

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

Compliments of:
SnapStats Publishing

604.229.0521
snapstatsinfo@gmail.com
snap-stats.com

SnapStats Publishing Company
1838 West 1 Avenue
Vancouver, BC V6J 1G5



February 2019

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

FRASER VALLEY EDITION

Surrey
South Surrey
White Rock
North Delta
Cloverdale
Langley
Abbotsford
Mission



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	2	0	NA
500,001 – 600,000	5	1	20%
600,001 – 700,000	7	3	43%
700,001 – 800,000	50	12	24%
800,001 – 900,000	77	20	26%
900,001 – 1,000,000	109	14	13%
1,000,001 – 1,250,000	165	29	18%
1,250,001 – 1,500,000	148	16	11%
1,500,001 – 1,750,000	64	3	5%
1,750,001 – 2,000,000	47	4	9%
2,000,001 – 2,250,000	12	0	NA
2,250,001 – 2,500,000	13	0	NA
2,500,001 – 2,750,000	8	0	NA
2,750,001 – 3,000,000	10	0	NA
3,000,001 – 3,500,000	3	0	NA
3,500,001 – 4,000,000	1	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	721	102	14%

2 Bedrooms & Less	45	3	7%
3 to 4 Bedrooms	245	43	18%
5 to 6 Bedrooms	248	30	12%
7 Bedrooms & More	183	26	14%
TOTAL*	721	102	14%

SnapStats®	January	February	Variance
Inventory	704	721	2%
Solds	70	102	46%
Sale Price	\$918,000	\$1,018,000	11%
Sale Price SQFT	\$371	\$366	-1%
Sale to List Price Ratio	98%	98%	0%
Days on Market	40	24	-40%

*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

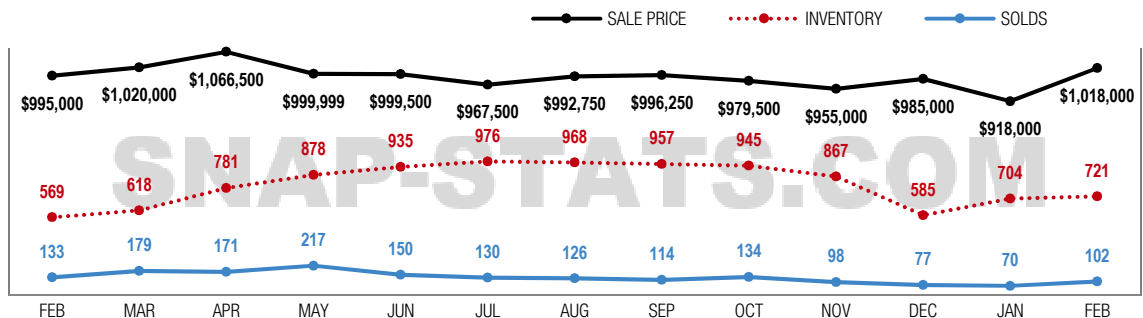
SnapStats®	Inventory	Sales	Sales Ratio
Bear Creek Green Timbers	43	7	16%
Bolivar Heights	58	8	14%
Bridgeview	12	2	17%
Cedar Hills	47	6	13%
East Newton	73	10	14%
Fleetwood Tynehead	96	22	23%
Fraser Heights	68	10	15%
Guildford	35	4	11%
Panorama Ridge	60	3	5%
Port Kells	5	0	NA
Queen Mary Park	40	9	23%
Royal Heights	12	2	17%
Sullivan Station	51	10	20%
West Newton	60	5	8%
Whalley	61	4	7%
TOTAL*	721	102	14%

Market Summary

- Market Type Indicator **SURREY DETACHED**: Balanced Market at 14% Sales Ratio average (1.4 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band** \$800,000 to \$900,000 with average 26% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.5 mil to \$1.75 mil, Panorama Ridge, West Newton, Whalley and up to 2 bedroom properties
- Sellers Best Bet** Selling homes in Fleetwood Tynehead, Queen Mary Park and 3 to 4 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

SnapStats Publishing
SnapStats Publishing Company
604.229.0521

snap-stats.com
snapstatsinfo@gmail.com



Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	1	NA*
200,001 – 300,000	27	12	44%
300,001 – 400,000	202	43	21%
400,001 – 500,000	232	44	19%
500,001 – 600,000	189	37	20%
600,001 – 700,000	145	19	13%
700,001 – 800,000	40	2	5%
800,001 – 900,000	21	1	5%
900,001 – 1,000,000	2	0	NA
1,000,001 – 1,250,000	2	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*	861	159	18%

0 to 1 Bedroom	202	39	19%
2 Bedrooms	349	57	16%
3 Bedrooms	224	44	20%
4 Bedrooms & Greater	86	19	22%
TOTAL*	861	159	18%

SnapStats®	January	February	Variance
Inventory	777	861	11%
Solds	143	159	11%
Sale Price	\$405,000	\$442,000	9%
Sale Price SQFT	\$407	\$394	-3%
Sale to List Price Ratio	95%	98%	3%
Days on Market	36	24	-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.

