

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

Compliments of:
SnapStats Publishing

604.229.0521
snapstatsinfo@gmail.com
snap-stats.com

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



October 2019

Produced & Published by SnapStats® Publishing Co.
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	2	67%
500,001 – 600,000	1	1	100%
600,001 – 700,000	11	1	9%
700,001 – 800,000	44	25	57%
800,001 – 900,000	96	41	43%
900,001 – 1,000,000	128	37	29%
1,000,001 – 1,250,000	208	55	26%
1,250,001 – 1,500,000	228	20	9%
1,500,001 – 1,750,000	75	6	8%
1,750,001 – 2,000,000	60	3	5%
2,000,001 – 2,250,000	12	0	NA
2,250,001 – 2,500,000	10	0	NA
2,500,001 – 2,750,000	4	0	NA
2,750,001 – 3,000,000	9	0	NA
3,000,001 – 3,500,000	6	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	895	191	21%

2 Bedrooms & Less	21	5	24%
3 to 4 Bedrooms	308	75	24%
5 to 6 Bedrooms	304	74	24%
7 Bedrooms & More	262	37	14%
TOTAL*	895	191	21%

SnapStats®	September	October	Variance
Inventory	955	895	-6%
Solds	187	191	2%
Sale Price	\$995,000	\$970,000	-3%
Sale Price SQFT	\$353	\$373	6%
Sale to List Price Ratio	98%	97%	-1%
Days on Market	27	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 DETACHED HOUSES

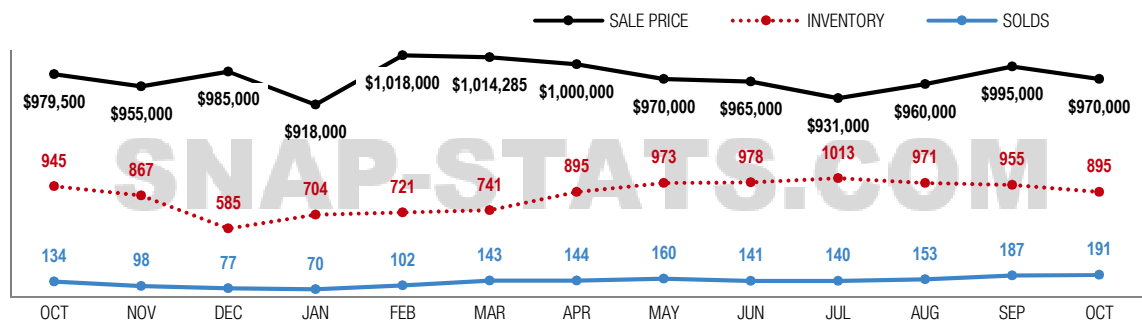
SnapStats®	Inventory	Sales	Sales Ratio
Bear Creek Green Timbers	57	11	19%
Bolivar Heights	60	15	25%
Bridgeview	10	3	30%
Cedar Hills	51	11	22%
East Newton	89	24	27%
Fleetwood Tynehead	91	26	29%
Fraser Heights	95	18	19%
Guildford	32	9	28%
Panorama Ridge	103	14	14%
Port Kells	3	0	NA
Queen Mary Park	57	17	30%
Royal Heights	20	3	15%
Sullivan Station	72	17	24%
West Newton	98	19	19%
Whalley	57	4	7%
TOTAL*	895	191	21%

Market Summary

- Market Type Indicator **SURREY DETACHED**: 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** \$700,000 to \$800,000 with average 57% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.75 mil to \$2 mil, Whalley and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Bridgeview, Queen Mary Park and up to 6 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

SnapStats Publishing
SnapStats Publishing Company
604.229.0521

snap-stats.com
snapstatsinfo@gmail.com



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	47	32	68%
300,001 – 400,000	212	82	39%
400,001 – 500,000	223	62	28%
500,001 – 600,000	240	56	23%
600,001 – 700,000	117	47	40%
700,001 – 800,000	35	8	23%
800,001 – 900,000	9	2	22%
900,001 – 1,000,000	3	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*	888	289	33%

0 to 1 Bedroom	200	67	34%
2 Bedrooms	340	108	32%
3 Bedrooms	269	75	28%
4 Bedrooms & Greater	79	39	49%
TOTAL*	888	289	33%

SnapStats®	September	October	Variance
Inventory	964	888	-8%
Solds	215	289	34%
Sale Price	\$415,000	\$449,000	8%
Sale Price SQFT	\$397	\$426	7%
Sale to List Price Ratio	98%	100%	2%
Days on Market	29	23	-21%

