

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

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SnapStats Publishing

604.229.0521
snapstatsinfo@gmail.com
snap-stats.com

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



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info@snap-stats.com | snap-stats.com

FRASER VALLEY EDITION

Surrey
South Surrey
White Rock
North Delta
Cloverdale
Langley
Abbotsford
Mission



Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	0	0	NA
300,001 – 400,000	0	0	NA
400,001 – 500,000	1	0	NA
500,001 – 600,000	4	0	NA
600,001 – 700,000	8	1	13%
700,001 – 800,000	35	13	37%
800,001 – 900,000	73	13	18%
900,001 – 1,000,000	83	15	18%
1,000,001 – 1,250,000	139	22	16%
1,250,001 – 1,500,000	114	10	9%
1,500,001 – 1,750,000	57	3	5%
1,750,001 – 2,000,000	34	0	NA
2,000,001 – 2,250,000	10	0	NA
2,250,001 – 2,500,000	9	0	NA
2,500,001 – 2,750,000	6	0	NA
2,750,001 – 3,000,000	8	0	NA
3,000,001 – 3,500,000	3	0	NA
3,500,001 – 4,000,000	1	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	585	77	13%

2 Bedrooms & Less	32	1	3%
3 to 4 Bedrooms	206	32	16%
5 to 6 Bedrooms	195	31	16%
7 Bedrooms & More	152	13	9%
TOTAL*	585	77	13%

SnapStats®	November	December	Variance
Inventory	867	585	-33%
Solds	98	77	-21%
Sale Price	\$955,000	\$985,000	3%
Sale Price SQFT	\$389	\$367	-6%
Sale to List Price Ratio	97%	99%	2%
Days on Market	28	30	7%

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

Community DETACHED HOUSES

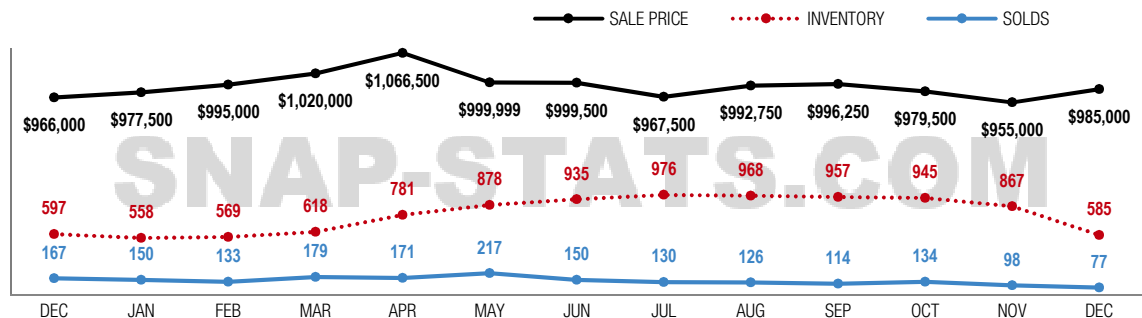
SnapStats®	Inventory	Sales	Sales Ratio
Bear Creek Green Timbers	42	6	14%
Bolivar Heights	50	7	14%
Bridgeview	11	0	NA
Cedar Hills	39	2	5%
East Newton	63	11	17%
Fleetwood Tynehead	69	14	20%
Fraser Heights	39	7	18%
Guildford	26	2	8%
Panorama Ridge	51	9	18%
Port Kells	1	0	NA
Queen Mary Park	42	4	10%
Royal Heights	11	0	NA
Sullivan Station	46	6	13%
West Newton	49	8	16%
Whalley	46	1	2%
TOTAL*	585	77	13%

Market Summary

- Market Type Indicator **SURREY DETACHED**: Balanced Market at 13% Sales Ratio average (1.3 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band** \$700,000 to \$800,000 with average 37% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.5 mil to \$1.75 mil, Cedar Hills, Guildford, Whalley and up to 2 bedroom properties
- Sellers Best Bet** Selling homes in Fleetwood Tynehead 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	26	5	19%
300,001 – 400,000	158	36	23%
400,001 – 500,000	194	25	13%
500,001 – 600,000	164	25	15%
600,001 – 700,000	125	24	19%
700,001 – 800,000	35	4	11%
800,001 – 900,000	12	0	NA
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*	718	119	17%

0 to 1 Bedroom	166	30	18%
2 Bedrooms	273	38	14%
3 Bedrooms	214	38	18%
4 Bedrooms & Greater	65	13	20%
TOTAL*	718	119	17%

SnapStats®	November	December	Variance
Inventory	920	718	-22%
Solds	160	119	-26%
Sale Price	\$424,000	\$479,000	13%
Sale Price SQFT	\$429	\$390	-9%
Sale to List Price Ratio	98%	97%	-1%
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

