

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	3	1	33%
600,001 – 700,000	8	3	38%
700,001 – 800,000	54	15	28%
800,001 – 900,000	117	19	16%
900,001 – 1,000,000	136	22	16%
1,000,001 – 1,250,000	217	19	9%
1,250,001 – 1,500,000	153	12	8%
1,500,001 – 1,750,000	84	5	6%
1,750,001 – 2,000,000	45	2	4%
2,000,001 – 2,250,000	15	0	NA
2,250,001 – 2,500,000	10	0	NA
2,500,001 – 2,750,000	9	0	NA
2,750,001 – 3,000,000	11	0	NA
3,000,001 – 3,500,000	4	0	NA
3,500,001 – 4,000,000	1	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	867	98	11%

2 Bedrooms & Less	36	5	14%
3 to 4 Bedrooms	303	43	14%
5 to 6 Bedrooms	313	35	11%
7 Bedrooms & More	215	15	7%
TOTAL*	867	98	11%

SnapStats®	October	November	Variance
Inventory	945	867	-8%
Solds	134	98	-27%
Sale Price	\$979,500	\$955,000	-3%
Sale Price SQFT	\$389	\$389	0%
Sale to List Price Ratio	98%	97%	-1%
Days on Market	32	28	-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

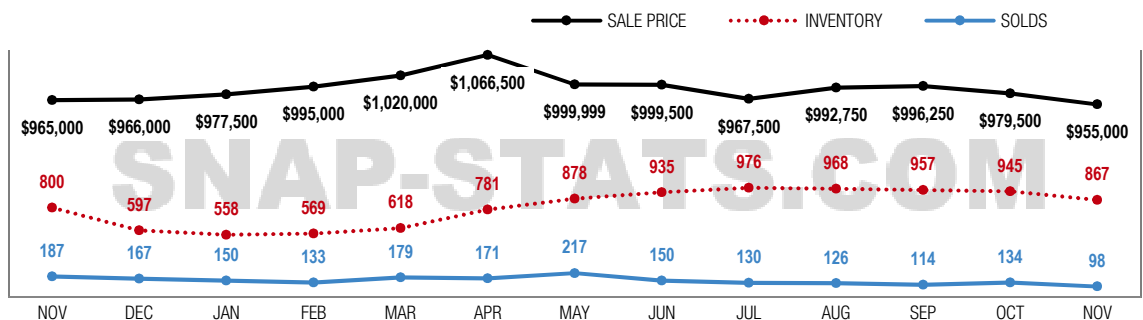
SnapStats®	Inventory	Sales	Sales Ratio
Bear Creek Green Timbers	60	9	15%
Bolivar Heights	76	9	12%
Bridgeview	14	2	14%
Cedar Hills	59	5	8%
East Newton	91	13	14%
Fleetwood Tynehead	115	20	17%
Fraser Heights	66	9	14%
Guildford	32	2	6%
Panorama Ridge	73	5	7%
Port Kells	2	0	NA
Queen Mary Park	53	2	4%
Royal Heights	16	4	25%
Sullivan Station	66	8	12%
West Newton	84	8	10%
Whalley	60	2	3%
TOTAL*	867	98	11%

Market Summary

- Market Type Indicator **SURREY DETACHED**: Buyers Market at 11% Sales Ratio average (1.1 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, Queen Mary Park, Whalley and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Royal Heights and up 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	27	15	56%
300,001 – 400,000	197	47	24%
400,001 – 500,000	239	55	23%
500,001 – 600,000	222	23	10%
600,001 – 700,000	167	16	10%
700,001 – 800,000	45	3	7%
800,001 – 900,000	19	1	5%
900,001 – 1,000,000	2	0	NA
1,000,001 – 1,250,000	0	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*	920	160	17%

0 to 1 Bedroom	206	48	23%
2 Bedrooms	347	70	20%
3 Bedrooms	270	35	13%
4 Bedrooms & Greater	97	7	7%
TOTAL*	920	160	17%

SnapStats®	October	November	Variance
Inventory	955	920	-4%
Solds	204	160	-22%
Sale Price	\$442,500	\$424,000	-4%
Sale Price SQFT	\$386	\$429	11%
Sale to List Price Ratio	97%	98%	1%
Days on Market	19	25	32%

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

Community CONDOS & TOWNHOMES

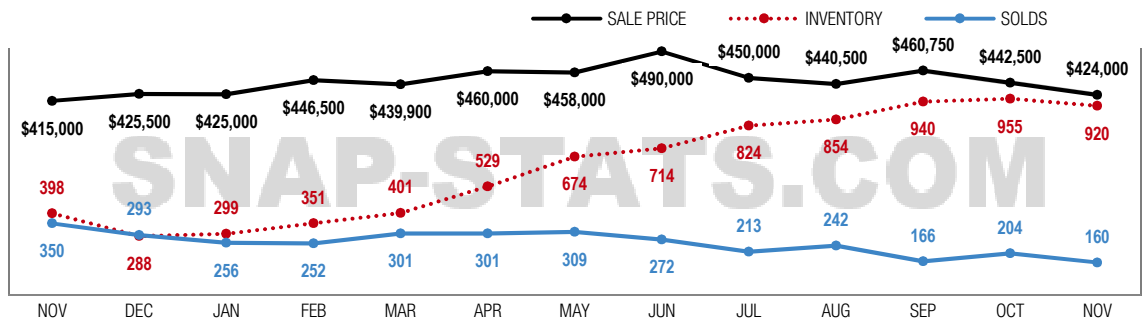
SnapStats®	Inventory	Sales	Sales Ratio
Bear Creek Green Timbers	12	1	8%
Bolivar Heights	5	1	20%
Bridgeview	0	0	NA
Cedar Hills	5	1	20%
East Newton	87	9	10%
Fleetwood Tynehead	88	20	23%
Fraser Heights	1	0	NA
Guildford	148	35	24%
Panorama Ridge	24	4	17%
Port Kells	0	0	NA
Queen Mary Park	52	11	21%
Royal Heights	0	0	NA
Sullivan Station	89	13	15%
West Newton	119	10	8%
Whalley	290	55	19%
TOTAL*	920	160	17%

