

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

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SnapStats Publishing

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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	1	1	100%
600,001 – 700,000	9	5	56%
700,001 – 800,000	49	8	16%
800,001 – 900,000	112	31	28%
900,001 – 1,000,000	181	30	17%
1,000,001 – 1,250,000	235	28	12%
1,250,001 – 1,500,000	198	18	9%
1,500,001 – 1,750,000	81	5	6%
1,750,001 – 2,000,000	60	1	2%
2,000,001 – 2,250,000	13	0	NA
2,250,001 – 2,500,000	12	0	NA
2,500,001 – 2,750,000	7	1	14%
2,750,001 – 3,000,000	10	1	10%
3,000,001 – 3,500,000	5	0	NA
3,500,001 – 4,000,000	1	1	100%
4,000,001 & Greater	0	0	NA
TOTAL*	976	130	13%

2 Bedrooms & Less	43	4	9%
3 to 4 Bedrooms	329	61	19%
5 to 6 Bedrooms	361	43	12%
7 Bedrooms & More	243	22	9%
TOTAL*	976	130	13%

SnapStats®	June	July	Variance
Inventory	935	976	4%
Solds	150	130	-13%
Sale Price	\$999,500	\$967,500	-3%
Sale Price SQFT	\$398	\$397	0%
Sale to List Price Ratio	100%	98%	-2%
Days on Market	15	19	27%

*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

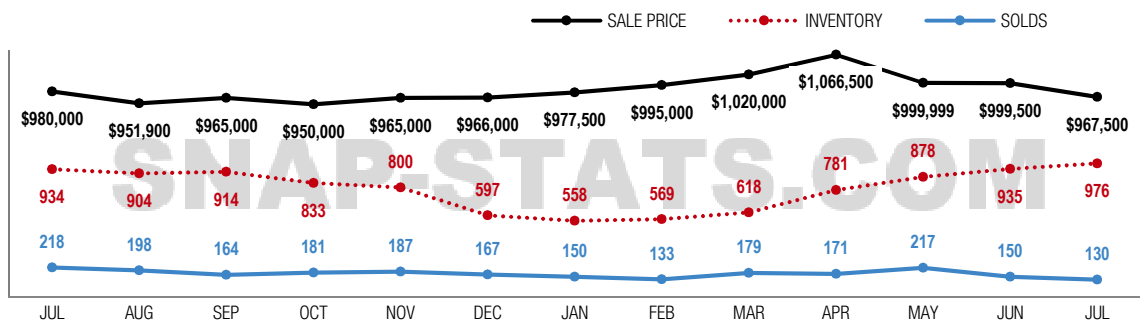
SnapStats®	Inventory	Sales	Sales Ratio
Bear Creek Green Timbers	72	6	8%
Bolivar Heights	72	11	15%
Bridgeview	19	3	16%
Cedar Hills	63	8	13%
East Newton	109	21	19%
Fleetwood Tynehead	140	14	10%
Fraser Heights	82	10	12%
Guildford	35	9	26%
Panorama Ridge	78	12	15%
Port Kells	2	2	100%
Queen Mary Park	59	10	17%
Royal Heights	14	1	7%
Sullivan Station	79	8	10%
West Newton	85	12	14%
Whalley	67	3	4%
TOTAL*	976	130	13%

Market Summary

- Market Type Indicator **SURREY DETACHED**: Balanced Market at 13% Sales Ratio average (1.3 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band** \$600,000 to \$700,000 with average 56% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.75 mil to \$2 mil, Bear Creek, Royal Heights, Whalley and up to 2 / minimum 7 bedrooms
- Sellers Best Bet** Selling homes in Guildford and 3 to 4 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



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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	14	4	29%
300,001 – 400,000	174	63	36%
400,001 – 500,000	215	65	30%
500,001 – 600,000	184	37	20%
600,001 – 700,000	160	33	21%
700,001 – 800,000	48	10	21%
800,001 – 900,000	20	1	5%
900,001 – 1,000,000	8	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*	824	213	26%

0 to 1 Bedroom	175	52	30%
2 Bedrooms	310	85	27%
3 Bedrooms	251	53	21%
4 Bedrooms & Greater	88	23	26%
TOTAL*	824	213	26%

SnapStats®	June	July	Variance
Inventory	714	824	15%
Solds	272	213	-22%
Sale Price	\$490,000	\$450,000	-8%
Sale Price SQFT	\$447	\$428	-4%
Sale to List Price Ratio	100%	98%	-2%
Days on Market	12	15	25%