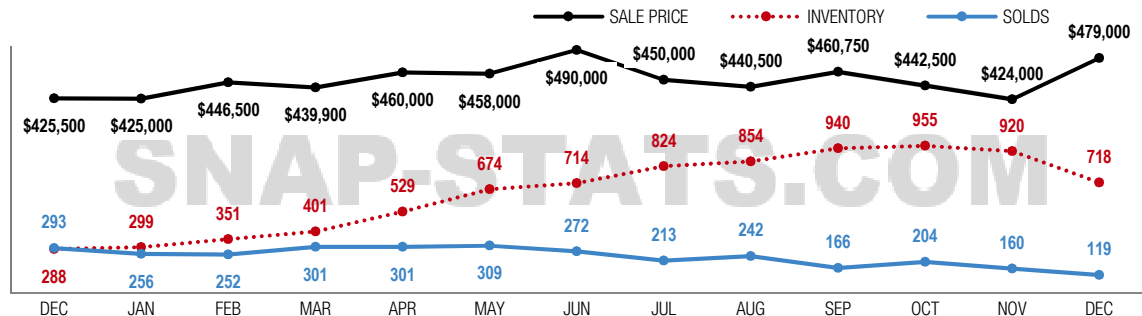
SnapStats®	Inventory	Sales	Sales Ratio
Bear Creek Green Timbers	10	1	10%
Bolivar Heights	3	0	NA
Bridgeview	0	0	NA
Cedar Hills	2	0	NA
East Newton	69	10	14%
Fleetwood Tynehead	71	13	18%
Fraser Heights	2	0	NA
Guildford	113	18	16%
Panorama Ridge	10	6	60%
Port Kells	0	0	NA
Queen Mary Park	34	6	18%
Royal Heights	0	0	NA
Sullivan Station	72	21	29%
West Newton	88	13	15%
Whalley	244	31	13%
TOTAL*	718	119	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 3% below list price
- Most Active Price Band** \$300,000 to \$400,000 with average 23% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$700,000 to \$800,000, Bear Creek Green Timbers and 2 bedroom properties
- Sellers Best Bet** Selling homes in Panorama Ridge, Sullivan Station and minimum 4 bedroom properties

**With minimum inventory of 10 in most instances

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Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	0	0	NA
300,001 – 400,000	0	0	NA
400,001 – 500,000	0	0	NA
500,001 – 600,000	1	0	NA
600,001 – 700,000	0	0	NA
700,001 – 800,000	0	0	NA
800,001 – 900,000	5	2	40%
900,001 – 1,000,000	14	6	43%
1,000,001 – 1,250,000	59	11	19%
1,250,001 – 1,500,000	79	5	6%
1,500,001 – 1,750,000	40	1	3%
1,750,001 – 2,000,000	60	0	NA
2,000,001 – 2,250,000	21	2	10%
2,250,001 – 2,500,000	34	3	9%
2,500,001 – 2,750,000	24	2	8%
2,750,001 – 3,000,000	18	0	NA
3,000,001 – 3,500,000	18	1	6%
3,500,001 – 4,000,000	15	0	NA
4,000,001 & Greater	24	0	NA
TOTAL*	412	33	8%

2 Bedrooms & Less	20	2	10%
3 to 4 Bedrooms	210	17	8%
5 to 6 Bedrooms	157	14	9%
7 Bedrooms & More	25	0	NA
TOTAL*	412	33	8%

SnapStats®	November	December	Variance
Inventory	562	412	-27%
Solds	60	33	-45%
Sale Price	\$1,327,660	\$1,160,000	-13%
Sale Price SQFT	\$478	\$379	-21%
Sale to List Price Ratio	95%	93%	-2%
Days on Market	43	43	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

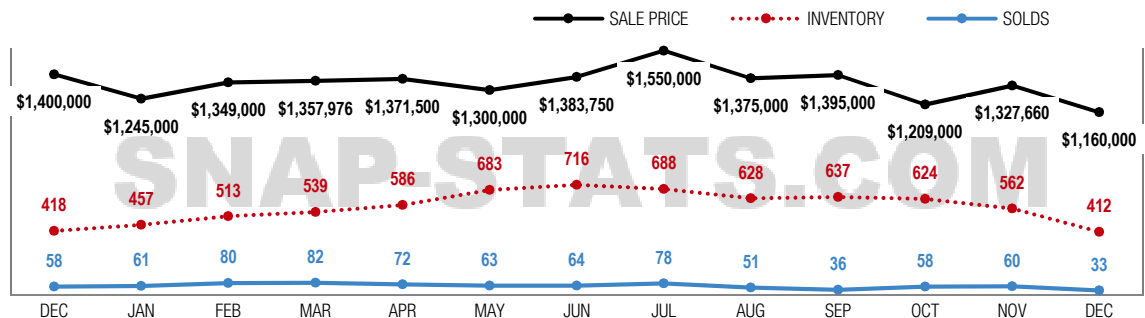
SnapStats®	Inventory	Sales	Sales Ratio
Crescent Beach Ocean Park	72	5	7%
Elgin Chantrell	54	3	6%
Grandview	34	5	15%
Hazelmere	2	0	NA
King George Corridor	43	6	14%
Morgan Creek	29	3	10%
Pacific Douglas	23	4	17%
Sunnyside Park	45	2	4%
White Rock	110	5	5%
TOTAL*	412	33	8%