Market Summary

- Market Type Indicator **SURREY ATTACHED**: Balanced Market at 17% Sales Ratio average (1.7 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 56% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$800,000 to \$900,000, Bear Creek Green Timbers, East / West Newton and 4 plus bedrooms
- Sellers Best Bet** Selling homes in Fleetwood Tynehead, Guildford, Fraser and up to 1 bedrooms

**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	0	NA
600,001 – 700,000	0	0	NA
700,001 – 800,000	0	1	NA*
800,001 – 900,000	4	2	50%
900,001 – 1,000,000	27	7	26%
1,000,001 – 1,250,000	77	18	23%
1,250,001 – 1,500,000	102	13	13%
1,500,001 – 1,750,000	57	7	12%
1,750,001 – 2,000,000	75	3	4%
2,000,001 – 2,250,000	30	2	7%
2,250,001 – 2,500,000	53	4	8%
2,500,001 – 2,750,000	31	0	NA
2,750,001 – 3,000,000	29	1	3%
3,000,001 – 3,500,000	24	1	4%
3,500,001 – 4,000,000	21	0	NA
4,000,001 & Greater	32	1	3%
TOTAL*	562	60	11%

2 Bedrooms & Less	30	2	7%
3 to 4 Bedrooms	281	44	16%
5 to 6 Bedrooms	212	13	6%
7 Bedrooms & More	39	1	3%
TOTAL*	562	60	11%

SnapStats®	October	November	Variance
Inventory	624	562	-10%
Solds	58	60	3%
Sale Price	\$1,209,000	\$1,327,660	10%
Sale Price SQFT	\$492	\$478	-3%
Sale to List Price Ratio	94%	95%	1%
Days on Market	36	43	19%

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Community DETACHED HOUSES

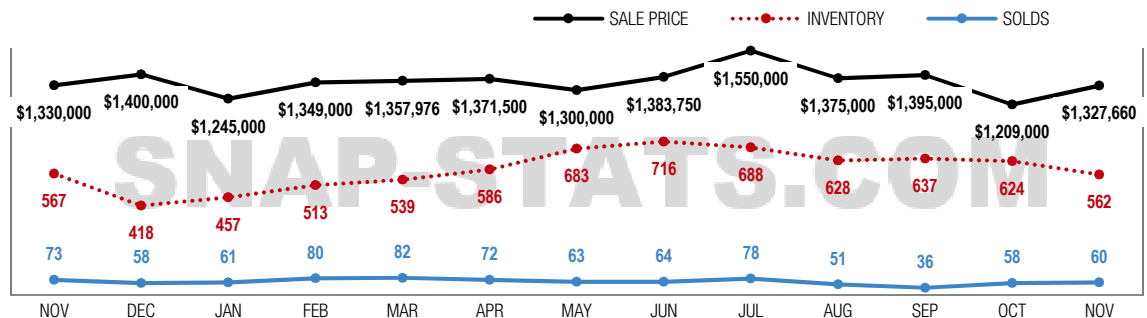
SnapStats®	Inventory	Sales	Sales Ratio
Crescent Beach Ocean Park	104	15	14%
Elgin Chantrell	82	2	2%
Grandview	48	3	6%
Hazelmere	4	0	NA
King George Corridor	51	8	16%
Morgan Creek	42	5	12%
Pacific Douglas	37	6	16%
Sunnyside Park	50	8	16%
White Rock	144	13	9%
TOTAL*	562	60	11%

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 5% below list price
- Most Active Price Band** \$900,000 to \$1 mil with average 26% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$2.75 mil to \$3 mil / \$4 mil plus, Elgin Chantrell, Grandview and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in King George Corridor, Pacific Douglas, Sunnyside Park 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	8	3	38%
300,001 – 400,000	33	14	42%
400,001 – 500,000	94	17	18%
500,001 – 600,000	82	17	21%
600,001 – 700,000	77	12	16%
700,001 – 800,000	60	7	12%
800,001 – 900,000	49	4	8%
900,001 – 1,000,000	39	0	NA
1,000,001 – 1,250,000	12	1	8%
1,250,001 – 1,500,000	5	1	20%
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	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*	467	76	16%

0 to 1 Bedroom	46	11	24%
2 Bedrooms	245	37	15%
3 Bedrooms	95	21	22%
4 Bedrooms & Greater	81	7	9%
TOTAL*	467	76	16%

