

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

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SnapStats Publishing

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FRASER VALLEY EDITION

Surrey
South Surrey
White Rock
North Delta
Cloverdale
Langley
Abbotsford
Mission



Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	0	0	NA
300,001 – 400,000	0	0	NA
400,001 – 500,000	1	0	NA
500,001 – 600,000	7	3	43%
600,001 – 700,000	9	2	22%
700,001 – 800,000	60	15	25%
800,001 – 900,000	113	25	22%
900,001 – 1,000,000	131	29	22%
1,000,001 – 1,250,000	224	44	20%
1,250,001 – 1,500,000	164	17	10%
1,500,001 – 1,750,000	81	7	9%
1,750,001 – 2,000,000	64	0	NA
2,000,001 – 2,250,000	10	2	20%
2,250,001 – 2,500,000	9	0	NA
2,500,001 – 2,750,000	9	0	NA
2,750,001 – 3,000,000	9	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*	895	144	16%

2 Bedrooms & Less	38	5	13%
3 to 4 Bedrooms	329	56	17%
5 to 6 Bedrooms	296	43	15%
7 Bedrooms & More	232	40	17%
TOTAL*	895	144	16%

SnapStats®	March	April	Variance
Inventory	741	895	21%
Solds	143	144	1%
Sale Price	\$1,014,285	\$1,000,000	-1%
Sale Price SQFT	\$386	\$364	-6%
Sale to List Price Ratio	98%	98%	0%
Days on Market	26	22	-15%

*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

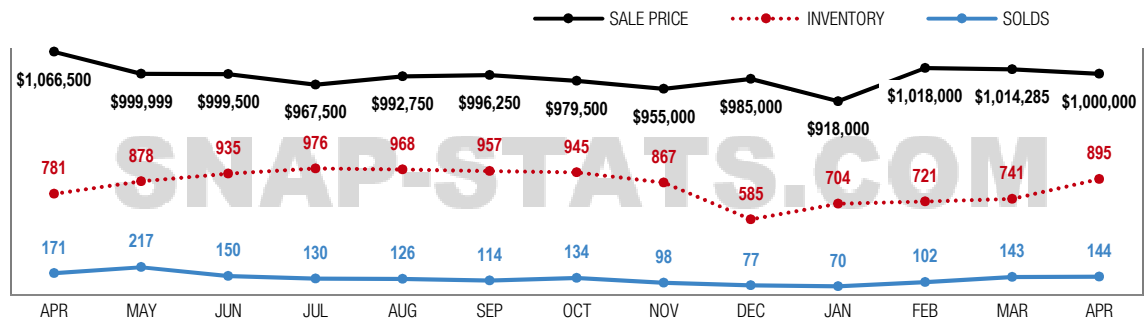
SnapStats®	Inventory	Sales	Sales Ratio
Bear Creek Green Timbers	50	14	28%
Bolivar Heights	69	14	20%
Bridgeview	12	4	33%
Cedar Hills	58	8	14%
East Newton	80	25	31%
Fleetwood Tynehead	122	20	16%
Fraser Heights	92	14	15%
Guildford	34	5	15%
Panorama Ridge	87	7	8%
Port Kells	6	1	17%
Queen Mary Park	58	9	16%
Royal Heights	17	1	6%
Sullivan Station	59	4	7%
West Newton	79	11	14%
Whalley	72	7	10%
TOTAL*	895	144	16%

Market Summary

- Market Type Indicator **SURREY DETACHED**: Balanced Market at 16% Sales Ratio average (1.6 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band** \$700,000 to \$800,000 with average 25% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.5 mil to \$1.75 mil, Panorama Ridge, Royal Heights and Sullivan Station
- Sellers Best Bet** Selling homes in Bear Creek Green Timbers, Bridgeview, East Newton and 3 to 4 / 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	38	22	58%
300,001 – 400,000	239	63	26%
400,001 – 500,000	280	49	18%
500,001 – 600,000	235	62	26%
600,001 – 700,000	154	36	23%
700,001 – 800,000	45	3	7%
800,001 – 900,000	16	3	19%
900,001 – 1,000,000	5	1	20%
1,000,001 – 1,250,000	1	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	1	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*	1015	239	24%

0 to 1 Bedroom	228	59	26%
2 Bedrooms	438	80	18%
3 Bedrooms	265	73	28%
4 Bedrooms & Greater	84	27	32%
TOTAL*	1015	239	24%

SnapStats®	March	April	Variance
Inventory	940	1015	8%
Solds	208	239	15%
Sale Price	\$435,000	\$482,500	11%
Sale Price SQFT	\$409	\$427	4%
Sale to List Price Ratio	97%	97%	0%
Days on Market	20	23	15%