Community CONDOS & TOWNHOMES

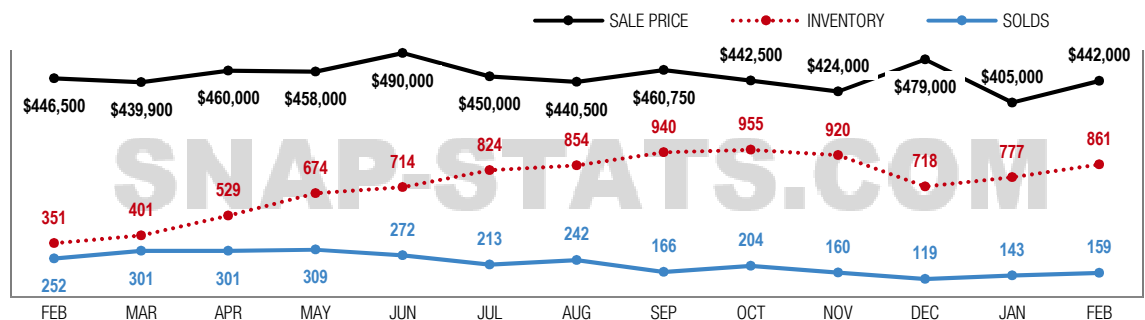
SnapStats®	Inventory	Sales	Sales Ratio
Bear Creek Green Timbers	12	2	17%
Bolivar Heights	6	1	17%
Bridgeview	0	0	NA
Cedar Hills	6	0	NA
East Newton	73	16	22%
Fleetwood Tynehead	73	15	21%
Fraser Heights	3	0	NA
Guildford	131	27	21%
Panorama Ridge	17	4	24%
Port Kells	0	0	NA
Queen Mary Park	66	13	20%
Royal Heights	0	0	NA
Sullivan Station	91	10	11%
West Newton	89	27	30%
Whalley	294	44	15%
TOTAL*	861	159	18%

Market Summary

- Market Type Indicator **SURREY ATTACHED**: Balanced Market at 18% Sales Ratio average (1.8 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band** \$200,000 to \$300,000 with average 44% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$700,000 to \$900,000, Bear Creek, Sullivan Station, Whalley and 2 bedroom properties
- Sellers Best Bet** Selling homes in West Newton and minimum 4 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

SnapStats Publishing
SnapStats Publishing Company
604.229.0521

snap-stats.com
snapstatsinfo@gmail.com



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	1	0	NA
500,001 – 600,000	1	0	NA
600,001 – 700,000	0	0	NA
700,001 – 800,000	0	2	NA*
800,001 – 900,000	4	1	25%
900,001 – 1,000,000	24	2	8%
1,000,001 – 1,250,000	71	13	18%
1,250,001 – 1,500,000	101	9	9%
1,500,001 – 1,750,000	46	2	4%
1,750,001 – 2,000,000	76	5	7%
2,000,001 – 2,250,000	40	2	5%
2,250,001 – 2,500,000	50	1	2%
2,500,001 – 2,750,000	31	1	3%
2,750,001 – 3,000,000	32	0	NA
3,000,001 – 3,500,000	21	0	NA
3,500,001 – 4,000,000	20	0	NA
4,000,001 & Greater	30	0	NA
TOTAL*	548	38	7%

2 Bedrooms & Less	28	4	14%
3 to 4 Bedrooms	276	19	7%
5 to 6 Bedrooms	211	10	5%
7 Bedrooms & More	33	5	15%
TOTAL*	548	38	7%

SnapStats®	January	February	Variance
Inventory	501	548	9%
Solds	23	38	65%
Sale Price	\$1,140,000	\$1,300,000	14%
Sale Price SQFT	\$442	\$479	8%
Sale to List Price Ratio	95%	93%	-2%
Days on Market	48	29	-40%

*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

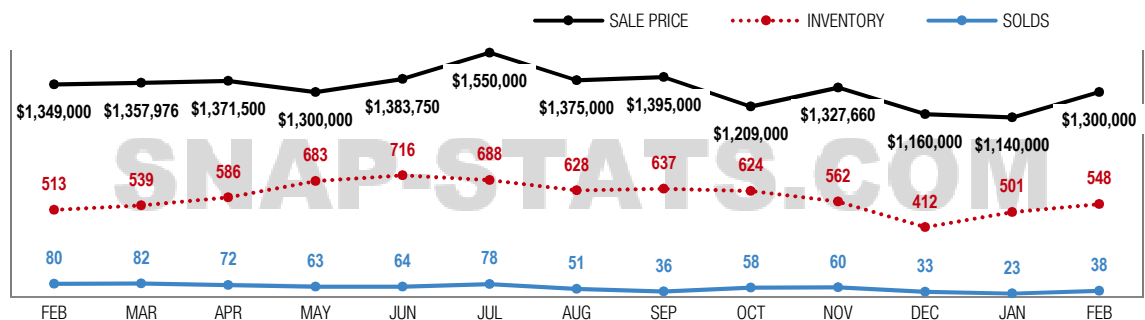
SnapStats®	Inventory	Sales	Sales Ratio
Crescent Beach Ocean Park	94	9	10%
Elgin Chantrell	82	1	1%
Grandview	57	6	11%
Hazelmere	2	0	NA
King George Corridor	54	5	9%
Morgan Creek	43	3	7%
Pacific Douglas	33	0	NA
Sunnyside Park	48	2	4%
White Rock	135	12	9%
TOTAL*	548	38	7%

Market Summary

- Market Type Indicator **S SURREY WHITE ROCK DETACHED**: Buyers Market at 7% Sales Ratio average (7 in 100 homes selling rate)
- Homes are selling on average 7% below list price
- Most Active Price Band** \$1 mil to \$1.25 mil with average 18% Sales Ratio (Balanced market)
- Buyers Best Bet** Homes between \$2.25 mil to \$2.5 mil, Elgin Chantrell, Sunnyside Park and 5 to 6 bedroom properties
- Sellers Best Bet** Selling homes in Crescent Beach Ocean Park, Grandview and minimum 7 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

