

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

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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	3	0	NA
500,001 – 600,000	4	2	50%
600,001 – 700,000	8	3	38%
700,001 – 800,000	67	22	33%
800,001 – 900,000	134	30	22%
900,001 – 1,000,000	128	36	28%
1,000,001 – 1,250,000	225	29	13%
1,250,001 – 1,500,000	226	26	12%
1,500,001 – 1,750,000	74	2	3%
1,750,001 – 2,000,000	56	2	4%
2,000,001 – 2,250,000	13	1	8%
2,250,001 – 2,500,000	10	0	NA
2,500,001 – 2,750,000	6	0	NA
2,750,001 – 3,000,000	11	0	NA
3,000,001 – 3,500,000	5	0	NA
3,500,001 – 4,000,000	1	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	971	153	16%

2 Bedrooms & Less	32	4	13%
3 to 4 Bedrooms	331	62	19%
5 to 6 Bedrooms	341	50	15%
7 Bedrooms & More	267	37	14%
TOTAL*	971	153	16%

SnapStats®	July	August	Variance
Inventory	1013	971	-4%
Solds	140	153	9%
Sale Price	\$931,000	\$960,000	3%
Sale Price SQFT	\$396	\$376	-5%
Sale to List Price Ratio	98%	96%	-2%
Days on Market	32	32	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

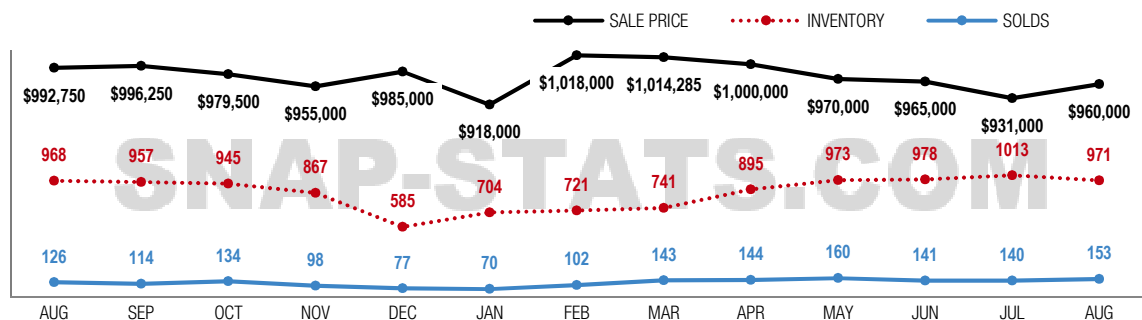
SnapStats®	Inventory	Sales	Sales Ratio
Bear Creek Green Timbers	48	17	35%
Bolivar Heights	70	17	24%
Bridgeview	10	2	20%
Cedar Hills	58	12	21%
East Newton	101	17	17%
Fleetwood Tynehead	120	22	18%
Fraser Heights	102	10	10%
Guildford	27	3	11%
Panorama Ridge	91	14	15%
Port Kells	3	0	NA
Queen Mary Park	69	8	12%
Royal Heights	13	2	15%
Sullivan Station	74	11	15%
West Newton	113	18	16%
Whalley	72	0	NA
TOTAL*	971	153	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 4% below list price
- Most Active Price Band\*\* \$600,000 to \$700,000 with average 38% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.5 mil to \$2 mil, Fraser Heights, Guildford, Queen Mary Park and up to 2 bedroom properties
- Sellers Best Bet\*\* Selling homes in Bear Creek Green Timbers, Bolivar Heights and 3 to 4 bedroom properties

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

## 13 Month Market Trend



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## Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	43	12	28%
300,001 – 400,000	260	59	23%
400,001 – 500,000	242	52	21%
500,001 – 600,000	229	43	19%
600,001 – 700,000	152	26	17%
700,001 – 800,000	34	7	21%
800,001 – 900,000	16	2	13%
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*	980	201	21%

0 to 1 Bedroom	212	43	20%
2 Bedrooms	390	82	21%
3 Bedrooms	279	54	19%
4 Bedrooms & Greater	99	22	22%
TOTAL*	980	201	21%

SnapStats®	July	August	Variance
Inventory	1004	980	-2%
Solds	257	201	-22%
Sale Price	\$436,500	\$464,000	6%
Sale Price SQFT	\$378	\$407	8%
Sale to List Price Ratio	97%	97%	0%
Days on Market	22	24	9%

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

## Community CONDOS & TOWNHOMES

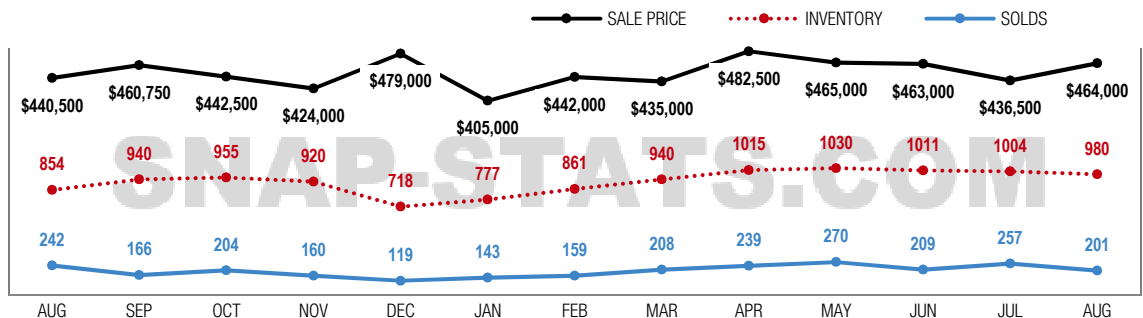
SnapStats®	Inventory	Sales	Sales Ratio
Bear Creek Green Timbers	16	4	25%
Bolivar Heights	14	1	7%
Bridgeview	2	0	NA
Cedar Hills	6	1	17%
East Newton	82	18	22%
Fleetwood Tynehead	103	29	28%
Fraser Heights	7	1	14%
Guildford	167	29	17%
Panorama Ridge	22	5	23%
Port Kells	0	0	NA
Queen Mary Park	75	10	13%
Royal Heights	1	0	NA
Sullivan Station	72	26	36%
West Newton	112	14	13%
Whalley	301	63	21%
TOTAL*	980	201	21%