*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

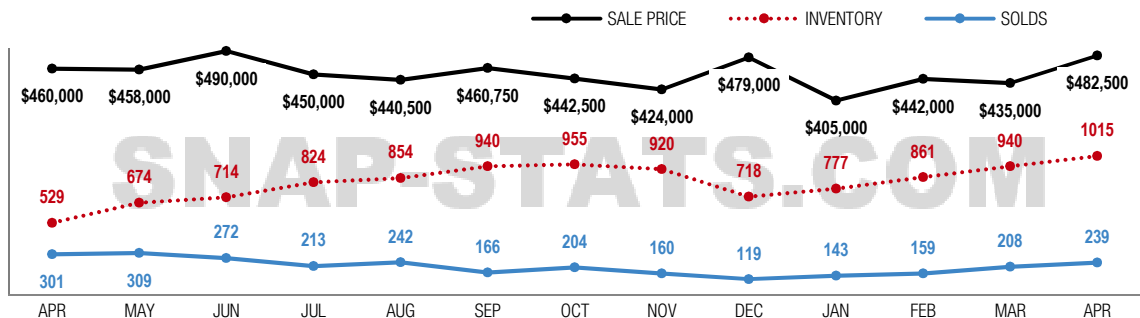
SnapStats®	Inventory	Sales	Sales Ratio
Bear Creek Green Timbers	13	2	15%
Bolivar Heights	6	3	50%
Bridgeview	1	1	100%
Cedar Hills	6	1	17%
East Newton	91	18	20%
Fleetwood Tynehead	85	29	34%
Fraser Heights	13	0	NA
Guildford	182	35	19%
Panorama Ridge	28	6	21%
Port Kells	0	0	NA
Queen Mary Park	63	23	37%
Royal Heights	1	0	NA
Sullivan Station	99	31	31%
West Newton	96	29	30%
Whalley	331	61	18%
TOTAL*	1015	239	24%

Market Summary

- Market Type Indicator **SURREY ATTACHED**: Sellers Market at 24% Sales Ratio average (2.4 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 58% 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 Fleetwood Tynehead, Queen Mary Park, Sullivan Station and West Newton

**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	2	0	NA
600,001 – 700,000	0	0	NA
700,001 – 800,000	2	0	NA
800,001 – 900,000	7	1	14%
900,001 – 1,000,000	28	16	57%
1,000,001 – 1,250,000	104	20	19%
1,250,001 – 1,500,000	114	10	9%
1,500,001 – 1,750,000	65	2	3%
1,750,001 – 2,000,000	96	5	5%
2,000,001 – 2,250,000	43	6	14%
2,250,001 – 2,500,000	67	1	1%
2,500,001 – 2,750,000	27	0	NA
2,750,001 – 3,000,000	34	0	NA
3,000,001 – 3,500,000	21	0	NA
3,500,001 – 4,000,000	21	0	NA
4,000,001 & Greater	27	0	NA
TOTAL*	658	61	9%

2 Bedrooms & Less	35	6	17%
3 to 4 Bedrooms	319	39	12%
5 to 6 Bedrooms	255	16	6%
7 Bedrooms & More	49	0	NA
TOTAL*	658	61	9%

SnapStats®	March	April	Variance
Inventory	589	658	12%
Solds	59	61	3%
Sale Price	\$1,280,000	\$1,175,000	-8%
Sale Price SQFT	\$435	\$445	2%
Sale to List Price Ratio	99%	93%	-6%
Days on Market	18	35	94%

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Community DETACHED HOUSES

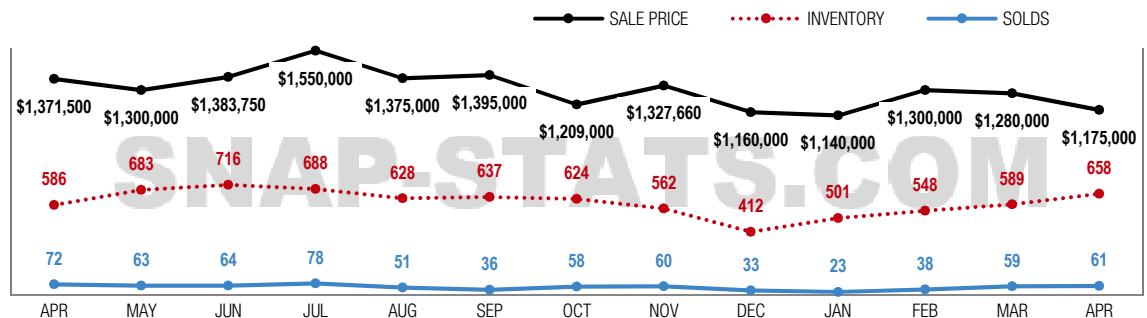
SnapStats®	Inventory	Sales	Sales Ratio
Crescent Beach Ocean Park	140	5	4%
Elgin Chantrell	83	6	7%
Grandview	60	4	7%
Hazelmere	2	0	NA
King George Corridor	72	9	13%
Morgan Creek	53	6	11%
Pacific Douglas	30	10	33%
Sunnyside Park	62	11	18%
White Rock	156	10	6%
TOTAL*	658	61	9%

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 7% below list price
- Most Active Price Band** \$900,000 to \$1 mil with average 57% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$2.25 mil to \$2.5 mil, Crescent Beach Ocean Park, Elgin Chantrell, Grandview and White Rock
- Sellers Best Bet** Selling homes in Pacific Douglas and up to 2 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	10	5	50%
300,001 – 400,000	47	18	38%
400,001 – 500,000	108	19	18%
500,001 – 600,000	101	12	12%
600,001 – 700,000	92	21	23%
700,001 – 800,000	91	14	15%
800,001 – 900,000	55	9	16%
900,001 – 1,000,000	33	1	3%
1,000,001 – 1,250,000	25	5	20%
1,250,001 – 1,500,000	6	2	33%
1,500,001 – 1,750,000	3	0	NA
1,750,001 – 2,000,000	3	1	33%
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	2	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	4	0	NA
3,000,001 – 3,500,000	1	0	NA
3,500,001 – 4,000,000	1	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	582	107	18%

