

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	1	0	NA
500,001 – 600,000	4	0	NA
600,001 – 700,000	13	2	15%
700,001 – 800,000	49	11	22%
800,001 – 900,000	127	25	20%
900,001 – 1,000,000	156	22	14%
1,000,001 – 1,250,000	246	37	15%
1,250,001 – 1,500,000	167	10	6%
1,500,001 – 1,750,000	98	6	6%
1,750,001 – 2,000,000	44	1	2%
2,000,001 – 2,250,000	22	0	NA
2,250,001 – 2,500,000	12	0	NA
2,500,001 – 2,750,000	8	0	NA
2,750,001 – 3,000,000	8	0	NA
3,000,001 – 3,500,000	2	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	957	114	12%

2 Bedrooms & Less	48	4	8%
3 to 4 Bedrooms	326	45	14%
5 to 6 Bedrooms	346	45	13%
7 Bedrooms & More	237	20	8%
TOTAL*	957	114	12%

SnapStats®	August	September	Variance
Inventory	968	957	-1%
Solds	126	114	-10%
Sale Price	\$992,750	\$996,250	0%
Sale Price SQFT	\$378	\$382	1%
Sale to List Price Ratio	98%	100%	2%
Days on Market	22	24	9%

\*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

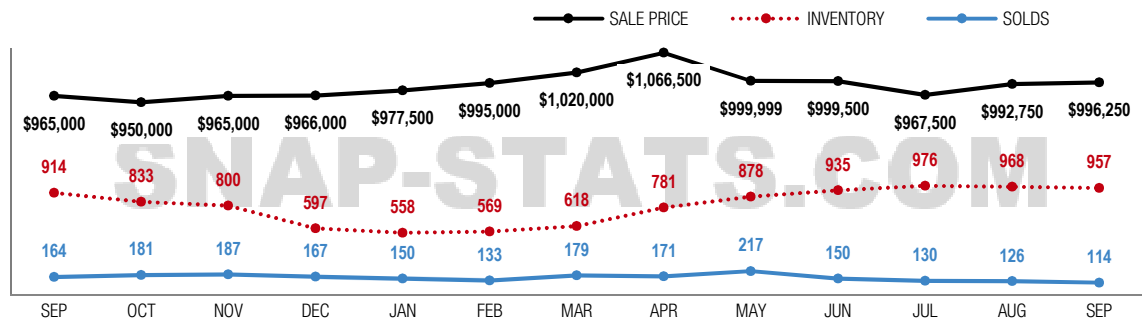
SnapStats®	Inventory	Sales	Sales Ratio
Bear Creek Green Timbers	70	14	20%
Bolivar Heights	81	10	12%
Bridgeview	20	0	NA
Cedar Hills	66	2	3%
East Newton	105	13	12%
Fleetwood Tynehead	129	16	12%
Fraser Heights	77	8	10%
Guildford	30	8	27%
Panorama Ridge	79	6	8%
Port Kells	2	0	NA
Queen Mary Park	62	6	10%
Royal Heights	14	3	21%
Sullivan Station	75	12	16%
West Newton	79	9	11%
Whalley	68	7	10%
TOTAL*	957	114	12%

## Market Summary

- Market Type Indicator **SURREY DETACHED**: Balanced Market at 12% Sales Ratio average (1.2 in 10 homes selling rate)
- Homes are selling on average 100% of list price
- Most Active Price Band\*\* \$700,000 to \$800,000 with average 22% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.75 mil to \$2 mil, Cedar Hills, Panorama Ridge and up to 2 and minimum 7 bedroom properties
- Sellers Best Bet\*\* Selling homes in Guildford, Royal Heights and 3 to 6 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	22	3	14%
300,001 – 400,000	184	45	24%
400,001 – 500,000	252	49	19%
500,001 – 600,000	230	46	20%
600,001 – 700,000	171	18	11%
700,001 – 800,000	55	3	5%
800,001 – 900,000	20	1	5%
900,001 – 1,000,000	4	1	25%
1,000,001 – 1,250,000	2	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*	940	166	18%

0 to 1 Bedroom	202	42	21%
2 Bedrooms	360	66	18%
3 Bedrooms	269	48	18%
4 Bedrooms & Greater	109	10	9%
TOTAL*	940	166	18%

SnapStats®	August	September	Variance
Inventory	854	940	10%
Solds	242	166	-31%
Sale Price	\$440,500	\$460,750	5%
Sale Price SQFT	\$420	\$423	1%
Sale to List Price Ratio	98%	97%	-1%
Days on Market	14	24	71%