## Market Summary

- Market Type Indicator **SURREY ATTACHED**: Sellers Market at 21% Sales Ratio average (2.1 in 10 homes selling rate)
- Homes are selling on average 3% below list price
- Most Active Price Band\*\* \$200,000 to \$300,000 with average 28% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$800,000 to \$900,000, Bolivar Heights and 3 bedroom properties
- Sellers Best Bet\*\* Selling homes in Fleetwood Tynehead, Sullivan Station and minimum 4 bedroom properties

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

## 13 Month Market Trend



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## Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	0	0	NA
300,001 – 400,000	0	0	NA
400,001 – 500,000	0	1	NA*
500,001 – 600,000	0	0	NA
600,001 – 700,000	0	0	NA
700,001 – 800,000	3	1	33%
800,001 – 900,000	5	1	20%
900,001 – 1,000,000	35	8	23%
1,000,001 – 1,250,000	95	16	17%
1,250,001 – 1,500,000	111	10	9%
1,500,001 – 1,750,000	71	5	7%
1,750,001 – 2,000,000	93	4	4%
2,000,001 – 2,250,000	42	5	12%
2,250,001 – 2,500,000	50	2	4%
2,500,001 – 2,750,000	22	4	18%
2,750,001 – 3,000,000	27	1	4%
3,000,001 – 3,500,000	14	0	NA
3,500,001 – 4,000,000	15	0	NA
4,000,001 & Greater	29	1	3%
TOTAL*	612	59	10%

2 Bedrooms & Less	40	6	15%
3 to 4 Bedrooms	282	29	10%
5 to 6 Bedrooms	244	21	9%
7 Bedrooms & More	46	3	7%
TOTAL*	612	59	10%

SnapStats®	July	August	Variance
Inventory	649	612	-6%
Solds	73	59	-19%
Sale Price	\$1,250,000	\$1,300,000	4%
Sale Price SQFT	\$446	\$429	-4%
Sale to List Price Ratio	96%	95%	-1%
Days on Market	37	44	19%

\*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

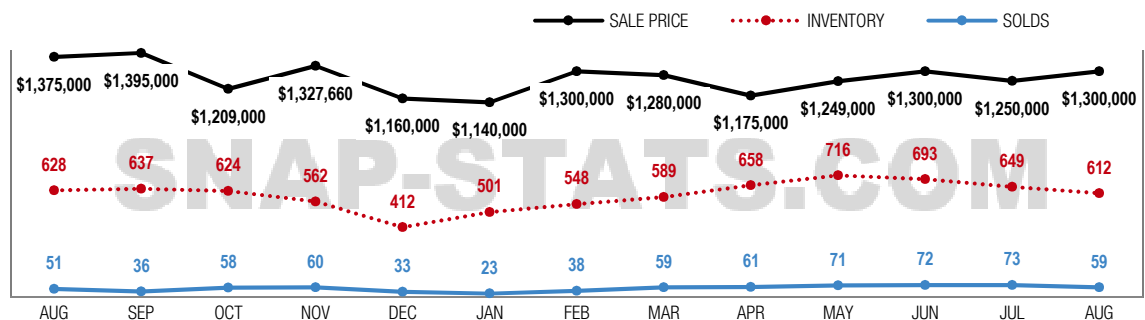
SnapStats®	Inventory	Sales	Sales Ratio
Crescent Beach Ocean Park	112	14	13%
Elgin Chantrell	85	7	8%
Grandview	63	7	11%
Hazelmere	1	0	NA
King George Corridor	57	8	14%
Morgan Creek	67	6	9%
Pacific Douglas	28	2	7%
Sunnyside Park	48	6	13%
White Rock	151	9	6%
TOTAL*	612	59	10%

## Market Summary

- Market Type Indicator **S SURREY WHITE ROCK DETACHED**: Buyers Market at 10% Sales Ratio average (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 23% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes \$4 mil plus, White Rock and minimum 7 bedroom properties
- Sellers Best Bet\*\* Selling homes in King George Corridor 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	11	4	36%
300,001 – 400,000	57	19	33%
400,001 – 500,000	97	28	29%
500,001 – 600,000	108	24	22%
600,001 – 700,000	90	6	7%
700,001 – 800,000	83	14	17%
800,001 – 900,000	37	7	19%
900,001 – 1,000,000	25	2	8%
1,000,001 – 1,250,000	23	1	4%
1,250,001 – 1,500,000	7	1	14%
1,500,001 – 1,750,000	2	1	50%
1,750,001 – 2,000,000	7	0	NA
2,000,001 – 2,250,000	1	0	NA
2,250,001 – 2,500,000	0	1	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	1	0	NA
3,500,001 – 4,000,000	3	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	553	108	20%

