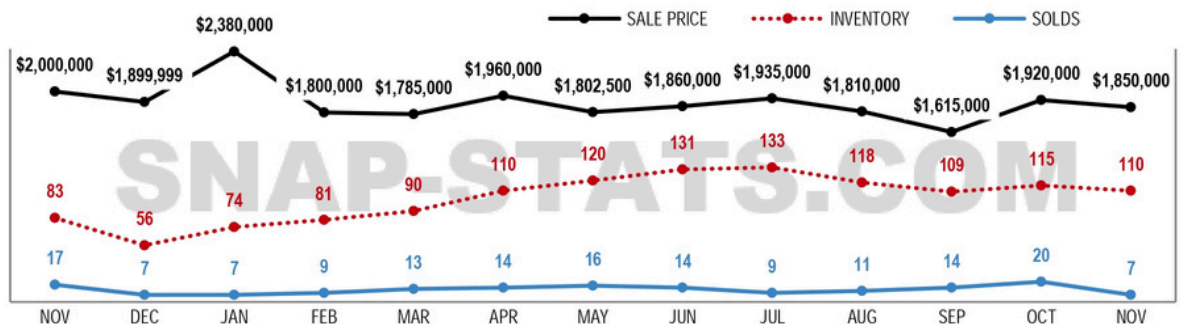
SnapStats®	Inventory	Sales	Sales Ratio
Anmore	21	1	5%
Barber Street	7	1	14%
Belcarra	11	0	NA
College Park	7	1	14%
Glenayre	2	0	NA
Heritage Mountain	8	0	NA
Heritage Woods	18	2	11%
loco	0	0	NA
Mountain Meadows	2	1	50%
North Shore	11	1	9%
Port Moody Centre	23	0	NA
TOTAL*	110	7	6%

Market Summary

- Market Type Indicator **PORT MOODY DETACHED**: Buyers Market at 6% Sales Ratio average (6 in 100 homes selling rate)
- Homes are selling on average 5% below list price
- Most Active Price Band** \$2 mil to \$2.25 mil with average 17% Sales Ratio (Balanced market)
- Buyers Best Bet** Homes between \$1.75 mil to \$2 mil, Anmore and 3 to 6 bedroom properties
- Sellers Best Bet** Selling homes in Heritage Woods, North Shore and minimum 7 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

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Port Moody

November 2025

Detached Properties

	November			October		
Activity Snapshot	2025	2024	One-Year Change	2025	2024	One-Year Change
Total Active Listings	121	108	+ 12.0%	129	122	+ 5.7%
Sales	7	19	- 63.2%	20	12	+ 66.7%
Days on Market Average	51	42	+ 21.4%	66	31	+ 112.9%
MLS® HPI Benchmark Price	\$2,089,600	\$2,082,500	+ 0.3%	\$2,059,800	\$2,121,000	- 2.9%