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

Community CONDOS & TOWNHOMES

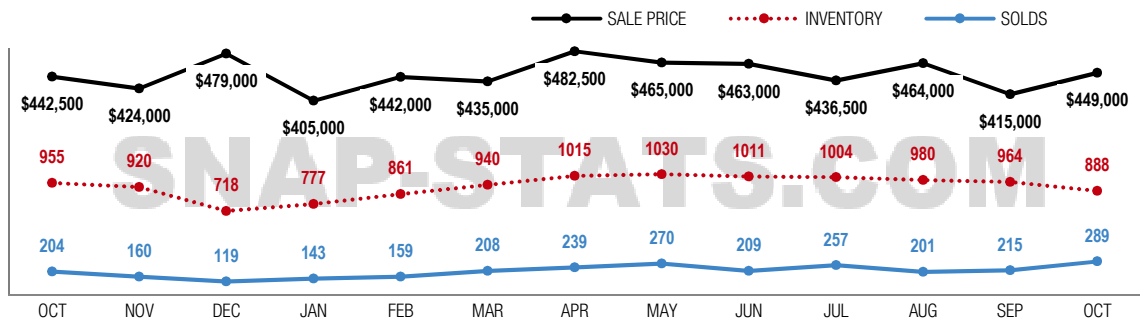
SnapStats®	Inventory	Sales	Sales Ratio
Bear Creek Green Timbers	11	4	36%
Bolivar Heights	8	3	38%
Bridgeview	3	0	NA
Cedar Hills	6	0	NA
East Newton	77	24	31%
Fleetwood Tynehead	71	37	52%
Fraser Heights	6	3	50%
Guildford	144	43	30%
Panorama Ridge	18	8	44%
Port Kells	0	0	NA
Queen Mary Park	63	19	30%
Royal Heights	1	0	NA
Sullivan Station	78	37	47%
West Newton	99	22	22%
Whalley	303	89	29%
TOTAL*	888	289	33%

Market Summary

- Market Type Indicator **SURREY ATTACHED**: Sellers Market at 33% Sales Ratio average (3.3 in 10 homes selling rate)
- Homes are selling on average 100% of list price
- Most Active Price Band** \$200,000 to \$300,000 with average 68% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$800,000 to \$900,000, West Newton and 3 bedroom properties
- Sellers Best Bet** Selling homes in Fleetwood Tynehead, Panorama Ridge, Sullivan Station and minimum 4 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

SnapStats Publishing
SnapStats Publishing Company
604.229.0521

snap-stats.com
snapstatsinfo@gmail.com



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	2	0	NA
600,001 – 700,000	0	1	NA*
700,001 – 800,000	0	0	NA
800,001 – 900,000	5	9	180%*
900,001 – 1,000,000	24	11	46%
1,000,001 – 1,250,000	88	19	22%
1,250,001 – 1,500,000	100	16	16%
1,500,001 – 1,750,000	62	7	11%
1,750,001 – 2,000,000	90	3	3%
2,000,001 – 2,250,000	36	1	3%
2,250,001 – 2,500,000	45	2	4%
2,500,001 – 2,750,000	19	0	NA
2,750,001 – 3,000,000	33	1	3%
3,000,001 – 3,500,000	10	1	10%
3,500,001 – 4,000,000	18	1	6%
4,000,001 & Greater	29	0	NA
TOTAL*	561	73	13%

2 Bedrooms & Less	33	8	24%
3 to 4 Bedrooms	261	43	16%
5 to 6 Bedrooms	219	21	10%
7 Bedrooms & More	48	1	2%
TOTAL*	561	73	13%

SnapStats®	September	October	Variance
Inventory	610	561	-8%
Solds	63	73	16%
Sale Price	\$1,337,500	\$1,200,000	-10%
Sale Price SQFT	\$390	\$461	18%
Sale to List Price Ratio	96%	94%	-2%
Days on Market	40	54	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 DETACHED HOUSES

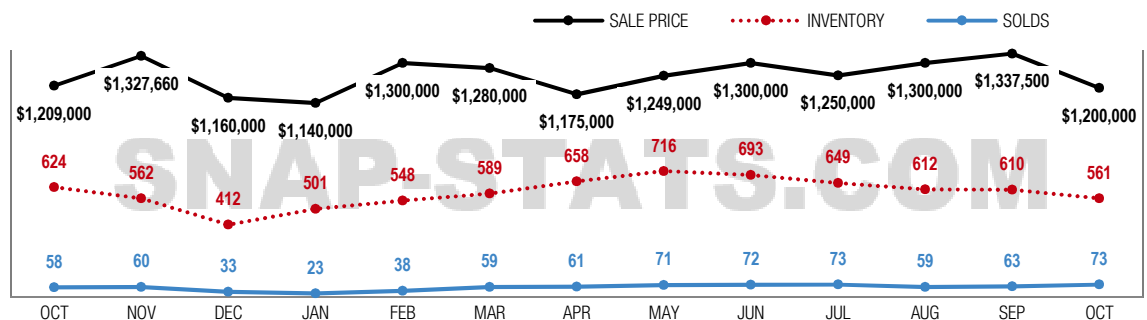
SnapStats®	Inventory	Sales	Sales Ratio
Crescent Beach Ocean Park	89	20	22%
Elgin Chantrell	81	9	11%
Grandview	63	4	6%
Hazelmere	3	0	NA
King George Corridor	56	9	16%
Morgan Creek	59	7	12%
Pacific Douglas	26	5	19%
Sunnyside Park	35	7	20%
White Rock	149	12	8%
TOTAL*	561	73	13%