0 to 1 Bedroom	38	16	42%
2 Bedrooms	288	63	22%
3 Bedrooms	139	19	14%
4 Bedrooms & Greater	88	10	11%
TOTAL*	553	108	20%

SnapStats®	July	August	Variance
Inventory	582	553	-5%
Solds	115	108	-6%
Sale Price	\$589,000	\$518,000	-12%
Sale Price SQFT	\$438	\$453	3%
Sale to List Price Ratio	98%	97%	-1%
Days on Market	31	42	35%

\*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

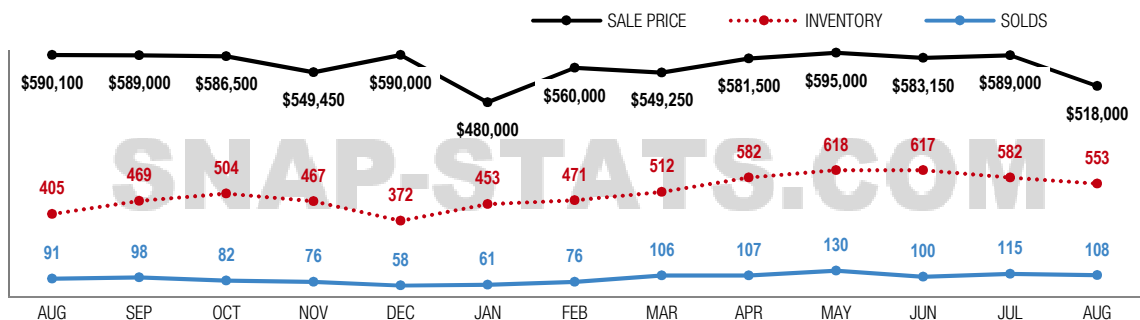
SnapStats®	Inventory	Sales	Sales Ratio
Crescent Beach Ocean Park	6	1	17%
Elgin Chantrell	13	1	8%
Grandview	145	23	16%
Hazelmere	1	1	100%
King George Corridor	123	14	11%
Morgan Creek	41	14	34%
Pacific Douglas	14	5	36%
Sunnyside Park	48	14	29%
White Rock	162	35	22%
TOTAL*	553	108	20%

## Market Summary

- Market Type Indicator **S SURREY WHITE ROCK ATTACHED**: Balanced Market at 20% Sales Ratio average (2 in 10 homes selling rate)
- Homes are selling on average 3% below list price
- Most Active Price Band\*\* \$200,000 to \$300,000 with average 36% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1 mil to \$1.25 mil, Elgin Chantrell, King George Corridor and minimum 4 bedroom properties
- Sellers Best Bet\*\* Selling homes in Morgan Creek, Pacific Douglas and up to 1 bedroom properties

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

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## Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	0	0	NA
300,001 – 400,000	0	0	NA
400,001 – 500,000	0	0	NA
500,001 – 600,000	0	0	NA
600,001 – 700,000	1	0	NA
700,001 – 800,000	8	8	100%
800,001 – 900,000	44	14	32%
900,001 – 1,000,000	34	7	21%
1,000,001 – 1,250,000	50	12	24%
1,250,001 – 1,500,000	30	6	20%
1,500,001 – 1,750,000	32	1	3%
1,750,001 – 2,000,000	6	0	NA
2,000,001 – 2,250,000	1	0	NA
2,250,001 – 2,500,000	2	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	0	0	NA
3,000,001 – 3,500,000	1	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	209	48	23%

2 Bedrooms & Less	3	3	100%
3 to 4 Bedrooms	121	27	22%
5 to 6 Bedrooms	66	17	26%
7 Bedrooms & More	19	1	5%
TOTAL*	209	48	23%

SnapStats®	July	August	Variance
Inventory	219	209	-5%
Solds	49	48	-2%
Sale Price	\$899,000	\$932,500	4%
Sale Price SQFT	\$398	\$402	1%
Sale to List Price Ratio	95%	99%	4%
Days on Market	19	49	158%

\*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

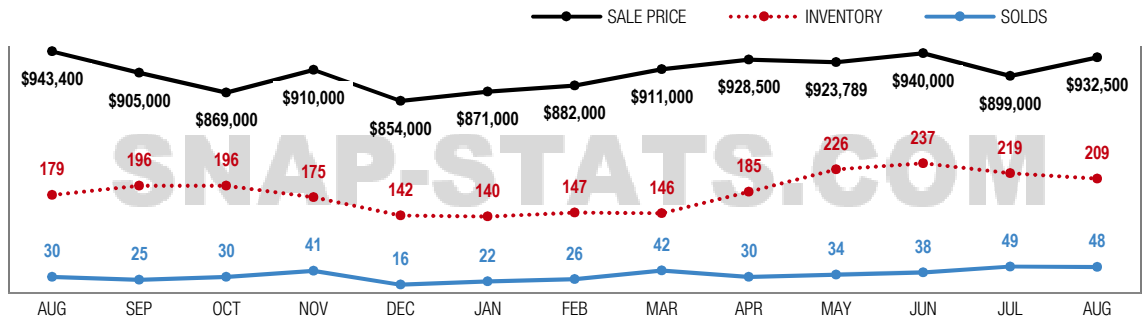
SnapStats®	Inventory	Sales	Sales Ratio
Annieville	44	10	23%
Nordel	46	12	26%
Scottsdale	61	13	21%
Sunshine Hills Woods	58	13	22%
TOTAL*	209	48	23%