\*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

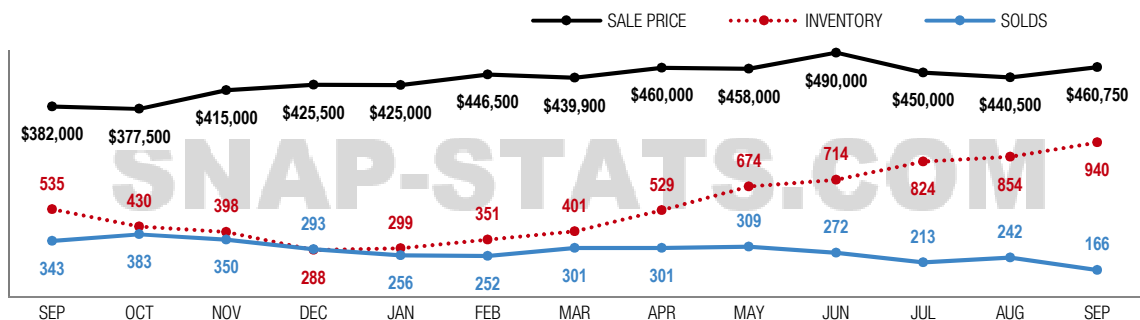
SnapStats®	Inventory	Sales	Sales Ratio
Bear Creek Green Timbers	16	3	19%
Bolivar Heights	13	2	15%
Bridgeview	1	0	NA
Cedar Hills	4	0	NA
East Newton	83	14	17%
Fleetwood Tynehead	108	14	13%
Fraser Heights	5	0	NA
Guildford	142	26	18%
Panorama Ridge	24	4	17%
Port Kells	0	0	NA
Queen Mary Park	59	10	17%
Royal Heights	0	0	NA
Sullivan Station	99	16	16%
West Newton	108	18	17%
Whalley	278	59	21%
TOTAL*	940	166	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 3% below list price
- Most Active Price Band\*\* \$300,000 to \$400,000 with average 24% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$700,000 to \$900,000, Fleetwood Tynehead and minimum 4 bedrooms
- Sellers Best Bet\*\* Selling homes in Whalley 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	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	5	4	80%
900,001 – 1,000,000	22	2	9%
1,000,001 – 1,250,000	98	10	10%
1,250,001 – 1,500,000	123	3	2%
1,500,001 – 1,750,000	68	5	7%
1,750,001 – 2,000,000	69	4	6%
2,000,001 – 2,250,000	38	4	11%
2,250,001 – 2,500,000	67	2	3%
2,500,001 – 2,750,000	22	0	NA
2,750,001 – 3,000,000	41	1	2%
3,000,001 – 3,500,000	30	1	3%
3,500,001 – 4,000,000	20	0	NA
4,000,001 & Greater	33	0	NA
TOTAL*	637	36	6%

2 Bedrooms & Less	36	1	3%
3 to 4 Bedrooms	327	28	9%
5 to 6 Bedrooms	240	7	3%
7 Bedrooms & More	34	0	NA
TOTAL*	637	36	6%

SnapStats®	August	September	Variance
Inventory	628	637	1%
Solds	51	36	-29%
Sale Price	\$1,375,000	\$1,395,000	1%
Sale Price SQFT	\$478	\$503	5%
Sale to List Price Ratio	93%	96%	3%
Days on Market	32	61	91%

\*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

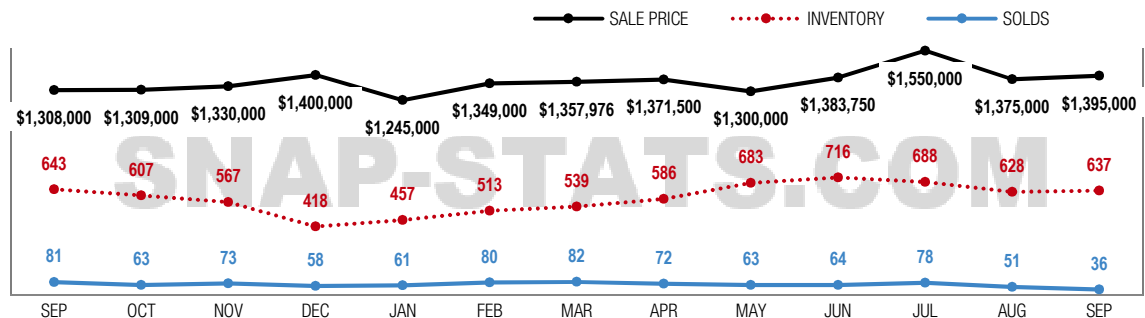
SnapStats®	Inventory	Sales	Sales Ratio
Crescent Beach Ocean Park	134	5	4%
Elgin Chantrell	92	4	4%
Grandview	46	2	4%
Hazelmere	2	0	NA
King George Corridor	72	5	7%
Morgan Creek	49	2	4%
Pacific Douglas	28	4	14%
Sunnyside Park	48	7	15%
White Rock	166	7	4%
TOTAL*	637	36	6%

## Market Summary

- Market Type Indicator **S SURREY WHITE ROCK DETACHED**: Buyers Market at 6% Sales Ratio average (6 in 100 homes selling rate)
- Homes are selling on average 4% below list price
- Most Active Price Band\*\* \$2 mil to \$2.25 mil with average 11% Sales Ratio (Buyers market)
- Buyers Best Bet\*\* Homes between \$1.25 mil to \$1.5 mil and \$2.25 mil plus, and up to 2 / minimum 5 bedrooms
- Sellers Best Bet\*\* Selling homes in Pacific Douglas, Sunnyside Park and 3 to 4 bedrooms

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

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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	1	NA*
200,001 – 300,000	4	2	50%
300,001 – 400,000	43	12	28%
400,001 – 500,000	73	17	23%
500,001 – 600,000	82	22	27%
600,001 – 700,000	78	15	19%
700,001 – 800,000	52	14	27%
800,001 – 900,000	54	8	15%
900,001 – 1,000,000	46	4	9%
1,000,001 – 1,250,000	20	3	15%
1,250,001 – 1,500,000	9	0	NA
1,500,001 – 1,750,000	2	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	1	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*	469	98	21%