Market Summary

- Market Type Indicator **S SURREY WHITE ROCK DETACHED**: Balanced Market 13% Sales Ratio average (1.3 in 10 homes selling rate)
- Homes are selling on average 6% below list price
- Most Active Price Band** \$800,000 to \$900,000 with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes minimum \$1.75 mil, Grandview, White Rock and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Crescent Beach Ocean Park, Sunnyside Park and up to 2 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

SnapStats Publishing
SnapStats Publishing Company
604.229.0521

snap-stats.com
snapstatsinfo@gmail.com



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	2	20%
300,001 – 400,000	50	27	54%
400,001 – 500,000	98	25	26%
500,001 – 600,000	92	31	34%
600,001 – 700,000	91	22	24%
700,001 – 800,000	87	14	16%
800,001 – 900,000	46	4	9%
900,001 – 1,000,000	29	5	17%
1,000,001 – 1,250,000	24	1	4%
1,250,001 – 1,500,000	3	0	NA
1,500,001 – 1,750,000	5	0	NA
1,750,001 – 2,000,000	3	0	NA
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	0	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	1	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	1	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	540	131	24%

0 to 1 Bedroom	53	7	13%
2 Bedrooms	269	75	28%
3 Bedrooms	130	31	24%
4 Bedrooms & Greater	88	18	20%
TOTAL*	540	131	24%

SnapStats®	September	October	Variance
Inventory	579	540	-7%
Solds	119	131	10%
Sale Price	\$535,000	\$529,000	-1%
Sale Price SQFT	\$429	\$407	-5%
Sale to List Price Ratio	97%	95%	-2%
Days on Market	27	33	22%

*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

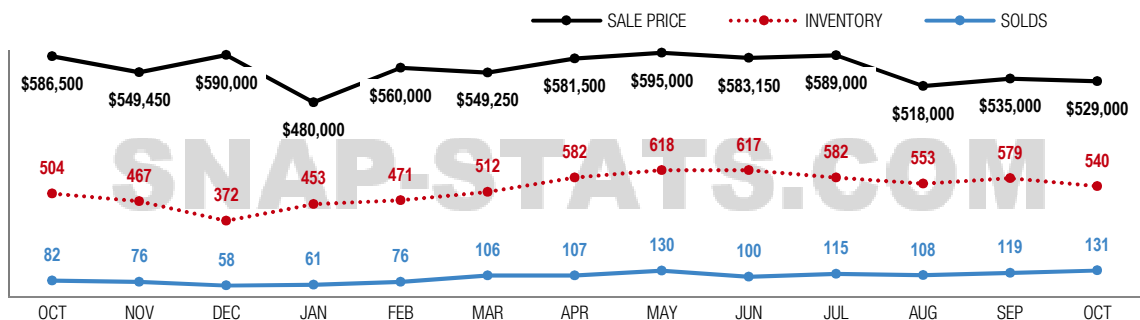
SnapStats®	Inventory	Sales	Sales Ratio
Crescent Beach Ocean Park	9	1	11%
Elgin Chantrell	14	2	14%
Grandview	147	36	24%
Hazelmere	0	1	NA*
King George Corridor	119	35	29%
Morgan Creek	37	11	30%
Pacific Douglas	25	2	8%
Sunnyside Park	38	10	26%
White Rock	151	33	22%
TOTAL*	540	131	24%

Market Summary

- Market Type Indicator **S SURREY WHITE ROCK ATTACHED**: Sellers Market at 24% Sales Ratio average (2.4 in 10 homes selling rate)
- Homes are selling on average 5% below list price
- Most Active Price Band** \$300,000 to \$400,000 with average 54% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1 mil to \$1.25 mil, Crescent Beach Ocean Park, Elgin Chantrell and Pacific Douglas
- Sellers Best Bet** Selling homes in King George Corridor, Morgan Creek and 2 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

SnapStats Publishing
SnapStats Publishing Company
604.229.0521

snap-stats.com
snapstatsinfo@gmail.com



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	1	100%
700,001 – 800,000	5	8	160%*
800,001 – 900,000	19	19	100%
900,001 – 1,000,000	24	5	21%
1,000,001 – 1,250,000	35	15	43%
1,250,001 – 1,500,000	33	2	6%
1,500,001 – 1,750,000	27	2	7%
1,750,001 – 2,000,000	6	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	1	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	151	52	34%

2 Bedrooms & Less	1	1	100%
3 to 4 Bedrooms	79	29	37%
5 to 6 Bedrooms	50	19	38%
7 Bedrooms & More	21	3	14%
TOTAL*	151	52	34%