0 to 1 Bedroom	58	17	29%
2 Bedrooms	311	48	15%
3 Bedrooms	124	29	23%
4 Bedrooms & Greater	89	13	15%
TOTAL*	582	107	18%

SnapStats®	March	April	Variance
Inventory	512	582	14%
Solds	106	107	1%
Sale Price	\$549,250	\$581,500	6%
Sale Price SQFT	\$428	\$452	6%
Sale to List Price Ratio	96%	97%	1%
Days on Market	29	25	-14%

*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

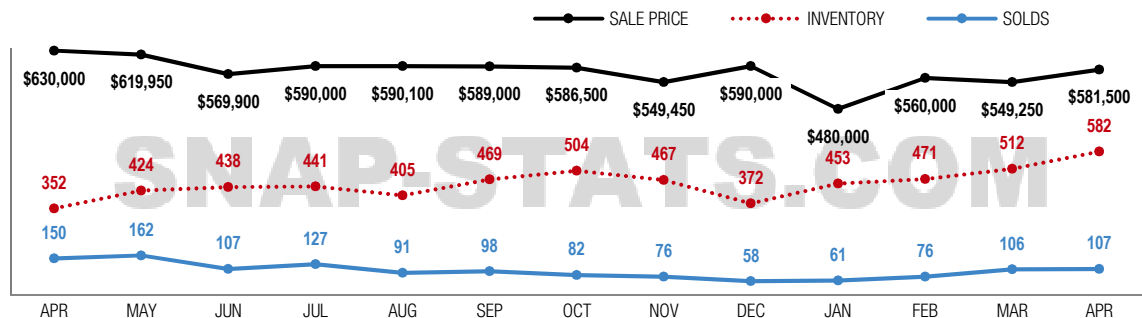
SnapStats®	Inventory	Sales	Sales Ratio
Crescent Beach Ocean Park	15	2	13%
Elgin Chantrell	8	3	38%
Grandview	158	24	15%
Hazelmere	1	1	100%
King George Corridor	97	28	29%
Morgan Creek	64	9	14%
Pacific Douglas	17	0	NA
Sunnyside Park	43	6	14%
White Rock	179	34	19%
TOTAL*	582	107	18%

Market Summary

- Market Type Indicator **S SURREY WHITE ROCK 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** \$200,000 to \$300,000 with average 50% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$900,000 to \$1 mil, Crescent Beach Ocean Park and 2 / minimum 4 bedroom properties
- Sellers Best Bet** Selling homes in Elgin Chantrell and up to 1 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	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	8	2	25%
800,001 – 900,000	29	11	38%
900,001 – 1,000,000	38	9	24%
1,000,001 – 1,250,000	50	7	14%
1,250,001 – 1,500,000	34	1	3%
1,500,001 – 1,750,000	18	0	NA
1,750,001 – 2,000,000	5	0	NA
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	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	1	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	185	30	16%

2 Bedrooms & Less	6	1	17%
3 to 4 Bedrooms	97	20	21%
5 to 6 Bedrooms	69	8	12%
7 Bedrooms & More	13	1	8%
TOTAL*	185	30	16%

SnapStats®	March	April	Variance
Inventory	146	185	27%
Solds	42	30	-29%
Sale Price	\$911,000	\$928,500	2%
Sale Price SQFT	\$389	\$410	5%
Sale to List Price Ratio	95%	97%	2%
Days on Market	14	18	29%

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

Community DETACHED HOUSES

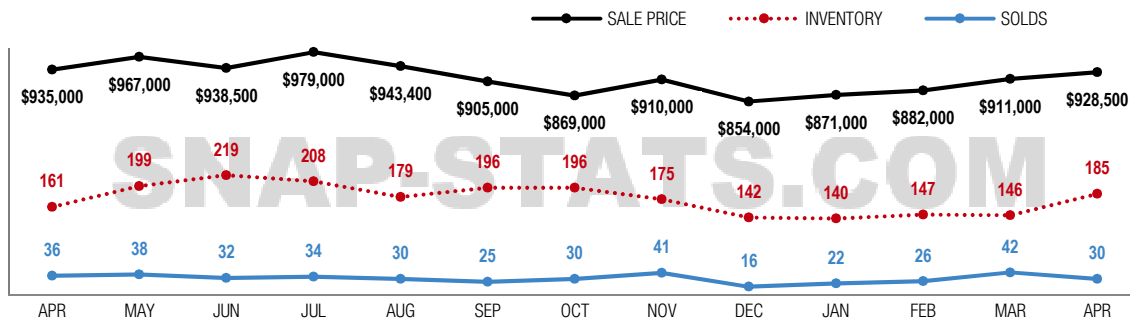
SnapStats®	Inventory	Sales	Sales Ratio
Annieville	45	5	11%
Nordel	59	6	10%
Scottsdale	43	9	21%
Sunshine Hills Woods	38	10	26%
TOTAL*	185	30	16%