SnapStats Publishing
 SnapStats Publishing Company
 604.229.0521

snap-stats.com
 snapstatsinfo@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	7	3	43%
300,001 – 400,000	28	10	36%
400,001 – 500,000	84	20	24%
500,001 – 600,000	93	12	13%
600,001 – 700,000	76	9	12%
700,001 – 800,000	65	9	14%
800,001 – 900,000	55	8	15%
900,001 – 1,000,000	33	0	NA
1,000,001 – 1,250,000	17	3	18%
1,250,001 – 1,500,000	5	0	NA
1,500,001 – 1,750,000	1	2	200%*
1,750,001 – 2,000,000	1	0	NA
2,000,001 – 2,250,000	1	0	NA
2,250,001 – 2,500,000	1	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	3	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	1	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	471	76	16%

0 to 1 Bedroom	41	11	27%
2 Bedrooms	247	40	16%
3 Bedrooms	99	17	17%
4 Bedrooms & Greater	84	8	10%
TOTAL*	471	76	16%

SnapStats®	January	February	Variance
Inventory	453	471	4%
Solds	61	76	25%
Sale Price	\$480,000	\$560,000	17%
Sale Price SQFT	\$404	\$483	20%
Sale to List Price Ratio	96%	95%	-1%
Days on Market	38	19	-50%

*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

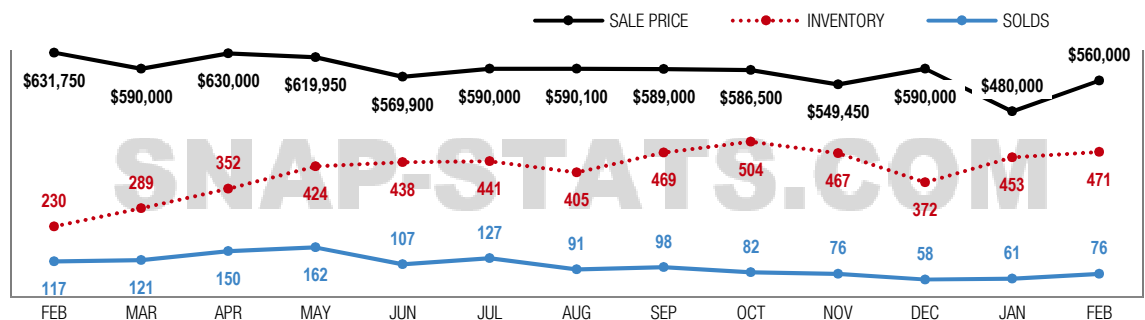
SnapStats®	Inventory	Sales	Sales Ratio
Crescent Beach Ocean Park	11	0	NA
Elgin Chantrell	6	0	NA
Grandview	132	16	12%
Hazelmere	0	1	NA*
King George Corridor	98	16	16%
Morgan Creek	50	9	18%
Pacific Douglas	17	3	18%
Sunnyside Park	22	15	68%
White Rock	135	16	12%
TOTAL*	471	76	16%

Market Summary

- Market Type Indicator **S SURREY WHITE ROCK ATTACHED**: Balanced Market at 16% Sales Ratio average (1.6 in 10 homes selling rate)
- Homes are selling on average 5% below list price
- Most Active Price Band** \$300,000 to \$400,000 with average 36% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$600,000 to \$700,000, Grandview and minimum 4 bedroom properties
- Sellers Best Bet** Selling homes in Sunnyside Park and up to 1 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

SnapStats Publishing
SnapStats Publishing Company
604.229.0521

snap-stats.com
snapstatsinfo@gmail.com



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	7	5	71%
800,001 – 900,000	25	9	36%
900,001 – 1,000,000	22	8	36%
1,000,001 – 1,250,000	33	2	6%
1,250,001 – 1,500,000	39	2	5%
1,500,001 – 1,750,000	14	0	NA
1,750,001 – 2,000,000	4	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	2	0	NA
3,000,001 – 3,500,000	1	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	147	26	18%

2 Bedrooms & Less	7	0	NA
3 to 4 Bedrooms	78	15	19%
5 to 6 Bedrooms	53	10	19%
7 Bedrooms & More	9	1	11%
TOTAL*	147	26	18%

SnapStats®	January	February	Variance
Inventory	140	147	5%
Solds	22	26	18%
Sale Price	\$871,000	\$882,000	1%
Sale Price SQFT	\$380	\$415	9%
Sale to List Price Ratio	98%	98%	0%
Days on Market	53	21	-60%

*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

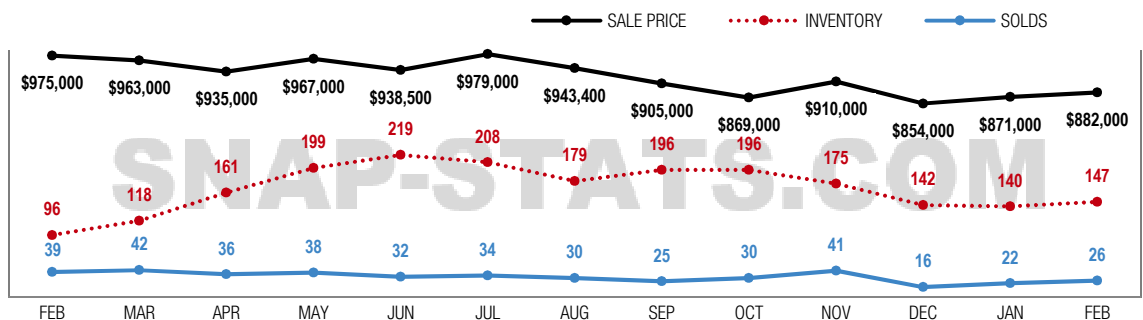
SnapStats®	Inventory	Sales	Sales Ratio
Annieville	34	7	21%
Nordel	44	12	27%
Scottsdale	32	6	19%
Sunshine Hills Woods	37	1	3%
TOTAL*	147	26	18%