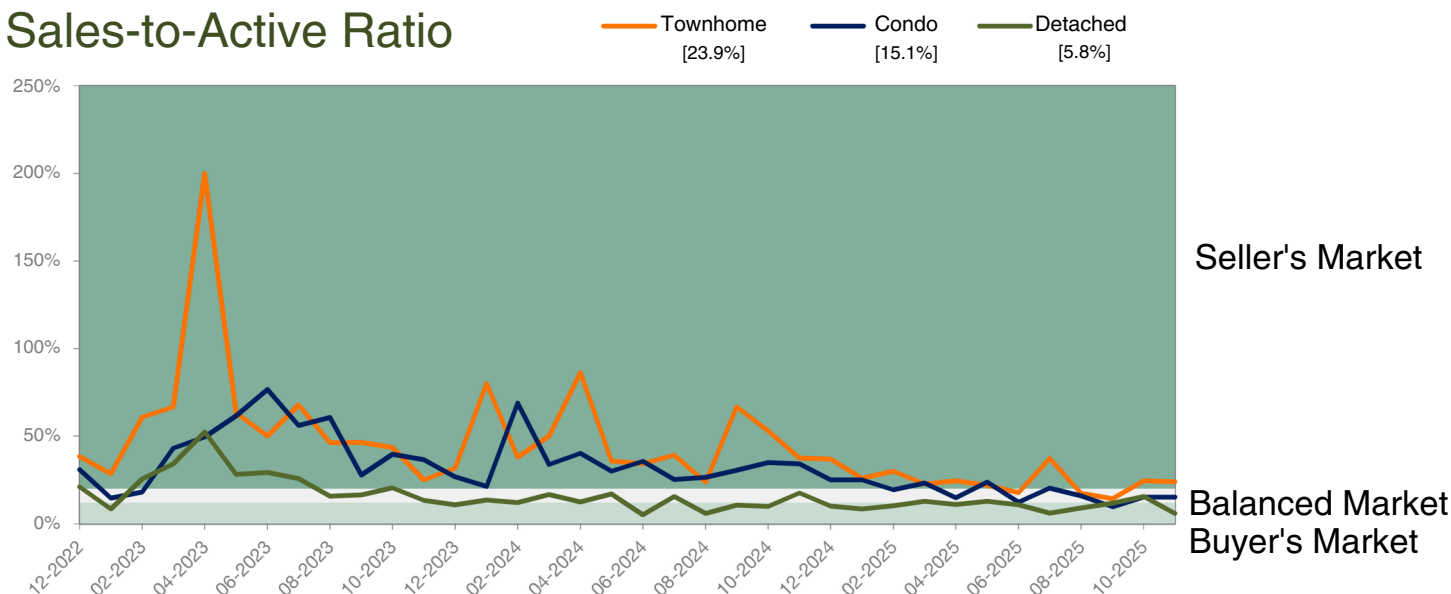
Condos

	November			October		
Activity Snapshot	2025	2024	One-Year Change	2025	2024	One-Year Change
Total Active Listings	172	85	+ 102.4%	190	103	+ 84.5%
Sales	26	29	- 10.3%	29	36	- 19.4%
Days on Market Average	43	17	+ 152.9%	34	20	+ 70.0%
MLS® HPI Benchmark Price	\$703,900	\$753,800	- 6.6%	\$706,500	\$745,400	- 5.2%

Townhomes

	November			October		
Activity Snapshot	2025	2024	One-Year Change	2025	2024	One-Year Change
Total Active Listings	46	32	+ 43.8%	57	34	+ 67.6%
Sales	11	12	- 8.3%	14	18	- 22.2%
Days on Market Average	33	29	+ 13.8%	43	21	+ 104.8%
MLS® HPI Benchmark Price	\$986,400	\$999,200	- 1.3%	\$996,400	\$1,018,000	- 2.1%

