

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	0	0	NA
500,001 – 600,000	4	0	NA
600,001 – 700,000	13	1	8%
700,001 – 800,000	58	13	22%
800,001 – 900,000	125	35	28%
900,001 – 1,000,000	142	21	15%
1,000,001 – 1,250,000	246	40	16%
1,250,001 – 1,500,000	169	13	8%
1,500,001 – 1,750,000	100	8	8%
1,750,001 – 2,000,000	43	8	19%
2,000,001 – 2,250,000	16	3	19%
2,250,001 – 2,500,000	9	0	NA
2,500,001 – 2,750,000	7	0	NA
2,750,001 – 3,000,000	9	0	NA
3,000,001 – 3,500,000	4	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	945	134	14%

2 Bedrooms & Less	41	8	20%
3 to 4 Bedrooms	321	56	17%
5 to 6 Bedrooms	352	44	13%
7 Bedrooms & More	231	26	11%
TOTAL*	945	134	14%

SnapStats®	September	October	Variance
Inventory	957	945	-1%
Solds	114	134	18%
Sale Price	\$996,250	\$979,500	-2%
Sale Price SQFT	\$382	\$389	2%
Sale to List Price Ratio	100%	98%	-2%
Days on Market	24	32	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 DETACHED HOUSES

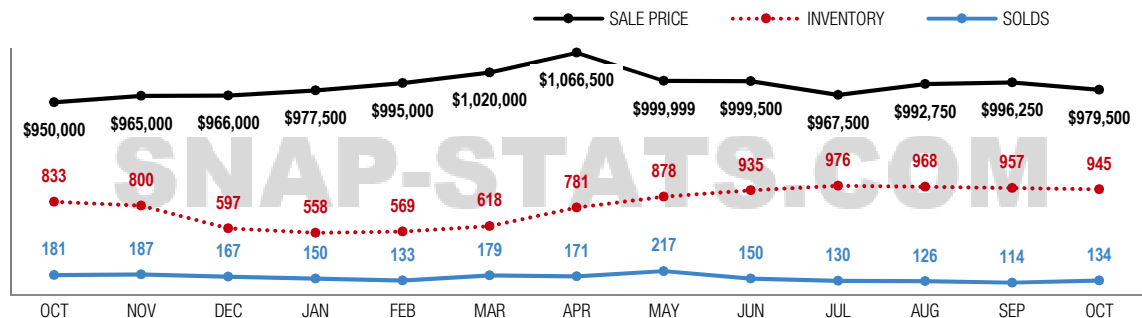
SnapStats®	Inventory	Sales	Sales Ratio
Bear Creek Green Timbers	66	11	17%
Bolivar Heights	80	11	14%
Bridgeview	17	3	18%
Cedar Hills	63	8	13%
East Newton	108	13	12%
Fleetwood Tynehead	132	14	11%
Fraser Heights	74	19	26%
Guildford	29	7	24%
Panorama Ridge	78	10	13%
Port Kells	2	0	NA
Queen Mary Park	55	11	20%
Royal Heights	16	2	13%
Sullivan Station	77	6	8%
West Newton	82	7	9%
Whalley	66	12	18%
TOTAL*	945	134	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\*\* \$900,000 to \$1 mil with average 25% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$700,000 to \$800,000, Sullivan Station, West Newton and up to 2 bedroom properties
- Sellers Best Bet\*\* Selling homes in Fraser Heights, Guildford and minimum 7 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	27	18	67%
300,001 – 400,000	202	51	25%
400,001 – 500,000	259	52	20%
500,001 – 600,000	211	54	26%
600,001 – 700,000	178	22	12%
700,001 – 800,000	53	5	9%
800,001 – 900,000	19	2	11%
900,001 – 1,000,000	3	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*	955	204	21%

0 to 1 Bedroom	203	54	27%
2 Bedrooms	383	68	18%
3 Bedrooms	270	62	23%
4 Bedrooms & Greater	99	20	20%
TOTAL*	955	204	21%

SnapStats®	September	October	Variance
Inventory	940	955	2%
Solds	166	204	23%
Sale Price	\$460,750	\$442,500	-4%
Sale Price SQFT	\$423	\$386	-9%
Sale to List Price Ratio	97%	97%	0%
Days on Market	24	19	-21%