Market Summary

- Market Type Indicator **S SURREY WHITE ROCK DETACHED**: Buyers Market at 8% Sales Ratio average (8 in 100 homes selling rate)
- Homes are selling on average 7% below list price
- Most Active Price Band** \$900,000 to \$1 mil with average 43% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.5 mil to \$1.75 mil, Sunnyside Park and 3 to 4 bedroom properties
- Sellers Best Bet** Selling homes in Pacific Douglas 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	8	1	13%
300,001 – 400,000	29	9	31%
400,001 – 500,000	63	14	22%
500,001 – 600,000	67	10	15%
600,001 – 700,000	64	13	20%
700,001 – 800,000	45	6	13%
800,001 – 900,000	39	4	10%
900,001 – 1,000,000	36	0	NA
1,000,001 – 1,250,000	10	0	NA
1,250,001 – 1,500,000	4	0	NA
1,500,001 – 1,750,000	0	1	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	3	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	1	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	372	58	16%

0 to 1 Bedroom	39	7	18%
2 Bedrooms	189	27	14%
3 Bedrooms	83	18	22%
4 Bedrooms & Greater	61	6	10%
TOTAL*	372	58	16%

SnapStats®	November	December	Variance
Inventory	467	372	-20%
Solds	76	58	-24%
Sale Price	\$549,450	\$590,000	7%
Sale Price SQFT	\$425	\$452	6%
Sale to List Price Ratio	98%	98%	0%
Days on Market	34	34	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

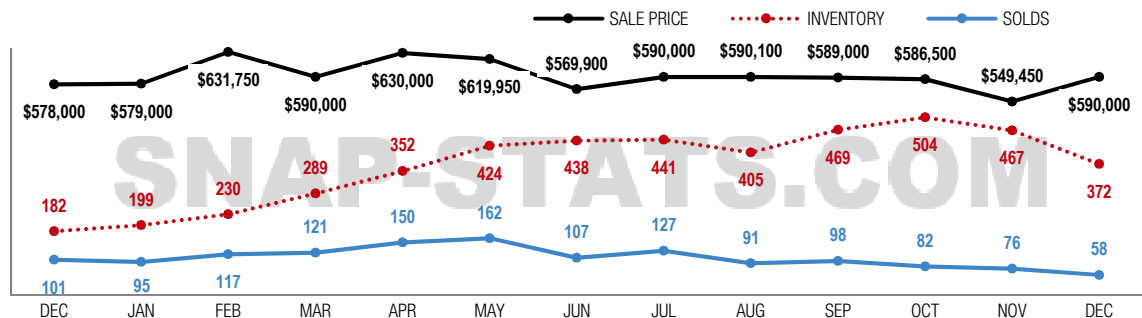
SnapStats®	Inventory	Sales	Sales Ratio
Crescent Beach Ocean Park	8	2	25%
Elgin Chantrell	3	0	NA
Grandview	106	17	16%
Hazelmere	0	0	NA
King George Corridor	71	15	21%
Morgan Creek	26	5	19%
Pacific Douglas	11	3	27%
Sunnyside Park	29	7	24%
White Rock	118	9	8%
TOTAL*	372	58	16%

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 31% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$800,000 to \$900,000, White Rock and minimum 4 bedroom properties
- Sellers Best Bet** Selling homes in Crescent Beach Ocean Park, Pacific Douglas, Sunnyside Park and 3 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	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	1	4	400%*
800,001 – 900,000	34	7	21%
900,001 – 1,000,000	20	4	20%
1,000,001 – 1,250,000	35	0	NA
1,250,001 – 1,500,000	30	0	NA
1,500,001 – 1,750,000	17	1	6%
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	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*	142	16	11%

2 Bedrooms & Less	1	0	NA
3 to 4 Bedrooms	80	11	14%
5 to 6 Bedrooms	50	4	8%
7 Bedrooms & More	11	1	9%
TOTAL*	142	16	11%

SnapStats®	November	December	Variance
Inventory	175	142	-19%
Solds	41	16	-61%
Sale Price	\$910,000	\$854,000	-6%
Sale Price SQFT	\$391	\$374	-4%
Sale to List Price Ratio	97%	97%	0%
Days on Market	29	10	-66%

*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

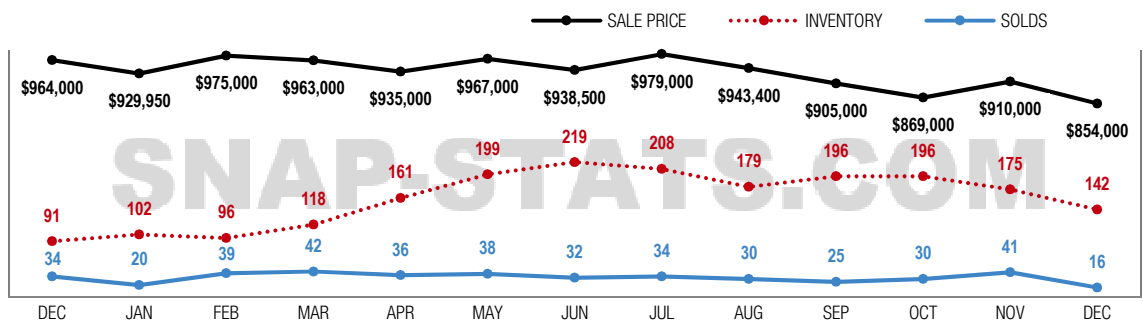
SnapStats®	Inventory	Sales	Sales Ratio
Annieville	26	4	15%
Nordel	41	5	12%
Scottsdale	38	6	16%
Sunshine Hills Woods	37	1	3%
TOTAL*	142	16	11%