SnapStats®	October	November	Variance
Inventory	504	467	-7%
Solds	82	76	-7%
Sale Price	\$586,500	\$549,450	-6%
Sale Price SQFT	\$471	\$425	-10%
Sale to List Price Ratio	98%	98%	0%
Days on Market	25	34	36%

*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

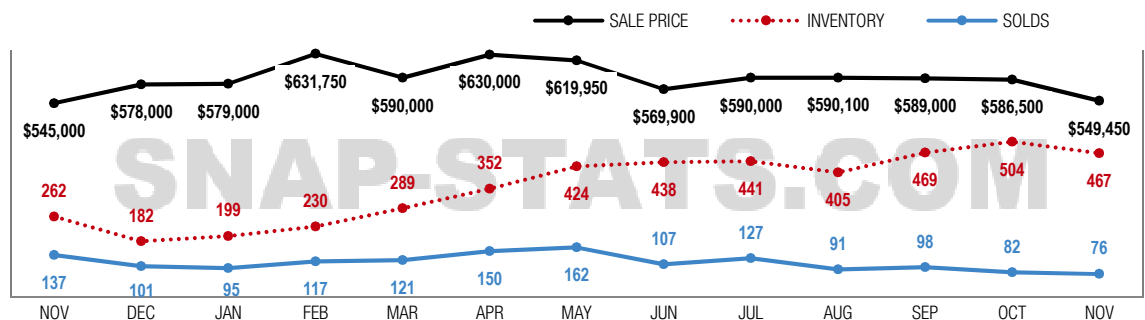
SnapStats®	Inventory	Sales	Sales Ratio
Crescent Beach Ocean Park	11	2	18%
Elgin Chantrell	5	0	NA
Grandview	128	18	14%
Hazelmere	0	0	NA
King George Corridor	97	25	26%
Morgan Creek	43	5	12%
Pacific Douglas	20	2	10%
Sunnyside Park	33	7	21%
White Rock	130	17	13%
TOTAL*	467	76	16%

Market Summary

- Market Type Indicator **S SURREY WHITE ROCK ATTACHED**: Balanced Market at 16% Sales Ratio average (1.6 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band** \$300,000 to \$400,000 with average 42% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$800,000 to \$900,000 / \$1 mil to \$1.25 mil, Pacific Douglas and minimum 4 bedroom properties
- Sellers Best Bet** Selling homes in King George Corridor, Sunnyside Park 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	0	0	NA
500,001 – 600,000	0	0	NA
600,001 – 700,000	0	0	NA
700,001 – 800,000	5	5	100%
800,001 – 900,000	47	12	26%
900,001 – 1,000,000	24	11	46%
1,000,001 – 1,250,000	39	10	26%
1,250,001 – 1,500,000	37	2	5%
1,500,001 – 1,750,000	19	1	5%
1,750,001 – 2,000,000	2	0	NA
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	0	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	2	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	175	41	23%

2 Bedrooms & Less	1	0	NA
3 to 4 Bedrooms	100	27	27%
5 to 6 Bedrooms	62	12	19%
7 Bedrooms & More	12	2	17%
TOTAL*	175	41	23%

SnapStats®	October	November	Variance
Inventory	196	175	-11%
Solds	30	41	37%
Sale Price	\$869,000	\$910,000	5%
Sale Price SQFT	\$364	\$391	7%
Sale to List Price Ratio	97%	97%	0%
Days on Market	19	29	53%

*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

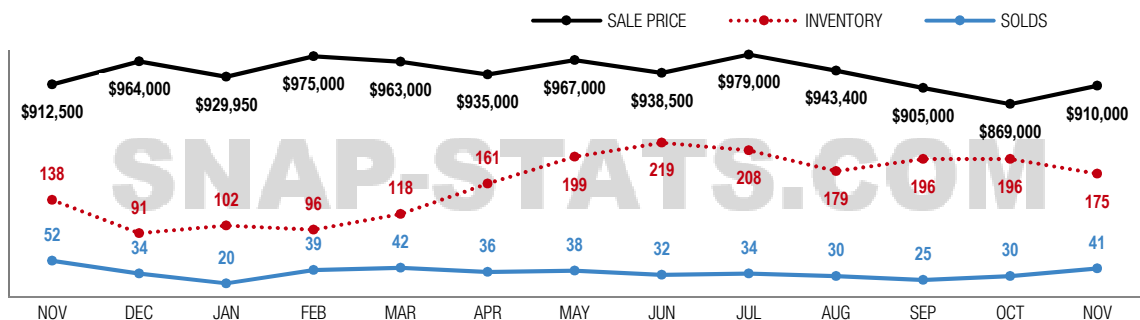
SnapStats®	Inventory	Sales	Sales Ratio
Annieville	33	10	30%
Nordel	48	9	19%
Scottsdale	52	10	19%
Sunshine Hills Woods	42	12	29%
TOTAL*	175	41	23%

Market Summary

- Market Type Indicator **NORTH DELTA DETACHED**: Sellers Market at 23% Sales Ratio average (2.3 in 10 homes selling rate)
- Homes are selling on average 3% below list price
- Most Active Price Band** \$900,000 to \$1 mil with average 46% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.25 mil to \$1.75 mil, Nordel, Scottsdale and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Annieville, Sunshine Hills Woods and 3 to 4 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	0	NA
200,001 – 300,000	8	1	13%
300,001 – 400,000	7	2	29%
400,001 – 500,000	13	4	31%
500,001 – 600,000	15	1	7%
600,001 – 700,000	8	1	13%
700,001 – 800,000	7	0	NA
800,001 – 900,000	4	2	50%
900,001 – 1,000,000	2	0	NA
1,000,001 – 1,250,000	1	0	NA
1,250,001 – 1,500,000	0	0	NA
1,500,001 – 1,750,000	0	0	NA
1,750,001 – 2,000,000	0	0	NA
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	0	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	0	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	65	11	17%