Sales-to-Active Ratio



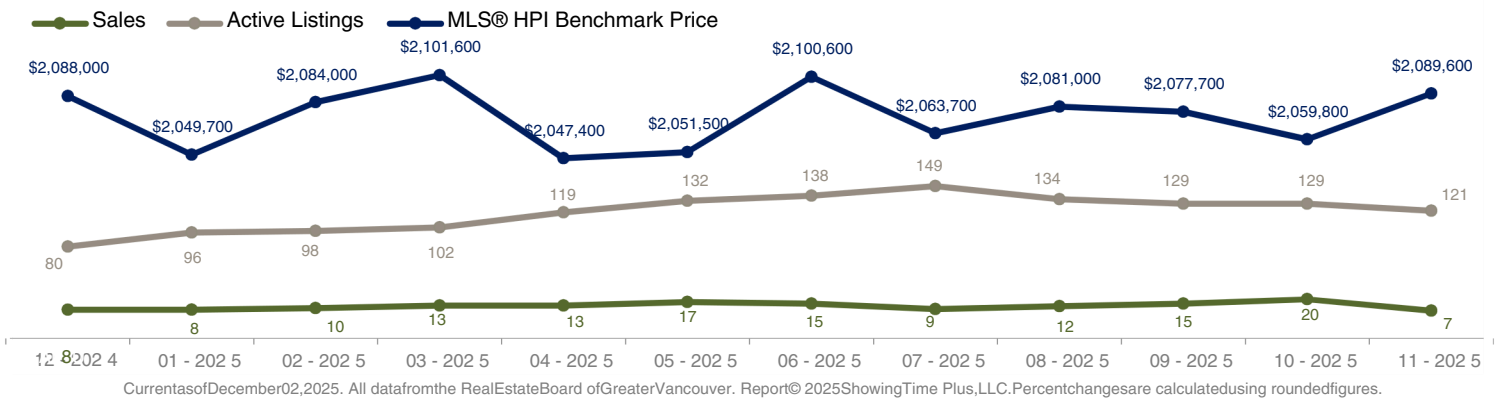
Port Moody

Detached Properties Report – November 2025

Price Range			Sales	Active Listings	Avg Days on Market	Neighbourhood	Sales	Active Listings	Benchmark Price	One-Year Change
\$99,999	and	Below	0	0	0	Anmore	1	23	\$3,226,700	- 0.1%
\$100,000	to	\$199,999	0	0	0	Barber Street	1	8	\$2,223,200	+ 1.0%
\$200,000	to	\$399,999	0	0	0	Belcarra	0	11	\$0	--
\$400,000	to	\$899,999	0	1	0	College Park PM	1	8	\$1,573,600	+ 0.7%
\$900,000	to	\$1,499,999	2	13	51	Glenayre	0	2	\$1,492,600	- 4.4%
\$1,500,000	to	\$1,999,999	2	34	25	Heritage Mountain	0	8	\$2,033,900	- 1.8%
\$2,000,000	to	\$2,999,999	3	44	68	Heritage Woods PM	2	20	\$2,173,800	- 1.9%
\$3,000,000	and	\$3,999,999	0	14	0	loco	0	0	\$0	--
\$4,000,000	to	\$4,999,999	0	9	0	Mountain Meadows	1	2	\$0	--
\$5,000,000	and	Above	0	6	0	North Shore Pt Moody	1	12	\$1,936,600	- 1.8%
TOTAL			7	121	51	Port Moody Centre	0	27	\$1,674,000	+ 2.0%
						TOTAL*	7	121	\$2,089,600	+ 0.3%

* This represents the total of the Port Moody area, not the sum of the areas above.

Detached Homes - Port Moody

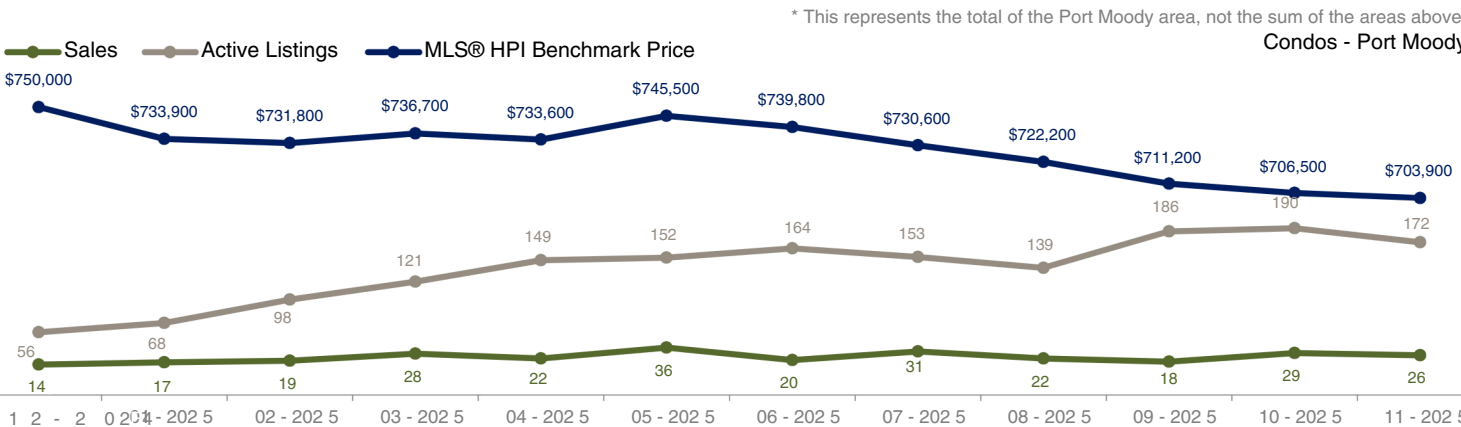




Port Moody

Condo Report – November 2025

Price Range	Sales	Active Listings	AvgDays onMarket	Neighbourhood	Sales	Active Listings	Benchmark Price	One-Year Change
\$99,999 and Below	0	0	0	Anmore	0	0	\$0	--
\$100,000 to \$199,999	0	0	0	Barber Street	0	0	\$0	--
\$200,000 to \$399,999	1	2	37	Belcarra	0	0	\$0	--
\$400,000 to \$899,999	21	137	43	College Park PM	2	8	\$456,500	- 5.5%
\$900,000 to \$1,499,999	4	31	47	Glenayre	0	0	\$0	--
\$1,500,000 to \$1,999,999	0	0	0	Heritage Mountain	0	0	\$0	--
\$2,000,000 to \$2,999,999	0	2	0	Heritage Woods PM	0	0	\$0	--
\$3,000,000 and \$3,999,999	0	0	0	loco	0	0	\$0	--
\$4,000,000 to \$4,999,999	0	0	0	Mountain Meadows	0	0	\$0	--
\$5,000,000 and Above	0	0	0	North Shore Pt Moody	1	26	\$745,200	- 7.0%
TOTAL	26	172	43	Port Moody Centre	23	138	\$707,400	- 6.7%
				TOTAL*	26	172	\$703,900	- 6.6%