Market Summary

- Market Type Indicator **NORTH DELTA 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** \$800,000 to \$1 mil with average 21% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.5 mil to \$1.75 mil, Sunshine Hills Woods and minimum 5 bedroom properties
- Sellers Best Bet** Selling homes in Scottsdale 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	8	2	25%
400,001 – 500,000	7	4	57%
500,001 – 600,000	11	6	55%
600,001 – 700,000	4	0	NA
700,001 – 800,000	5	1	20%
800,001 – 900,000	5	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	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*	50	15	30%

0 to 1 Bedroom	16	3	19%
2 Bedrooms	19	5	26%
3 Bedrooms	9	5	56%
4 Bedrooms & Greater	6	2	33%
TOTAL*	50	15	30%

SnapStats®	November	December	Variance
Inventory	65	50	-23%
Solds	11	15	36%
Sale Price	\$434,999	\$515,000	18%
Sale Price SQFT	\$380	\$399	5%
Sale to List Price Ratio	99%	96%	-3%
Days on Market	18	31	72%

*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

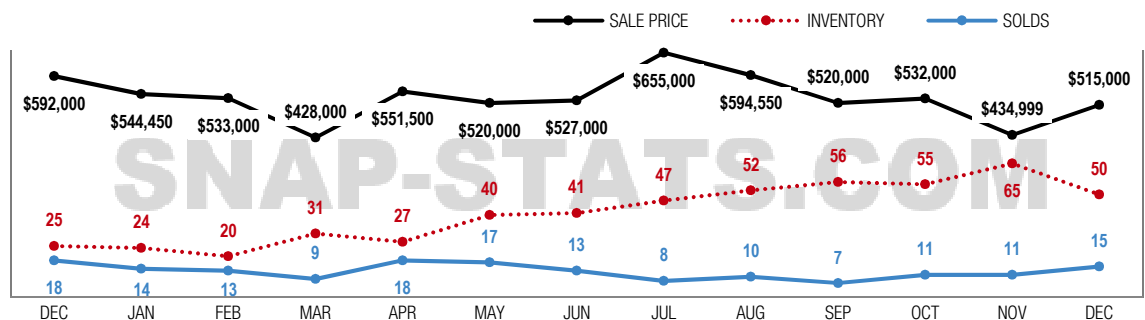
SnapStats®	Inventory	Sales	Sales Ratio
Annieville	10	3	30%
Nordel	10	1	10%
Scottsdale	22	8	36%
Sunshine Hills Woods	8	3	38%
TOTAL*	50	15	30%

Market Summary

- Market Type Indicator **NORTH DELTA ATTACHED**: Sellers Market at 30% Sales Ratio average (3 in 10 homes selling rate)
- Homes are selling on average 4% below list price
- Most Active Price Band** \$500,000 to \$600,000 with average 55% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$200,000 to \$300,000, Nordel and up to 1 bedroom properties
- Sellers Best Bet** Selling homes in Scottsdale, Sunshine Hills Woods and 3 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	0	NA
400,001 – 500,000	0	0	NA
500,001 – 600,000	0	1	NA*
600,001 – 700,000	0	1	NA*
700,001 – 800,000	3	2	67%
800,001 – 900,000	14	4	29%
900,001 – 1,000,000	31	11	35%
1,000,001 – 1,250,000	37	5	14%
1,250,001 – 1,500,000	12	0	NA
1,500,001 – 1,750,000	3	0	NA
1,750,001 – 2,000,000	4	0	NA
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	2	0	NA
2,500,001 – 2,750,000	1	0	NA
2,750,001 – 3,000,000	0	0	NA
3,000,001 – 3,500,000	3	0	NA
3,500,001 – 4,000,000	1	0	NA
4,000,001 & Greater	1	0	NA
TOTAL*	112	24	21%

2 Bedrooms & Less	2	1	50%
3 to 4 Bedrooms	48	13	27%
5 to 6 Bedrooms	48	7	15%
7 Bedrooms & More	14	3	21%
TOTAL*	112	24	21%

SnapStats®	November	December	Variance
Inventory	165	112	-32%
Solds	34	24	-29%
Sale Price	\$904,500	\$928,000	3%
Sale Price SQFT	\$368	\$362	-2%
Sale to List Price Ratio	98%	98%	0%
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 DETACHED HOUSES

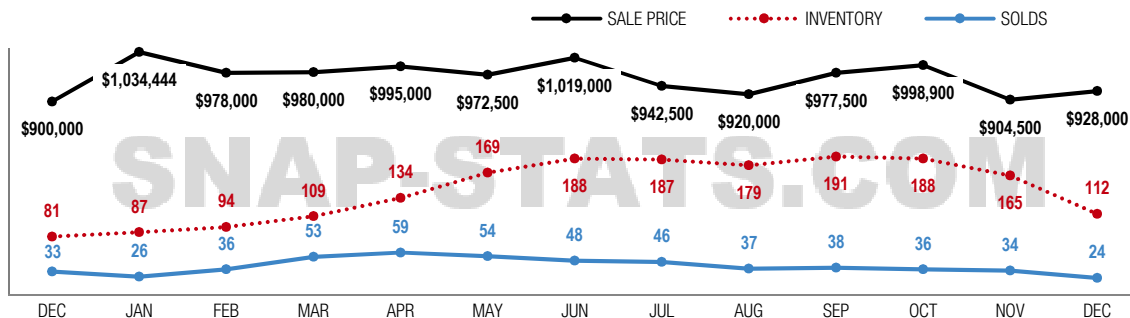
SnapStats®	Inventory	Sales	Sales Ratio
Clayton	25	8	32%
Cloverdale	86	16	19%
Serpentine	1	0	NA
TOTAL*	112	24	21%