SnapStats®	September	October	Variance
Inventory	182	151	-17%
Solds	33	52	58%
Sale Price	\$881,000	\$886,500	1%
Sale Price SQFT	\$406	\$409	1%
Sale to List Price Ratio	98%	99%	1%
Days on Market	13	29	123%

*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

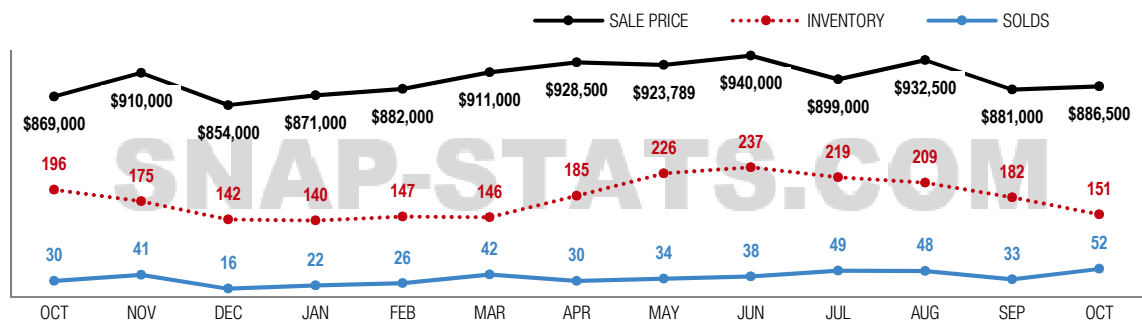
SnapStats®	Inventory	Sales	Sales Ratio
Annieville	26	16	62%
Nordel	45	11	24%
Scottsdale	43	13	30%
Sunshine Hills Woods	37	12	32%
TOTAL*	151	52	34%

Market Summary

- Market Type Indicator **NORTH DELTA DETACHED**: Sellers Market at 34% Sales Ratio average (3.4 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band** \$700,000 to \$900,000 with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.25 mil to \$1.75 mil, Nordel and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Annieville and 3 to 6 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

SnapStats Publishing
SnapStats Publishing Company
604.229.0521

snap-stats.com
snapstatsinfo@gmail.com



Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	6	0	NA
300,001 – 400,000	3	3	100%
400,001 – 500,000	12	2	17%
500,001 – 600,000	15	2	13%
600,001 – 700,000	14	3	21%
700,001 – 800,000	9	1	11%
800,001 – 900,000	6	4	67%
900,001 – 1,000,000	2	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*	67	15	22%

0 to 1 Bedroom	8	3	38%
2 Bedrooms	27	3	11%
3 Bedrooms	15	8	53%
4 Bedrooms & Greater	17	1	6%
TOTAL*	67	15	22%

SnapStats®	September	October	Variance
Inventory	63	67	6%
Solds	13	15	15%
Sale Price	\$590,000	\$605,000	3%
Sale Price SQFT	\$404	\$423	5%
Sale to List Price Ratio	97%	96%	-1%
Days on Market	28	33	18%

*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

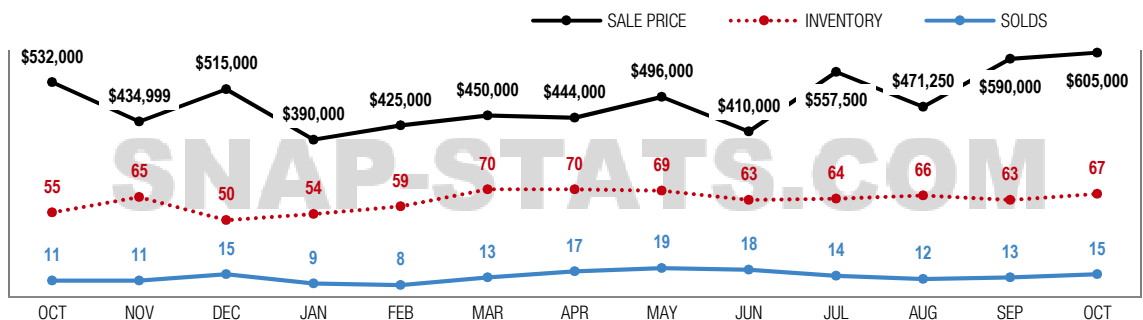
SnapStats®	Inventory	Sales	Sales Ratio
Annieville	18	1	6%
Nordel	13	6	46%
Scottsdale	20	5	25%
Sunshine Hills Woods	16	3	19%
TOTAL*	67	15	22%

Market Summary

- Market Type Indicator **NORTH DELTA ATTACHED**: Sellers Market at 22% Sales Ratio average (2.2 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 21% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$700,000 to \$800,000, Annieville and minimum 4 bedroom properties
- Sellers Best Bet** Selling homes in Nordel and 3 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