0 to 1 Bedroom	47	8	17%
2 Bedrooms	253	45	18%
3 Bedrooms	102	28	27%
4 Bedrooms & Greater	67	17	25%
TOTAL*	469	98	21%

SnapStats®	August	September	Variance
Inventory	405	469	16%
Solds	91	98	8%
Sale Price	\$590,100	\$589,000	0%
Sale Price SQFT	\$441	\$454	3%
Sale to List Price Ratio	96%	98%	2%
Days on Market	34	25	-26%

\*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

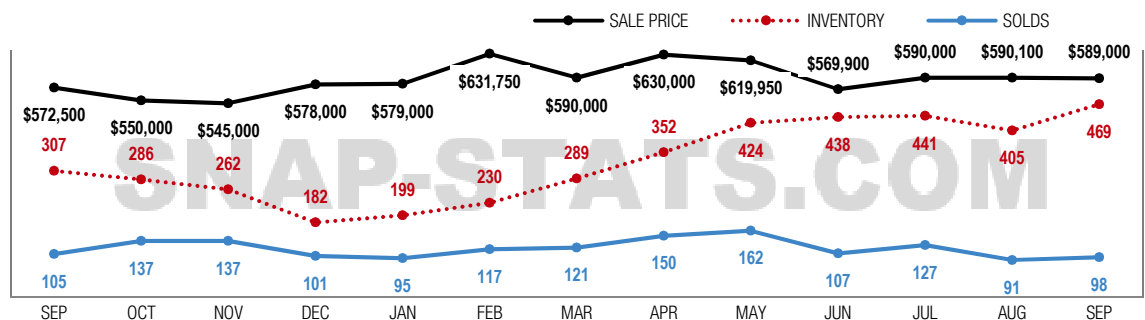
SnapStats®	Inventory	Sales	Sales Ratio
Crescent Beach Ocean Park	12	1	8%
Elgin Chantrell	6	1	17%
Grandview	114	31	27%
Hazelmere	0	0	NA
King George Corridor	107	27	25%
Morgan Creek	31	6	19%
Pacific Douglas	16	4	25%
Sunnyside Park	42	8	19%
White Rock	141	20	14%
TOTAL*	469	98	21%

## Market Summary

- Market Type Indicator **S SURREY WHITE ROCK ATTACHED**: Sellers Market at 21% Sales Ratio average (2.1 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 28% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$900,000 to \$1 mil, Crescent Beach Ocean Park, White Rock and up to 2 bedroom properties
- Sellers Best Bet\*\* Selling homes in Grandview, King George Corridor, Pacific Douglas 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	0	NA
700,001 – 800,000	10	6	60%
800,001 – 900,000	38	6	16%
900,001 – 1,000,000	43	8	19%
1,000,001 – 1,250,000	43	5	12%
1,250,001 – 1,500,000	36	0	NA
1,500,001 – 1,750,000	16	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	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	0	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	196	25	13%

2 Bedrooms & Less	1	1	100%
3 to 4 Bedrooms	111	18	16%
5 to 6 Bedrooms	68	6	9%
7 Bedrooms & More	16	0	NA
TOTAL*	196	25	13%

SnapStats®	August	September	Variance
Inventory	179	196	9%
Solds	30	25	-17%
Sale Price	\$943,400	\$905,000	-4%
Sale Price SQFT	\$414	\$405	-2%
Sale to List Price Ratio	97%	95%	-2%
Days on Market	36	18	-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 DETACHED HOUSES

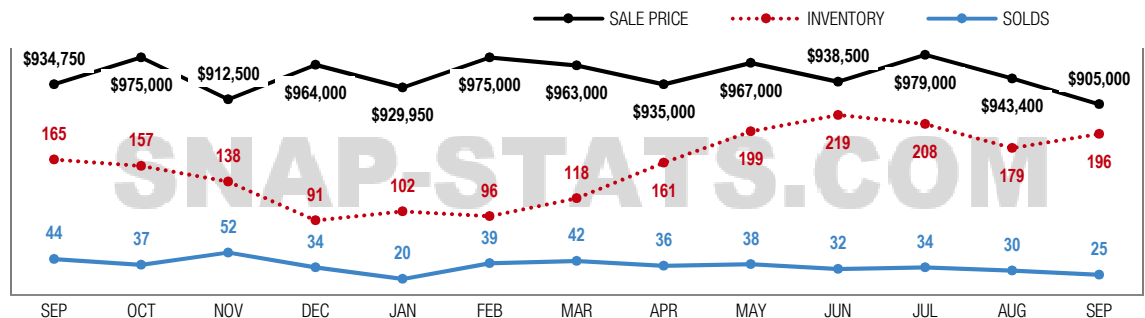
SnapStats®	Inventory	Sales	Sales Ratio
Annieville	51	6	12%
Nordel	45	8	18%
Scottsdale	48	8	17%
Sunshine Hills Woods	52	3	6%
TOTAL*	196	25	13%