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** \$900,000 to \$1 mil with average 35% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1 mil to \$1.25 mil, Cloverdale and 5 to 6 bedroom properties
- Sellers Best Bet** Selling homes in Clayton 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	6	0	NA
300,001 – 400,000	27	9	33%
400,001 – 500,000	28	11	39%
500,001 – 600,000	46	18	39%
600,001 – 700,000	33	7	21%
700,001 – 800,000	11	3	27%
800,001 – 900,000	3	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*	154	48	31%

0 to 1 Bedroom	28	8	29%
2 Bedrooms	60	15	25%
3 Bedrooms	50	21	42%
4 Bedrooms & Greater	16	4	25%
TOTAL*	154	48	31%

SnapStats®	November	December	Variance
Inventory	207	154	-26%
Solds	57	48	-16%
Sale Price	\$525,000	\$520,000	-1%
Sale Price SQFT	\$385	\$390	1%
Sale to List Price Ratio	99%	98%	-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

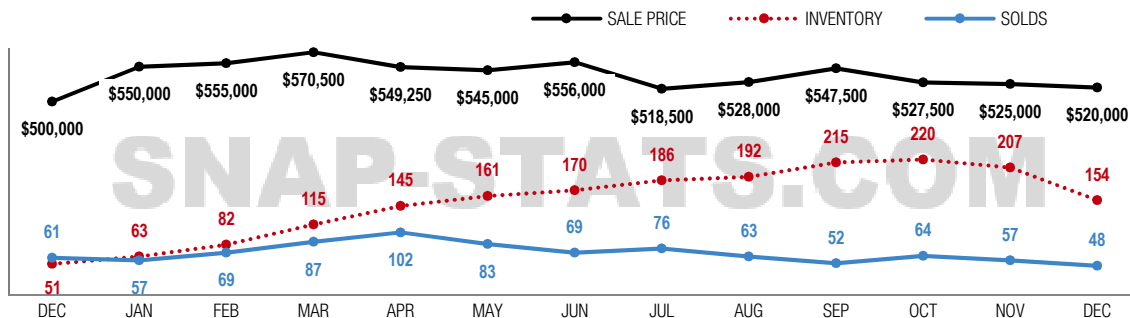
SnapStats®	Inventory	Sales	Sales Ratio
Clayton	90	30	33%
Cloverdale	64	18	28%
Serpentine	0	0	NA
TOTAL*	154	48	31%

Market Summary

- Market Type Indicator **CLOVERDALE ATTACHED**: Sellers Market at 31% Sales Ratio average (3.1 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band** \$400,000 to \$600,000 with average 39% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$600,000 to \$700,000, Cloverdale, 2 and 4 plus bedroom properties
- Sellers Best Bet** Selling homes in Clayton 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	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	8	2	25%
700,001 – 800,000	24	8	33%
800,001 – 900,000	32	14	44%
900,001 – 1,000,000	32	7	22%
1,000,001 – 1,250,000	73	17	23%
1,250,001 – 1,500,000	29	4	14%
1,500,001 – 1,750,000	24	0	NA
1,750,001 – 2,000,000	17	1	6%
2,000,001 – 2,250,000	4	0	NA
2,250,001 – 2,500,000	2	0	NA
2,500,001 – 2,750,000	3	1	33%
2,750,001 – 3,000,000	6	0	NA
3,000,001 – 3,500,000	3	0	NA
3,500,001 – 4,000,000	3	1	33%
4,000,001 & Greater	5	0	NA
TOTAL*	266	55	21%

2 Bedrooms & Less	9	0	NA
3 to 4 Bedrooms	147	35	24%
5 to 6 Bedrooms	98	16	16%
7 Bedrooms & More	12	4	33%
TOTAL*	266	55	21%

SnapStats®	November	December	Variance
Inventory	393	266	-32%
Solds	63	55	-13%
Sale Price	\$897,000	\$960,000	7%
Sale Price SQFT	\$381	\$377	-1%
Sale to List Price Ratio	97%	96%	-1%
Days on Market	29	34	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 DETACHED HOUSES

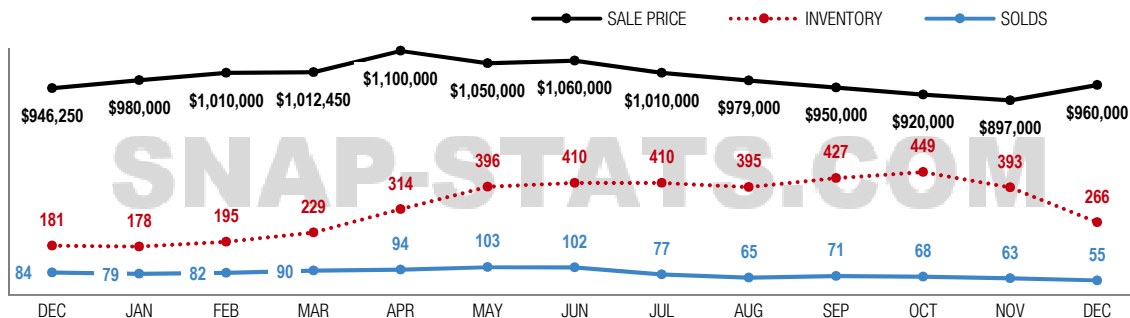
SnapStats®	Inventory	Sales	Sales Ratio
Aldergrove	24	3	13%
Brookwood	30	4	13%
Campbell Valley	16	1	6%
County Line Glen Valley	1	0	NA
Fort Langley	14	5	36%
Langley City	58	8	14%
Murrayville	14	5	36%
Otter District	1	0	NA
Salmon River	13	1	8%
Walnut Grove	37	17	46%
Willoughby Heights	58	11	19%
TOTAL*	266	55	21%