Market Summary

- Market Type Indicator **NORTH DELTA DETACHED**: Balanced Market at 16% Sales Ratio average (1.6 in 10 homes selling rate)
- Homes are selling on average 3% below list price
- Most Active Price Band** \$800,000 to \$900,000 with average 38% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.25 mil to \$1.5 mil, Annieville, Nordel and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in 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	7	1	14%
300,001 – 400,000	10	5	50%
400,001 – 500,000	12	3	25%
500,001 – 600,000	9	4	44%
600,001 – 700,000	14	2	14%
700,001 – 800,000	9	2	22%
800,001 – 900,000	6	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*	70	17	24%

0 to 1 Bedroom	17	5	29%
2 Bedrooms	21	6	29%
3 Bedrooms	22	4	18%
4 Bedrooms & Greater	10	2	20%
TOTAL*	70	17	24%

SnapStats®	March	April	Variance
Inventory	70	70	0%
Solds	13	17	31%
Sale Price	\$450,000	\$444,000	-1%
Sale Price SQFT	\$495	\$535	8%
Sale to List Price Ratio	96%	99%	3%
Days on Market	7	22	214%

*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

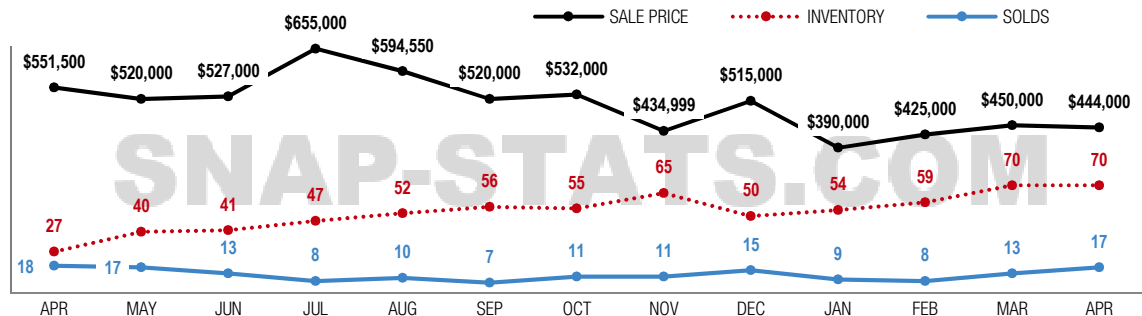
SnapStats®	Inventory	Sales	Sales Ratio
Annieville	19	2	11%
Nordel	19	5	26%
Scottsdale	23	10	43%
Sunshine Hills Woods	9	0	NA
TOTAL*	70	17	24%

Market Summary

- Market Type Indicator **NORTH DELTA ATTACHED**: Sellers Market at 24% Sales Ratio average (2.4 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band** \$300,000 to \$400,000 with average 50% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$600,000 to \$700,000, Annieville and 3 bedroom properties
- Sellers Best Bet** Selling homes in Sunshine Hills Woods and up to 2 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	2	40%
800,001 – 900,000	35	10	29%
900,001 – 1,000,000	48	10	21%
1,000,001 – 1,250,000	41	12	29%
1,250,001 – 1,500,000	27	3	11%
1,500,001 – 1,750,000	11	0	NA
1,750,001 – 2,000,000	5	2	40%
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	3	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	1	0	NA
3,000,001 – 3,500,000	3	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	1	0	NA
TOTAL*	180	39	22%

2 Bedrooms & Less	2	1	50%
3 to 4 Bedrooms	88	14	16%
5 to 6 Bedrooms	63	22	35%
7 Bedrooms & More	27	2	7%
TOTAL*	180	39	22%

SnapStats®	March	April	Variance
Inventory	150	180	20%
Solds	33	39	18%
Sale Price	\$970,000	\$995,000	3%
Sale Price SQFT	\$363	\$372	2%
Sale to List Price Ratio	99%	100%	1%
Days on Market	14	20	43%

*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

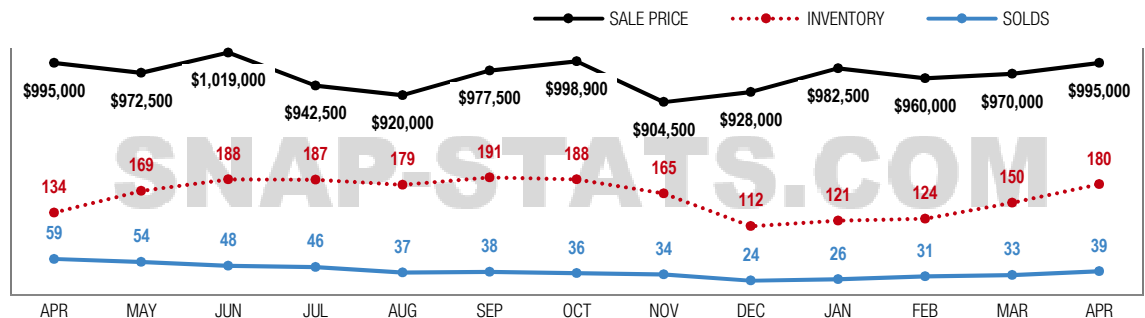
SnapStats®	Inventory	Sales	Sales Ratio
Clayton	34	10	29%
Cloverdale	146	29	20%
Serpentine	0	0	NA
TOTAL*	180	39	22%