Market Summary

- Market Type Indicator **NORTH DELTA DETACHED**: Balanced Market at 18% Sales Ratio average (1.8 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band** \$800,000 to \$1 mil with average 36% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1 mil to \$1.5 mil, Sunshine Hills Woods and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Nordel and 3 to 6 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

SnapStats Publishing
SnapStats Publishing Company
604.229.0521

snap-stats.com
snapstatsinfo@gmail.com



Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	1	NA*
200,001 – 300,000	6	1	17%
300,001 – 400,000	12	2	17%
400,001 – 500,000	8	3	38%
500,001 – 600,000	11	1	9%
600,001 – 700,000	9	0	NA
700,001 – 800,000	6	0	NA
800,001 – 900,000	4	0	NA
900,001 – 1,000,000	3	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*	59	8	14%

0 to 1 Bedroom	17	2	12%
2 Bedrooms	21	5	24%
3 Bedrooms	13	1	8%
4 Bedrooms & Greater	8	0	NA
TOTAL*	59	8	14%

SnapStats®	January	February	Variance
Inventory	54	59	9%
Solds	9	8	-11%
Sale Price	\$390,000	\$425,000	9%
Sale Price SQFT	\$473	\$416	-12%
Sale to List Price Ratio	98%	97%	-1%
Days on Market	60	19	-68%

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

Community CONDOS & TOWNHOMES

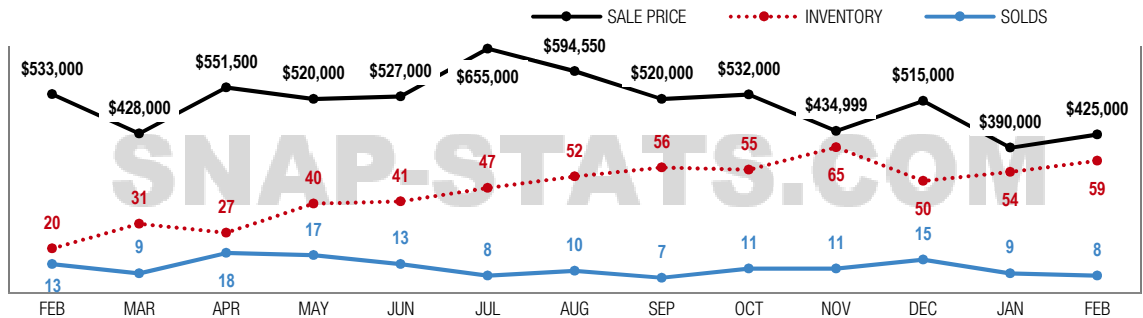
SnapStats®	Inventory	Sales	Sales Ratio
Annieville	20	3	15%
Nordel	14	1	7%
Scottsdale	21	3	14%
Sunshine Hills Woods	4	1	25%
TOTAL*	59	8	14%

Market Summary

- Market Type Indicator **NORTH DELTA ATTACHED**: Balanced Market at 14% Sales Ratio average (1.4 in 10 homes selling rate)
- Homes are selling on average 3% below list price
- Most Active Price Band** \$400,000 to \$500,000 with average 38% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$500,000 to \$600,000, Nordel and 3 bedroom properties
- Sellers Best Bet** Selling homes in Annieville, Scottsdale and 2 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

SnapStats Publishing
SnapStats Publishing Company
604.229.0521

snap-stats.com
snapstatsinfo@gmail.com



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	2	3	150%*
800,001 – 900,000	18	7	39%
900,001 – 1,000,000	35	10	29%
1,000,001 – 1,250,000	37	8	22%
1,250,001 – 1,500,000	11	3	27%
1,500,001 – 1,750,000	8	0	NA
1,750,001 – 2,000,000	5	0	NA
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	2	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	3	0	NA
3,500,001 – 4,000,000	1	0	NA
4,000,001 & Greater	1	0	NA
TOTAL*	124	31	25%

2 Bedrooms & Less	4	0	NA
3 to 4 Bedrooms	59	16	27%
5 to 6 Bedrooms	45	12	27%
7 Bedrooms & More	16	3	19%
TOTAL*	124	31	25%

SnapStats®	January	February	Variance
Inventory	121	124	2%
Solds	26	31	19%
Sale Price	\$982,500	\$960,000	-2%
Sale Price SQFT	\$327	\$354	8%
Sale to List Price Ratio	98%	98%	0%
Days on Market	29	14	-52%

*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

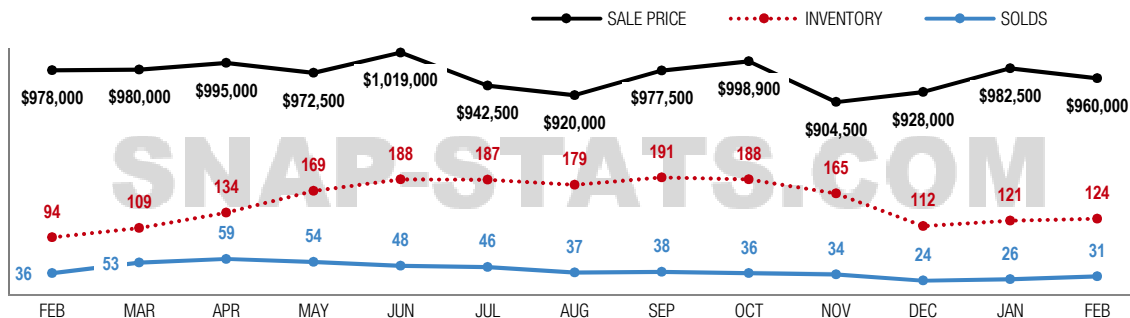
SnapStats®	Inventory	Sales	Sales Ratio
Clayton	21	8	38%
Cloverdale	102	23	23%
Serpentine	1	0	NA
TOTAL*	124	31	25%