SnapStats Publishing
SnapStats Publishing Company
604.229.0521

snap-stats.com
snapstatsinfo@gmail.com



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	5	3	60%
800,001 – 900,000	23	9	39%
900,001 – 1,000,000	21	16	76%
1,000,001 – 1,250,000	35	8	23%
1,250,001 – 1,500,000	20	3	15%
1,500,001 – 1,750,000	14	0	NA
1,750,001 – 2,000,000	3	0	NA
2,000,001 – 2,250,000	5	1	20%
2,250,001 – 2,500,000	1	0	NA
2,500,001 – 2,750,000	2	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*	131	40	31%

2 Bedrooms & Less	9	1	11%
3 to 4 Bedrooms	51	18	35%
5 to 6 Bedrooms	45	19	42%
7 Bedrooms & More	26	2	8%
TOTAL*	131	40	31%

SnapStats®	September	October	Variance
Inventory	155	131	-15%
Solds	44	40	-9%
Sale Price	\$944,250	\$950,000	1%
Sale Price SQFT	\$358	\$361	1%
Sale to List Price Ratio	99%	98%	-1%
Days on Market	32	47	47%

*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

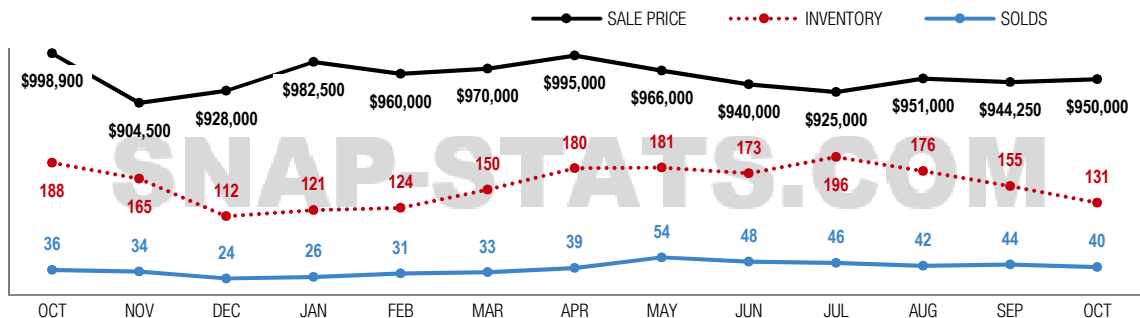
SnapStats®	Inventory	Sales	Sales Ratio
Clayton	19	7	37%
Cloverdale	112	33	29%
Serpentine	0	0	NA
TOTAL*	131	40	31%

Market Summary

- Market Type Indicator **CLOVERDALE DETACHED**: 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** \$900,000 to \$1 mil with average 76% 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 3 to 4 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

SnapStats Publishing
SnapStats Publishing Company
604.229.0521

snap-stats.com
snapstatsinfo@gmail.com



Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	5	1	20%
300,001 – 400,000	32	18	56%
400,001 – 500,000	33	11	33%
500,001 – 600,000	45	25	56%
600,001 – 700,000	38	9	24%
700,001 – 800,000	10	3	30%
800,001 – 900,000	2	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*	165	67	41%

0 to 1 Bedroom	18	12	67%
2 Bedrooms	68	23	34%
3 Bedrooms	68	28	41%
4 Bedrooms & Greater	11	4	36%
TOTAL*	165	67	41%

SnapStats®	September	October	Variance
Inventory	182	165	-9%
Solds	56	67	20%
Sale Price	\$526,500	\$515,000	-2%
Sale Price SQFT	\$395	\$414	5%
Sale to List Price Ratio	98%	98%	0%
Days on Market	19	13	-32%

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

Community CONDOS & TOWNHOMES

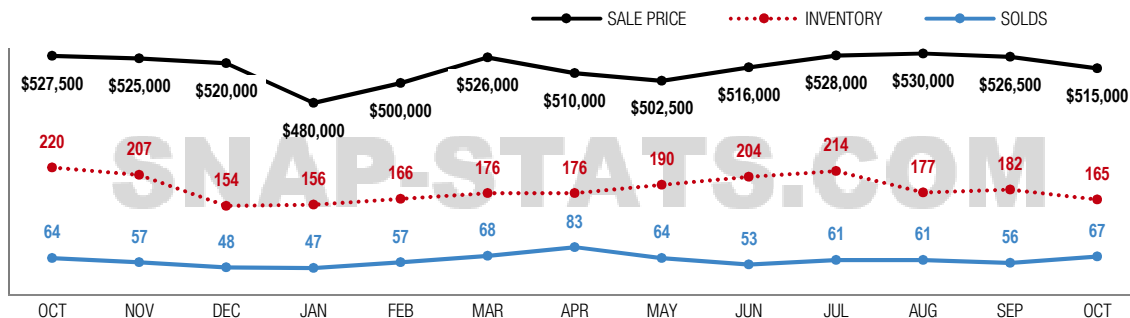
SnapStats®	Inventory	Sales	Sales Ratio
Clayton	100	42	42%
Cloverdale	65	25	38%
Serpentine	0	0	NA
TOTAL*	165	67	41%