## Market Summary

- Market Type Indicator **NORTH DELTA DETACHED**: Balanced Market at 13% Sales Ratio average (1.3 in 10 homes selling rate)
- Homes are selling on average 5% below list price
- Most Active Price Band\*\* \$700,000 to \$800,000 with average 60% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1 mil to \$1.25 mil, Sunshine Hills Woods and 5 to 6 bedroom properties
- Sellers Best Bet\*\* Selling homes in Nordel, Scottsdale 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	2	0	NA
300,001 – 400,000	10	2	20%
400,001 – 500,000	10	1	10%
500,001 – 600,000	14	1	7%
600,001 – 700,000	8	2	25%
700,001 – 800,000	5	0	NA
800,001 – 900,000	4	0	NA
900,001 – 1,000,000	1	0	NA
1,000,001 – 1,250,000	2	0	NA
1,250,001 – 1,500,000	0	1	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*	56	7	13%

0 to 1 Bedroom	10	2	20%
2 Bedrooms	25	1	4%
3 Bedrooms	13	3	23%
4 Bedrooms & Greater	8	1	13%
TOTAL*	56	7	13%

SnapStats®	August	September	Variance
Inventory	52	56	8%
Solds	10	7	-30%
Sale Price	\$594,550	\$520,000	-13%
Sale Price SQFT	\$452	\$404	-11%
Sale to List Price Ratio	99%	98%	-1%
Days on Market	19	7	-63%

\*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

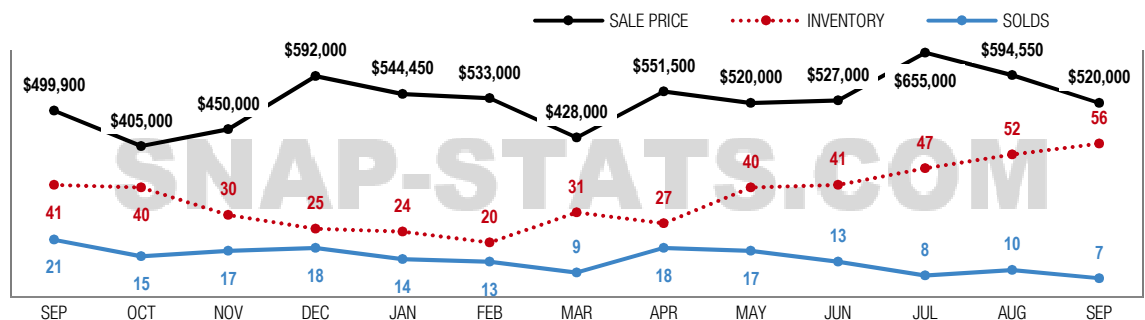
SnapStats®	Inventory	Sales	Sales Ratio
Annieville	14	0	NA
Nordel	11	4	36%
Scottsdale	27	2	7%
Sunshine Hills Woods	4	1	25%
TOTAL*	56	7	13%

## Market Summary

- Market Type Indicator **NORTH DELTA ATTACHED**: Balanced Market at 12% Sales Ratio average (1.2 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 25% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$500,000 to \$600,000, Scottsdale and 2 bedroom properties
- Sellers Best Bet\*\* Selling homes in Nordel and 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	1	NA*
600,001 – 700,000	2	0	NA
700,001 – 800,000	8	4	50%
800,001 – 900,000	23	9	39%
900,001 – 1,000,000	43	9	21%
1,000,001 – 1,250,000	72	12	17%
1,250,001 – 1,500,000	14	2	14%
1,500,001 – 1,750,000	12	1	8%
1,750,001 – 2,000,000	6	0	NA
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	3	0	NA
2,500,001 – 2,750,000	2	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	2	0	NA
TOTAL*	191	38	20%

2 Bedrooms & Less	5	0	NA
3 to 4 Bedrooms	92	19	21%
5 to 6 Bedrooms	72	15	21%
7 Bedrooms & More	22	4	18%
TOTAL*	191	38	20%

SnapStats®	August	September	Variance
Inventory	179	191	7%
Solds	37	38	3%
Sale Price	\$920,000	\$977,500	6%
Sale Price SQFT	\$397	\$352	-11%
Sale to List Price Ratio	99%	99%	0%
Days on Market	32	22	-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

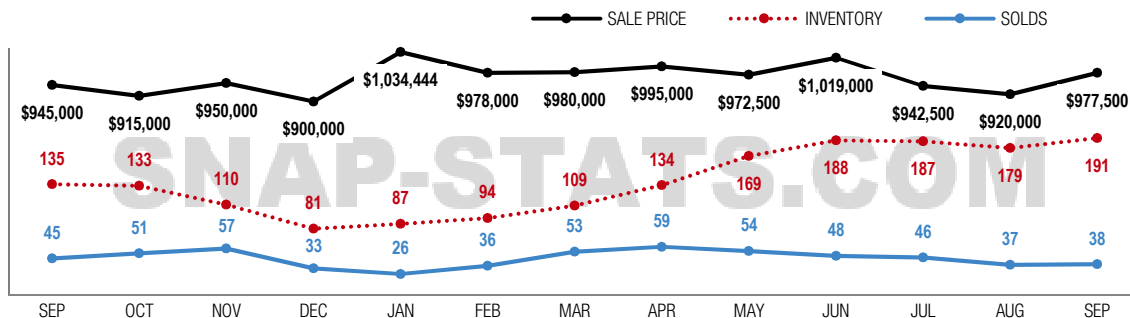
SnapStats®	Inventory	Sales	Sales Ratio
Clayton	46	11	24%
Cloverdale	143	26	18%
Serpentine	2	1	50%
TOTAL*	191	38	20%