*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

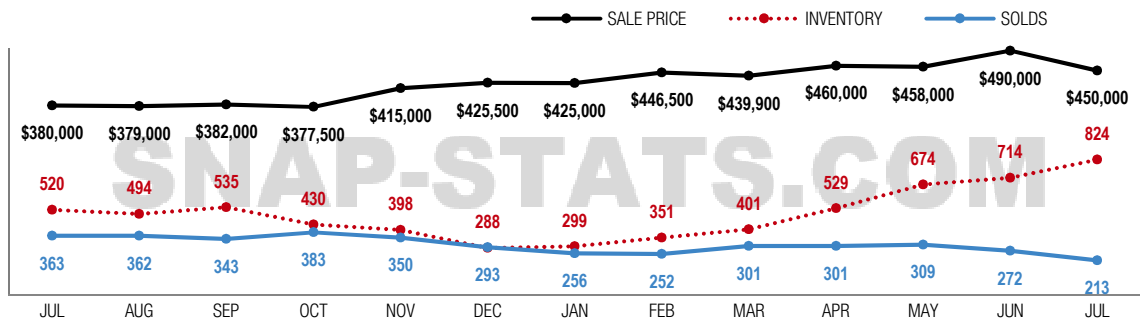
SnapStats®	Inventory	Sales	Sales Ratio
Bear Creek Green Timbers	10	3	30%
Bolivar Heights	14	0	NA
Bridgeview	1	2	200%*
Cedar Hills	1	0	NA
East Newton	87	21	24%
Fleetwood Tynehead	94	26	28%
Fraser Heights	5	2	40%
Guildford	120	25	21%
Panorama Ridge	22	1	5%
Port Kells	0	0	NA
Queen Mary Park	48	13	27%
Royal Heights	0	1	NA*
Sullivan Station	95	19	20%
West Newton	77	19	25%
Whalley	250	81	32%
TOTAL*	824	213	26%

Market Summary

- Market Type Indicator **SURREY ATTACHED**: Sellers Market at 26% Sales Ratio average (2.6 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band** \$300,000 to \$400,000 with average 36% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$800,000 to \$900,000, Panorama Ridge and 3 bedroom properties
- Sellers Best Bet** Selling homes in Bear Creek, Whalley and up to 1 bedroom properties

**With minimum inventory of 10 in most instances

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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	1	0	NA
600,001 – 700,000	0	0	NA
700,001 – 800,000	0	0	NA
800,001 – 900,000	8	1	13%
900,001 – 1,000,000	19	3	16%
1,000,001 – 1,250,000	107	8	7%
1,250,001 – 1,500,000	129	24	19%
1,500,001 – 1,750,000	79	13	16%
1,750,001 – 2,000,000	71	12	17%
2,000,001 – 2,250,000	38	9	24%
2,250,001 – 2,500,000	58	3	5%
2,500,001 – 2,750,000	30	3	10%
2,750,001 – 3,000,000	48	0	NA
3,000,001 – 3,500,000	37	2	5%
3,500,001 – 4,000,000	30	0	NA
4,000,001 & Greater	33	0	NA
TOTAL*	688	78	11%

2 Bedrooms & Less	45	1	2%
3 to 4 Bedrooms	352	43	12%
5 to 6 Bedrooms	259	30	12%
7 Bedrooms & More	32	4	13%
TOTAL*	688	78	11%

SnapStats®	June	July	Variance
Inventory	716	688	-4%
Solds	64	78	22%
Sale Price	\$1,383,750	\$1,550,000	12%
Sale Price SQFT	\$488	\$489	0%
Sale to List Price Ratio	99%	93%	-6%
Days on Market	24	42	75%

*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

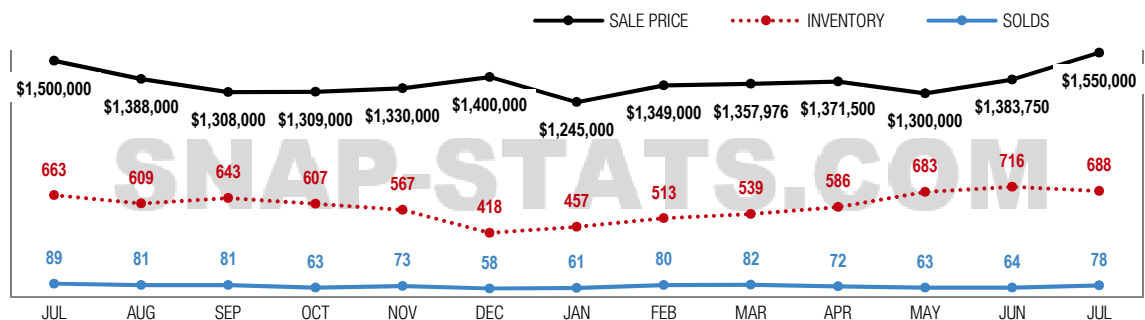
SnapStats®	Inventory	Sales	Sales Ratio
Crescent Beach Ocean Park	123	16	13%
Elgin Chantrell	105	11	10%
Grandview	53	11	21%
Hazelmere	2	0	NA
King George Corridor	87	9	10%
Morgan Creek	51	9	18%
Pacific Douglas	27	2	7%
Sunnyside Park	61	9	15%
White Rock	179	11	6%
TOTAL*	688	78	11%

Market Summary

- Market Type Indicator **S SURREY WHITE ROCK DETACHED**: Buyers Market at 11% Sales Ratio average (1.1 in 10 homes selling rate)
- Homes are selling on average 7% below list price
- Most Active Price Band** \$2 mil to \$2.25 mil with average 24% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$2.25 - \$2.5 mil and \$3 - \$3.5, Pacific Douglas, White Rock and up to 2 bedroom properties
- Sellers Best Bet** Selling homes in Grandview and minimum 3 bedroom properties

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SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	1	1	100%
200,001 – 300,000	2	0	NA
300,001 – 400,000	35	11	31%
400,001 – 500,000	65	27	42%
500,001 – 600,000	77	26	34%
600,001 – 700,000	82	23	28%
700,001 – 800,000	60	15	25%
800,001 – 900,000	44	13	30%
900,001 – 1,000,000	35	5	14%
1,000,001 – 1,250,000	26	3	12%
1,250,001 – 1,500,000	7	1	14%
1,500,001 – 1,750,000	1	1	100%
1,750,001 – 2,000,000	5	1	20%
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	1	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	441	127	29%