Market Summary

- Market Type Indicator **CLOVERDALE ATTACHED**: Sellers Market at 41% Sales Ratio average (4.1 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band** \$300,000 to \$400,000 / \$500,000 to \$600,000 with average 56% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$600,000 to \$700,000, Cloverdale and 2 bedroom properties
- Sellers Best Bet** Selling homes in Clayton and up to 1 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

SnapStats Publishing
SnapStats Publishing Company
604.229.0521

snap-stats.com
snapstatsinfo@gmail.com



Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	1	NA*
200,001 – 300,000	1	0	NA
300,001 – 400,000	0	0	NA
400,001 – 500,000	0	0	NA
500,001 – 600,000	3	3	100%
600,001 – 700,000	14	10	71%
700,001 – 800,000	30	16	53%
800,001 – 900,000	32	13	41%
900,001 – 1,000,000	26	24	92%
1,000,001 – 1,250,000	77	38	49%
1,250,001 – 1,500,000	71	6	8%
1,500,001 – 1,750,000	19	2	11%
1,750,001 – 2,000,000	20	3	15%
2,000,001 – 2,250,000	8	1	13%
2,250,001 – 2,500,000	5	1	20%
2,500,001 – 2,750,000	6	1	17%
2,750,001 – 3,000,000	4	0	NA
3,000,001 – 3,500,000	5	0	NA
3,500,001 – 4,000,000	4	0	NA
4,000,001 & Greater	9	0	NA
TOTAL*	334	119	36%

2 Bedrooms & Less	21	8	38%
3 to 4 Bedrooms	177	65	37%
5 to 6 Bedrooms	109	43	39%
7 Bedrooms & More	27	3	11%
TOTAL*	334	119	36%

SnapStats®	September	October	Variance
Inventory	392	334	-15%
Solds	88	119	35%
Sale Price	\$960,000	\$975,000	2%
Sale Price SQFT	\$363	\$386	6%
Sale to List Price Ratio	97%	98%	1%
Days on Market	34	21	-38%

*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

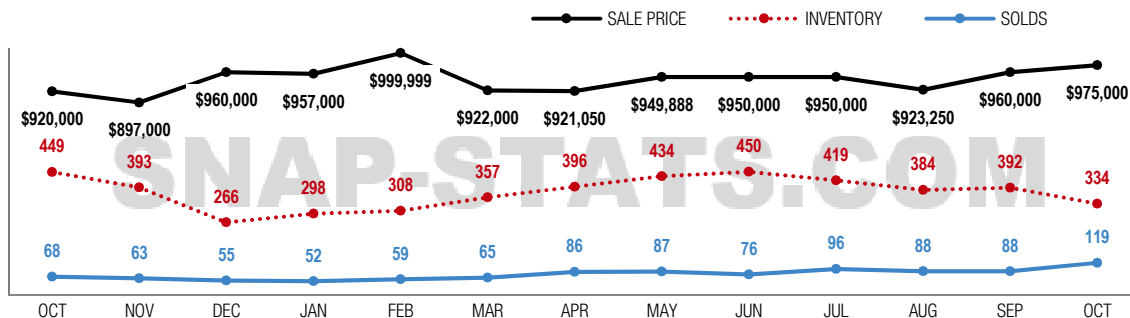
SnapStats®	Inventory	Sales	Sales Ratio
Aldergrove	44	19	43%
Brookwood	40	15	38%
Campbell Valley	16	1	6%
County Line Glen Valley	5	0	NA
Fort Langley	17	6	35%
Langley City	61	17	28%
Murrayville	18	12	67%
Otter District	3	1	33%
Salmon River	18	4	22%
Walnut Grove	35	17	49%
Willoughby Heights	77	27	35%
TOTAL*	334	119	36%

Market Summary

- Market Type Indicator **LANGLEY DETACHED**: Sellers Market at 36% Sales Ratio average (3.6 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 92% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.25 mil to \$1.5 mil, Campbell Valley, Salmon River and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Aldergrove, Murrayville, Walnut Grove and up to 6 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

SnapStats Publishing
SnapStats Publishing Company
604.229.0521

snap-stats.com
snapstatsinfo@gmail.com



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	7	14	200%*
300,001 – 400,000	125	42	34%
400,001 – 500,000	104	33	32%
500,001 – 600,000	148	47	32%
600,001 – 700,000	86	27	31%
700,001 – 800,000	21	6	29%
800,001 – 900,000	7	2	29%
900,001 – 1,000,000	1	3	300%*
1,000,001 – 1,250,000	2	0	NA
1,250,001 – 1,500,000	1	0	NA
1,500,001 – 1,750,000	0	0	NA
1,750,001 – 2,000,000	0	0	NA
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	0	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	0	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	502	174	35%

0 to 1 Bedroom	68	25	37%
2 Bedrooms	257	79	31%
3 Bedrooms	142	56	39%
4 Bedrooms & Greater	35	14	40%
TOTAL*	502	174	35%