\*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

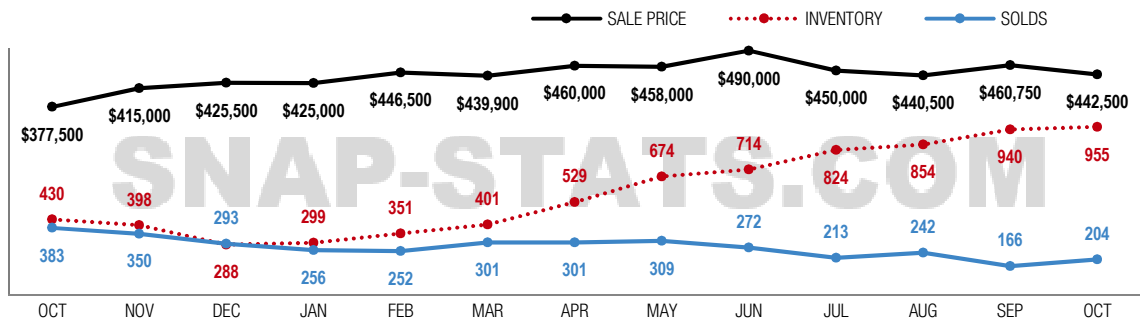
SnapStats®	Inventory	Sales	Sales Ratio
Bear Creek Green Timbers	13	6	46%
Bolivar Heights	11	3	27%
Bridgeview	0	0	NA
Cedar Hills	6	0	NA
East Newton	80	24	30%
Fleetwood Tynehead	106	24	23%
Fraser Heights	1	1	100%
Guildford	153	31	20%
Panorama Ridge	24	3	13%
Port Kells	0	0	NA
Queen Mary Park	58	6	10%
Royal Heights	0	0	NA
Sullivan Station	96	25	26%
West Newton	110	20	18%
Whalley	297	61	21%
TOTAL*	955	204	21%

## Market Summary

- Market Type Indicator **SURREY ATTACHED**: Sellers Market at 21% Sales Ratio average (2.1 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 67% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$700,000 to \$800,000, Panorama Ridge, Queen Mary Park and 2 bedroom properties
- Sellers Best Bet\*\* Selling homes in Bear Creek Green Timbers, East Newton 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	0	1	NA*
600,001 – 700,000	0	0	NA
700,001 – 800,000	0	1	NA*
800,001 – 900,000	4	5	125%*
900,001 – 1,000,000	22	3	14%
1,000,001 – 1,250,000	92	23	25%
1,250,001 – 1,500,000	117	10	9%
1,500,001 – 1,750,000	69	8	12%
1,750,001 – 2,000,000	79	2	3%
2,000,001 – 2,250,000	35	4	11%
2,250,001 – 2,500,000	64	0	NA
2,500,001 – 2,750,000	30	0	NA
2,750,001 – 3,000,000	34	0	NA
3,000,001 – 3,500,000	25	0	NA
3,500,001 – 4,000,000	21	0	NA
4,000,001 & Greater	32	1	3%
TOTAL*	624	58	9%

2 Bedrooms & Less	31	9	29%
3 to 4 Bedrooms	323	31	10%
5 to 6 Bedrooms	236	16	7%
7 Bedrooms & More	34	2	6%
TOTAL*	624	58	9%

SnapStats®	September	October	Variance
Inventory	637	624	-2%
Solds	36	58	61%
Sale Price	\$1,395,000	\$1,209,000	-13%
Sale Price SQFT	\$503	\$492	-2%
Sale to List Price Ratio	96%	94%	-2%
Days on Market	61	36	-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

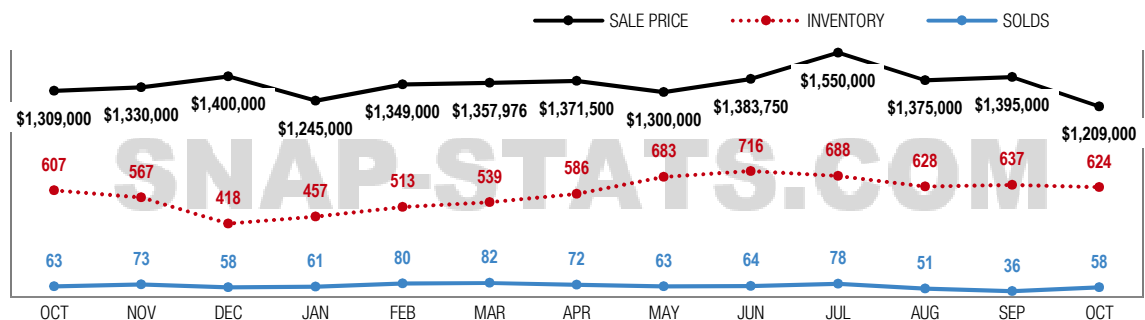
SnapStats®	Inventory	Sales	Sales Ratio
Crescent Beach Ocean Park	122	16	13%
Elgin Chantrell	89	3	3%
Grandview	51	3	6%
Hazelmere	4	0	NA
King George Corridor	54	14	26%
Morgan Creek	45	5	11%
Pacific Douglas	34	0	NA
Sunnyside Park	54	7	13%
White Rock	171	10	6%
TOTAL*	624	58	9%

## Market Summary

- Market Type Indicator **S SURREY WHITE ROCK DETACHED**: Buyers Market at 9% Sales Ratio average (9 in 100 homes selling rate)
- Homes are selling on average 6% below list price
- Most Active Price Band\*\* \$1 mil to \$1.25 mil with average 25% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.75 mil to \$2 mil and \$4 mil plus, Elgin Chantrell, Grandview, White Rock and 5 plus bedrooms
- Sellers Best Bet\*\* Selling homes in King George Corridor and up to 2 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	6	1	17%
300,001 – 400,000	37	15	41%
400,001 – 500,000	96	16	17%
500,001 – 600,000	89	12	13%
600,001 – 700,000	97	18	19%
700,001 – 800,000	54	3	6%
800,001 – 900,000	49	10	20%
900,001 – 1,000,000	46	5	11%
1,000,001 – 1,250,000	15	2	13%
1,250,001 – 1,500,000	8	0	NA
1,500,001 – 1,750,000	3	0	NA
1,750,001 – 2,000,000	3	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	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	0	0	NA
TOTAL*	504	82	16%