Market Summary

- Market Type Indicator **CLOVERDALE DETACHED**: Sellers Market at 22% Sales Ratio average (2.2 in 10 homes selling rate)
- Homes are selling on average 100% of list price
- Most Active Price Band** \$800,000 to \$900,000 / \$1 mil to \$1.25 mil 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

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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	2	33%
300,001 – 400,000	26	14	54%
400,001 – 500,000	26	20	77%
500,001 – 600,000	48	27	56%
600,001 – 700,000	55	14	25%
700,001 – 800,000	9	6	67%
800,001 – 900,000	6	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*	176	83	47%

0 to 1 Bedroom	23	10	43%
2 Bedrooms	52	37	71%
3 Bedrooms	79	29	37%
4 Bedrooms & Greater	22	7	32%
TOTAL*	176	83	47%

SnapStats®	March	April	Variance
Inventory	176	176	0%
Solds	68	83	22%
Sale Price	\$526,000	\$510,000	-3%
Sale Price SQFT	\$408	\$380	-7%
Sale to List Price Ratio	101%	98%	-3%
Days on Market	13	15	15%

*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

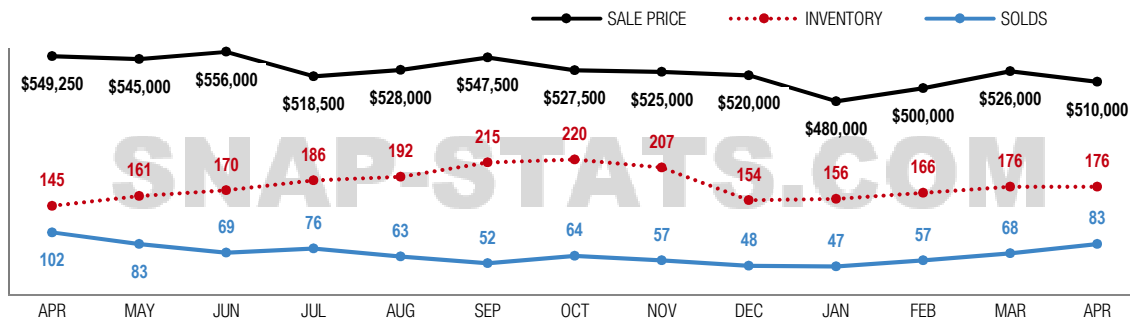
SnapStats®	Inventory	Sales	Sales Ratio
Clayton	99	40	40%
Cloverdale	77	43	56%
Serpentine	0	0	NA
TOTAL*	176	83	47%

Market Summary

- Market Type Indicator **CLOVERDALE ATTACHED**: Sellers Market at 47% Sales Ratio average (4.7 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 77% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$600,000 to \$700,000, Clayton and minimum 4 bedroom properties
- Sellers Best Bet** Selling homes in Cloverdale 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	0	0	NA
100,001 – 200,000	1	0	NA
200,001 – 300,000	0	0	NA
300,001 – 400,000	0	0	NA
400,001 – 500,000	0	0	NA
500,001 – 600,000	2	0	NA
600,001 – 700,000	5	4	80%
700,001 – 800,000	38	14	37%
800,001 – 900,000	41	23	56%
900,001 – 1,000,000	57	16	28%
1,000,001 – 1,250,000	112	14	13%
1,250,001 – 1,500,000	62	10	16%
1,500,001 – 1,750,000	23	2	9%
1,750,001 – 2,000,000	16	0	NA
2,000,001 – 2,250,000	7	1	14%
2,250,001 – 2,500,000	4	1	25%
2,500,001 – 2,750,000	6	0	NA
2,750,001 – 3,000,000	3	1	33%
3,000,001 – 3,500,000	6	0	NA
3,500,001 – 4,000,000	1	0	NA
4,000,001 & Greater	12	0	NA
TOTAL*	396	86	22%

2 Bedrooms & Less	21	2	10%
3 to 4 Bedrooms	223	61	27%
5 to 6 Bedrooms	131	19	15%
7 Bedrooms & More	21	4	19%
TOTAL*	396	86	22%

SnapStats®	March	April	Variance
Inventory	357	396	11%
Solds	65	86	32%
Sale Price	\$922,000	\$921,050	0%
Sale Price SQFT	\$357	\$390	9%
Sale to List Price Ratio	97%	99%	2%
Days on Market	18	17	-6%

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

Community DETACHED HOUSES

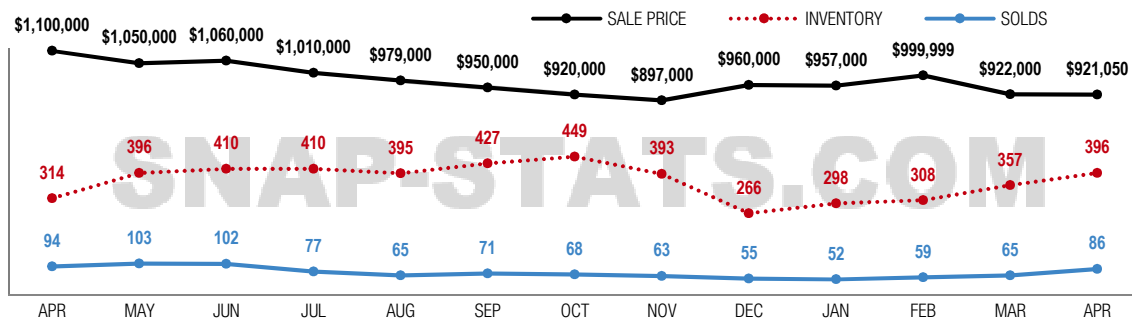
SnapStats®	Inventory	Sales	Sales Ratio
Aldergrove	35	14	40%
Brookwood	44	14	32%
Campbell Valley	18	2	11%
County Line Glen Valley	0	1	NA*
Fort Langley	21	7	33%
Langley City	77	9	12%
Murrayville	21	7	33%
Otter District	4	0	NA
Salmon River	25	2	8%
Walnut Grove	55	18	33%
Willoughby Heights	96	12	13%
TOTAL*	396	86	22%