## Market Summary

- Market Type Indicator **CLOVERDALE DETACHED**: Balanced Market at 20% Sales Ratio average (2 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 50% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.5 mil to \$1.75 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

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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	4	2	50%
300,001 – 400,000	34	5	15%
400,001 – 500,000	33	10	30%
500,001 – 600,000	66	20	30%
600,001 – 700,000	56	9	16%
700,001 – 800,000	21	4	19%
800,001 – 900,000	0	1	NA*
900,001 – 1,000,000	1	1	100%
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*	215	52	24%

0 to 1 Bedroom	30	7	23%
2 Bedrooms	74	15	20%
3 Bedrooms	87	25	29%
4 Bedrooms & Greater	24	5	21%
TOTAL*	215	52	24%

SnapStats®	August	September	Variance
Inventory	192	215	12%
Solds	63	52	-17%
Sale Price	\$528,000	\$547,500	4%
Sale Price SQFT	\$420	\$394	-6%
Sale to List Price Ratio	100%	99%	-1%
Days on Market	20	20	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

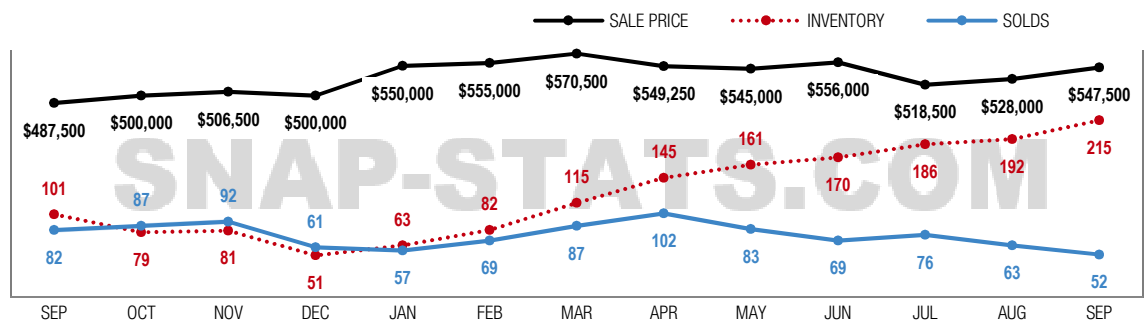
SnapStats®	Inventory	Sales	Sales Ratio
Clayton	133	29	22%
Cloverdale	82	23	28%
Serpentine	0	0	NA
TOTAL*	215	52	24%

## Market Summary

- Market Type Indicator **CLOVERDALE 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\*\* \$400,000 to \$600,000 with average 30% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$300,000 to \$400,000, Clayton and 2 bedroom properties
- Sellers Best Bet\*\* Selling homes in Cloverdale and 3 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	1	0	NA
100,001 – 200,000	1	0	NA
200,001 – 300,000	0	0	NA
300,001 – 400,000	0	0	NA
400,001 – 500,000	0	1	NA*
500,001 – 600,000	2	1	50%
600,001 – 700,000	16	6	38%
700,001 – 800,000	24	7	29%
800,001 – 900,000	63	14	22%
900,001 – 1,000,000	64	14	22%
1,000,001 – 1,250,000	101	17	17%
1,250,001 – 1,500,000	67	5	7%
1,500,001 – 1,750,000	29	3	10%
1,750,001 – 2,000,000	21	1	5%
2,000,001 – 2,250,000	5	1	20%
2,250,001 – 2,500,000	8	0	NA
2,500,001 – 2,750,000	1	1	100%
2,750,001 – 3,000,000	6	0	NA
3,000,001 – 3,500,000	4	0	NA
3,500,001 – 4,000,000	4	0	NA
4,000,001 & Greater	10	0	NA
TOTAL*	427	71	17%

2 Bedrooms & Less	24	0	NA
3 to 4 Bedrooms	227	42	19%
5 to 6 Bedrooms	153	28	18%
7 Bedrooms & More	23	1	4%
TOTAL*	427	71	17%

SnapStats®	August	September	Variance
Inventory	395	427	8%
Solds	65	71	9%
Sale Price	\$979,000	\$950,000	-3%
Sale Price SQFT	\$413	\$434	5%
Sale to List Price Ratio	98%	97%	-1%
Days on Market	26	23	-12%

\*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

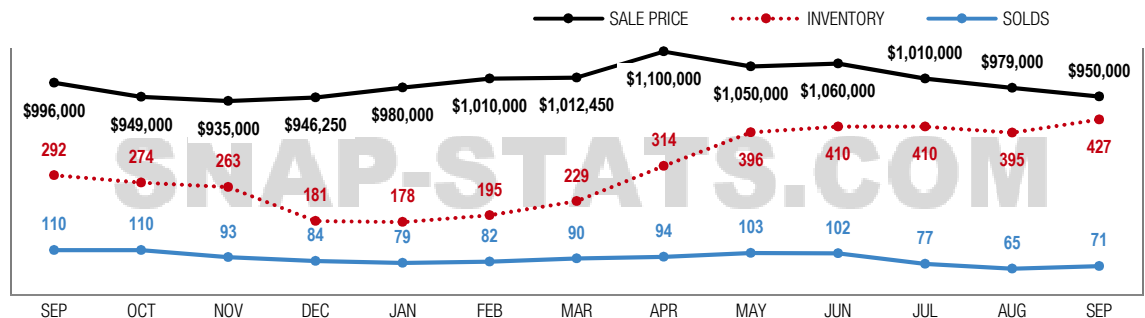
SnapStats®	Inventory	Sales	Sales Ratio
Aldergrove	51	10	20%
Brookwood	72	11	15%
Campbell Valley	18	0	NA
County Line Glen Valley	2	1	50%
Fort Langley	20	6	30%
Langley City	75	14	19%
Murrayville	23	2	9%
Otter District	3	0	NA
Salmon River	20	3	15%
Walnut Grove	53	10	19%
Willoughby Heights	90	14	16%
TOTAL*	427	71	17%