0 to 1 Bedroom	39	13	33%
2 Bedrooms	228	63	28%
3 Bedrooms	105	29	28%
4 Bedrooms & Greater	69	22	32%
TOTAL*	441	127	29%

SnapStats®	June	July	Variance
Inventory	438	441	1%
Solds	107	127	19%
Sale Price	\$569,900	\$590,000	4%
Sale Price SQFT	\$476	\$455	-4%
Sale to List Price Ratio	99%	98%	-1%
Days on Market	24	24	0%

*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

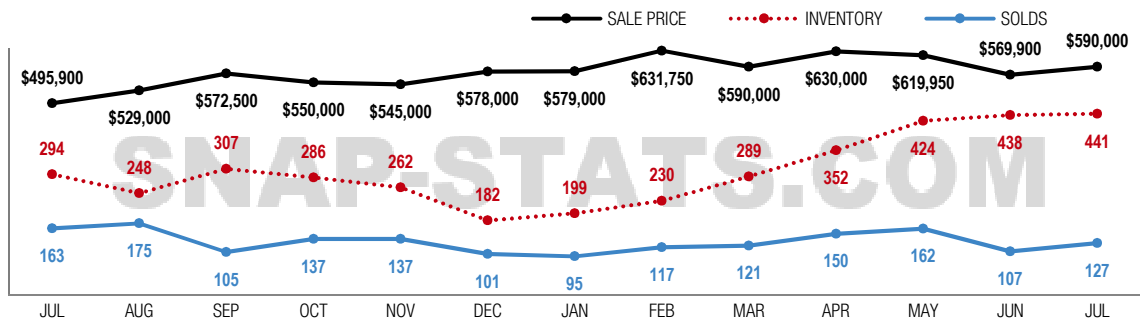
SnapStats®	Inventory	Sales	Sales Ratio
Crescent Beach Ocean Park	13	1	8%
Elgin Chantrell	7	3	43%
Grandview	96	42	44%
Hazelmere	0	0	NA
King George Corridor	96	33	34%
Morgan Creek	32	11	34%
Pacific Douglas	18	2	11%
Sunnyside Park	45	8	18%
White Rock	134	27	20%
TOTAL*	441	127	29%

Market Summary

- Market Type Indicator **S SURREY WHITE ROCK ATTACHED**: Sellers Market at 29% Sales Ratio average (2.9 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band** \$400,000 to \$500,000 with average 42% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$900,000 to \$1.25 mil, Crescent Beach, Pacific Douglas and 2 to 3 bedrooms
- Sellers Best Bet** Selling homes in Grandview, King George Corridor, Morgan Creek and up to 1 / 4 plus bedrooms

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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	1	0	NA
700,001 – 800,000	7	1	14%
800,001 – 900,000	34	9	26%
900,001 – 1,000,000	57	10	18%
1,000,001 – 1,250,000	51	8	16%
1,250,001 – 1,500,000	33	3	9%
1,500,001 – 1,750,000	21	2	10%
1,750,001 – 2,000,000	3	1	33%
2,000,001 – 2,250,000	0	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	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*	208	34	16%

2 Bedrooms & Less	2	0	NA
3 to 4 Bedrooms	121	21	17%
5 to 6 Bedrooms	69	9	13%
7 Bedrooms & More	16	4	25%
TOTAL*	208	34	16%

SnapStats®	June	July	Variance
Inventory	219	208	-5%
Solds	32	34	6%
Sale Price	\$938,500	\$979,000	4%
Sale Price SQFT	\$411	\$437	6%
Sale to List Price Ratio	98%	98%	0%
Days on Market	10	22	120%

*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

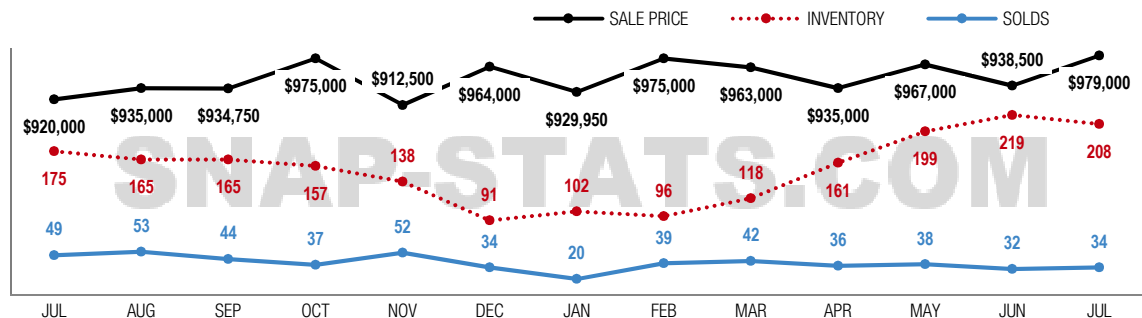
SnapStats®	Inventory	Sales	Sales Ratio
Annieville	57	9	16%
Nordel	55	11	20%
Scottsdale	50	6	12%
Sunshine Hills Woods	46	8	17%
TOTAL*	208	34	16%