## 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 1% below list price
- Most Active Price Band\*\* \$700,000 to \$800,000 with average 100% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.5 mil to \$1.75 mil, Scottsdale and minimum 7 bedroom properties
- Sellers Best Bet\*\* Selling homes in Nordel and 5 to 6 bedroom properties

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

## 13 Month Market Trend



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## Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	4	1	25%
300,001 – 400,000	6	4	67%
400,001 – 500,000	6	2	33%
500,001 – 600,000	13	1	8%
600,001 – 700,000	19	2	11%
700,001 – 800,000	7	2	29%
800,001 – 900,000	10	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*	66	12	18%

0 to 1 Bedroom	5	2	40%
2 Bedrooms	21	3	14%
3 Bedrooms	25	4	16%
4 Bedrooms & Greater	15	3	20%
TOTAL*	66	12	18%

SnapStats®	July	August	Variance
Inventory	64	66	3%
Solds	14	12	-14%
Sale Price	\$557,500	\$471,250	-15%
Sale Price SQFT	\$425	\$358	-16%
Sale to List Price Ratio	98%	98%	0%
Days on Market	22	24	9%

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

## Community CONDOS & TOWNHOMES

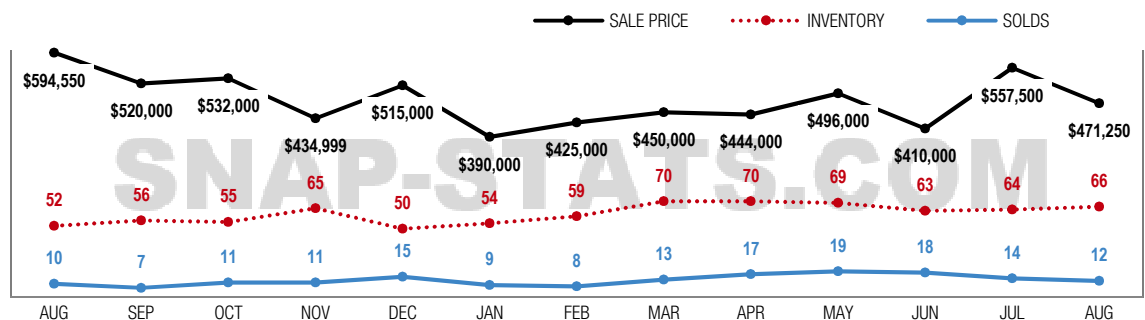
SnapStats®	Inventory	Sales	Sales Ratio
Annieville	17	5	29%
Nordel	22	2	9%
Scottsdale	14	2	14%
Sunshine Hills Woods	13	3	23%
TOTAL*	66	12	18%

## Market Summary

- Market Type Indicator **NORTH DELTA 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\*\* \$600,000 to \$700,000 with average 11% Sales Ratio (Buyers market)
- Buyers Best Bet\*\* Homes between \$500,000 to \$600,000, Nordel and 2 bedroom properties
- Sellers Best Bet\*\* Selling homes in Annieville 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	0	0	NA
600,001 – 700,000	0	0	NA
700,001 – 800,000	12	2	17%
800,001 – 900,000	33	15	45%
900,001 – 1,000,000	44	9	20%
1,000,001 – 1,250,000	43	13	30%
1,250,001 – 1,500,000	20	2	10%
1,500,001 – 1,750,000	13	1	8%
1,750,001 – 2,000,000	3	0	NA
2,000,001 – 2,250,000	5	0	NA
2,250,001 – 2,500,000	0	0	NA
2,500,001 – 2,750,000	1	0	NA
2,750,001 – 3,000,000	1	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*	176	42	24%

2 Bedrooms & Less	13	0	NA
3 to 4 Bedrooms	66	20	30%
5 to 6 Bedrooms	67	18	27%
7 Bedrooms & More	30	4	13%
TOTAL*	176	42	24%

SnapStats®	July	August	Variance
Inventory	196	176	-10%
Solds	46	42	-9%
Sale Price	\$925,000	\$951,000	3%
Sale Price SQFT	\$342	\$348	2%
Sale to List Price Ratio	97%	100%	3%
Days on Market	24	19	-21%

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

## Community DETACHED HOUSES

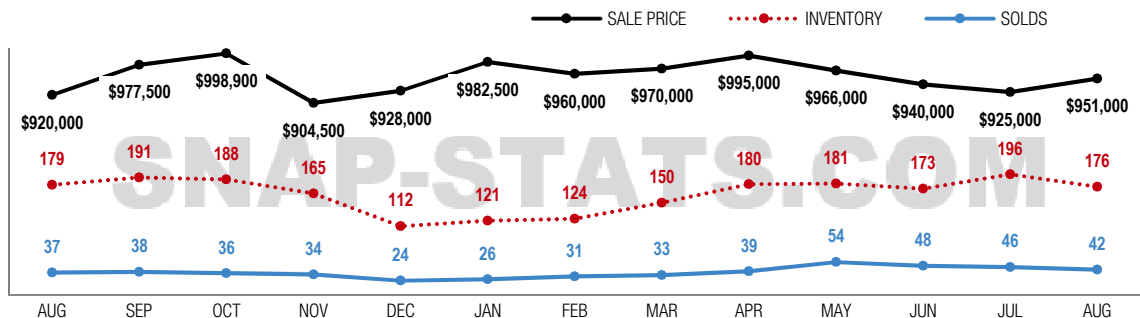
SnapStats®	Inventory	Sales	Sales Ratio
Clayton	28	12	43%
Cloverdale	148	30	20%
Serpentine	0	0	NA
TOTAL*	176	42	24%