SnapStats®	September	October	Variance
Inventory	527	502	-5%
Solds	161	174	8%
Sale Price	\$487,500	\$494,999	2%
Sale Price SQFT	\$393	\$405	3%
Sale to List Price Ratio	98%	96%	-2%
Days on Market	28	23	-18%

*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

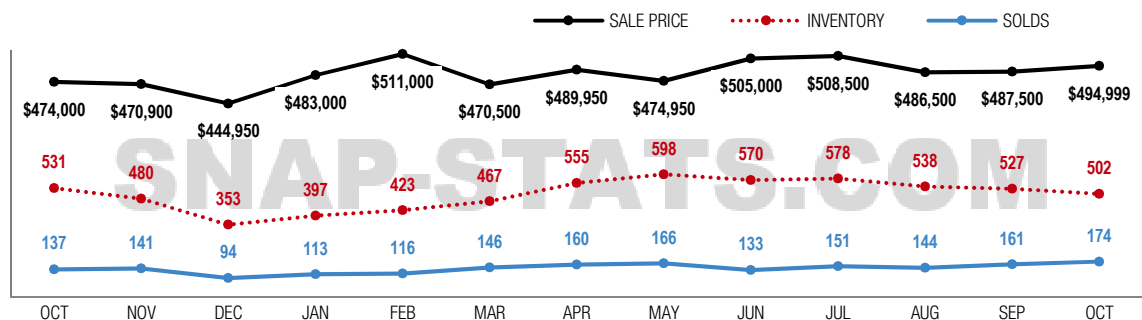
SnapStats®	Inventory	Sales	Sales Ratio
Aldergrove	9	8	89%
Brookwood	0	0	NA
Campbell Valley	0	0	NA
County Line Glen Valley	0	0	NA
Fort Langley	9	6	67%
Langley City	184	50	27%
Murrayville	33	8	24%
Otter District	0	0	NA
Salmon River	6	2	33%
Walnut Grove	46	22	48%
Willoughby Heights	215	78	36%
TOTAL*	502	174	35%

Market Summary

- Market Type Indicator **LANGLEY ATTACHED**: Sellers Market at 35% Sales Ratio average (3.5 in 10 homes selling rate)
- Homes are selling on average 4% below list price
- Most Active Price Band** \$200,000 to \$300,000 with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$700,000 to \$900,000, Langley City, Murrayville and 2 bedroom properties
- Sellers Best Bet** Selling homes in Aldergrove, Fort Langley, Walnut Grove and minimum 4 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

SnapStats Publishing
SnapStats Publishing Company
604.229.0521

snap-stats.com
snapstatsinfo@gmail.com



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	11	2	18%
600,001 – 700,000	60	19	32%
700,001 – 800,000	116	30	26%
800,001 – 900,000	76	14	18%
900,001 – 1,000,000	45	9	20%
1,000,001 – 1,250,000	72	6	8%
1,250,001 – 1,500,000	27	4	15%
1,500,001 – 1,750,000	10	1	10%
1,750,001 – 2,000,000	5	0	NA
2,000,001 – 2,250,000	3	0	NA
2,250,001 – 2,500,000	3	1	33%
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	2	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	436	86	20%

2 Bedrooms & Less	15	2	13%
3 to 4 Bedrooms	207	42	20%
5 to 6 Bedrooms	173	37	21%
7 Bedrooms & More	41	5	12%
TOTAL*	436	86	20%

SnapStats®	September	October	Variance
Inventory	460	436	-5%
Solds	65	86	32%
Sale Price	\$769,000	\$770,000	0%
Sale Price SQFT	\$292	\$280	-4%
Sale to List Price Ratio	97%	99%	2%
Days on Market	28	26	-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

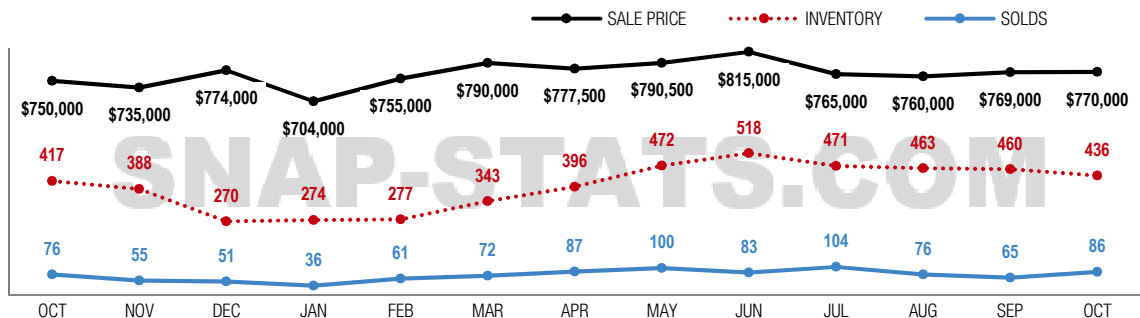
SnapStats®	Inventory	Sales	Sales Ratio
Abbotsford East	156	44	28%
Abbotsford West	123	24	20%
Aberdeen	42	5	12%
Bradner	2	1	50%
Central Abbotsford	81	9	11%
Matsqui	6	0	NA
Poplar	20	2	10%
Sumas Mountain	6	1	17%
Sumas Prairie	0	0	NA
TOTAL*	436	86	20%