Market Summary

- Market Type Indicator **LANGLEY DETACHED**: Sellers Market at 22% Sales Ratio average (2.2 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 56% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.5 mil to \$1.75 mil, Salmon River and up to 2 bedroom properties
- Sellers Best Bet** Selling homes in Aldergrove and 3 to 4 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	10	4	40%
300,001 – 400,000	125	45	36%
400,001 – 500,000	142	37	26%
500,001 – 600,000	125	44	35%
600,001 – 700,000	111	20	18%
700,001 – 800,000	25	7	28%
800,001 – 900,000	12	0	NA
900,001 – 1,000,000	3	1	33%
1,000,001 – 1,250,000	2	0	NA
1,250,001 – 1,500,000	0	2	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*	555	160	29%

0 to 1 Bedroom	75	23	31%
2 Bedrooms	281	77	27%
3 Bedrooms	165	52	32%
4 Bedrooms & Greater	34	8	24%
TOTAL*	555	160	29%

SnapStats®	March	April	Variance
Inventory	467	555	19%
Solds	146	160	10%
Sale Price	\$470,500	\$489,950	4%
Sale Price SQFT	\$409	\$413	1%
Sale to List Price Ratio	98%	98%	0%
Days on Market	16	17	6%

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

Community CONDOS & TOWNHOMES

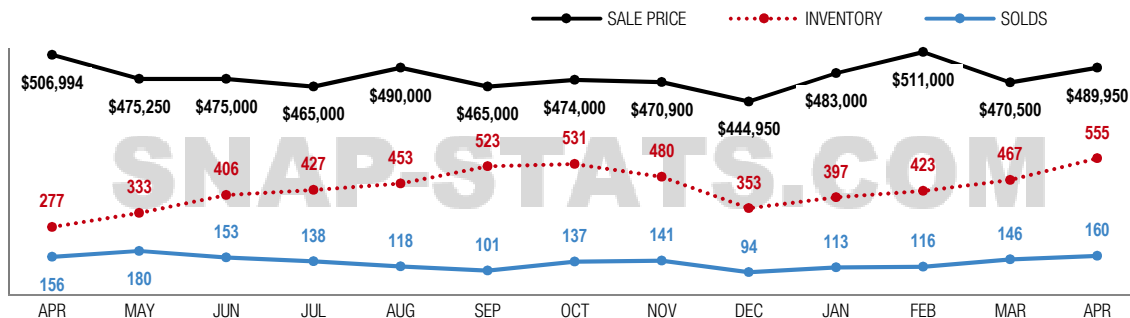
SnapStats®	Inventory	Sales	Sales Ratio
Aldergrove	23	5	22%
Brookwood	0	0	NA
Campbell Valley	0	0	NA
County Line Glen Valley	0	0	NA
Fort Langley	13	2	15%
Langley City	202	50	25%
Murrayville	30	6	20%
Otter District	0	0	NA
Salmon River	7	3	43%
Walnut Grove	66	20	30%
Willoughby Heights	214	74	35%
TOTAL*	555	160	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 2% below list price
- Most Active Price Band** \$200,000 to \$300,000 with average 40% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$600,000 to \$700,000, Fort Langley and minimum 4 bedroom properties
- Sellers Best Bet** Selling homes in Walnut Grove, Willoughby Heights 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	1	0	NA
400,001 – 500,000	0	0	NA
500,001 – 600,000	9	6	67%
600,001 – 700,000	45	22	49%
700,001 – 800,000	105	25	24%
800,001 – 900,000	74	15	20%
900,001 – 1,000,000	48	7	15%
1,000,001 – 1,250,000	64	10	16%
1,250,001 – 1,500,000	30	1	3%
1,500,001 – 1,750,000	4	1	25%
1,750,001 – 2,000,000	6	0	NA
2,000,001 – 2,250,000	3	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	1	0	NA
3,000,001 – 3,500,000	1	0	NA
3,500,001 – 4,000,000	1	0	NA
4,000,001 & Greater	1	0	NA
TOTAL*	396	87	22%

2 Bedrooms & Less	13	1	8%
3 to 4 Bedrooms	189	47	25%
5 to 6 Bedrooms	159	35	22%
7 Bedrooms & More	35	4	11%
TOTAL*	396	87	22%

SnapStats®	March	April	Variance
Inventory	343	396	15%
Solds	72	87	21%
Sale Price	\$790,000	\$777,500	-2%
Sale Price SQFT	\$292	\$306	5%
Sale to List Price Ratio	98%	98%	0%
Days on Market	7	16	129%