## Market Summary

- Market Type Indicator **CLOVERDALE DETACHED**: Sellers Market at 24% Sales Ratio average (2.4 in 10 homes selling rate)
- Homes are selling on average 100% of list price
- Most Active Price Band\*\* \$800,000 to \$900,000 with average 45% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.5 mil to \$1.75 mil, Cloverdale and minimum 7 bedroom properties
- Sellers Best Bet\*\* Selling homes in Clayton and 3 to 4 bedroom properties

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

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## Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	4	0	NA
300,001 – 400,000	24	10	42%
400,001 – 500,000	29	10	34%
500,001 – 600,000	63	30	48%
600,001 – 700,000	46	10	22%
700,001 – 800,000	10	1	10%
800,001 – 900,000	1	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*	177	61	34%

0 to 1 Bedroom	18	6	33%
2 Bedrooms	64	22	34%
3 Bedrooms	75	27	36%
4 Bedrooms & Greater	20	6	30%
TOTAL*	177	61	34%

SnapStats®	July	August	Variance
Inventory	214	177	-17%
Solds	61	61	0%
Sale Price	\$528,000	\$530,000	0%
Sale Price SQFT	\$396	\$396	0%
Sale to List Price Ratio	99%	98%	-1%
Days on Market	16	31	94%

\*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

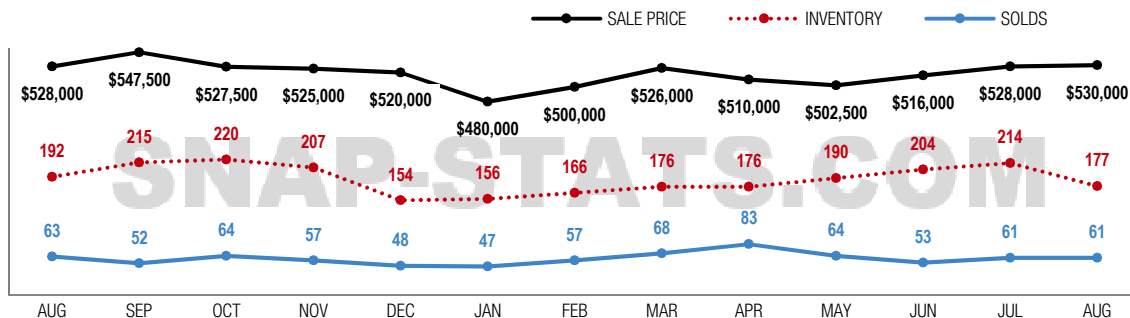
SnapStats®	Inventory	Sales	Sales Ratio
Clayton	106	34	32%
Cloverdale	71	27	38%
Serpentine	0	0	NA
TOTAL*	177	61	34%

## Market Summary

- Market Type Indicator **CLOVERDALE ATTACHED**: Sellers Market at 34% Sales Ratio average (3.4 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band\*\* \$500,000 to \$600,000 with average 48% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$700,000 to \$800,000, Clayton and minimum 4 bedroom properties
- Sellers Best Bet\*\* Selling homes in Cloverdale and 3 bedroom properties

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

## 13 Month Market Trend



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## Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	1	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	2	2	100%
600,001 – 700,000	16	7	44%
700,001 – 800,000	34	13	38%
800,001 – 900,000	43	18	42%
900,001 – 1,000,000	47	17	36%
1,000,001 – 1,250,000	93	20	22%
1,250,001 – 1,500,000	65	7	11%
1,500,001 – 1,750,000	26	2	8%
1,750,001 – 2,000,000	14	2	14%
2,000,001 – 2,250,000	7	0	NA
2,250,001 – 2,500,000	4	0	NA
2,500,001 – 2,750,000	5	0	NA
2,750,001 – 3,000,000	6	0	NA
3,000,001 – 3,500,000	7	0	NA
3,500,001 – 4,000,000	3	0	NA
4,000,001 & Greater	10	0	NA
TOTAL*	384	88	23%

2 Bedrooms & Less	21	2	10%
3 to 4 Bedrooms	193	58	30%
5 to 6 Bedrooms	145	26	18%
7 Bedrooms & More	25	2	8%
TOTAL*	384	88	23%

SnapStats®	July	August	Variance
Inventory	419	384	-8%
Solds	96	88	-8%
Sale Price	\$950,000	\$923,250	-3%
Sale Price SQFT	\$381	\$366	-4%
Sale to List Price Ratio	96%	97%	1%
Days on Market	25	36	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 DETACHED HOUSES