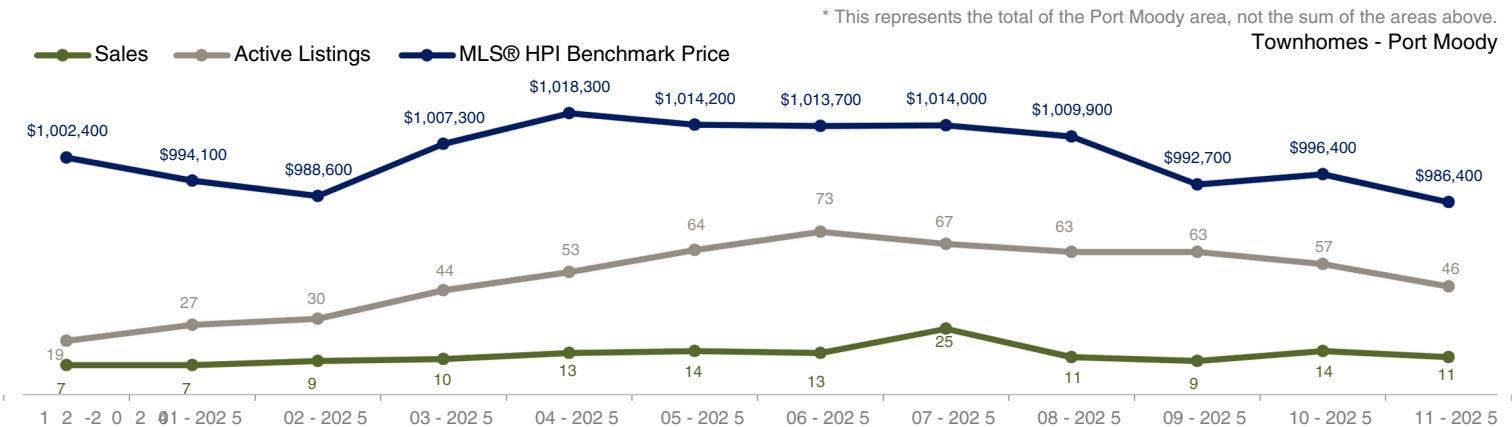




Port Moody

Townhomes Report – November 2025

Price Range	Sales	Active Listings	Days on Market	Neighbourhood	Sales	Active Listings	Benchmark Price	One-Year Change
\$99,999 and Below	0	0	0	Anmore	0	0	\$0	--
\$100,000 to \$199,999	0	0	0	Barber Street	0	0	\$0	--
\$200,000 to \$399,999	0	0	0	Belcarra	0	0	\$0	--
\$400,000 to \$899,999	4	19	41	College Park PM	1	17	\$889,900	+ 0.1%
\$900,000 to \$1,499,999	7	27	28	Glenayre	0	0	\$0	--
\$1,500,000 to \$1,999,999	0	0	0	Heritage Mountain	1	6	\$1,102,500	- 1.4%
\$2,000,000 to \$2,999,999	0	0	0	Heritage Woods PM	1	6	\$918,200	- 8.1%
\$3,000,000 and \$3,999,999	0	0	0	loco	0	0	\$0	--
\$4,000,000 to \$4,999,999	0	0	0	Mountain Meadows	0	0	\$0	--
\$5,000,000 and Above	0	0	0	North Shore Pt Moody	4	6	\$775,400	+ 0.1%
TOTAL	11	46	33	Port Moody Centre	4	11	\$1,115,900	- 0.6%
				TOTAL*	11	46	\$986,400	- 1.3%