0 to 1 Bedroom	14	2	14%
2 Bedrooms	27	5	19%
3 Bedrooms	16	4	25%
4 Bedrooms & Greater	8	0	NA
TOTAL*	65	11	17%

SnapStats®	October	November	Variance
Inventory	55	65	18%
Solds	11	11	0%
Sale Price	\$532,000	\$434,999	-18%
Sale Price SQFT	\$463	\$380	-18%
Sale to List Price Ratio	102%	99%	-3%
Days on Market	32	18	-44%

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

Community CONDOS & TOWNHOMES

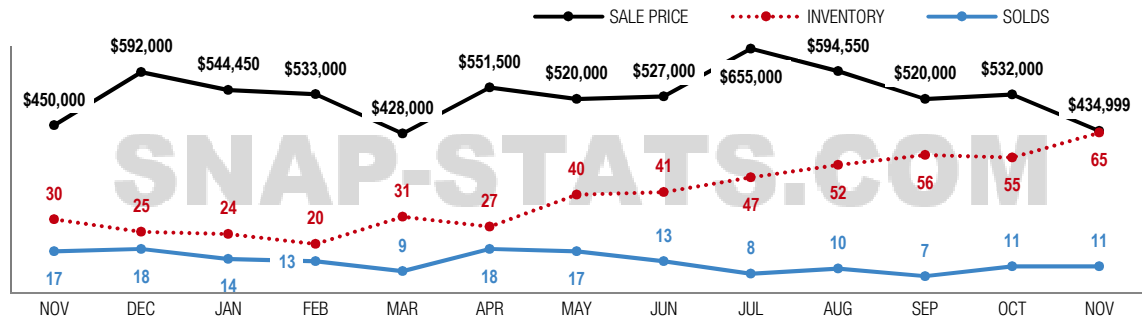
SnapStats®	Inventory	Sales	Sales Ratio
Annieville	14	6	43%
Nordel	16	0	NA
Scottsdale	29	3	10%
Sunshine Hills Woods	6	2	33%
TOTAL*	65	11	17%

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** \$400,000 to \$500,000 with average 31% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$500,000 to \$600,000, Scottsdale and up to 1 bedroom properties
- Sellers Best Bet** Selling homes in Annieville and 3 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	0	0	NA
500,001 – 600,000	0	1	NA*
600,001 – 700,000	2	1	50%
700,001 – 800,000	5	7	140%*
800,001 – 900,000	19	8	42%
900,001 – 1,000,000	48	8	17%
1,000,001 – 1,250,000	50	9	18%
1,250,001 – 1,500,000	14	0	NA
1,500,001 – 1,750,000	8	0	NA
1,750,001 – 2,000,000	9	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*	165	34	21%

2 Bedrooms & Less	4	2	50%
3 to 4 Bedrooms	74	19	26%
5 to 6 Bedrooms	61	13	21%
7 Bedrooms & More	26	0	NA
TOTAL*	165	34	21%

SnapStats®	October	November	Variance
Inventory	188	165	-12%
Solds	36	34	-6%
Sale Price	\$998,900	\$904,500	-9%
Sale Price SQFT	\$326	\$368	13%
Sale to List Price Ratio	99%	98%	-1%
Days on Market	20	25	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 DETACHED HOUSES

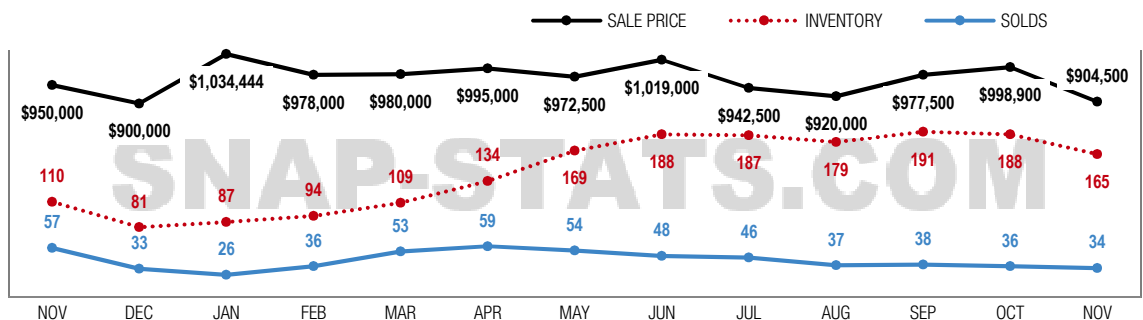
SnapStats®	Inventory	Sales	Sales Ratio
Clayton	37	3	8%
Cloverdale	126	31	25%
Serpentine	2	0	NA
TOTAL*	165	34	21%