0 to 1 Bedroom	50	11	22%
2 Bedrooms	262	47	18%
3 Bedrooms	108	15	14%
4 Bedrooms & Greater	84	9	11%
TOTAL*	504	82	16%

SnapStats®	September	October	Variance
Inventory	469	504	7%
Solds	98	82	-16%
Sale Price	\$589,000	\$586,500	0%
Sale Price SQFT	\$454	\$471	4%
Sale to List Price Ratio	98%	98%	0%
Days on Market	25	25	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

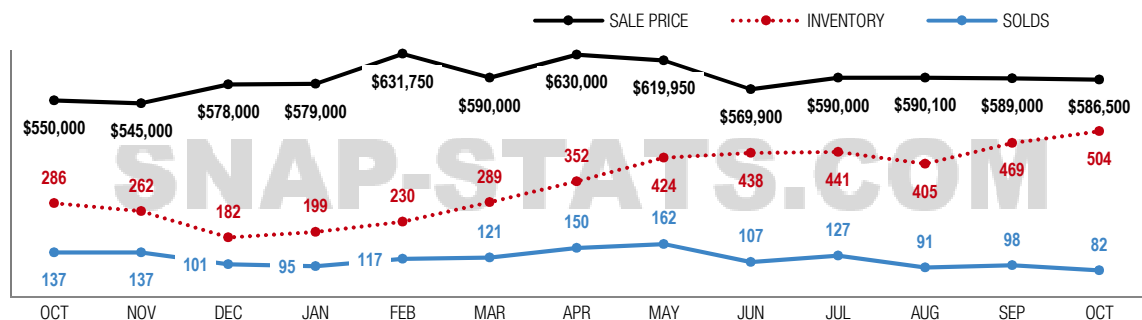
SnapStats®	Inventory	Sales	Sales Ratio
Crescent Beach Ocean Park	11	2	18%
Elgin Chantrell	4	1	25%
Grandview	132	18	14%
Hazelmere	0	0	NA
King George Corridor	115	18	16%
Morgan Creek	44	6	14%
Pacific Douglas	19	2	11%
Sunnyside Park	40	9	23%
White Rock	139	26	19%
TOTAL*	504	82	16%

## 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 2% below list price
- Most Active Price Band\*\* \$300,000 to \$400,000 with average 41% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$700,000 to \$800,000, Pacific Douglas 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

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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	9	6	67%
800,001 – 900,000	39	12	31%
900,001 – 1,000,000	40	5	13%
1,000,001 – 1,250,000	48	2	4%
1,250,001 – 1,500,000	38	2	5%
1,500,001 – 1,750,000	15	3	20%
1,750,001 – 2,000,000	2	0	NA
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	4	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	30	15%

2 Bedrooms & Less	0	0	NA
3 to 4 Bedrooms	114	17	15%
5 to 6 Bedrooms	67	10	15%
7 Bedrooms & More	15	3	20%
TOTAL*	196	30	15%

SnapStats®	September	October	Variance
Inventory	196	196	0%
Solds	25	30	20%
Sale Price	\$905,000	\$869,000	-4%
Sale Price SQFT	\$405	\$364	-10%
Sale to List Price Ratio	95%	97%	2%
Days on Market	18	19	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

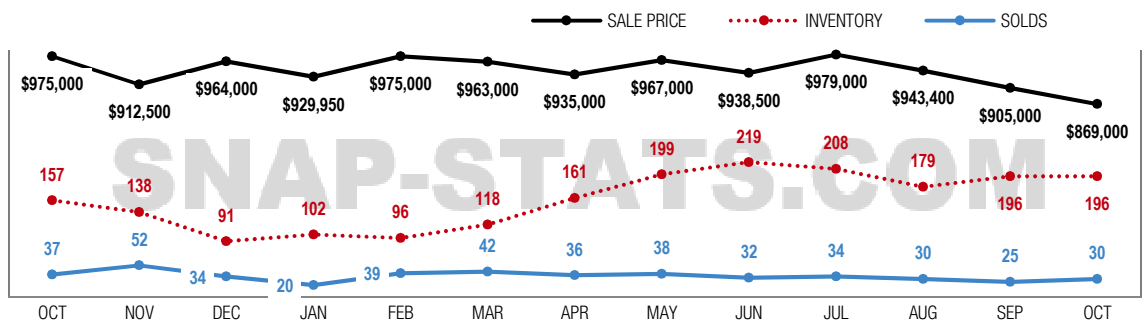
SnapStats®	Inventory	Sales	Sales Ratio
Annieville	38	9	24%
Nordel	48	8	17%
Scottsdale	55	8	15%
Sunshine Hills Woods	55	5	9%
TOTAL*	196	30	15%