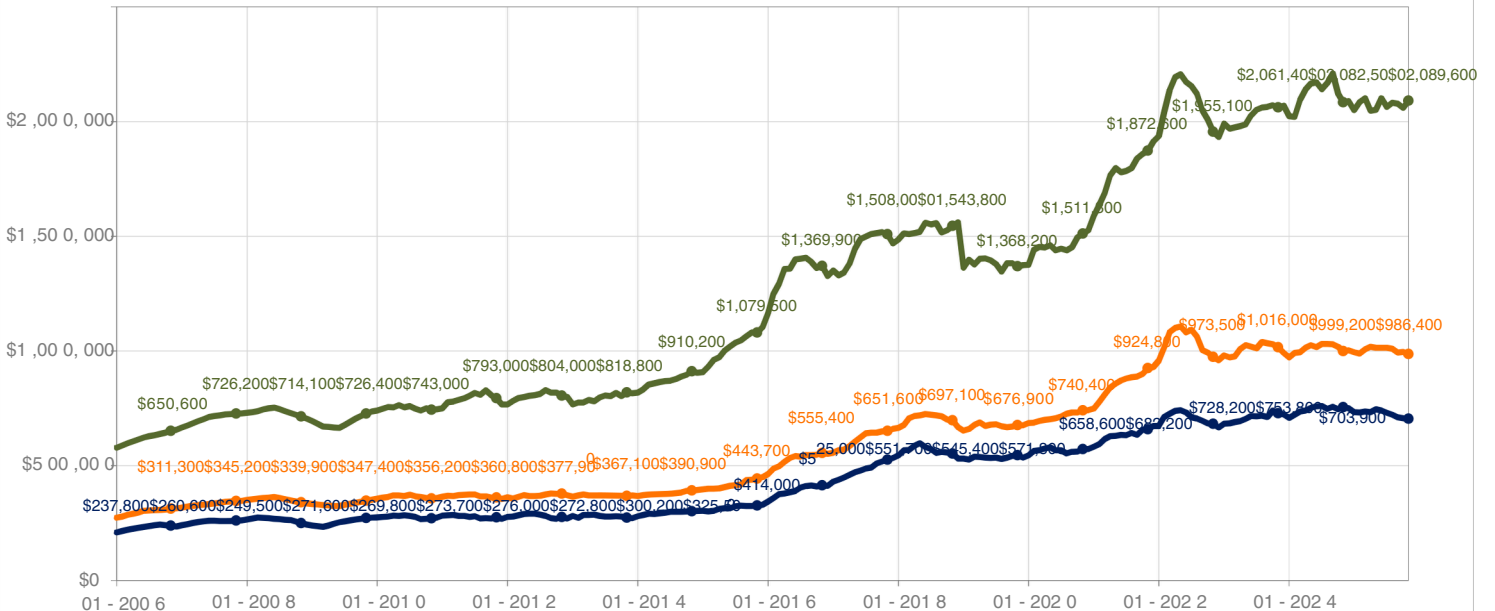
Port Moody

November 2025

MLS® HPI Benchmark Price

\$2,500,000

— Detached — Condos — Townhomes

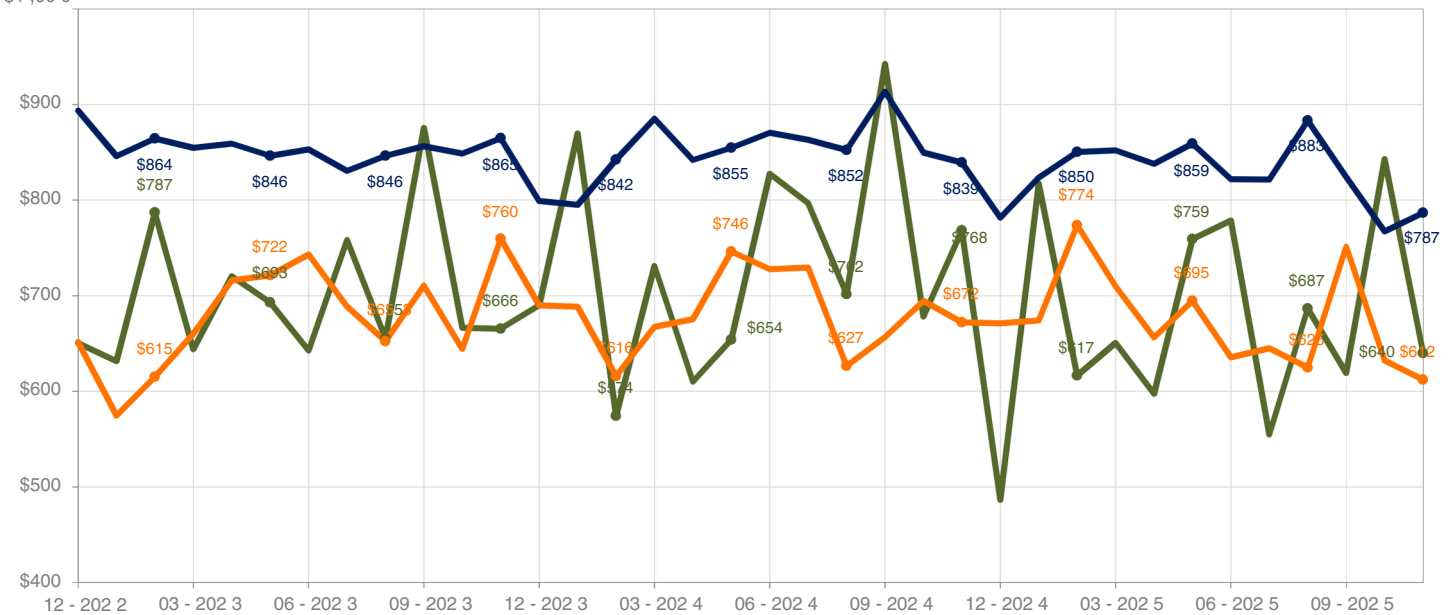


Note: \$0 means that there is no sales activity, not \$0 as an MLS® HPI Benchmark Price.

Average Price Per Square Foot

\$1,000

— Detached — Condos — Townhomes



Note: \$0 means that there is no sales activity, not \$0 as an Average Price Per Square Foot.

MEET ERIN PRICE EMERY



My Highlights

- Top 1% agent at Oakwyn Realty
- Top 10% agent of the Real Estate Board of Greater Vancouver
- Over 15 years of Real Estate experience
- Ranked top 100 BC Real Estate Agents On Social Media
- Medallion Club member
- Member of Real Estate Board of Greater Vancouver REALTORS®
- Member of British Columbia Real Estate Association
- Member of The Canadian Real Estate Association
- Blockwatch Captain
- Long-term Strata Council member
- Community Volunteer

Erin Price Emery, Founder of The Collective Real Estate Team, is more than just a real estate agent—she's a visionary leader with over a decade of experience. Known for her business acumen, negotiation expertise, and personalized approach, Erin is dedicated to putting her clients' needs first. With a foundation built on transparency, honesty, and a relentless work ethic, she ensures every real estate journey is seamless and successful.