*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

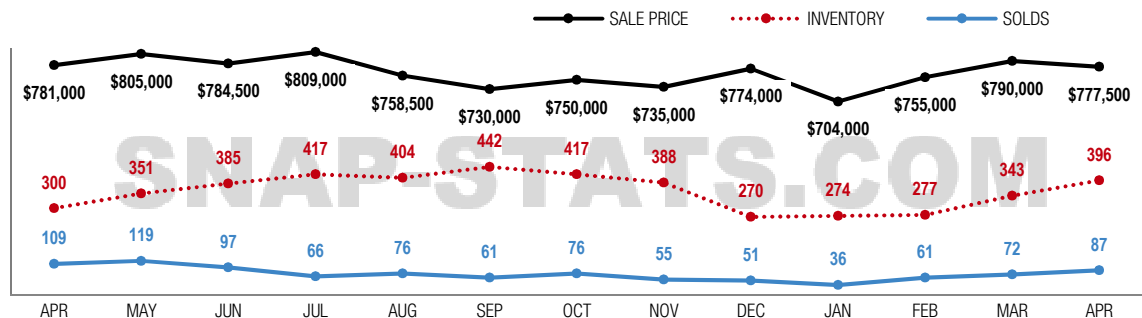
SnapStats®	Inventory	Sales	Sales Ratio
Abbotsford East	176	34	19%
Abbotsford West	111	23	21%
Aberdeen	31	8	26%
Bradner	0	0	NA
Central Abbotsford	58	14	24%
Matsqui	5	0	NA
Poplar	10	7	70%
Sumas Mountain	4	0	NA
Sumas Prairie	1	1	100%
TOTAL*	396	87	22%

Market Summary

- Market Type Indicator **ABBOTSFORD DETACHED**: Sellers Market at 22% Sales Ratio average (2.2 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band** \$500,000 to \$600,000 with average 67% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.25 mil to \$1.5 mil, Abbotsford East and up to 2 bedroom properties
- Sellers Best Bet** Selling homes in Poplar 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	11	3	27%
200,001 – 300,000	116	42	36%
300,001 – 400,000	100	36	36%
400,001 – 500,000	106	29	27%
500,001 – 600,000	79	18	23%
600,001 – 700,000	25	4	16%
700,001 – 800,000	9	3	33%
800,001 – 900,000	3	0	NA
900,001 – 1,000,000	0	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*	451	135	30%

0 to 1 Bedroom	58	18	31%
2 Bedrooms	263	74	28%
3 Bedrooms	103	32	31%
4 Bedrooms & Greater	27	11	41%
TOTAL*	451	135	30%

SnapStats®	March	April	Variance
Inventory	430	451	5%
Solds	95	135	42%
Sale Price	\$365,500	\$349,000	-5%
Sale Price SQFT	\$324	\$298	-8%
Sale to List Price Ratio	97%	97%	0%
Days on Market	25	22	-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 CONDOS & TOWNHOMES

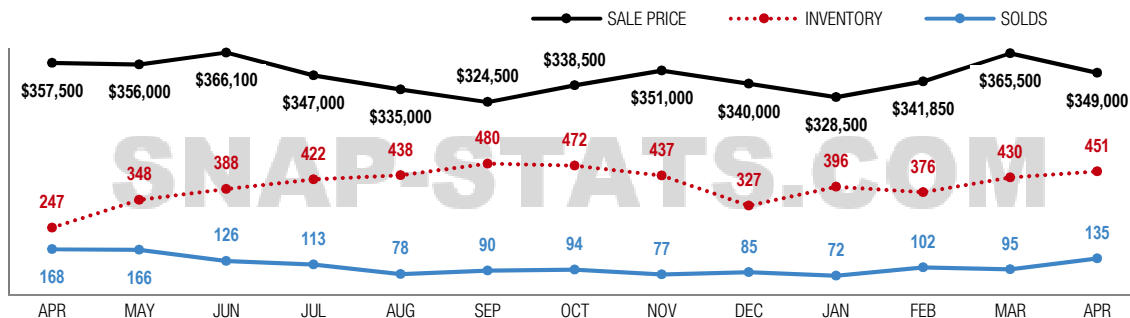
SnapStats®	Inventory	Sales	Sales Ratio
Abbotsford East	53	19	36%
Abbotsford West	168	61	36%
Aberdeen	2	1	50%
Bradner	0	0	NA
Central Abbotsford	201	49	24%
Matsqui	0	0	NA
Poplar	27	5	19%
Sumas Mountain	0	0	NA
Sumas Prairie	0	0	NA
TOTAL*	451	135	30%

Market Summary

- Market Type Indicator **ABBOTSFORD ATTACHED**: Sellers Market at 30% Sales Ratio average (3 in 10 homes selling rate)
- Homes are selling on average 3% below list price
- Most Active Price Band** \$200,000 to \$400,000 with average 36% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$600,000 to \$700,000, Poplar and 2 bedroom properties
- Sellers Best Bet** Selling homes in Abbotsford East / West 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	1	0	NA
200,001 – 300,000	0	0	NA
300,001 – 400,000	1	1	100%
400,001 – 500,000	8	3	38%
500,001 – 600,000	24	15	63%
600,001 – 700,000	54	12	22%
700,001 – 800,000	46	8	17%
800,001 – 900,000	28	2	7%
900,001 – 1,000,000	16	1	6%
1,000,001 – 1,250,000	21	0	NA
1,250,001 – 1,500,000	2	0	NA
1,500,001 – 1,750,000	2	0	NA
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	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*	205	42	20%