## Market Summary

- Market Type Indicator **NORTH DELTA DETACHED**: Balanced Market at 15% Sales Ratio average (1.5 in 10 homes selling rate)
- Homes are selling on average 3% below list price
- Most Active Price Band\*\* \$700,000 to \$800,000 with average 67% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1 mil to \$1.5 mil, Sunshine Hills Woods and 3 to 6 bedroom properties
- Sellers Best Bet\*\* Selling homes in Annieville and minimum 7 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	3	0	NA
300,001 – 400,000	8	3	38%
400,001 – 500,000	13	1	8%
500,001 – 600,000	13	5	38%
600,001 – 700,000	8	1	13%
700,001 – 800,000	3	1	33%
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	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*	55	11	20%

0 to 1 Bedroom	9	2	22%
2 Bedrooms	26	4	15%
3 Bedrooms	14	4	29%
4 Bedrooms & Greater	6	1	17%
TOTAL*	55	11	20%

SnapStats®	September	October	Variance
Inventory	56	55	-2%
Solds	7	11	57%
Sale Price	\$520,000	\$532,000	2%
Sale Price SQFT	\$404	\$463	15%
Sale to List Price Ratio	98%	102%	4%
Days on Market	7	32	357%

\*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

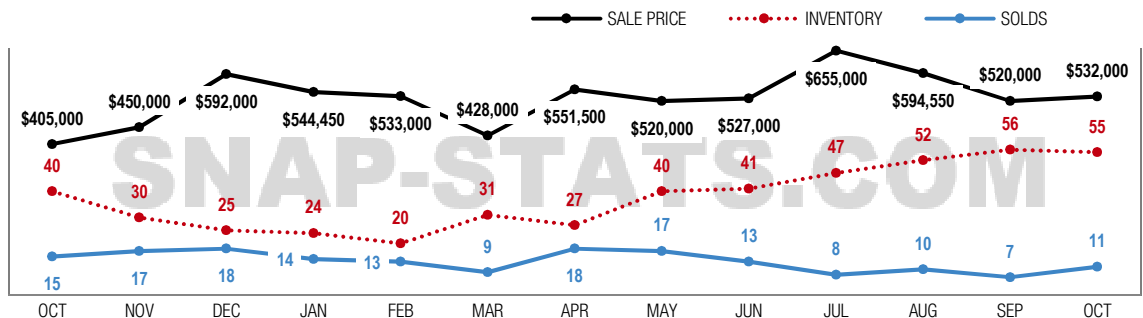
SnapStats®	Inventory	Sales	Sales Ratio
Annieville	14	3	21%
Nordel	12	2	17%
Scottsdale	24	4	17%
Sunshine Hills Woods	5	2	40%
TOTAL*	55	11	20%

## Market Summary

- Market Type Indicator **NORTH DELTA ATTACHED**: Balanced Market at 20% Sales Ratio average (2 in 10 homes selling rate)
- Homes are selling on average 2% above list price
- Most Active Price Band\*\* \$500,000 to \$600,000 with average 38% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$400,000 to \$500,000, Nordel, Scottsdale and 2 bedroom properties
- Sellers Best Bet\*\* Selling homes in Annieville 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	1	0	NA
600,001 – 700,000	2	0	NA
700,001 – 800,000	9	2	22%
800,001 – 900,000	24	7	29%
900,001 – 1,000,000	43	10	23%
1,000,001 – 1,250,000	65	15	23%
1,250,001 – 1,500,000	16	1	6%
1,500,001 – 1,750,000	10	1	10%
1,750,001 – 2,000,000	8	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	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	2	0	NA
TOTAL*	188	36	19%

2 Bedrooms & Less	6	1	17%
3 to 4 Bedrooms	91	16	18%
5 to 6 Bedrooms	68	18	26%
7 Bedrooms & More	23	1	4%
TOTAL*	188	36	19%

SnapStats®	September	October	Variance
Inventory	191	188	-2%
Solds	38	36	-5%
Sale Price	\$977,500	\$998,900	2%
Sale Price SQFT	\$352	\$326	-7%
Sale to List Price Ratio	99%	99%	0%
Days on Market	22	20	-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

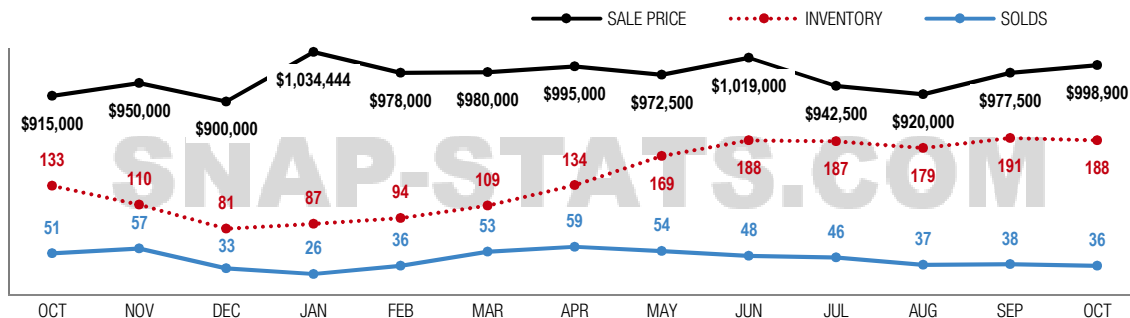
SnapStats®	Inventory	Sales	Sales Ratio
Clayton	36	12	33%
Cloverdale	151	23	15%
Serpentine	1	1	100%
TOTAL*	188	36	19%