Market Summary

- Market Type Indicator **NORTH DELTA DETACHED**: Balanced Market at 16% Sales Ratio average (1.6 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 \$1.25 mil to \$1.5 mil, Scottsdale and 5 to 6 bedroom properties
- Sellers Best Bet** Selling homes in Nordel and minimum 7 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



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SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	1	NA*
200,001 – 300,000	2	0	NA
300,001 – 400,000	5	0	NA
400,001 – 500,000	7	1	14%
500,001 – 600,000	10	1	10%
600,001 – 700,000	6	2	33%
700,001 – 800,000	11	1	9%
800,001 – 900,000	2	1	50%
900,001 – 1,000,000	1	0	NA
1,000,001 – 1,250,000	3	1	33%
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*	47	8	17%

0 to 1 Bedroom	7	1	14%
2 Bedrooms	21	1	5%
3 Bedrooms	10	3	30%
4 Bedrooms & Greater	9	3	33%
TOTAL*	47	8	17%

SnapStats®	June	July	Variance
Inventory	41	47	15%
Solds	13	8	-38%
Sale Price	\$527,000	\$655,000	24%
Sale Price SQFT	\$422	\$448	6%
Sale to List Price Ratio	99%	99%	0%
Days on Market	17	12	-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

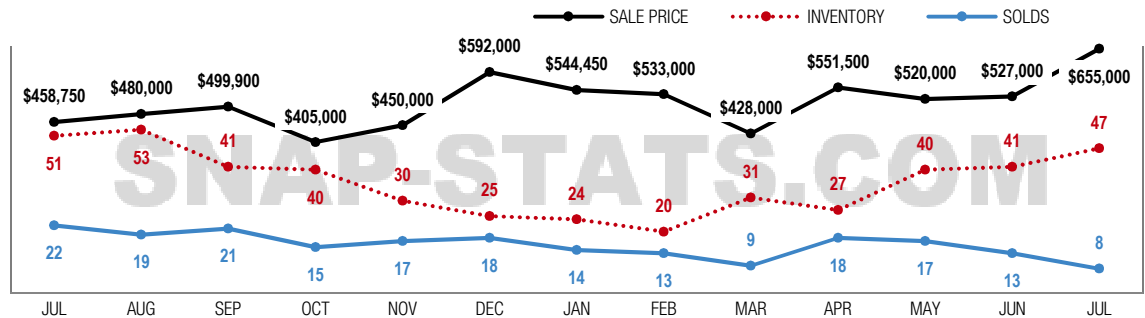
SnapStats®	Inventory	Sales	Sales Ratio
Annieville	9	1	11%
Nordel	18	5	28%
Scottsdale	19	2	11%
Sunshine Hills Woods	1	0	NA
TOTAL*	47	8	17%

Market Summary

- Market Type Indicator **NORTH DELTA ATTACHED**: Balanced Market at 17% Sales Ratio average (1.7 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band** \$500,000 to \$600,000 with average 10% Sales Ratio (Buyers market)
- Buyers Best Bet** Homes in Annieville, Scottsdale and 2 bedroom properties
- Sellers Best Bet** Selling homes in Nordel and minimum 3 bedroom properties

**With minimum inventory of 10 in most instances

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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	1	NA*
700,001 – 800,000	8	7	88%
800,001 – 900,000	30	9	30%
900,001 – 1,000,000	43	15	35%
1,000,001 – 1,250,000	62	11	18%
1,250,001 – 1,500,000	19	3	16%
1,500,001 – 1,750,000	10	0	NA
1,750,001 – 2,000,000	6	0	NA
2,000,001 – 2,250,000	1	0	NA
2,250,001 – 2,500,000	4	0	NA
2,500,001 – 2,750,000	1	0	NA
2,750,001 – 3,000,000	0	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	3	0	NA
TOTAL*	187	46	25%

2 Bedrooms & Less	4	1	25%
3 to 4 Bedrooms	88	26	30%
5 to 6 Bedrooms	71	17	24%
7 Bedrooms & More	24	2	8%
TOTAL*	187	46	25%

SnapStats®	June	July	Variance
Inventory	188	187	-1%
Solds	48	46	-4%
Sale Price	\$1,019,000	\$942,500	-8%
Sale Price SQFT	\$357	\$368	3%
Sale to List Price Ratio	97%	99%	2%
Days on Market	15	14	-7%

*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

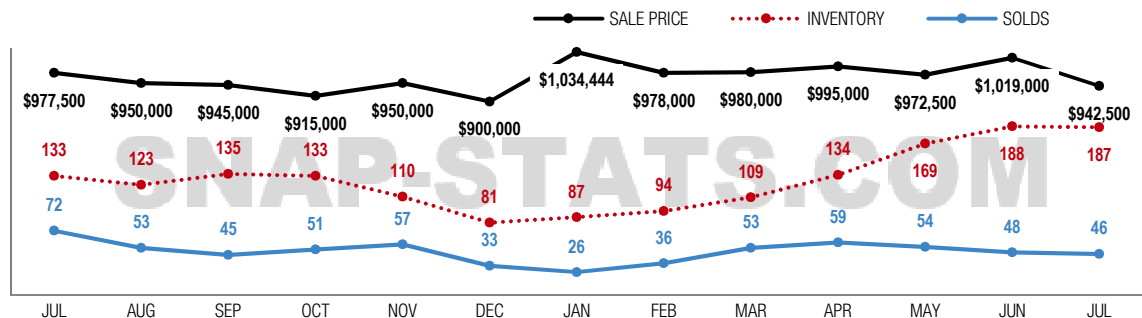
SnapStats®	Inventory	Sales	Sales Ratio
Clayton	39	9	23%
Cloverdale	146	37	25%
Serpentine	2	0	NA
TOTAL*	187	46	25%