2 Bedrooms & Less	12	4	33%
3 to 4 Bedrooms	118	24	20%
5 to 6 Bedrooms	68	13	19%
7 Bedrooms & More	7	1	14%
TOTAL*	205	42	20%

SnapStats®	March	April	Variance
Inventory	174	205	18%
Solds	48	42	-13%
Sale Price	\$697,000	\$622,500	-11%
Sale Price SQFT	\$287	\$289	1%
Sale to List Price Ratio	96%	98%	2%
Days on Market	27	13	-52%

*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

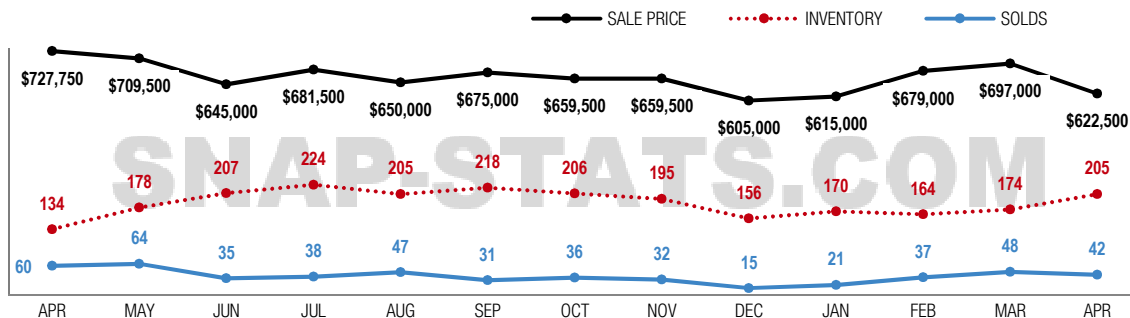
SnapStats®	Inventory	Sales	Sales Ratio
Dewdney Deroche	0	1	NA*
Durieu	3	0	NA
Hatzic	25	4	16%
Hemlock	3	0	NA
Lake Errock	13	1	8%
Mission	156	36	23%
Mission West	3	0	NA
Stave Falls	1	0	NA
Steelhead	1	0	NA
TOTAL*	205	42	20%

Market Summary

- Market Type Indicator **MISSION DETACHED**: Balanced Market at 20% Sales Ratio average (2 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band** \$500,000 to \$600,000 with average 63% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$800,000 to \$1 mil, Lake Errock and 5 to 6 bedroom properties
- Sellers Best Bet** Selling homes in Mission and up to 2 bedroom properties

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SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	3	1	33%
200,001 – 300,000	12	2	17%
300,001 – 400,000	10	4	40%
400,001 – 500,000	10	3	30%
500,001 – 600,000	8	1	13%
600,001 – 700,000	3	1	33%
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*	46	12	26%

0 to 1 Bedroom	3	2	67%
2 Bedrooms	21	5	24%
3 Bedrooms	17	3	18%
4 Bedrooms & Greater	5	2	40%
TOTAL*	46	12	26%

SnapStats®	March	April	Variance
Inventory	40	46	15%
Solds	10	12	20%
Sale Price	\$372,000	\$365,000	-2%
Sale Price SQFT	\$293	\$296	1%
Sale to List Price Ratio	97%	97%	0%
Days on Market	27	14	-48%

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

Community CONDOS & TOWNHOMES

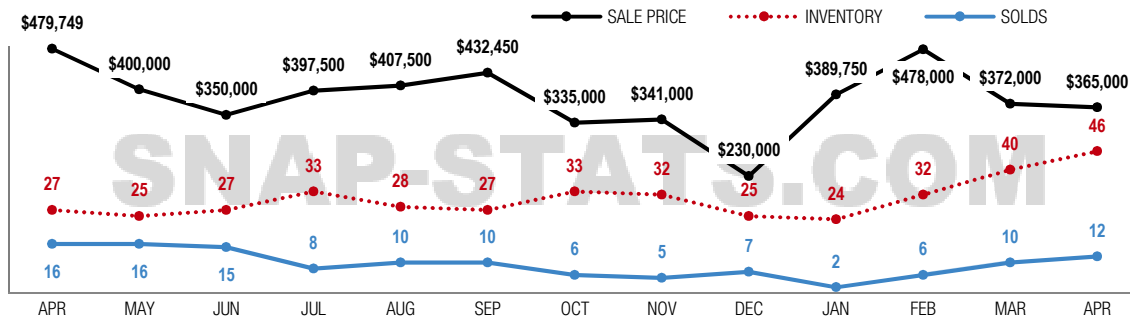
SnapStats®	Inventory	Sales	Sales Ratio
Dewdney Deroche	0	0	NA
Durieu	0	0	NA
Hatzic	0	0	NA
Hemlock	6	2	33%
Lake Errock	0	0	NA
Mission	40	10	25%
Mission West	0	0	NA
Stave Falls	0	0	NA
Steelhead	0	0	NA
TOTAL*	46	12	26%

Market Summary

- Market Type Indicator **MISSION 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 40% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$500,000 to \$600,000 and 3 bedroom properties
- Sellers Best Bet** Selling homes in Mission and 2 bedroom properties

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