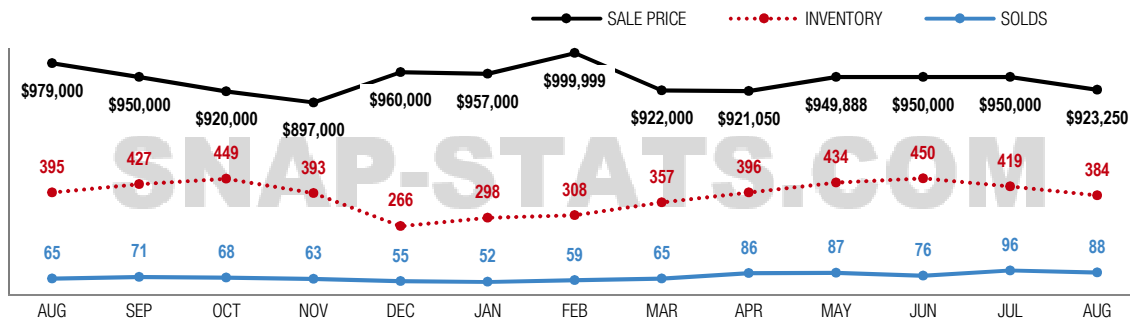
SnapStats®	Inventory	Sales	Sales Ratio
Aldergrove	49	16	33%
Brookwood	37	10	27%
Campbell Valley	12	1	8%
County Line Glen Valley	2	0	NA
Fort Langley	18	4	22%
Langley City	77	10	13%
Murrayville	27	4	15%
Otter District	4	0	NA
Salmon River	18	3	17%
Walnut Grove	41	20	49%
Willoughby Heights	99	20	20%
TOTAL*	384	88	23%

## Market Summary

- Market Type Indicator **LANGLEY 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\*\* \$600,000 to \$700,000 with average 44% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.5 mil to \$1.75 mil, Campbell Valley and minimum 7 bedroom properties
- Sellers Best Bet\*\* Selling homes in Aldergrove, Walnut Grove and 3 to 4 bedroom properties

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

## 13 Month Market Trend



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## Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	16	6	38%
300,001 – 400,000	120	38	32%
400,001 – 500,000	118	32	27%
500,001 – 600,000	146	47	32%
600,001 – 700,000	103	17	17%
700,001 – 800,000	22	1	5%
800,001 – 900,000	11	3	27%
900,001 – 1,000,000	0	0	NA
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	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*	538	144	27%

0 to 1 Bedroom	63	11	17%
2 Bedrooms	283	80	28%
3 Bedrooms	153	43	28%
4 Bedrooms & Greater	39	10	26%
TOTAL*	538	144	27%

SnapStats®	July	August	Variance
Inventory	578	538	-7%
Solds	151	144	-5%
Sale Price	\$508,500	\$486,500	-4%
Sale Price SQFT	\$384	\$396	3%
Sale to List Price Ratio	98%	98%	0%
Days on Market	27	26	-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

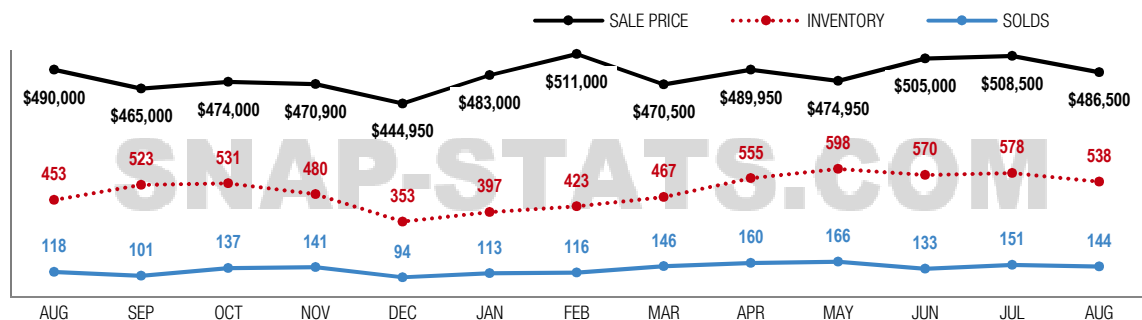
SnapStats®	Inventory	Sales	Sales Ratio
Aldergrove	17	3	18%
Brookwood	0	0	NA
Campbell Valley	0	0	NA
County Line Glen Valley	0	0	NA
Fort Langley	11	3	27%
Langley City	201	39	19%
Murrayville	34	14	41%
Otter District	0	0	NA
Salmon River	4	2	50%
Walnut Grove	63	23	37%
Willoughby Heights	208	60	29%
TOTAL*	538	144	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 2% below list price
- Most Active Price Band\*\* \$200,000 to \$300,000 with average 38% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$700,000 to \$800,000, Aldergrove, Langley City and up to 1 bedroom properties
- Sellers Best Bet\*\* Selling homes in Murrayville, Walnut Grove 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	0	0	NA
200,001 – 300,000	0	0	NA
300,001 – 400,000	1	0	NA
400,001 – 500,000	5	0	NA
500,001 – 600,000	9	2	22%
600,001 – 700,000	64	19	30%
700,001 – 800,000	126	27	21%
800,001 – 900,000	76	17	22%
900,001 – 1,000,000	52	5	10%
1,000,001 – 1,250,000	70	3	4%
1,250,001 – 1,500,000	34	2	6%
1,500,001 – 1,750,000	8	1	13%
1,750,001 – 2,000,000	7	0	NA
2,000,001 – 2,250,000	3	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	3	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	2	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	463	76	16%

2 Bedrooms & Less	21	3	14%
3 to 4 Bedrooms	204	40	20%
5 to 6 Bedrooms	197	32	16%
7 Bedrooms & More	41	1	2%
TOTAL*	463	76	16%

SnapStats®	July	August	Variance
Inventory	471	463	-2%
Solds	104	76	-27%
Sale Price	\$765,000	\$760,000	-1%
Sale Price SQFT	\$297	\$297	0%
Sale to List Price Ratio	98%	98%	0%
Days on Market	19	37	95%