Market Summary

- Market Type Indicator **LANGLEY DETACHED**: Sellers Market at 21% Sales Ratio average (2.1 in 10 homes selling rate)
- Homes are selling on average 4% below list price
- Most Active Price Band** \$800,000 to \$900,000 with average 44% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.75 mil to \$2 mil, Campbell Valley, Salmon River and 5 to 6 bedroom properties
- Sellers Best Bet** Selling homes in Walnut Grove and minimum 7 bedroom properties

**With minimum inventory of 10 in most instances

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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	4	2	50%
300,001 – 400,000	75	30	40%
400,001 – 500,000	89	33	37%
500,001 – 600,000	100	23	23%
600,001 – 700,000	58	6	10%
700,001 – 800,000	18	0	NA
800,001 – 900,000	9	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*	353	94	27%

0 to 1 Bedroom	37	23	62%
2 Bedrooms	189	47	25%
3 Bedrooms	105	18	17%
4 Bedrooms & Greater	22	6	27%
TOTAL*	353	94	27%

SnapStats®	November	December	Variance
Inventory	480	353	-26%
Solds	141	94	-33%
Sale Price	\$470,900	\$444,950	-6%
Sale Price SQFT	\$391	\$426	9%
Sale to List Price Ratio	96%	99%	3%
Days on Market	26	25	-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

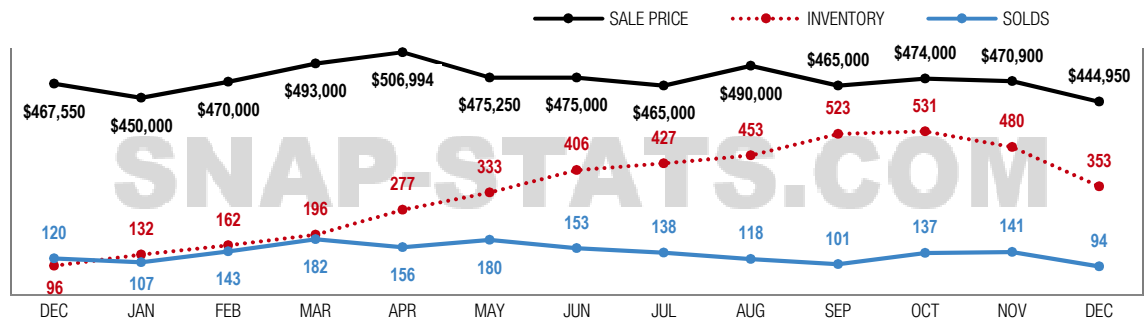
SnapStats®	Inventory	Sales	Sales Ratio
Aldergrove	11	3	27%
Brookwood	0	0	NA
Campbell Valley	0	0	NA
County Line Glen Valley	0	0	NA
Fort Langley	3	0	NA
Langley City	118	26	22%
Murrayville	27	3	11%
Otter District	0	0	NA
Salmon River	5	2	40%
Walnut Grove	41	9	22%
Willoughby Heights	148	51	34%
TOTAL*	353	94	27%

Market Summary

- Market Type Indicator **LANGLEY ATTACHED**: Sellers Market at 27% Sales Ratio average (2.7 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band** \$300,000 to \$400,000 with average 40% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$600,000 to \$700,000, Murrayville and 3 bedroom properties
- Sellers Best Bet** Selling homes in Aldergrove, Willoughby Heights and up to 1 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	0	NA
400,001 – 500,000	4	0	NA
500,001 – 600,000	12	1	8%
600,001 – 700,000	41	15	37%
700,001 – 800,000	64	14	22%
800,001 – 900,000	39	9	23%
900,001 – 1,000,000	30	4	13%
1,000,001 – 1,250,000	40	6	15%
1,250,001 – 1,500,000	29	1	3%
1,500,001 – 1,750,000	3	1	33%
1,750,001 – 2,000,000	3	0	NA
2,000,001 – 2,250,000	2	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	0	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	1	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	270	51	19%

2 Bedrooms & Less	12	2	17%
3 to 4 Bedrooms	130	21	16%
5 to 6 Bedrooms	112	27	24%
7 Bedrooms & More	16	1	6%
TOTAL*	270	51	19%

SnapStats®	November	December	Variance
Inventory	388	270	-30%
Solds	55	51	-7%
Sale Price	\$735,000	\$774,000	5%
Sale Price SQFT	\$296	\$275	-7%
Sale to List Price Ratio	99%	100%	1%
Days on Market	21	42	100%