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 1% below list price
- Most Active Price Band** \$700,000 to \$800,000 with average 88% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.25 mil to \$1.5 mil, Clayton and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Cloverdale and 3 to 4 bedroom properties

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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	20	18	90%
400,001 – 500,000	34	15	44%
500,001 – 600,000	58	28	48%
600,001 – 700,000	48	9	19%
700,001 – 800,000	21	4	19%
800,001 – 900,000	1	1	100%
900,001 – 1,000,000	1	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*	186	76	41%

0 to 1 Bedroom	18	14	78%
2 Bedrooms	64	30	47%
3 Bedrooms	73	27	37%
4 Bedrooms & Greater	31	5	16%
TOTAL*	186	76	41%

SnapStats®	June	July	Variance
Inventory	170	186	9%
Solds	69	76	10%
Sale Price	\$556,000	\$518,500	-7%
Sale Price SQFT	\$434	\$421	-3%
Sale to List Price Ratio	100%	98%	-2%
Days on Market	13	12	-8%

*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

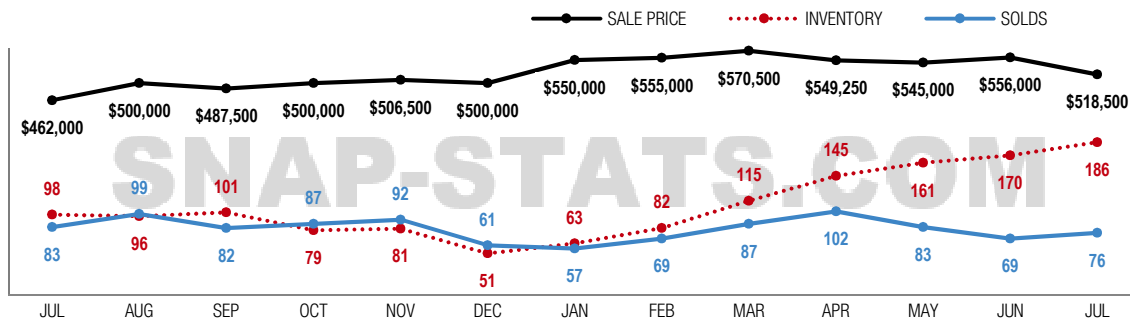
SnapStats®	Inventory	Sales	Sales Ratio
Clayton	121	39	32%
Cloverdale	65	37	57%
Serpentine	0	0	NA
TOTAL*	186	76	41%

Market Summary

- Market Type Indicator **CLOVERDALE ATTACHED**: Sellers Market at 41% Sales Ratio average (4.1 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band** \$300,000 to \$400,000 with average 90% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$600,000 to \$800,000, Clayton and minimum 4 bedroom properties
- Sellers Best Bet** Selling homes in Cloverdale and up to 1 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



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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	1	0	NA
500,001 – 600,000	4	0	NA
600,001 – 700,000	15	2	13%
700,001 – 800,000	32	6	19%
800,001 – 900,000	58	15	26%
900,001 – 1,000,000	65	12	18%
1,000,001 – 1,250,000	103	28	27%
1,250,001 – 1,500,000	54	12	22%
1,500,001 – 1,750,000	25	0	NA
1,750,001 – 2,000,000	13	0	NA
2,000,001 – 2,250,000	8	0	NA
2,250,001 – 2,500,000	7	0	NA
2,500,001 – 2,750,000	5	1	20%
2,750,001 – 3,000,000	3	0	NA
3,000,001 – 3,500,000	5	0	NA
3,500,001 – 4,000,000	3	0	NA
4,000,001 & Greater	8	0	NA
TOTAL*	410	77	19%

2 Bedrooms & Less	21	1	5%
3 to 4 Bedrooms	243	39	16%
5 to 6 Bedrooms	130	35	27%
7 Bedrooms & More	16	2	13%
TOTAL*	410	77	19%

SnapStats®	June	July	Variance
Inventory	410	410	0%
Solds	102	77	-25%
Sale Price	\$1,060,000	\$1,010,000	-5%
Sale Price SQFT	\$426	\$412	-3%
Sale to List Price Ratio	98%	97%	-1%
Days on Market	16	25	56%