Market Summary

- Market Type Indicator **CLOVERDALE DETACHED**: 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** \$800,000 to \$900,000 with average 42% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$900,000 mil to \$1.25 mil, Clayton and 5 to 6 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	5	0	NA
300,001 – 400,000	37	10	27%
400,001 – 500,000	33	15	45%
500,001 – 600,000	70	18	26%
600,001 – 700,000	42	13	31%
700,001 – 800,000	14	1	7%
800,001 – 900,000	5	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*	207	57	28%

0 to 1 Bedroom	37	5	14%
2 Bedrooms	76	20	26%
3 Bedrooms	72	24	33%
4 Bedrooms & Greater	22	8	36%
TOTAL*	207	57	28%

SnapStats®	October	November	Variance
Inventory	220	207	-6%
Solds	64	57	-11%
Sale Price	\$527,500	\$525,000	0%
Sale Price SQFT	\$412	\$385	-7%
Sale to List Price Ratio	99%	99%	0%
Days on Market	14	26	86%

*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

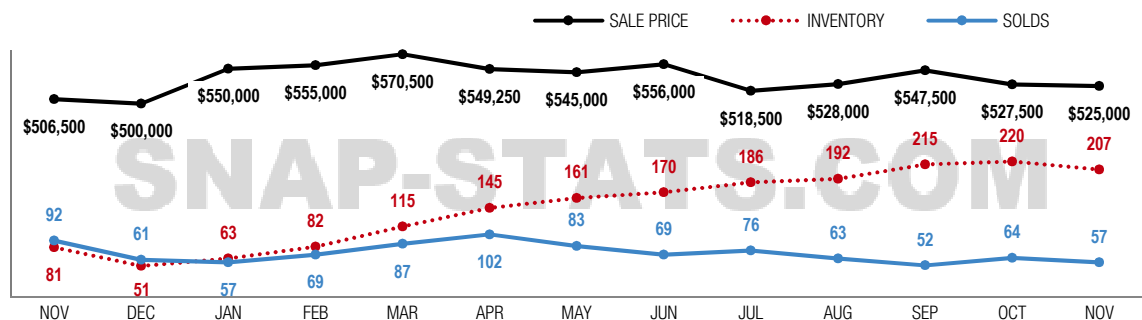
SnapStats®	Inventory	Sales	Sales Ratio
Clayton	121	38	31%
Cloverdale	86	19	22%
Serpentine	0	0	NA
TOTAL*	207	57	28%

Market Summary

- Market Type Indicator **CLOVERDALE ATTACHED**: Sellers Market at 28% Sales Ratio average (2.8 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 45% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$700,000 to \$800,000, Cloverdale and up to 1 bedroom properties
- Sellers Best Bet** Selling homes in Clayton 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	1	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	0	0	NA
300,001 – 400,000	0	0	NA
400,001 – 500,000	0	1	NA*
500,001 – 600,000	1	2	200%*
600,001 – 700,000	6	3	50%
700,001 – 800,000	36	14	39%
800,001 – 900,000	50	13	26%
900,001 – 1,000,000	52	7	13%
1,000,001 – 1,250,000	114	16	14%
1,250,001 – 1,500,000	47	3	6%
1,500,001 – 1,750,000	31	2	6%
1,750,001 – 2,000,000	21	2	10%
2,000,001 – 2,250,000	4	0	NA
2,250,001 – 2,500,000	3	0	NA
2,500,001 – 2,750,000	4	0	NA
2,750,001 – 3,000,000	8	0	NA
3,000,001 – 3,500,000	4	0	NA
3,500,001 – 4,000,000	5	0	NA
4,000,001 & Greater	6	0	NA
TOTAL*	393	63	16%

2 Bedrooms & Less	17	3	18%
3 to 4 Bedrooms	218	34	16%
5 to 6 Bedrooms	138	23	17%
7 Bedrooms & More	20	3	15%
TOTAL*	393	63	16%

SnapStats®	October	November	Variance
Inventory	449	393	-12%
Solds	68	63	-7%
Sale Price	\$920,000	\$897,000	-3%
Sale Price SQFT	\$379	\$381	1%
Sale to List Price Ratio	97%	97%	0%
Days on Market	20	29	45%

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

Community DETACHED HOUSES

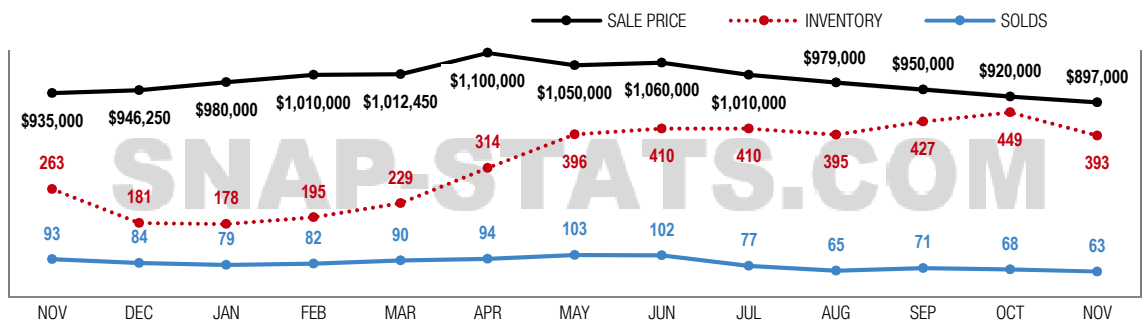
SnapStats®	Inventory	Sales	Sales Ratio
Aldergrove	40	16	40%
Brookwood	50	6	12%
Campbell Valley	17	0	NA
County Line Glen Valley	0	1	NA*
Fort Langley	22	3	14%
Langley City	79	5	6%
Murrayville	27	7	26%
Otter District	3	0	NA
Salmon River	19	2	11%
Walnut Grove	54	11	20%
Willoughby Heights	82	12	15%
TOTAL*	393	63	16%