*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

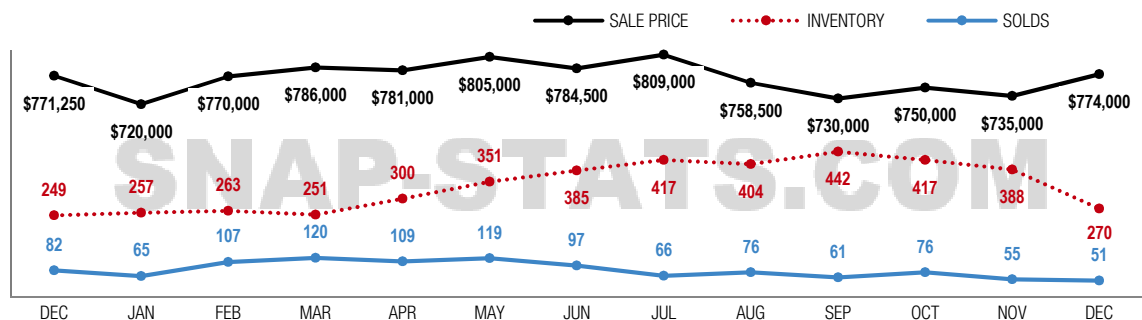
SnapStats®	Inventory	Sales	Sales Ratio
Abbotsford East	111	25	23%
Abbotsford West	83	11	13%
Aberdeen	20	0	NA
Bradner	0	0	NA
Central Abbotsford	40	10	25%
Matsqui	5	0	NA
Poplar	10	4	40%
Sumas Mountain	1	0	NA
Sumas Prairie	0	1	NA*
TOTAL*	270	51	19%

Market Summary

- Market Type Indicator **ABBOTSFORD DETACHED**: 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** \$600,000 to \$700,000 with average 37% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.25 mil to \$1.5 mil, Abbotsford West and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Poplar and 5 to 6 bedroom properties

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SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	5	3	60%
200,001 – 300,000	87	30	34%
300,001 – 400,000	98	20	20%
400,001 – 500,000	67	19	28%
500,001 – 600,000	49	12	24%
600,001 – 700,000	18	1	6%
700,001 – 800,000	2	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*	327	85	26%

0 to 1 Bedroom	47	8	17%
2 Bedrooms	199	54	27%
3 Bedrooms	61	20	33%
4 Bedrooms & Greater	20	3	15%
TOTAL*	327	85	26%

SnapStats®	November	December	Variance
Inventory	437	327	-25%
Solds	77	85	10%
Sale Price	\$351,000	\$340,000	-3%
Sale Price SQFT	\$324	\$302	-7%
Sale to List Price Ratio	98%	97%	-1%
Days on Market	29	32	10%

*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

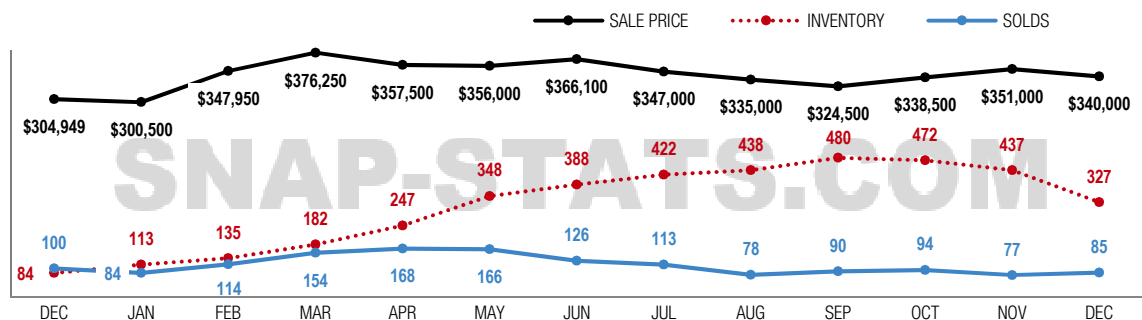
SnapStats®	Inventory	Sales	Sales Ratio
Abbotsford East	29	12	41%
Abbotsford West	141	34	24%
Aberdeen	6	0	NA
Bradner	0	0	NA
Central Abbotsford	142	33	23%
Matsqui	0	0	NA
Poplar	9	6	67%
Sumas Mountain	0	0	NA
Sumas Prairie	0	0	NA
TOTAL*	327	85	26%

Market Summary

- Market Type Indicator **ABBOTSFORD 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** \$200,000 to \$300,000 with average 34% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$600,000 to \$700,000, Abbotsford West / Central and minimum 4 bedroom properties
- Sellers Best Bet** Selling homes in Abbotsford East, 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	1	0	NA
200,001 – 300,000	0	1	NA*
300,001 – 400,000	1	0	NA
400,001 – 500,000	5	0	NA
500,001 – 600,000	16	6	38%
600,001 – 700,000	37	3	8%
700,001 – 800,000	38	2	5%
800,001 – 900,000	20	2	10%
900,001 – 1,000,000	15	0	NA
1,000,001 – 1,250,000	18	0	NA
1,250,001 – 1,500,000	2	0	NA
1,500,001 – 1,750,000	3	1	33%
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*	156	15	10%