*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

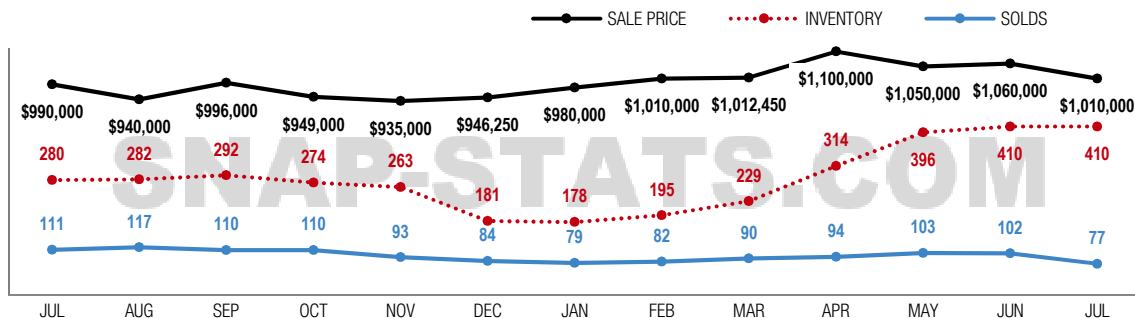
SnapStats®	Inventory	Sales	Sales Ratio
Aldergrove	49	6	12%
Brookwood	62	12	19%
Campbell Valley	14	0	NA
County Line Glen Valley	3	0	NA
Fort Langley	19	2	11%
Langley City	69	17	25%
Murrayville	31	6	19%
Otter District	5	1	20%
Salmon River	20	1	5%
Walnut Grove	48	11	23%
Willoughby Heights	90	21	23%
TOTAL*	410	77	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** \$1 mil to \$1.25 mil with average 27% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$600,000 to \$700,000, Salmon River and up to 2 bedroom properties
- Sellers Best Bet** Selling homes in Langley City, Walnut Grove, Willoughby Heights and 5 to 6 bedroom properties

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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	8	114%*
300,001 – 400,000	66	39	59%
400,001 – 500,000	101	28	28%
500,001 – 600,000	118	25	21%
600,001 – 700,000	86	26	30%
700,001 – 800,000	35	11	31%
800,001 – 900,000	8	1	13%
900,001 – 1,000,000	3	0	NA
1,000,001 – 1,250,000	1	0	NA
1,250,001 – 1,500,000	2	0	NA
1,500,001 – 1,750,000	0	0	NA
1,750,001 – 2,000,000	0	0	NA
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	0	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	0	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	427	138	32%

0 to 1 Bedroom	52	23	44%
2 Bedrooms	193	60	31%
3 Bedrooms	138	47	34%
4 Bedrooms & Greater	44	8	18%
TOTAL*	427	138	32%

SnapStats®	June	July	Variance
Inventory	406	427	5%
Solds	153	138	-10%
Sale Price	\$475,000	\$465,000	-2%
Sale Price SQFT	\$411	\$387	-6%
Sale to List Price Ratio	99%	98%	-1%
Days on Market	11	13	18%

*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

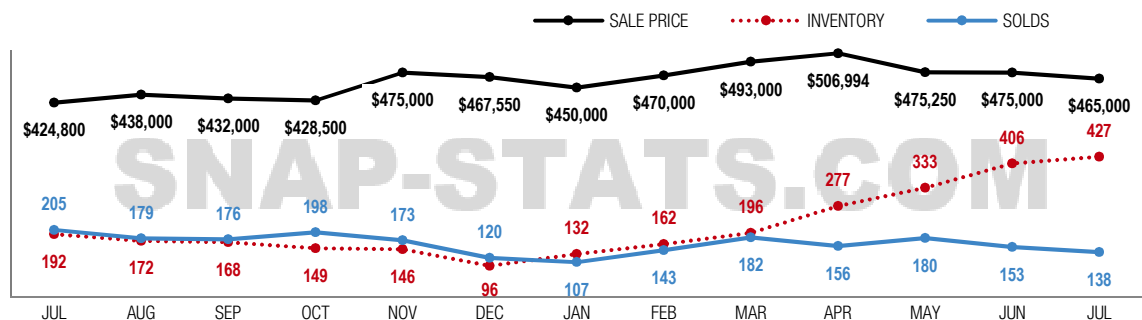
SnapStats®	Inventory	Sales	Sales Ratio
Aldergrove	18	9	50%
Brookwood	0	0	NA
Campbell Valley	0	0	NA
County Line Glen Valley	0	0	NA
Fort Langley	6	1	17%
Langley City	135	47	35%
Murrayville	12	6	50%
Otter District	0	0	NA
Salmon River	4	0	NA
Walnut Grove	53	23	43%
Willoughby Heights	199	52	26%
TOTAL*	427	138	32%

Market Summary

- Market Type Indicator **LANGLEY ATTACHED**: Sellers Market at 32% Sales Ratio average (3.2 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 >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$800,000 to \$900,000, Willoughby Heights and minimum 4 bedrooms
- Sellers Best Bet** Selling homes in Aldergrove, Murrayville and up to 1 bedroom properties

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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	3	0	NA
500,001 – 600,000	6	2	33%
600,001 – 700,000	55	9	16%
700,001 – 800,000	115	19	17%
800,001 – 900,000	79	18	23%
900,001 – 1,000,000	44	8	18%
1,000,001 – 1,250,000	59	6	10%
1,250,001 – 1,500,000	28	3	11%
1,500,001 – 1,750,000	15	1	7%
1,750,001 – 2,000,000	1	0	NA
2,000,001 – 2,250,000	5	0	NA
2,250,001 – 2,500,000	4	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	2	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	417	66	16%

2 Bedrooms & Less	10	2	20%
3 to 4 Bedrooms	204	34	17%
5 to 6 Bedrooms	167	26	16%
7 Bedrooms & More	36	4	11%
TOTAL*	417	66	16%

SnapStats®	June	July	Variance
Inventory	385	417	8%
Solds	97	66	-32%
Sale Price	\$784,500	\$809,000	3%
Sale Price SQFT	\$328	\$311	-5%
Sale to List Price Ratio	99%	99%	0%
Days on Market	18	17	-6%