Market Summary

- Market Type Indicator **CLOVERDALE DETACHED**: Sellers Market at 25% Sales Ratio average (2.5 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band** \$800,000 to \$900,000 with average 39% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1 mil to \$1.25 mil, Cloverdale and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Clayton and 3 to 6 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

SnapStats Publishing
SnapStats Publishing Company
604.229.0521

snap-stats.com
snapstatsinfo@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	9	1	11%
300,001 – 400,000	24	11	46%
400,001 – 500,000	26	17	65%
500,001 – 600,000	51	14	27%
600,001 – 700,000	44	14	32%
700,001 – 800,000	10	0	NA
800,001 – 900,000	2	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*	166	57	34%

0 to 1 Bedroom	25	7	28%
2 Bedrooms	57	24	42%
3 Bedrooms	58	21	36%
4 Bedrooms & Greater	26	5	19%
TOTAL*	166	57	34%

SnapStats®	January	February	Variance
Inventory	156	166	6%
Solds	47	57	21%
Sale Price	\$480,000	\$500,000	4%
Sale Price SQFT	\$426	\$402	-6%
Sale to List Price Ratio	96%	100%	4%
Days on Market	41	16	-61%

*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

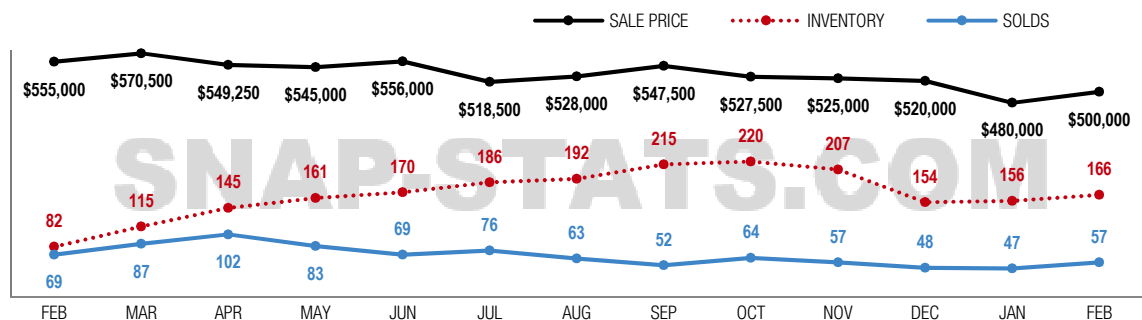
SnapStats®	Inventory	Sales	Sales Ratio
Clayton	89	34	38%
Cloverdale	77	23	30%
Serpentine	0	0	NA
TOTAL*	166	57	34%

Market Summary

- Market Type Indicator **CLOVERDALE ATTACHED**: Sellers Market at 34% Sales Ratio average (3.4 in 10 homes selling rate)
- Homes are selling on average 100% of list price
- Most Active Price Band** \$400,000 to \$500,000 with average 65% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$200,000 to \$300,000, Cloverdale and minimum 4 bedroom properties
- Sellers Best Bet** Selling homes in Clayton and 2 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

SnapStats Publishing
SnapStats Publishing Company
604.229.0521

snap-stats.com
snapstatsinfo@gmail.com



Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	1	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	1	NA*
600,001 – 700,000	8	2	25%
700,001 – 800,000	29	6	21%
800,001 – 900,000	33	11	33%
900,001 – 1,000,000	45	10	22%
1,000,001 – 1,250,000	90	19	21%
1,250,001 – 1,500,000	39	4	10%
1,500,001 – 1,750,000	16	2	13%
1,750,001 – 2,000,000	13	2	15%
2,000,001 – 2,250,000	5	1	20%
2,250,001 – 2,500,000	4	0	NA
2,500,001 – 2,750,000	5	1	20%
2,750,001 – 3,000,000	4	0	NA
3,000,001 – 3,500,000	8	0	NA
3,500,001 – 4,000,000	2	0	NA
4,000,001 & Greater	6	0	NA
TOTAL*	308	59	19%

2 Bedrooms & Less	17	0	NA
3 to 4 Bedrooms	178	39	22%
5 to 6 Bedrooms	99	19	19%
7 Bedrooms & More	14	1	7%
TOTAL*	308	59	19%

SnapStats®	January	February	Variance
Inventory	298	308	3%
Solds	52	59	13%
Sale Price	\$957,000	\$999,999	4%
Sale Price SQFT	\$357	\$388	9%
Sale to List Price Ratio	96%	97%	1%
Days on Market	39	27	-31%