## Market Summary

- Market Type Indicator **LANGLEY DETACHED**: 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\*\* \$600,000 to \$700,000 with average 38% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.75 mil to \$2 mil, Murrayville and minimum 7 bedroom properties
- Sellers Best Bet\*\* Selling homes in Fort Langley and 3 to 6 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	8	8	100%
300,001 – 400,000	110	28	25%
400,001 – 500,000	114	24	21%
500,001 – 600,000	132	23	17%
600,001 – 700,000	102	12	12%
700,001 – 800,000	39	5	13%
800,001 – 900,000	15	0	NA
900,001 – 1,000,000	2	1	50%
1,000,001 – 1,250,000	0	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*	523	101	19%

0 to 1 Bedroom	72	16	22%
2 Bedrooms	241	51	21%
3 Bedrooms	158	27	17%
4 Bedrooms & Greater	52	7	13%
TOTAL*	523	101	19%

SnapStats®	August	September	Variance
Inventory	453	523	15%
Solds	118	101	-14%
Sale Price	\$490,000	\$465,000	-5%
Sale Price SQFT	\$417	\$404	-3%
Sale to List Price Ratio	99%	100%	1%
Days on Market	19	22	16%

\*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

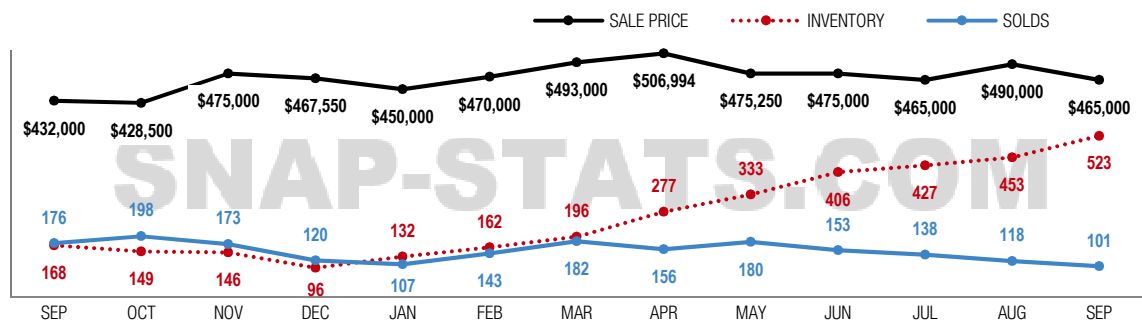
SnapStats®	Inventory	Sales	Sales Ratio
Aldergrove	16	6	38%
Brookwood	0	0	NA
Campbell Valley	0	0	NA
County Line Glen Valley	0	0	NA
Fort Langley	8	2	25%
Langley City	170	41	24%
Murrayville	23	3	13%
Otter District	0	0	NA
Salmon River	6	1	17%
Walnut Grove	63	5	8%
Willoughby Heights	237	43	18%
TOTAL*	523	101	19%

## Market Summary

- Market Type Indicator **LANGLEY ATTACHED**: Balanced Market at 19% Sales Ratio average (1.9 in 10 homes selling rate)
- Homes are selling on average 100% of list price
- Most Active Price Band\*\* \$200,000 to \$300,000 with average 100% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$600,000 to \$800,000, Murrayville, Walnut Grove and minimum 4 bedroom properties
- Sellers Best Bet\*\* Selling homes in Aldergrove and up to 2 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	0	0	NA
400,001 – 500,000	2	1	50%
500,001 – 600,000	11	5	45%
600,001 – 700,000	61	18	30%
700,001 – 800,000	120	20	17%
800,001 – 900,000	80	4	5%
900,001 – 1,000,000	52	6	12%
1,000,001 – 1,250,000	51	2	4%
1,250,001 – 1,500,000	39	2	5%
1,500,001 – 1,750,000	14	2	14%
1,750,001 – 2,000,000	3	0	NA
2,000,001 – 2,250,000	2	1	50%
2,250,001 – 2,500,000	5	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	2	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	442	61	14%

2 Bedrooms & Less	14	2	14%
3 to 4 Bedrooms	204	35	17%
5 to 6 Bedrooms	184	23	13%
7 Bedrooms & More	40	1	3%
TOTAL*	442	61	14%

SnapStats®	August	September	Variance
Inventory	404	442	9%
Solds	76	61	-20%
Sale Price	\$758,500	\$730,000	-4%
Sale Price SQFT	\$315	\$305	-3%
Sale to List Price Ratio	95%	98%	3%
Days on Market	18	16	-11%