## Market Summary

- Market Type Indicator **CLOVERDALE DETACHED**: 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\*\* \$800,000 to \$900,000 with average 29% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.25 mil to \$1.5 mil, Cloverdale and minimum 7 bedroom properties
- Sellers Best Bet\*\* Selling homes in Clayton and 5 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	5	2	40%
300,001 – 400,000	36	12	33%
400,001 – 500,000	35	15	43%
500,001 – 600,000	72	17	24%
600,001 – 700,000	54	15	28%
700,001 – 800,000	14	3	21%
800,001 – 900,000	1	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*	220	64	29%

0 to 1 Bedroom	34	10	29%
2 Bedrooms	76	26	34%
3 Bedrooms	83	25	30%
4 Bedrooms & Greater	27	3	11%
TOTAL*	220	64	29%

SnapStats®	September	October	Variance
Inventory	215	220	2%
Solds	52	64	23%
Sale Price	\$547,500	\$527,500	-4%
Sale Price SQFT	\$394	\$412	5%
Sale to List Price Ratio	99%	99%	0%
Days on Market	20	14	-30%

\*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

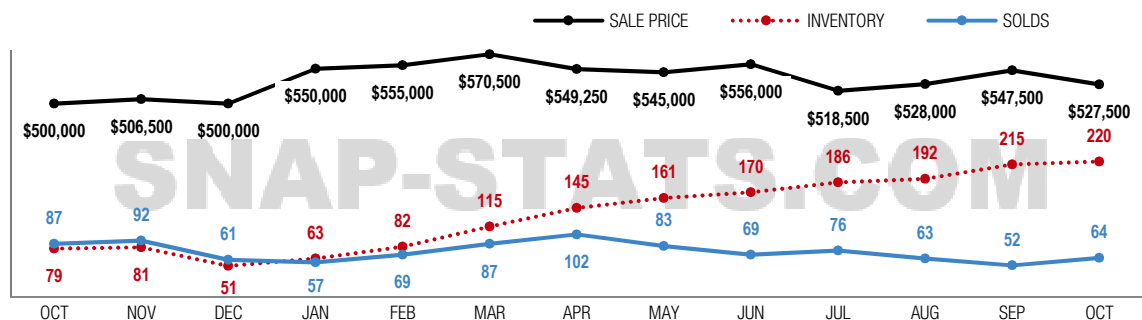
SnapStats®	Inventory	Sales	Sales Ratio
Clayton	129	41	32%
Cloverdale	91	23	25%
Serpentine	0	0	NA
TOTAL*	220	64	29%

## Market Summary

- Market Type Indicator **CLOVERDALE ATTACHED**: Sellers Market at 29% Sales Ratio average (2.9 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band\*\* \$400,000 to \$500,000 with average 43% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$700,000 to \$800,000, 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



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## Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	1	0	NA
100,001 – 200,000	0	1	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	4	1	25%
600,001 – 700,000	12	6	50%
700,001 – 800,000	42	6	14%
800,001 – 900,000	63	17	27%
900,001 – 1,000,000	52	12	23%
1,000,001 – 1,250,000	116	15	13%
1,250,001 – 1,500,000	63	6	10%
1,500,001 – 1,750,000	31	2	6%
1,750,001 – 2,000,000	30	0	NA
2,000,001 – 2,250,000	3	0	NA
2,250,001 – 2,500,000	6	0	NA
2,500,001 – 2,750,000	3	0	NA
2,750,001 – 3,000,000	4	0	NA
3,000,001 – 3,500,000	4	1	25%
3,500,001 – 4,000,000	5	0	NA
4,000,001 & Greater	10	1	10%
TOTAL*	449	68	15%

2 Bedrooms & Less	21	4	19%
3 to 4 Bedrooms	247	40	16%
5 to 6 Bedrooms	158	23	15%
7 Bedrooms & More	23	1	4%
TOTAL*	449	68	15%

SnapStats®	September	October	Variance
Inventory	427	449	5%
Solds	71	68	-4%
Sale Price	\$950,000	\$920,000	-3%
Sale Price SQFT	\$434	\$379	-13%
Sale to List Price Ratio	97%	97%	0%
Days on Market	23	20	-13%

\*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

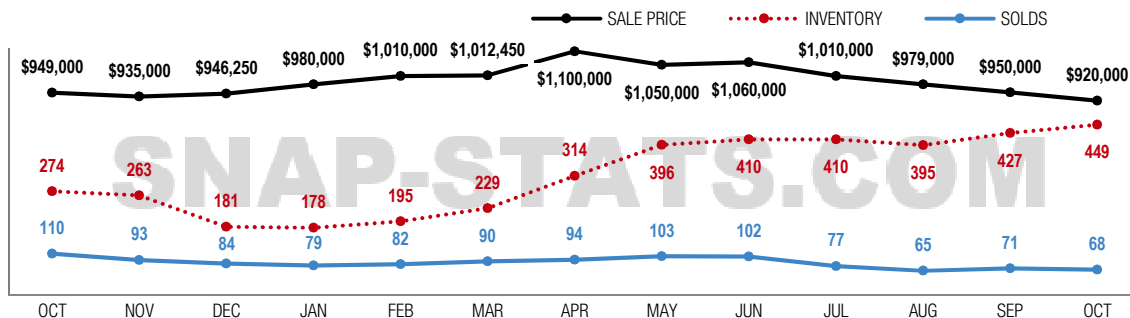
SnapStats®	Inventory	Sales	Sales Ratio
Aldergrove	60	8	13%
Brookwood	57	15	26%
Campbell Valley	16	2	13%
County Line Glen Valley	1	0	NA
Fort Langley	25	1	4%
Langley City	81	8	10%
Murrayville	34	1	3%
Otter District	3	1	33%
Salmon River	25	5	20%
Walnut Grove	53	14	26%
Willoughby Heights	94	13	14%
TOTAL*	449	68	15%