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

Community DETACHED HOUSES

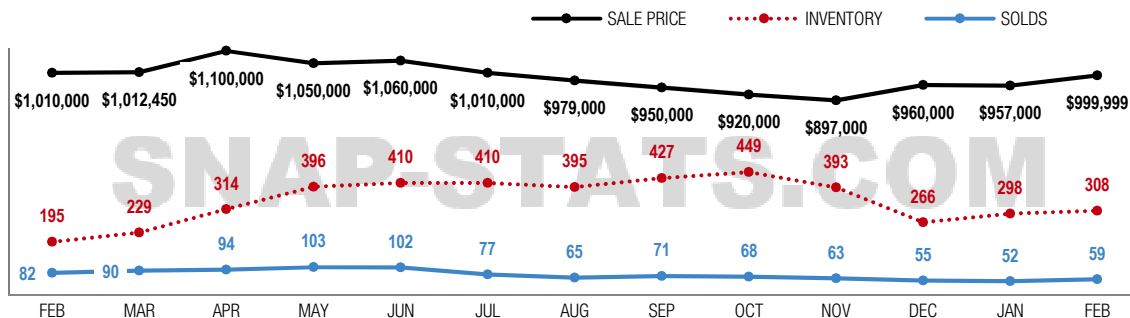
SnapStats®	Inventory	Sales	Sales Ratio
Aldergrove	30	5	17%
Brookwood	41	10	24%
Campbell Valley	15	2	13%
County Line Glen Valley	1	0	NA
Fort Langley	11	1	9%
Langley City	67	2	3%
Murrayville	23	5	22%
Otter District	2	1	50%
Salmon River	14	2	14%
Walnut Grove	39	11	28%
Willoughby Heights	65	20	31%
TOTAL*	308	59	19%

Market Summary

- Market Type Indicator **LANGLEY DETACHED**: Balanced Market at 19% Sales Ratio average (1.9 in 10 homes selling rate)
- Homes are selling on average 3% below list price
- Most Active Price Band** \$800,000 to \$900,000 with average 33% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.25 mil to \$1.5 mil, Fort Langley, Langley City and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Walnut Grove, Willoughby Heights and 3 to 4 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

SnapStats Publishing
SnapStats Publishing Company
604.229.0521

snap-stats.com
snapstatsinfo@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	5	3	60%
300,001 – 400,000	105	27	26%
400,001 – 500,000	104	24	23%
500,001 – 600,000	90	38	42%
600,001 – 700,000	78	18	23%
700,001 – 800,000	26	6	23%
800,001 – 900,000	12	0	NA
900,001 – 1,000,000	2	0	NA
1,000,001 – 1,250,000	1	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*	423	116	27%

0 to 1 Bedroom	62	17	27%
2 Bedrooms	213	52	24%
3 Bedrooms	115	39	34%
4 Bedrooms & Greater	33	8	24%
TOTAL*	423	116	27%

SnapStats®	January	February	Variance
Inventory	397	423	7%
Solds	113	116	3%
Sale Price	\$483,000	\$511,000	6%
Sale Price SQFT	\$420	\$415	-1%
Sale to List Price Ratio	99%	98%	-1%
Days on Market	29	16	-45%

*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

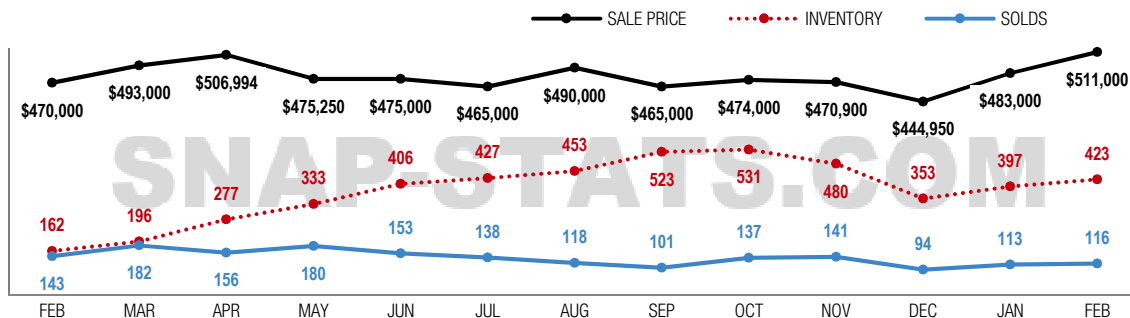
SnapStats®	Inventory	Sales	Sales Ratio
Aldergrove	15	1	7%
Brookwood	0	0	NA
Campbell Valley	0	0	NA
County Line Glen Valley	0	0	NA
Fort Langley	6	0	NA
Langley City	141	22	16%
Murrayville	20	11	55%
Otter District	0	0	NA
Salmon River	7	2	29%
Walnut Grove	48	19	40%
Willoughby Heights	186	61	33%
TOTAL*	423	116	27%

Market Summary

- Market Type Indicator **LANGLEY ATTACHED**: Sellers Market at 27% Sales Ratio average (2.7 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 42% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$400,000 to \$500,000, \$600,000 to \$800,000, Aldergrove and Langley City
- Sellers Best Bet** Selling homes in Murrayville, Walnut Grove and 3 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

SnapStats Publishing
SnapStats Publishing Company
604.229.0521

snap-stats.com
snapstatsinfo@gmail.com



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	2	2	100%
500,001 – 600,000	11	5	45%
600,001 – 700,000	40	14	35%
700,001 – 800,000	69	16	23%
800,001 – 900,000	47	10	21%
900,001 – 1,000,000	29	7	24%
1,000,001 – 1,250,000	46	4	9%
1,250,001 – 1,500,000	18	3	17%
1,500,001 – 1,750,000	4	0	NA
1,750,001 – 2,000,000	3	0	NA
2,000,001 – 2,250,000	4	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	1	0	NA
4,000,001 & Greater	1	0	NA
TOTAL*	277	61	22%

2 Bedrooms & Less	11	2	18%
3 to 4 Bedrooms	143	34	24%
5 to 6 Bedrooms	104	23	22%
7 Bedrooms & More	19	2	11%
TOTAL*	277	61	22%

SnapStats®	January	February	Variance
Inventory	274	277	1%
Solds	36	61	69%
Sale Price	\$704,000	\$755,000	7%
Sale Price SQFT	\$300	\$274	-9%
Sale to List Price Ratio	96%	98%	2%
Days on Market	31	20	-35%