Buying with Erin

As a dedicated real estate professional, I am deeply passionate about helping clients navigate the complex process of buying a home. Whether you are a first-time homebuyer or a seasoned investor, I provide the utmost care and precise guidance tailored to your unique needs. Known for my trustworthiness, accountability, and attention to detail, I manage all aspects of the home-buying process efficiently, making it as seamless and stress-free as possible. Clients appreciate my helpful nature and commitment to their satisfaction, knowing they can count on me to support their interests and help them achieve their real estate goals.



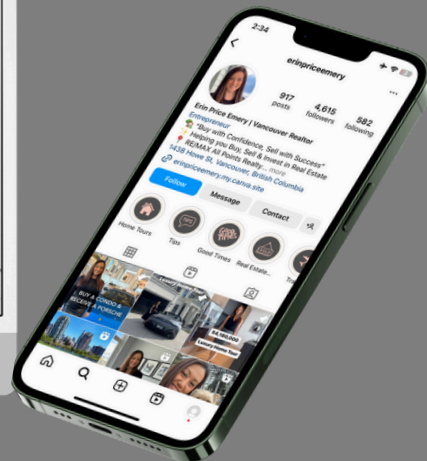
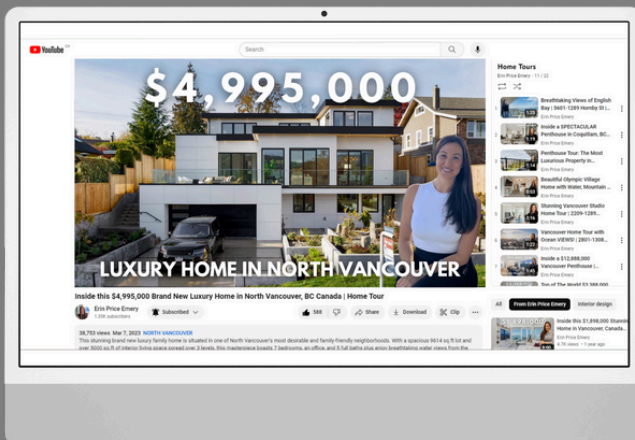


Selling with Erin

Erin's track record speaks for itself. Having sold over \$50 million in real estate through strategic social media marketing in just under two years alone, she is recognized as a true game-changer in the industry. Her innovative approach to digital marketing and her dedication to showcasing properties through high-quality video content have set her apart as the go-to realtor for those looking to buy or sell luxury homes in Vancouver. Whether it's a multi-million-dollar penthouse or a family home in one of Vancouver's top neighborhoods, Erin knows how to get results.