## Market Summary

- Market Type Indicator **LANGLEY DETACHED**: Balanced Market at 15% Sales Ratio average (1.5 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 50% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.5 mil to \$1.75 mil, Fort Langley, Murrayville and minimum 7 bedroom properties
- Sellers Best Bet\*\* Selling homes in Brookwood, Walnut Grove 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	0	0	NA
200,001 – 300,000	3	4	133%*
300,001 – 400,000	113	41	36%
400,001 – 500,000	124	38	31%
500,001 – 600,000	148	27	18%
600,001 – 700,000	91	16	18%
700,001 – 800,000	34	8	24%
800,001 – 900,000	14	3	21%
900,001 – 1,000,000	3	0	NA
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*	531	137	26%

0 to 1 Bedroom	68	19	28%
2 Bedrooms	254	66	26%
3 Bedrooms	164	39	24%
4 Bedrooms & Greater	45	13	29%
TOTAL*	531	137	26%

SnapStats®	September	October	Variance
Inventory	523	531	2%
Solds	101	137	36%
Sale Price	\$465,000	\$474,000	2%
Sale Price SQFT	\$404	\$395	-2%
Sale to List Price Ratio	100%	97%	-3%
Days on Market	22	23	5%

\*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

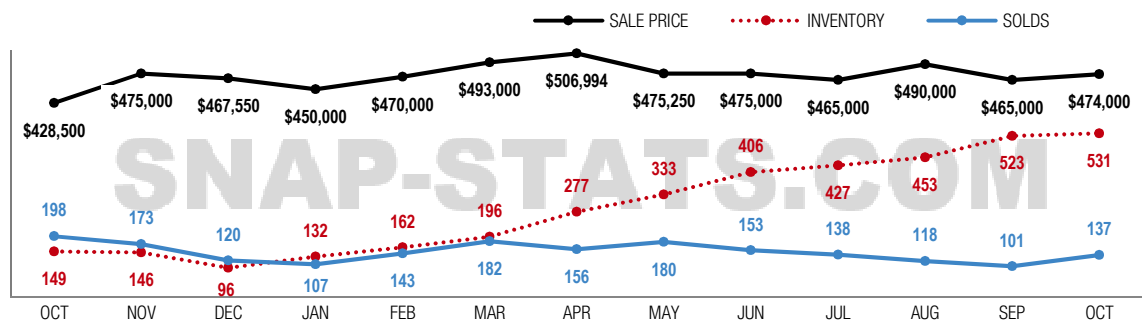
SnapStats®	Inventory	Sales	Sales Ratio
Aldergrove	13	9	69%
Brookwood	0	0	NA
Campbell Valley	0	0	NA
County Line Glen Valley	0	0	NA
Fort Langley	8	1	13%
Langley City	162	44	27%
Murrayville	26	6	23%
Otter District	0	0	NA
Salmon River	8	1	13%
Walnut Grove	54	22	41%
Willoughby Heights	260	54	21%
TOTAL*	531	137	26%

## Market Summary

- Market Type Indicator **LANGLEY ATTACHED**: Sellers Market at 26% Sales Ratio average (2.6 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 36% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$500,000 to \$700,000, Willoughby Heights and 3 bedroom properties
- Sellers Best Bet\*\* Selling homes in Aldergrove, Walnut Grove and minimum 4 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	3	1	33%
500,001 – 600,000	9	5	56%
600,001 – 700,000	58	19	33%
700,001 – 800,000	106	23	22%
800,001 – 900,000	81	14	17%
900,001 – 1,000,000	40	7	18%
1,000,001 – 1,250,000	57	5	9%
1,250,001 – 1,500,000	41	1	2%
1,500,001 – 1,750,000	10	0	NA
1,750,001 – 2,000,000	2	1	50%
2,000,001 – 2,250,000	3	0	NA
2,250,001 – 2,500,000	6	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*	417	76	18%

2 Bedrooms & Less	14	3	21%
3 to 4 Bedrooms	198	38	19%
5 to 6 Bedrooms	169	32	19%
7 Bedrooms & More	36	3	8%
TOTAL*	417	76	18%

SnapStats®	September	October	Variance
Inventory	442	417	-6%
Solds	61	76	25%
Sale Price	\$730,000	\$750,000	3%
Sale Price SQFT	\$305	\$306	0%
Sale to List Price Ratio	98%	99%	1%
Days on Market	16	16	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 DETACHED HOUSES