*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

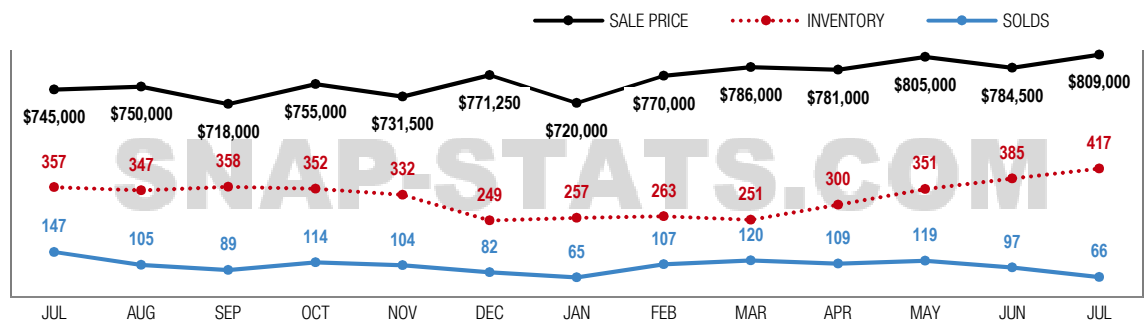
SnapStats®	Inventory	Sales	Sales Ratio
Abbotsford East	162	32	20%
Abbotsford West	126	16	13%
Aberdeen	25	4	16%
Bradner	2	0	NA
Central Abbotsford	74	8	11%
Matsqui	6	0	NA
Poplar	19	4	21%
Sumas Mountain	2	2	100%
Sumas Prairie	1	0	NA
TOTAL*	417	66	16%

Market Summary

- Market Type Indicator **ABBOTSFORD DETACHED**: Balanced Market at 16% Sales Ratio average (1.6 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band** \$800,000 to \$900,000 with average 23% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.5 mil to \$1.75 mil, Central Abbotsford and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Abbotsford East, Poplar and up to 2 bedroom properties

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13 Month Market Trend



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SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	1	2	200%*
200,001 – 300,000	100	31	31%
300,001 – 400,000	152	35	23%
400,001 – 500,000	71	23	32%
500,001 – 600,000	66	20	30%
600,001 – 700,000	21	2	10%
700,001 – 800,000	9	0	NA
800,001 – 900,000	1	0	NA
900,001 – 1,000,000	1	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*	422	113	27%

0 to 1 Bedroom	55	25	45%
2 Bedrooms	264	53	20%
3 Bedrooms	82	30	37%
4 Bedrooms & Greater	21	5	24%
TOTAL*	422	113	27%

SnapStats®	June	July	Variance
Inventory	388	422	9%
Solds	126	113	-10%
Sale Price	\$366,100	\$347,000	-5%
Sale Price SQFT	\$333	\$308	-8%
Sale to List Price Ratio	100%	97%	-3%
Days on Market	14	18	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

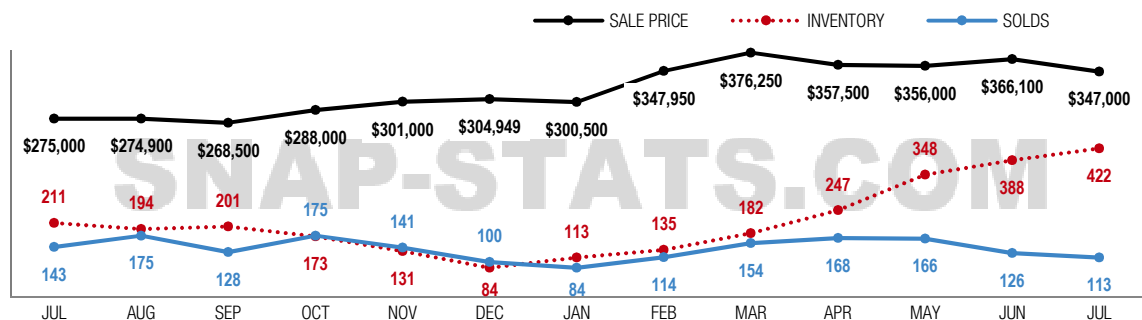
SnapStats®	Inventory	Sales	Sales Ratio
Abbotsford East	52	13	25%
Abbotsford West	160	45	28%
Aberdeen	3	0	NA
Bradner	0	0	NA
Central Abbotsford	185	51	28%
Matsqui	0	0	NA
Poplar	22	4	18%
Sumas Mountain	0	0	NA
Sumas Prairie	0	0	NA
TOTAL*	422	113	27%

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 3% below list price
- Most Active Price Band** \$400,000 to \$500,000 with average 32% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$600,000 to \$700,000, Poplar and 2 bedroom properties
- Sellers Best Bet** Selling homes in Abbotsford West, Central Abbotsford and up to 1 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



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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	1	0	NA
400,001 – 500,000	11	1	9%
500,001 – 600,000	21	11	52%
600,001 – 700,000	50	8	16%
700,001 – 800,000	53	7	13%
800,001 – 900,000	29	4	14%
900,001 – 1,000,000	21	5	24%
1,000,001 – 1,250,000	17	2	12%
1,250,001 – 1,500,000	9	0	NA
1,500,001 – 1,750,000	3	0	NA
1,750,001 – 2,000,000	4	0	NA
2,000,001 – 2,250,000	1	0	NA
2,250,001 – 2,500,000	3	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	1	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	224	38	17%