Market Summary

- Market Type Indicator **LANGLEY DETACHED**: Balanced Market at 16% Sales Ratio average (1.6 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 39% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.25 mil to \$1.75 mil, Langley City and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Aldergrove, Murrayville and up to 2 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	3	4	133%*
300,001 – 400,000	109	35	32%
400,001 – 500,000	122	42	34%
500,001 – 600,000	131	33	25%
600,001 – 700,000	79	17	22%
700,001 – 800,000	25	7	28%
800,001 – 900,000	11	2	18%
900,001 – 1,000,000	0	1	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	141	29%

0 to 1 Bedroom	65	19	29%
2 Bedrooms	243	68	28%
3 Bedrooms	140	41	29%
4 Bedrooms & Greater	32	13	41%
TOTAL*	480	141	29%

SnapStats®	October	November	Variance
Inventory	531	480	-10%
Solds	137	141	3%
Sale Price	\$474,000	\$470,900	-1%
Sale Price SQFT	\$395	\$391	-1%
Sale to List Price Ratio	97%	96%	-1%
Days on Market	23	26	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 CONDOS & TOWNHOMES

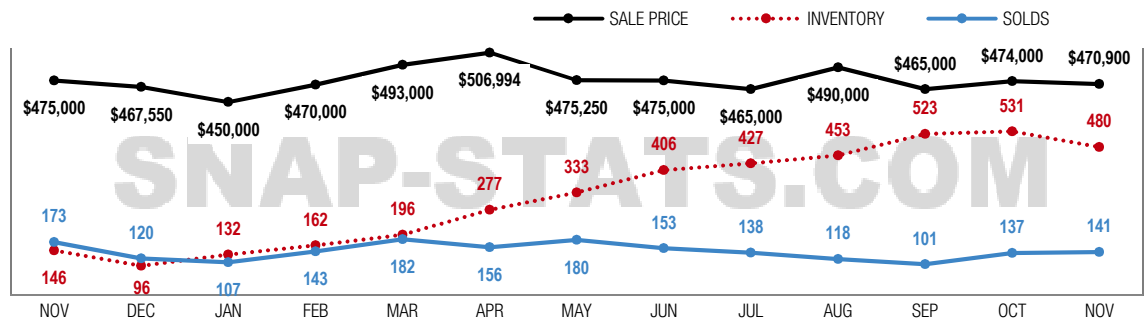
SnapStats®	Inventory	Sales	Sales Ratio
Aldergrove	13	5	38%
Brookwood	0	0	NA
Campbell Valley	0	0	NA
County Line Glen Valley	0	0	NA
Fort Langley	4	2	50%
Langley City	166	40	24%
Murrayville	27	10	37%
Otter District	0	0	NA
Salmon River	8	1	13%
Walnut Grove	49	11	22%
Willoughby Heights	213	72	34%
TOTAL*	480	141	29%

Market Summary

- Market Type Indicator **LANGLEY ATTACHED**: Sellers Market at 29% Sales Ratio average (2.9 in 10 homes selling rate)
- Homes are selling on average 4% below list price
- Most Active Price Band** \$400,000 to \$500,000 with average 34% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$800,000 to \$900,000, Salmon River and up to 3 bedroom properties
- Sellers Best Bet** Selling homes in Aldergrove, Murrayville, Willoughby Heights and minimum 4 bedroom properties

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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	1	NA*
400,001 – 500,000	4	0	NA
500,001 – 600,000	12	1	8%
600,001 – 700,000	55	21	38%
700,001 – 800,000	89	12	13%
800,001 – 900,000	70	12	17%
900,001 – 1,000,000	44	3	7%
1,000,001 – 1,250,000	58	4	7%
1,250,001 – 1,500,000	35	0	NA
1,500,001 – 1,750,000	9	0	NA
1,750,001 – 2,000,000	3	0	NA
2,000,001 – 2,250,000	3	1	33%
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	0	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	1	0	NA
TOTAL*	388	55	14%

2 Bedrooms & Less	13	3	23%
3 to 4 Bedrooms	180	21	12%
5 to 6 Bedrooms	163	31	19%
7 Bedrooms & More	32	0	NA
TOTAL*	388	55	14%

SnapStats®	October	November	Variance
Inventory	417	388	-7%
Solds	76	55	-28%
Sale Price	\$750,000	\$735,000	-2%
Sale Price SQFT	\$306	\$296	-3%
Sale to List Price Ratio	99%	99%	0%
Days on Market	16	21	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