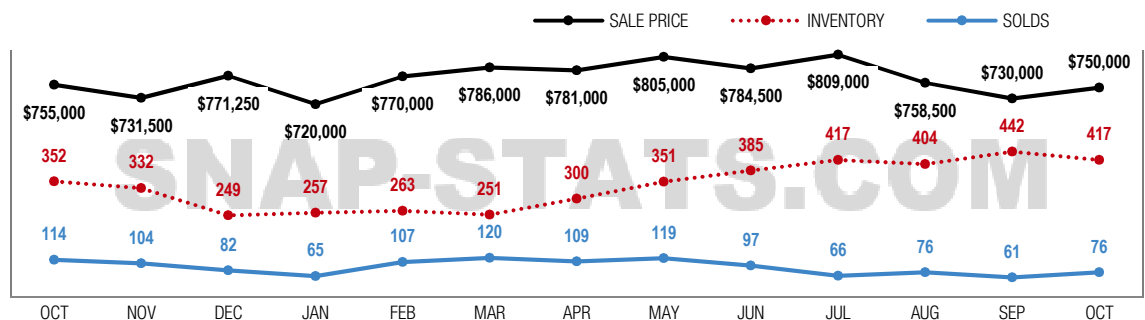
SnapStats®	Inventory	Sales	Sales Ratio
Abbotsford East	164	34	21%
Abbotsford West	131	24	18%
Aberdeen	25	4	16%
Bradner	0	0	NA
Central Abbotsford	75	6	8%
Matsqui	5	0	NA
Poplar	13	7	54%
Sumas Mountain	2	0	NA
Sumas Prairie	2	1	50%
TOTAL*	417	76	18%

## Market Summary

- Market Type Indicator **ABBOTSFORD DETACHED**: Balanced Market at 18% Sales Ratio average (1.8 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 56% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.25 mil to \$1.5 mil, Central Abbotsford and minimum 7 bedroom properties
- Sellers Best Bet\*\* Selling homes in Poplar 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	8	3	38%
200,001 – 300,000	123	32	26%
300,001 – 400,000	152	24	16%
400,001 – 500,000	92	22	24%
500,001 – 600,000	67	10	15%
600,001 – 700,000	26	1	4%
700,001 – 800,000	4	2	50%
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*	472	94	20%

0 to 1 Bedroom	59	13	22%
2 Bedrooms	300	54	18%
3 Bedrooms	85	26	31%
4 Bedrooms & Greater	28	1	4%
TOTAL*	472	94	20%

SnapStats®	September	October	Variance
Inventory	480	472	-2%
Solds	90	94	4%
Sale Price	\$324,500	\$338,500	4%
Sale Price SQFT	\$322	\$297	-8%
Sale to List Price Ratio	97%	97%	0%
Days on Market	24	28	17%

\*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

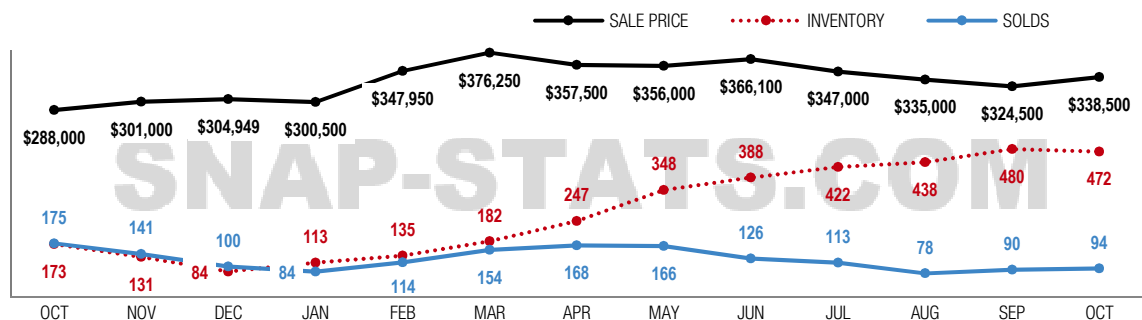
SnapStats®	Inventory	Sales	Sales Ratio
Abbotsford East	49	12	24%
Abbotsford West	180	33	18%
Aberdeen	4	2	50%
Bradner	0	0	NA
Central Abbotsford	224	42	19%
Matsqui	0	0	NA
Poplar	15	5	33%
Sumas Mountain	0	0	NA
Sumas Prairie	0	0	NA
TOTAL*	472	94	20%

## Market Summary

- Market Type Indicator **ABBOTSFORD ATTACHED**: Balanced Market at 20% Sales Ratio average (2 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 26% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$600,000 to \$700,000, Abbotsford Central / West and minimum 4 bedroom properties
- Sellers Best Bet\*\* Selling homes in Poplar 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	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	1	0	NA
300,001 – 400,000	2	0	NA
400,001 – 500,000	5	1	20%
500,001 – 600,000	24	12	50%
600,001 – 700,000	43	10	23%
700,001 – 800,000	48	6	13%
800,001 – 900,000	32	3	9%
900,001 – 1,000,000	16	0	NA
1,000,001 – 1,250,000	20	4	20%
1,250,001 – 1,500,000	5	0	NA
1,500,001 – 1,750,000	4	0	NA
1,750,001 – 2,000,000	2	0	NA
2,000,001 – 2,250,000	1	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	1	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*	206	36	17%