*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

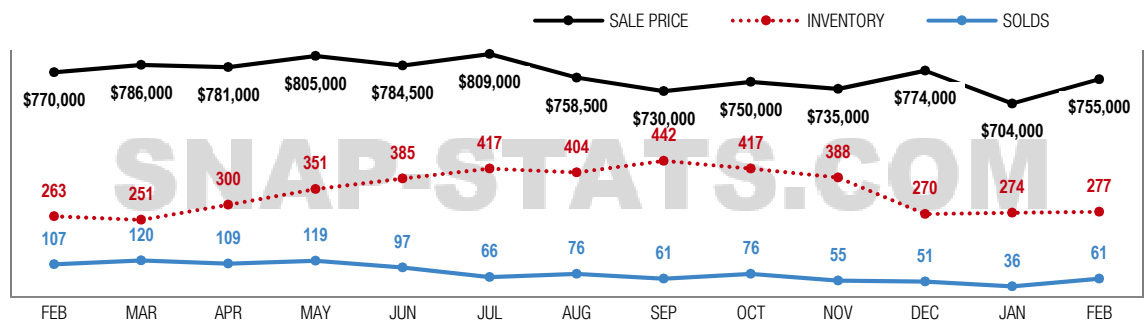
SnapStats®	Inventory	Sales	Sales Ratio
Abbotsford East	123	28	23%
Abbotsford West	74	21	28%
Aberdeen	15	2	13%
Bradner	0	0	NA
Central Abbotsford	51	6	12%
Matsqui	6	1	17%
Poplar	6	3	50%
Sumas Mountain	1	0	NA
Sumas Prairie	1	0	NA
TOTAL*	277	61	22%

Market Summary

- Market Type Indicator **ABBOTSFORD DETACHED**: Sellers Market at 22% Sales Ratio average (2.2 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band** \$500,000 to \$600,000 with average 45% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1 mil to \$1.25 mil, Aberdeen, Central Abbotsford and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Abbotsford West and 3 to 4 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

SnapStats Publishing
SnapStats Publishing Company
604.229.0521

snap-stats.com
snapstatsinfo@gmail.com



Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	5	9	180%*
200,001 – 300,000	99	28	28%
300,001 – 400,000	91	33	36%
400,001 – 500,000	89	16	18%
500,001 – 600,000	61	15	25%
600,001 – 700,000	23	1	4%
700,001 – 800,000	5	0	NA
800,001 – 900,000	2	0	NA
900,001 – 1,000,000	0	0	NA
1,000,001 – 1,250,000	1	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*	376	102	27%

0 to 1 Bedroom	49	12	24%
2 Bedrooms	221	59	27%
3 Bedrooms	79	22	28%
4 Bedrooms & Greater	27	9	33%
TOTAL*	376	102	27%

SnapStats®	January	February	Variance
Inventory	396	376	-5%
Solds	72	102	42%
Sale Price	\$328,500	\$341,850	4%
Sale Price SQFT	\$299	\$317	6%
Sale to List Price Ratio	95%	98%	3%
Days on Market	41	23	-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.

Community CONDOS & TOWNHOMES

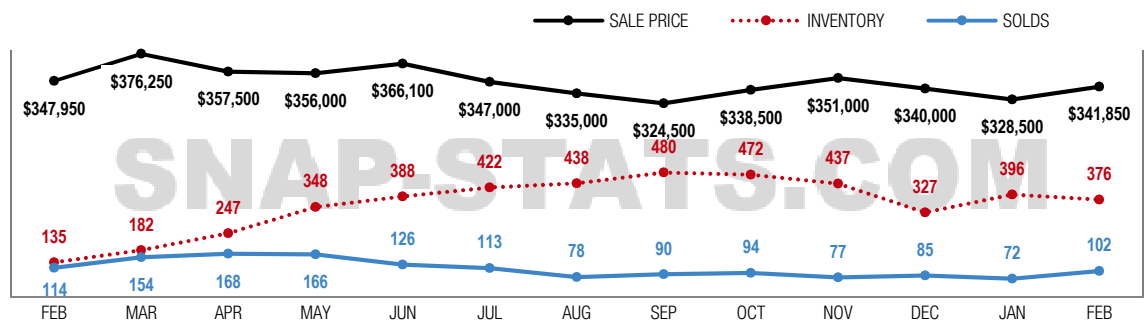
SnapStats®	Inventory	Sales	Sales Ratio
Abbotsford East	35	11	31%
Abbotsford West	148	39	26%
Aberdeen	5	3	60%
Bradner	0	0	NA
Central Abbotsford	171	47	27%
Matsqui	0	0	NA
Poplar	17	2	12%
Sumas Mountain	0	0	NA
Sumas Prairie	0	0	NA
TOTAL*	376	102	27%

Market Summary

- Market Type Indicator **ABBOTSFORD ATTACHED**: Sellers Market at 27% Sales Ratio average (2.7 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band** \$100,000 to \$200,000 with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$600,000 to \$700,000, Poplar and up to 1 bedroom properties
- Sellers Best Bet** Selling homes in Abbotsford East and minimum 4 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

SnapStats Publishing
SnapStats Publishing Company
604.229.0521

snap-stats.com
snapstatsinfo@gmail.com



Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	1	0	NA
200,001 – 300,000	0	0	NA
300,001 – 400,000	0	1	NA*
400,001 – 500,000	8	2	25%
500,001 – 600,000	21	6	29%
600,001 – 700,000	39	14	36%
700,001 – 800,000	38	6	16%
800,001 – 900,000	19	2	11%
900,001 – 1,000,000	17	5	29%
1,000,001 – 1,250,000	18	0	NA
1,250,001 – 1,500,000	1	1	100%
1,500,001 – 1,750,000	1	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*	164	37	23%