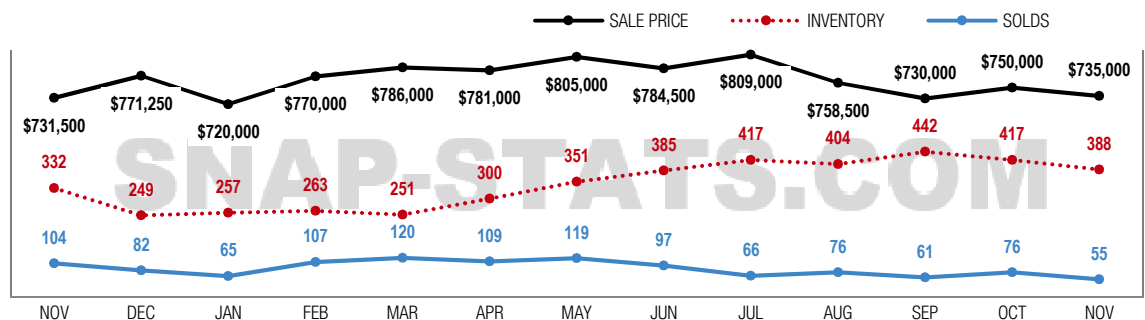
SnapStats®	Inventory	Sales	Sales Ratio
Abbotsford East	156	19	12%
Abbotsford West	117	22	19%
Aberdeen	26	1	4%
Bradner	0	0	NA
Central Abbotsford	64	11	17%
Matsqui	6	0	NA
Poplar	15	1	7%
Sumas Mountain	2	1	50%
Sumas Prairie	2	0	NA
TOTAL*	388	55	14%

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 1% below list price
- Most Active Price Band** \$600,000 to \$700,000 with average 38% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$900,000 to \$1.25 mil, Poplar and 3 to 4 bedroom properties
- Sellers Best Bet** Selling homes in Abbotsford West, Central Abbotsford and up to 2 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	6	3	50%
200,001 – 300,000	119	26	22%
300,001 – 400,000	136	21	15%
400,001 – 500,000	82	19	23%
500,001 – 600,000	67	5	7%
600,001 – 700,000	23	3	13%
700,001 – 800,000	3	0	NA
800,001 – 900,000	0	0	NA
900,001 – 1,000,000	0	0	NA
1,000,001 – 1,250,000	1	0	NA
1,250,001 – 1,500,000	0	0	NA
1,500,001 – 1,750,000	0	0	NA
1,750,001 – 2,000,000	0	0	NA
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	0	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	0	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	437	77	18%

0 to 1 Bedroom	60	9	15%
2 Bedrooms	263	50	19%
3 Bedrooms	86	16	19%
4 Bedrooms & Greater	28	2	7%
TOTAL*	437	77	18%

SnapStats®	October	November	Variance
Inventory	472	437	-7%
Solds	94	77	-18%
Sale Price	\$338,500	\$351,000	4%
Sale Price SQFT	\$297	\$324	9%
Sale to List Price Ratio	97%	98%	1%
Days on Market	28	29	4%

*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

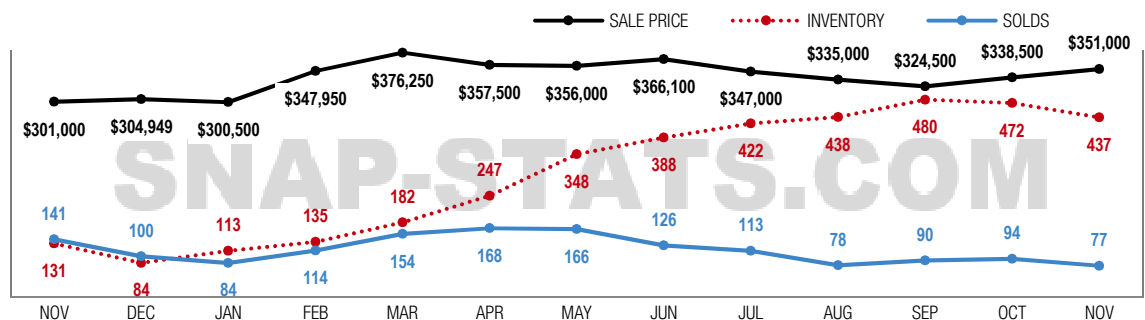
SnapStats®	Inventory	Sales	Sales Ratio
Abbotsford East	45	12	27%
Abbotsford West	178	28	16%
Aberdeen	5	0	NA
Bradner	0	0	NA
Central Abbotsford	194	34	18%
Matsqui	0	0	NA
Poplar	15	3	20%
Sumas Mountain	0	0	NA
Sumas Prairie	0	0	NA
TOTAL*	437	77	18%

Market Summary

- Market Type Indicator **ABBOTSFORD ATTACHED**: Balanced Market at 18% Sales Ratio average (1.8 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band** \$400,000 to \$500,000 with average 23% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$500,000 to \$600,000, Abbotsford West and minimum 4 bedroom properties
- Sellers Best Bet** Selling homes in Abbotsford East and 2 to 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	1	0	NA
200,001 – 300,000	1	0	NA
300,001 – 400,000	0	0	NA
400,001 – 500,000	8	3	38%
500,001 – 600,000	24	9	38%
600,001 – 700,000	38	7	18%
700,001 – 800,000	47	7	15%
800,001 – 900,000	30	1	3%
900,001 – 1,000,000	16	3	19%
1,000,001 – 1,250,000	23	0	NA
1,250,001 – 1,500,000	1	0	NA
1,500,001 – 1,750,000	3	0	NA
1,750,001 – 2,000,000	1	0	NA
2,000,001 – 2,250,000	0	1	NA*
2,250,001 – 2,500,000	2	0	NA
2,500,001 – 2,750,000	0	1	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*	195	32	16%