2 Bedrooms & Less	12	1	8%
3 to 4 Bedrooms	105	17	16%
5 to 6 Bedrooms	79	18	23%
7 Bedrooms & More	10	0	NA
TOTAL*	206	36	17%

SnapStats®	September	October	Variance
Inventory	218	206	-6%
Solds	31	36	16%
Sale Price	\$675,000	\$659,500	-2%
Sale Price SQFT	\$285	\$278	-2%
Sale to List Price Ratio	99%	97%	-2%
Days on Market	41	36	-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

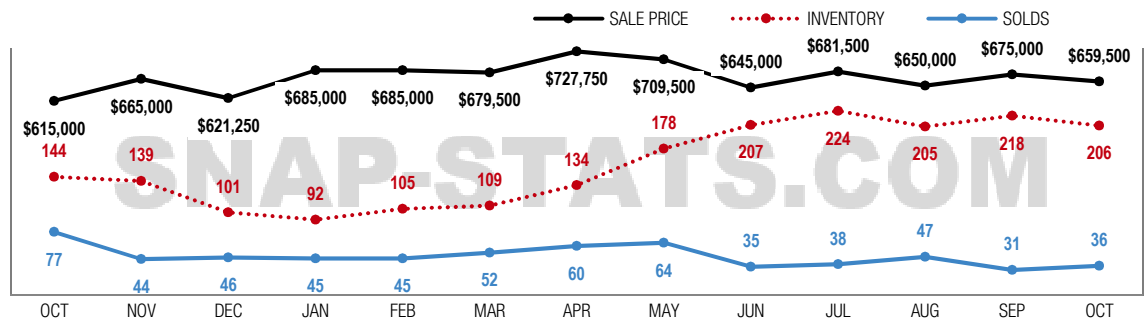
SnapStats®	Inventory	Sales	Sales Ratio
Dewdney Deroche	1	0	NA
Durieu	2	0	NA
Hatzic	20	5	25%
Hemlock	2	0	NA
Lake Errock	8	2	25%
Mission	165	27	16%
Mission West	5	1	20%
Stave Falls	1	1	100%
Steelhead	2	0	NA
TOTAL*	206	36	17%

## Market Summary

- Market Type Indicator **MISSION 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\*\* \$500,000 to \$600,000 with average 50% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$800,000 to \$900,000, Mission and up to 2 bedroom properties
- Sellers Best Bet\*\* Selling homes in Hatzic and 5 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	3	1	33%
200,001 – 300,000	9	1	11%
300,001 – 400,000	11	2	18%
400,001 – 500,000	8	2	25%
500,001 – 600,000	2	0	NA
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*	33	6	18%

0 to 1 Bedroom	3	1	33%
2 Bedrooms	16	4	25%
3 Bedrooms	13	0	NA
4 Bedrooms & Greater	1	1	100%
TOTAL*	33	6	18%

SnapStats®	September	October	Variance
Inventory	27	33	22%
Solds	10	6	-40%
Sale Price	\$432,450	\$335,000	-23%
Sale Price SQFT	\$312	\$301	-4%
Sale to List Price Ratio	99%	97%	-2%
Days on Market	33	25	-24%

\*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

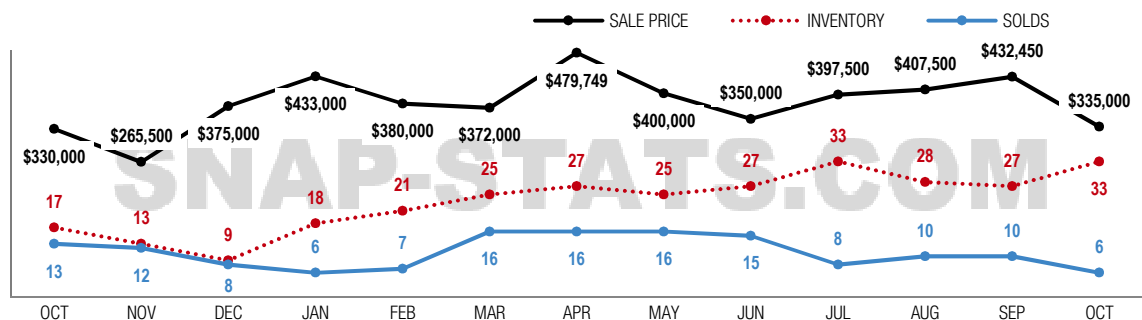
SnapStats®	Inventory	Sales	Sales Ratio
Dewdney Deroche	0	0	NA
Durieu	0	0	NA
Hatzic	0	0	NA
Hemlock	9	0	NA
Lake Errock	0	0	NA
Mission	24	6	25%
Mission West	0	0	NA
Stave Falls	0	0	NA
Steelhead	0	0	NA
TOTAL*	33	6	18%

## Market Summary

- Market Type Indicator **MISSION 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 18% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$200,000 to \$300,000
- Sellers Best Bet\*\* Selling homes in Mission and 2 bedroom properties

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

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