Presales & New Development

Erin Price Emery is highly experienced in presales across the Lower Mainland, bringing unparalleled expertise and connections to the table. Having built strong relationships with some of the region's top developers, Erin ensures her clients receive exclusive access, priority opportunities, and special treatment in highly sought-after developments. As a trusted real estate agent to her investor clients, Erin goes above and beyond, offering her personal attention and years of experience to ensure their goals are met. With her in-depth knowledge of the presale process from start to finish, Erin expertly guides her clients every step of the way, making what can be a complex journey feel seamless and stress-free.



WHY THE BANK OF CANADA HELD ITS OVERNIGHT RATE IN 2025

In its December 10, 2025 decision, the Bank of Canada (BoC) left the target overnight rate unchanged at 2.25%, ending its series of rate cuts for the year and signaling a likely pause in monetary policy adjustments. This decision was widely expected by economists and financial markets.

There were several key reasons for this choice:

1. Inflation Near Target:

Inflation in Canada has largely settled near the Bank's 2% target, with core inflation modestly above that level but not threatening to accelerate sharply. This indicates that price pressures are manageable and do not currently demand further easing or tightening.

2. Economic Resilience:

Recent economic data show surprising resilience. For example, Canada's GDP grew at an annualized rate of 2.6% in the third quarter of 2025, and the job market has shown strength, with notable job gains. This robustness reduces the need for additional stimulus via lower rates.

3. Uncertainty from External Risks:

Despite positive domestic signals, risks remain especially from U.S. trade tensions and tariffs that could dampen export demand and introduce volatility. The BoC's cautious stance reflects the need to balance these external headwinds without overreacting.

4. Monetary Policy Sequence:

The Bank had already cut rates four times in 2025, lowering the policy rate from 3.00% to 2.25%. With this easing largely in place, officials likely judged that the current level was "about right" for the present economic backdrop, making further moves unnecessary at this moment.



Julie
Tran

What This Means for Canada Through the End of 2025

The decision to hold the overnight rate has several important implications:

1. Stability for Borrowing Costs

With the overnight rate unchanged, mortgage and loan rates tied to the Bank's policy, especially variable-rate products priced off the prime rate are likely to remain relatively stable in the short term. This can provide predictability for households and businesses planning borrowing or refinancing.

2. A Pause in Rate Cuts

The BoC's pause suggests that the active phase of rate cuts in 2025 is essentially over. Unless economic conditions shift markedly (for example, inflation undershoots significantly or growth softens sharply), policymakers appear content to wait and watch in early 2026 rather than adjust rates again immediately.

3. Cautious Monetary Policy Ahead

The central bank continues to monitor data closely. Should inflation re-accelerate or the economy overheat, there is theoretical room for a future rate increase, though most immediate market expectations lean toward stability. Conversely, if downside risks intensify, further cuts couldn't be ruled out but those are not the baseline assumption.

4. Broader Economic Confidence

Leaving rates unchanged amid stronger economic indicators reinforces confidence that Canada's economy can hold its own despite global headwinds. It signals that monetary policy has moved from an expansionary phase back toward a more neutral stance, in line with the Bank's inflation-targeting mandate.

In summary, the decision to hold the overnight rate reflects a balance between stable inflation, resilient growth, and lingering risks from external pressures. Through the end of 2025, this approach supports economic predictability while keeping the Bank of Canada positioned to respond if conditions change significantly.



Tracy
Le

JULIE TRAN

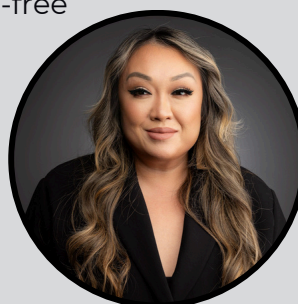
Leveraging her mortgage-planning expertise, Julie has helped hundreds of clients realize their goals of home-ownership, funding over \$700 million in real estate financing. Having spent more than a decade working as a mortgage specialist at one of Canada's leading banks, Julie has accumulated extensive experience in the financial industry. Julie specializes in multi-family residential mortgages, addressing the growing demand within the real estate sector for more multi-family housing solutions. With a deep understanding of the missing middle housing crisis, she is committed to making a significant impact by facilitating the development of affordable housing options. This combination of experience, passion and vision led her to create The West Mortgage Group to best serve her clients and the industry with class and integrity.