2 Bedrooms & Less	14	1	7%
3 to 4 Bedrooms	115	20	17%
5 to 6 Bedrooms	88	14	16%
7 Bedrooms & More	7	3	43%
TOTAL*	224	38	17%

SnapStats®	June	July	Variance
Inventory	207	224	8%
Solds	35	38	9%
Sale Price	\$645,000	\$681,500	6%
Sale Price SQFT	\$323	\$293	-9%
Sale to List Price Ratio	99%	98%	-1%
Days on Market	19	36	89%

*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

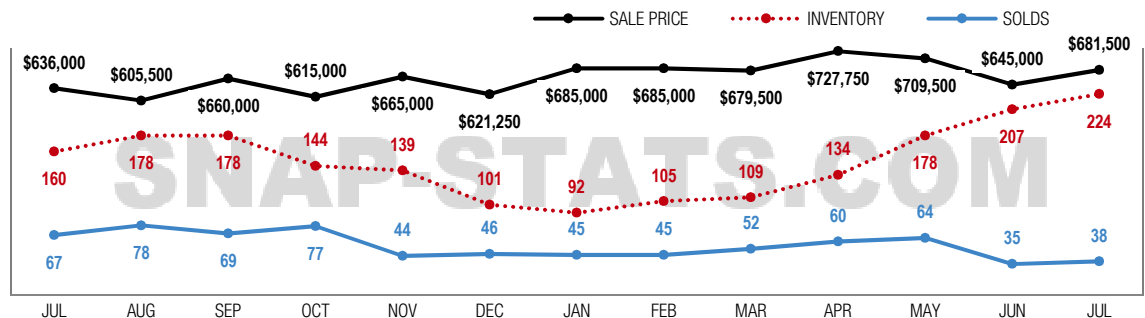
SnapStats®	Inventory	Sales	Sales Ratio
Dewdney Deroche	1	0	NA
Durieu	1	0	NA
Hatzic	18	6	33%
Hemlock	2	0	NA
Lake Errock	13	3	23%
Mission	180	28	16%
Mission West	6	0	NA
Stave Falls	3	0	NA
Steelhead	1	1	100%
TOTAL*	224	38	17%

Market Summary

- Market Type Indicator **MISSION DETACHED**: Sellers Market at 112% Sales Ratio average (11.2 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 52% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$400,000 to \$500,000, Mission and up to 2 bedroom properties
- Sellers Best Bet** Selling homes in Hatzic and minimum 7 bedroom properties

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13 Month Market Trend



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SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	3	0	NA
200,001 – 300,000	4	2	50%
300,001 – 400,000	9	2	22%
400,001 – 500,000	4	3	75%
500,001 – 600,000	11	1	9%
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*	33	8	24%

0 to 1 Bedroom	5	1	20%
2 Bedrooms	10	4	40%
3 Bedrooms	13	3	23%
4 Bedrooms & Greater	5	0	NA
TOTAL*	33	8	24%

SnapStats®	June	July	Variance
Inventory	27	33	22%
Solds	15	8	-47%
Sale Price	\$350,000	\$397,500	14%
Sale Price SQFT	\$308	\$334	8%
Sale to List Price Ratio	100%	99%	-1%
Days on Market	24	5	-79%

*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

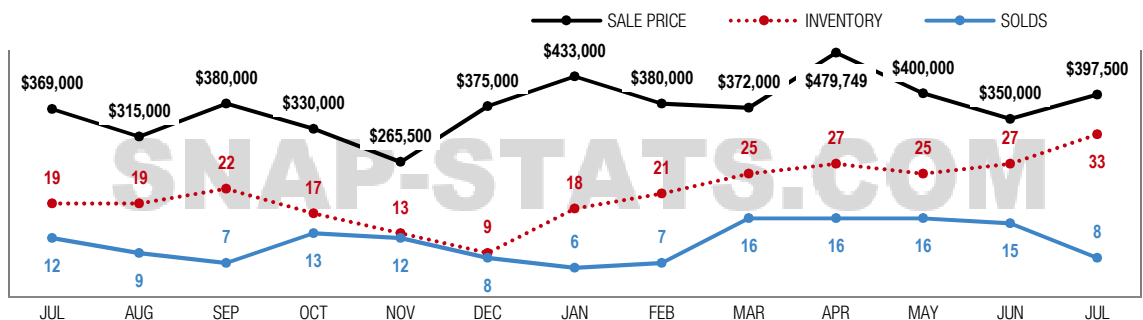
SnapStats®	Inventory	Sales	Sales Ratio
Dewdney Deroche	0	0	NA
Durieu	0	0	NA
Hatzic	0	0	NA
Hemlock	6	0	NA
Lake Errock	0	0	NA
Mission	27	8	30%
Mission West	0	0	NA
Stave Falls	0	0	NA
Steelhead	0	0	NA
TOTAL*	33	8	24%

Market Summary

- Market Type Indicator **MISSION ATTACHED**: Sellers Market at 24% Sales Ratio average (2.4 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band** \$300,000 to \$400,000 with average 22% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$500,000 to \$600,000 and 3 bedroom properties
- Sellers Best Bet** Selling homes in Mission and 2 bedroom properties

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