2 Bedrooms & Less	10	0	NA
3 to 4 Bedrooms	88	23	26%
5 to 6 Bedrooms	60	10	17%
7 Bedrooms & More	6	4	67%
TOTAL*	164	37	23%

SnapStats®	January	February	Variance
Inventory	170	164	-4%
Solds	21	37	76%
Sale Price	\$615,000	\$679,000	10%
Sale Price SQFT	\$256	\$272	6%
Sale to List Price Ratio	95%	99%	4%
Days on Market	85	39	-54%

*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

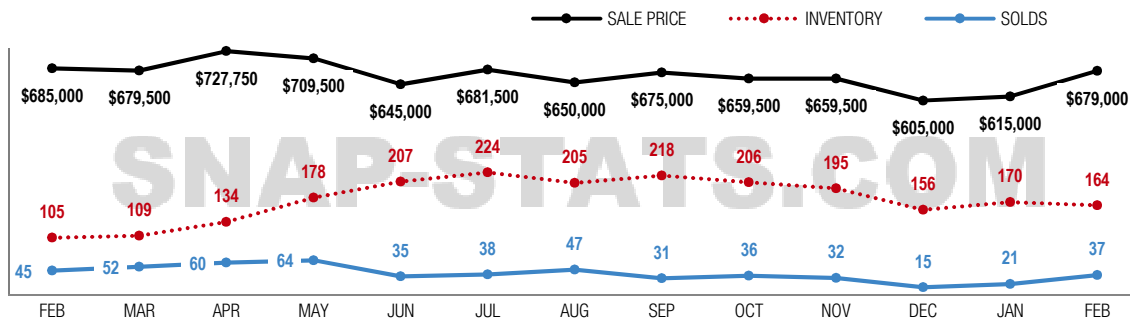
SnapStats®	Inventory	Sales	Sales Ratio
Dewdney Deroche	0	0	NA
Durieu	2	1	50%
Hatzic	23	4	17%
Hemlock	2	0	NA
Lake Errock	12	0	NA
Mission	121	30	25%
Mission West	2	2	100%
Stave Falls	2	0	NA
Steelhead	0	0	NA
TOTAL*	164	37	23%

Market Summary

- Market Type Indicator **MISSION DETACHED**: Sellers Market at 23% Sales Ratio average (2.3 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band** \$600,000 to \$700,000 with average 36% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$800,000 to \$900,000, Hatzic and 5 to 6 bedroom properties
- Sellers Best Bet** Selling homes in Mission and 3 to 4 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

SnapStats Publishing
SnapStats Publishing Company
604.229.0521

snap-stats.com
snapstatsinfo@gmail.com



Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	2	0	NA
200,001 – 300,000	6	0	NA
300,001 – 400,000	8	1	13%
400,001 – 500,000	6	5	83%
500,001 – 600,000	8	0	NA
600,001 – 700,000	2	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	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*	32	6	19%

0 to 1 Bedroom	2	0	NA
2 Bedrooms	13	1	8%
3 Bedrooms	10	5	50%
4 Bedrooms & Greater	7	0	NA
TOTAL*	32	6	19%

SnapStats®	January	February	Variance
Inventory	24	32	33%
Solds	2	6	200%
Sale Price	\$389,750	\$478,000	23%
Sale Price SQFT	\$271	\$323	19%
Sale to List Price Ratio	99%	99%	0%
Days on Market	40	16	-60%

*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

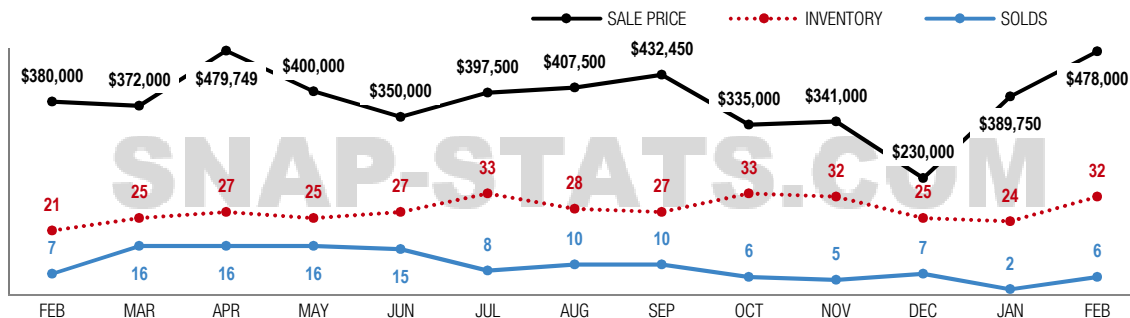
SnapStats®	Inventory	Sales	Sales Ratio
Dewdney Deroche	0	0	NA
Durieu	0	0	NA
Hatzic	0	0	NA
Hemlock	5	0	NA
Lake Errock	0	0	NA
Mission	27	6	22%
Mission West	0	0	NA
Stave Falls	0	0	NA
Steelhead	0	0	NA
TOTAL*	32	6	19%

Market Summary

- Market Type Indicator **MISSION ATTACHED**: 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** Based on number of sales \$400,000 to \$500,000 (5)
- Buyers Best Bet** Homes with 2 bedrooms
- Sellers Best Bet** Selling homes in Mission and 3 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

SnapStats Publishing
SnapStats Publishing Company
604.229.0521

snap-stats.com
snapstatsinfo@gmail.com