Mortgage Broker
West Mortgage Group
778-241-8191
· julie@westmortgagegroup.com

TIANNA TRAN

With over a decade of experience in client relations, Tianna has built a strong reputation for reliability, exceptional service, and a dedication to exceeding client expectations. Transitioning from a successful career as a makeup artist, she brings the same passion and attention to detail to her new role in real estate. Known for her trustworthiness and keen eye for detail, Tianna works diligently to help individuals and families find the perfect home, always keeping their unique needs and lifestyle in mind. Whether helping a first-time homebuyer, navigating the complexities of the market, or ensuring a smooth selling process, Tianna is committed to providing a high level of service and making the real estate experience as stress-free and enjoyable as possible. Her goal is to guide clients through every step with professionalism, compassion, and a focus on achieving the best possible outcome.



TIANNA TRAN

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OAKWYN REALTY

TIA HAUGHIAN

Tia is a dedicated real estate professional with deep roots in Vancouver, providing her with an insider's perspective on the local market and community. With a Bachelor's degree in Business Administration, she brings a strong foundation in marketing, business strategy, and the financial aspects of real estate, helping clients make informed, smart decisions. Passionate about real estate, Tia goes above and beyond to ensure every transaction is smooth, stress-free, and tailored to her clients' needs. Her fresh perspective, enthusiasm, and commitment to staying ahead of trends set her apart, offering a modern approach to real estate. When not working, Tia enjoys traveling, cheering on the Canucks, and exploring new foods. With her friendly personality and dedication, Tia is excited to help you on your real estate journey and make your next move a success.



TIA HAUGHIAN

Real Estate Agent

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OAKWYN REALTY

TRACY LE

With over 15 years of experience in the mortgage industry, Tracy is committed to helping individuals and families turn their homeownership dreams into reality. As a Senior Mortgage Advisor at Onward Lending Group, she specializes in crafting personalized mortgage solutions that cater to a wide range of clients, from first-time buyers navigating the complexities of purchasing their first home to seasoned homeowners looking to refinance, and investors seeking to expand their real estate portfolios. Tracy's approach is built on professionalism, transparency, and a deep sense of care. She takes the time to thoroughly understand her clients' unique financial situations and long-term goals, ensuring that every mortgage solution is tailored to their specific needs.



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THE COLLECTIVE REAL ESTATE TEAM



At The Collective Real Estate Team, we are more than just a group of real estate professionals – we are a passionate, driven, and dynamic team dedicated to helping clients achieve their real estate goals.

We bring together years of combined expertise in the local market, specializing in everything from Luxury Properties to Presales. Our team is built on a foundation of collaboration, innovation, and a shared commitment to excellence.

We understand that buying or selling a home is one of the most significant decisions in life, and we are here to make that journey seamless, successful, and even enjoyable. At The Collective Real Estate Team, we believe in making real estate personal. We pride ourselves on our ability to connect with clients on a deeper level, offering tailored advice and solutions that fit their unique circumstances. With a reputation for professionalism, passion, and success, we're here to guide you through every step of your real estate journey. When you work with us, you're not just hiring a team – you're gaining trusted partners committed to your success. Let's make your real estate dreams a reality, together.

FOLLOW ME ON SOCIAL MEDIA

Real Estate Tips, News, Home Tours and Fun!

@erinpriceemery

✉ erin@priceemery.com

WELL-ESTABLISHED SOCIAL MEDIA
PRESENCE ON INSTAGRAM, TIKTOK,
FACEBOOK & YOUTUBE

Top 100 British Columbia Real Estate Agents On Social Media

FEBRUARY 6, 2023

Official Rank of British Columbia's Top Agents on Social Media

PropertySpark does not accept payments or incentives for being on our top lists. Our researchers go through thousands of agents by searching hashtags, review sites, social media profiles and real estate portals. Then we rank agents based on our proprietary algorithm that takes into consideration multiple variables as seen below:

Instagram Followers
Instagram Average
Per Post Engagement