2 Bedrooms & Less	12	3	25%
3 to 4 Bedrooms	100	17	17%
5 to 6 Bedrooms	74	11	15%
7 Bedrooms & More	9	1	11%
TOTAL*	195	32	16%

SnapStats®	October	November	Variance
Inventory	206	195	-5%
Solds	36	32	-11%
Sale Price	\$659,500	\$659,500	0%
Sale Price SQFT	\$278	\$268	-4%
Sale to List Price Ratio	97%	96%	-1%
Days on Market	36	25	-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

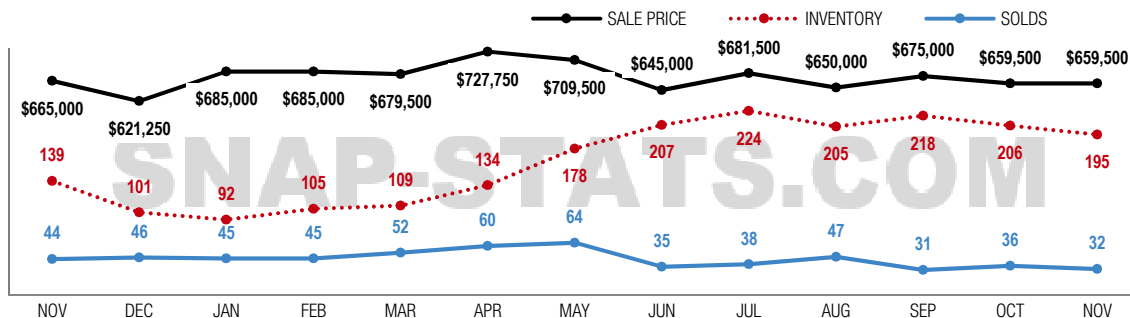
SnapStats®	Inventory	Sales	Sales Ratio
Dewdney Deroche	2	0	NA
Durieu	3	0	NA
Hatzic	24	2	8%
Hemlock	1	0	NA
Lake Errock	7	1	14%
Mission	155	26	17%
Mission West	2	2	100%
Stave Falls	1	0	NA
Steelhead	0	1	NA*
TOTAL*	195	32	16%

Market Summary

- Market Type Indicator **MISSION DETACHED**: Balanced Market at 16% Sales Ratio average (1.6 in 10 homes selling rate)
- Homes are selling on average 4% below list price
- Most Active Price Band** \$400,000 to \$600,000 with average 38% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$800,000 to \$900,000, Hatzic and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Mission and up to 2 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	3	0	NA
200,001 – 300,000	9	1	11%
300,001 – 400,000	9	2	22%
400,001 – 500,000	8	2	25%
500,001 – 600,000	3	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*	32	5	16%

0 to 1 Bedroom	4	0	NA
2 Bedrooms	13	3	23%
3 Bedrooms	14	2	14%
4 Bedrooms & Greater	1	0	NA
TOTAL*	32	5	16%

SnapStats®	October	November	Variance
Inventory	33	32	-3%
Solds	6	5	-17%
Sale Price	\$335,000	\$341,000	2%
Sale Price SQFT	\$301	\$257	-15%
Sale to List Price Ratio	97%	92%	-5%
Days on Market	25	35	40%

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

Community CONDOS & TOWNHOMES

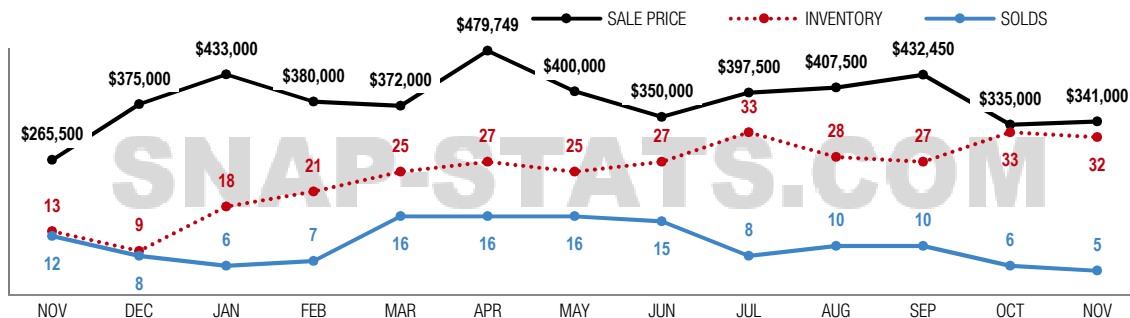
SnapStats®	Inventory	Sales	Sales Ratio
Dewdney Deroche	0	0	NA
Durieu	0	0	NA
Hatzic	0	0	NA
Hemlock	9	0	NA
Lake Errock	0	0	NA
Mission	23	5	22%
Mission West	0	0	NA
Stave Falls	0	0	NA
Steelhead	0	0	NA
TOTAL*	32	5	16%

Market Summary

- Market Type Indicator **MISSION ATTACHED**: Balanced Market at 16% Sales Ratio average (1.6 in 10 homes selling rate)
- Homes are selling on average 8% below list price
- Most Active Price Band** \$400,000 to \$500,000 with average 25% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$200,000 to \$300,000 and 3 bedroom properties
- Sellers Best Bet** Selling homes in Mission and 2 bedroom properties

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