\*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

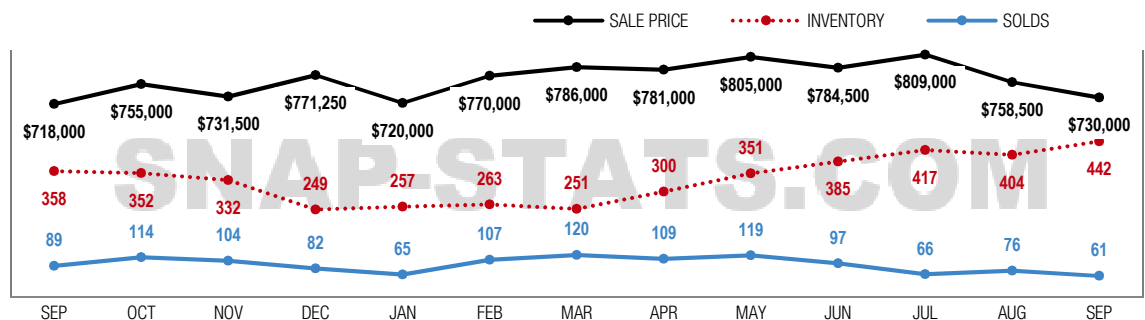
SnapStats®	Inventory	Sales	Sales Ratio
Abbotsford East	167	23	14%
Abbotsford West	148	20	14%
Aberdeen	23	4	17%
Bradner	0	1	NA*
Central Abbotsford	77	9	12%
Matsqui	4	1	25%
Poplar	19	3	16%
Sumas Mountain	1	0	NA
Sumas Prairie	3	0	NA
TOTAL*	442	61	14%

## Market Summary

- Market Type Indicator **ABBOTSFORD 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\*\* \$500,000 to \$600,000 with average 45% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1 mil to \$1.5 mil, Central Abbotsford and minimum 7 bedroom properties
- Sellers Best Bet\*\* Selling homes in Aberdeen 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	2	3	150%*
200,001 – 300,000	129	36	28%
300,001 – 400,000	145	23	16%
400,001 – 500,000	102	19	19%
500,001 – 600,000	72	5	7%
600,001 – 700,000	22	3	14%
700,001 – 800,000	8	0	NA
800,001 – 900,000	0	1	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*	480	90	19%

0 to 1 Bedroom	58	18	31%
2 Bedrooms	294	57	19%
3 Bedrooms	103	12	12%
4 Bedrooms & Greater	25	3	12%
TOTAL*	480	90	19%

SnapStats®	August	September	Variance
Inventory	438	480	10%
Solds	78	90	15%
Sale Price	\$335,000	\$324,500	-3%
Sale Price SQFT	\$325	\$322	-1%
Sale to List Price Ratio	98%	97%	-1%
Days on Market	26	24	-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

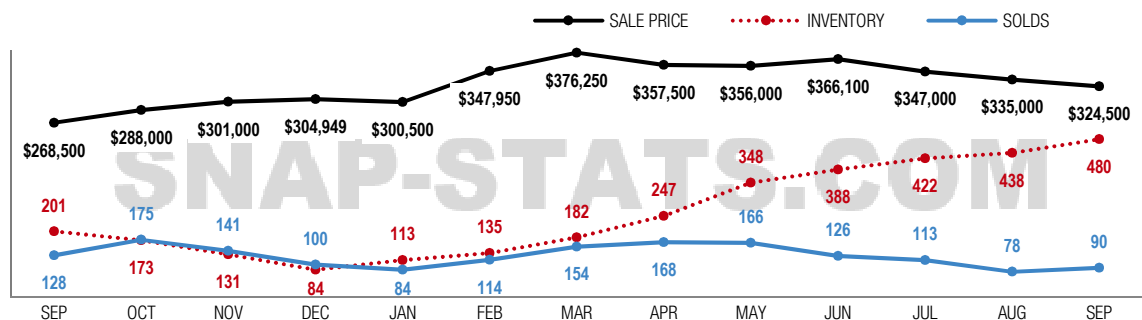
SnapStats®	Inventory	Sales	Sales Ratio
Abbotsford East	58	14	24%
Abbotsford West	167	35	21%
Aberdeen	3	0	NA
Bradner	0	0	NA
Central Abbotsford	235	36	15%
Matsqui	0	0	NA
Poplar	17	5	29%
Sumas Mountain	0	0	NA
Sumas Prairie	0	0	NA
TOTAL*	480	90	19%

## Market Summary

- Market Type Indicator **ABBOTSFORD ATTACHED**: 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\*\* \$200,000 to \$300,000 with average 28% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$500,000 to \$600,000, Central Abbotsford and minimum 3 bedroom properties
- Sellers Best Bet\*\* Selling homes in Abbotsford East, Poplar 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	1	1	100%
300,001 – 400,000	1	0	NA
400,001 – 500,000	4	2	50%
500,001 – 600,000	30	2	7%
600,001 – 700,000	43	15	35%
700,001 – 800,000	46	5	11%
800,001 – 900,000	32	4	13%
900,001 – 1,000,000	19	0	NA
1,000,001 – 1,250,000	24	1	4%
1,250,001 – 1,500,000	7	1	14%
1,500,001 – 1,750,000	3	0	NA
1,750,001 – 2,000,000	3	0	NA
2,000,001 – 2,250,000	2	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	0	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	218	31	14%