2 Bedrooms & Less	7	2	29%
3 to 4 Bedrooms	80	7	9%
5 to 6 Bedrooms	62	6	10%
7 Bedrooms & More	7	0	NA
TOTAL*	156	15	10%

SnapStats®	November	December	Variance
Inventory	195	156	-20%
Solds	32	15	-53%
Sale Price	\$659,500	\$605,000	-8%
Sale Price SQFT	\$268	\$258	-4%
Sale to List Price Ratio	96%	96%	0%
Days on Market	25	39	56%

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

Community DETACHED HOUSES

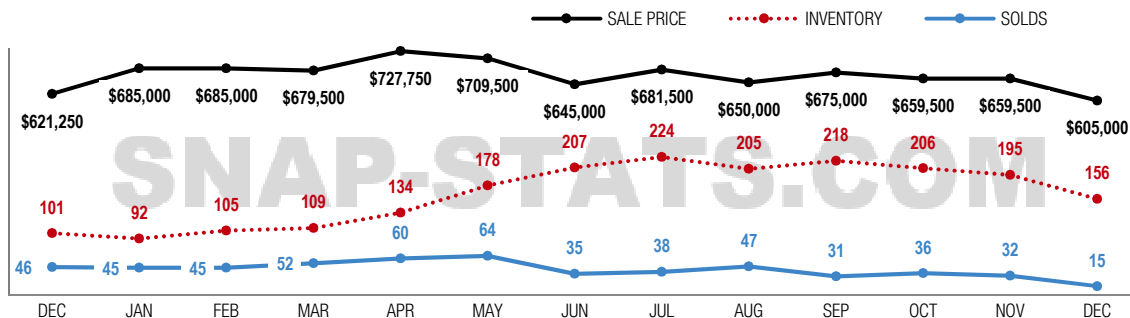
SnapStats®	Inventory	Sales	Sales Ratio
Dewdney Deroche	0	2	NA*
Durieu	3	1	33%
Hatzic	17	3	18%
Hemlock	1	0	NA
Lake Errock	4	0	NA
Mission	126	9	7%
Mission West	3	0	NA
Stave Falls	2	0	NA
Steelhead	0	0	NA
TOTAL*	156	15	10%

Market Summary

- Market Type Indicator **MISSION DETACHED**: Buyers Market at 10% Sales Ratio average (1 in 10 homes selling rate)
- Homes are selling on average 4% below list price
- Most Active Price Band** \$500,000 to \$600,000 with average 38% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$700,000 to \$800,000, Mission and 3 to 6 bedroom properties
- Sellers Best Bet** Selling homes in Hatzic and up to 2 bedroom properties

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13 Month Market Trend



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SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	1	2	200%*
200,001 – 300,000	3	5	167%*
300,001 – 400,000	8	0	NA
400,001 – 500,000	7	0	NA
500,001 – 600,000	3	0	NA
600,001 – 700,000	3	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*	25	7	28%

0 to 1 Bedroom	1	2	200%*
2 Bedrooms	10	3	30%
3 Bedrooms	10	2	20%
4 Bedrooms & Greater	4	0	NA
TOTAL*	25	7	28%

SnapStats®	November	December	Variance
Inventory	32	25	-22%
Solds	5	7	40%
Sale Price	\$341,000	\$230,000	-33%
Sale Price SQFT	\$257	\$229	-11%
Sale to List Price Ratio	92%	98%	7%
Days on Market	35	65	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

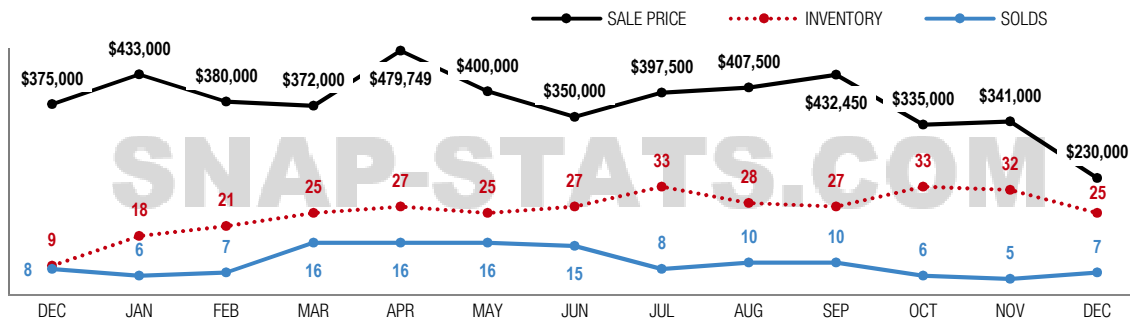
SnapStats®	Inventory	Sales	Sales Ratio
Dewdney Deroche	0	0	NA
Durieu	0	0	NA
Hatzic	0	0	NA
Hemlock	4	5	125%*
Lake Errock	0	0	NA
Mission	21	2	10%
Mission West	0	0	NA
Stave Falls	0	0	NA
Steelhead	0	0	NA
TOTAL*	25	7	28%

Market Summary

- Market Type Indicator **MISSION ATTACHED**: Sellers Market at 28% Sales Ratio average (2.8 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band** Based on sales (5) \$200,000 to \$300,000 with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Based on sales (2) \$100,000 to \$200,000, Mission and 3 bedroom properties
- Sellers Best Bet** Based on sales selling homes in Hemlock and 2 bedroom properties

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13 Month Market Trend



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