\*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

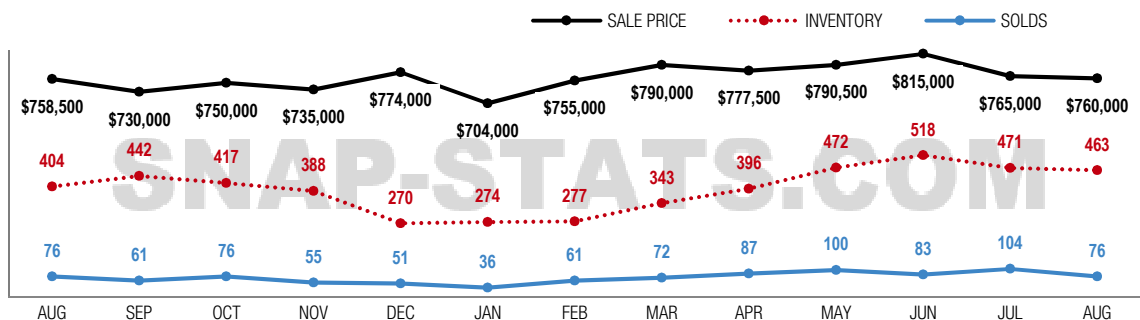
SnapStats®	Inventory	Sales	Sales Ratio
Abbotsford East	183	29	16%
Abbotsford West	122	23	19%
Aberdeen	37	6	16%
Bradner	2	0	NA
Central Abbotsford	87	13	15%
Matsqui	5	2	40%
Poplar	20	3	15%
Sumas Mountain	5	0	NA
Sumas Prairie	2	0	NA
TOTAL*	463	76	16%

## Market Summary

- Market Type Indicator **ABBOTSFORD 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\*\* \$600,000 to \$700,000 with average 30% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1 mil to \$1.5 mil, Central Abbotsford, Poplar and minimum 7 bedroom properties
- Sellers Best Bet\*\* Selling homes in Abbotsford West and 3 to 4 bedroom properties

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

## 13 Month Market Trend



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## Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	9	4	44%
200,001 – 300,000	117	38	32%
300,001 – 400,000	103	44	43%
400,001 – 500,000	92	16	17%
500,001 – 600,000	80	11	14%
600,001 – 700,000	33	0	NA
700,001 – 800,000	6	0	NA
800,001 – 900,000	2	0	NA
900,001 – 1,000,000	1	0	NA
1,000,001 – 1,250,000	3	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*	446	113	25%

0 to 1 Bedroom	41	12	29%
2 Bedrooms	254	80	31%
3 Bedrooms	120	20	17%
4 Bedrooms & Greater	31	1	3%
TOTAL*	446	113	25%

SnapStats®	July	August	Variance
Inventory	481	446	-7%
Solds	124	113	-9%
Sale Price	\$340,000	\$333,333	-2%
Sale Price SQFT	\$311	\$333	7%
Sale to List Price Ratio	95%	96%	1%
Days on Market	23	37	61%

\*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

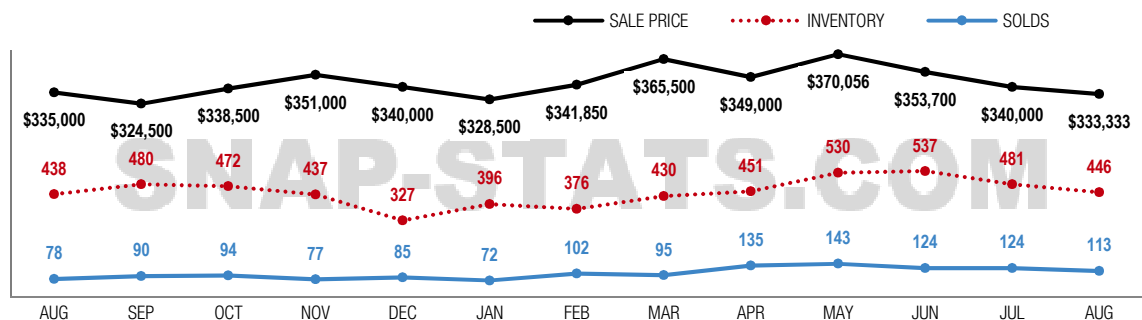
SnapStats®	Inventory	Sales	Sales Ratio
Abbotsford East	59	14	24%
Abbotsford West	192	27	14%
Aberdeen	5	2	40%
Bradner	0	0	NA
Central Abbotsford	172	62	36%
Matsqui	0	0	NA
Poplar	18	8	44%
Sumas Mountain	0	0	NA
Sumas Prairie	0	0	NA
TOTAL*	446	113	25%

## Market Summary

- Market Type Indicator **ABBOTSFORD ATTACHED**: Sellers Market at 25% Sales Ratio average (2.5 in 10 homes selling rate)
- Homes are selling on average 4% below list price
- Most Active Price Band\*\* \$100,000 to \$200,000 with average 44% 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 Central Abbotsford, Poplar 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	0	0	NA
200,001 – 300,000	1	0	NA
300,001 – 400,000	0	1	NA*
400,001 – 500,000	4	2	50%
500,001 – 600,000	39	9	23%
600,001 – 700,000	67	13	19%
700,001 – 800,000	42	9	21%
800,001 – 900,000	26	6	23%
900,001 – 1,000,000	17	2	12%
1,000,001 – 1,250,000	14	3	21%
1,250,001 – 1,500,000	6	0	NA
1,500,001 – 1,750,000	6	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	1	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	1	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	226	45	20%