2 Bedrooms & Less	8	3	38%
3 to 4 Bedrooms	121	17	14%
5 to 6 Bedrooms	82	10	12%
7 Bedrooms & More	7	1	14%
TOTAL*	218	31	14%

SnapStats®	August	September	Variance
Inventory	205	218	6%
Solds	47	31	-34%
Sale Price	\$650,000	\$675,000	4%
Sale Price SQFT	\$278	\$285	3%
Sale to List Price Ratio	100%	99%	-1%
Days on Market	29	41	41%

\*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

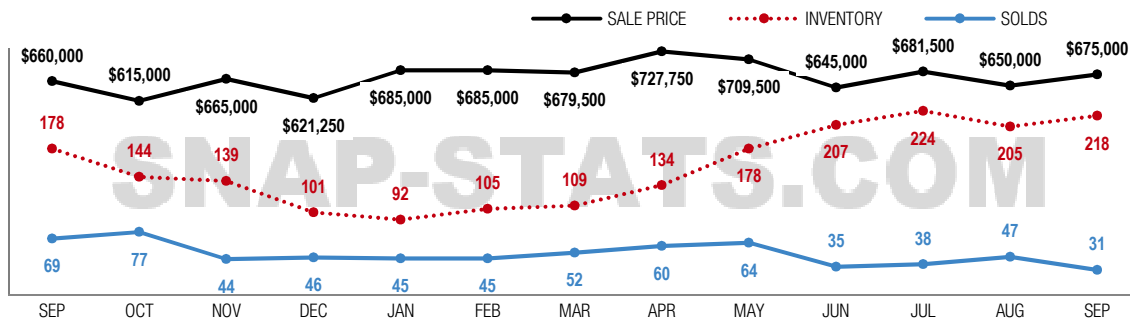
SnapStats®	Inventory	Sales	Sales Ratio
Dewdney Deroche	0	0	NA
Durieu	2	0	NA
Hatzic	28	2	7%
Hemlock	1	1	100%
Lake Errock	10	2	20%
Mission	167	26	16%
Mission West	6	0	NA
Stave Falls	2	0	NA
Steelhead	2	0	NA
TOTAL*	218	31	14%

## Market Summary

- Market Type Indicator **MISSION DETACHED**: Balanced Market at 14% Sales Ratio average (1.4 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 35% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1 mil to \$1.25 mil, Hatzic and minimum 3 bedroom properties
- Sellers Best Bet\*\* Selling homes in Lake Errock and up to 2 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	3	1	33%
200,001 – 300,000	8	2	25%
300,001 – 400,000	10	1	10%
400,001 – 500,000	5	3	60%
500,001 – 600,000	1	3	300%*
600,001 – 700,000	0	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*	27	10	37%

0 to 1 Bedroom	4	2	50%
2 Bedrooms	12	6	50%
3 Bedrooms	9	1	11%
4 Bedrooms & Greater	2	1	50%
TOTAL*	27	10	37%

SnapStats®	August	September	Variance
Inventory	28	27	-4%
Solds	10	10	0%
Sale Price	\$407,500	\$432,450	6%
Sale Price SQFT	\$338	\$312	-8%
Sale to List Price Ratio	98%	99%	1%
Days on Market	34	33	-3%

\*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

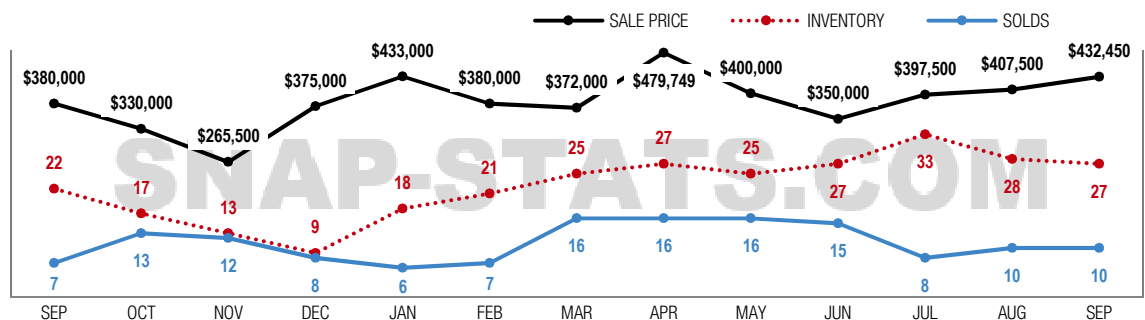
SnapStats®	Inventory	Sales	Sales Ratio
Dewdney Deroche	0	0	NA
Durieu	0	0	NA
Hatzic	0	0	NA
Hemlock	9	1	11%
Lake Errock	0	0	NA
Mission	18	9	50%
Mission West	0	0	NA
Stave Falls	0	0	NA
Steelhead	0	0	NA
TOTAL*	27	10	37%

## Market Summary

- Market Type Indicator **MISSION ATTACHED**: Sellers Market at 37% Sales Ratio average (3.7 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band\*\* \$200,000 to \$300,000 with average 25% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$300,000 to \$400,000, Hemlock and 3 bedroom properties
- Sellers Best Bet\*\* Selling homes in Mission and 2 bedroom properties

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

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