2 Bedrooms & Less	13	2	15%
3 to 4 Bedrooms	128	22	17%
5 to 6 Bedrooms	71	20	28%
7 Bedrooms & More	14	1	7%
TOTAL*	226	45	20%

SnapStats®	July	August	Variance
Inventory	228	226	-1%
Solds	49	45	-8%
Sale Price	\$620,000	\$695,000	12%
Sale Price SQFT	\$267	\$273	2%
Sale to List Price Ratio	98%	97%	-1%
Days on Market	17	40	135%

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

## Community DETACHED HOUSES

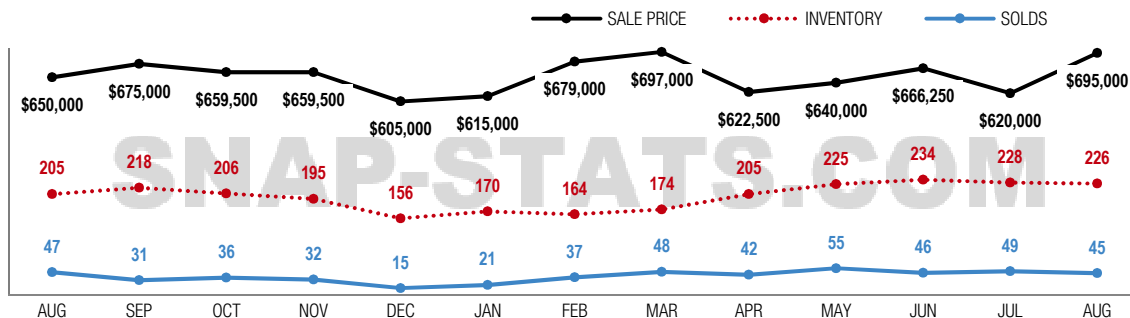
SnapStats®	Inventory	Sales	Sales Ratio
Dewdney Deroche	1	0	NA
Durieu	6	1	17%
Hatzic	24	2	8%
Hemlock	2	1	50%
Lake Errock	15	1	7%
Mission	170	39	23%
Mission West	8	0	NA
Stave Falls	0	1	NA*
Steelhead	0	0	NA
TOTAL*	226	45	20%

## 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 3% below list price
- Most Active Price Band\*\* \$500,000 to \$600,000 / \$800,000 to \$900,000 with average 23% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$900,000 to \$1 mil, Hatzic, Lake Errock and minimum 7 bedroom properties
- Sellers Best Bet\*\* Selling homes in Mission and 5 to 6 bedroom properties

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

## 13 Month Market Trend



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## Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	3	0	NA
200,001 – 300,000	8	2	25%
300,001 – 400,000	12	4	33%
400,001 – 500,000	12	1	8%
500,001 – 600,000	12	5	42%
600,001 – 700,000	2	1	50%
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*	49	13	27%

0 to 1 Bedroom	6	0	NA
2 Bedrooms	13	4	31%
3 Bedrooms	26	7	27%
4 Bedrooms & Greater	4	2	50%
TOTAL*	49	13	27%

SnapStats®	July	August	Variance
Inventory	57	49	-14%
Solds	5	13	160%
Sale Price	\$514,900	\$440,000	-15%
Sale Price SQFT	\$261	\$224	-14%
Sale to List Price Ratio	100%	98%	-2%
Days on Market	44	53	20%

\*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

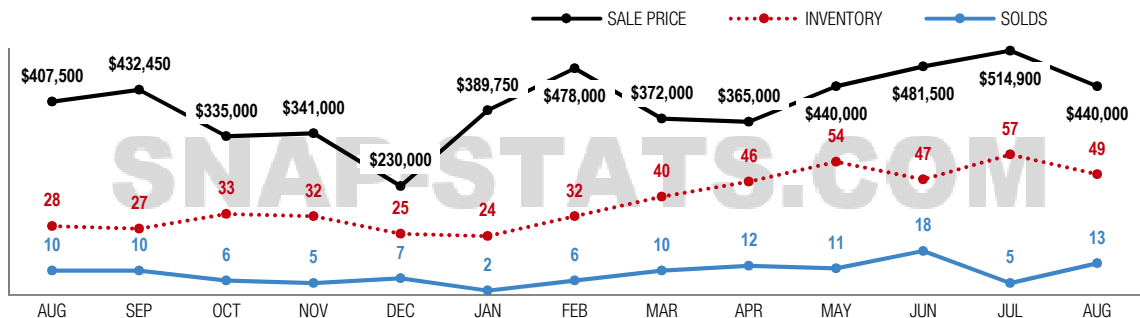
SnapStats®	Inventory	Sales	Sales Ratio
Dewdney Deroche	0	0	NA
Durieu	0	0	NA
Hatzic	0	0	NA
Hemlock	6	0	NA
Lake Errock	0	0	NA
Mission	43	13	30%
Mission West	0	0	NA
Stave Falls	0	0	NA
Steelhead	0	0	NA
TOTAL*	49	13	27%

## Market Summary

- Market Type Indicator **MISSION ATTACHED**: Sellers Market at 27% Sales Ratio average (2.7 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 42% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$400,000 to \$500,000 and 3 bedroom properties
- Sellers Best Bet\*\* Selling homes in Mission and 2 bedroom properties

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

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