Market Summary

- Market Type Indicator **ABBOTSFORD DETACHED**: Balanced Market at 20% Sales Ratio average (2 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band** \$600,000 to \$700,000 with average 32% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1 mil to \$1.25 mil, Aberdeen, Poplar and up to 2 / minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Abbotsford East and 3 to 6 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

SnapStats Publishing
SnapStats Publishing Company
604.229.0521

snap-stats.com
snapstatsinfo@gmail.com



Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	8	5	63%
200,001 – 300,000	118	35	30%
300,001 – 400,000	98	41	42%
400,001 – 500,000	102	22	22%
500,001 – 600,000	65	13	20%
600,001 – 700,000	31	1	3%
700,001 – 800,000	5	2	40%
800,001 – 900,000	1	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*	432	119	28%

0 to 1 Bedroom	51	20	39%
2 Bedrooms	244	75	31%
3 Bedrooms	113	16	14%
4 Bedrooms & Greater	24	8	33%
TOTAL*	432	119	28%

SnapStats®	September	October	Variance
Inventory	456	432	-5%
Solds	109	119	9%
Sale Price	\$354,900	\$345,000	-3%
Sale Price SQFT	\$329	\$323	-2%
Sale to List Price Ratio	99%	97%	-2%
Days on Market	37	19	-49%

*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

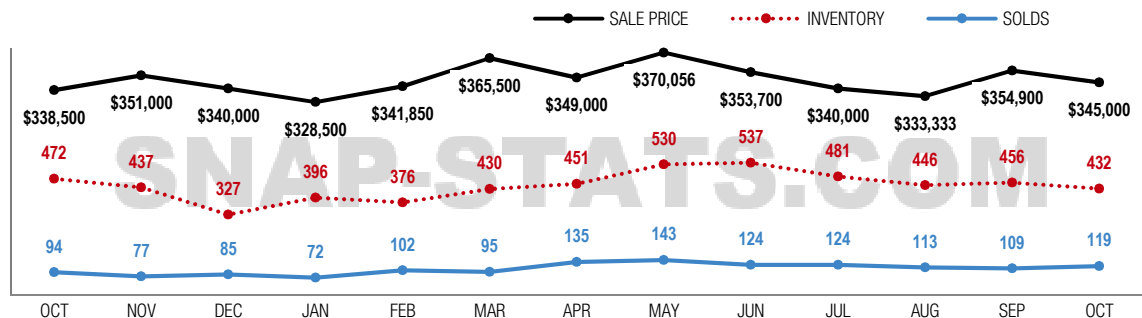
SnapStats®	Inventory	Sales	Sales Ratio
Abbotsford East	48	17	35%
Abbotsford West	188	60	32%
Aberdeen	6	0	NA
Bradner	0	0	NA
Central Abbotsford	176	36	20%
Matsqui	0	0	NA
Poplar	14	6	43%
Sumas Mountain	0	0	NA
Sumas Prairie	0	0	NA
TOTAL*	432	119	28%

Market Summary

- Market Type Indicator **ABBOTSFORD ATTACHED**: Sellers Market at 28% Sales Ratio average (2.8 in 10 homes selling rate)
- Homes are selling on average 3% below list price
- Most Active Price Band** \$100,000 to \$200,000 with average 63% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$600,000 to \$700,000, Central Abbotsford and 3 bedroom properties
- Sellers Best Bet** Selling homes in Poplar and up to 1 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

SnapStats Publishing
SnapStats Publishing Company
604.229.0521

snap-stats.com
snapstatsinfo@gmail.com



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	6	5	83%
500,001 – 600,000	28	9	32%
600,001 – 700,000	56	15	27%
700,001 – 800,000	36	8	22%
800,001 – 900,000	28	6	21%
900,001 – 1,000,000	16	3	19%
1,000,001 – 1,250,000	19	1	5%
1,250,001 – 1,500,000	8	1	13%
1,500,001 – 1,750,000	4	0	NA
1,750,001 – 2,000,000	3	0	NA
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	1	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*	206	48	23%

2 Bedrooms & Less	11	1	9%
3 to 4 Bedrooms	106	28	26%
5 to 6 Bedrooms	78	17	22%
7 Bedrooms & More	11	2	18%
TOTAL*	206	48	23%

SnapStats®	September	October	Variance
Inventory	227	206	-9%
Solds	40	48	20%
Sale Price	\$629,500	\$678,000	8%
Sale Price SQFT	\$264	\$293	11%
Sale to List Price Ratio	97%	98%	1%
Days on Market	51	31	-39%

*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

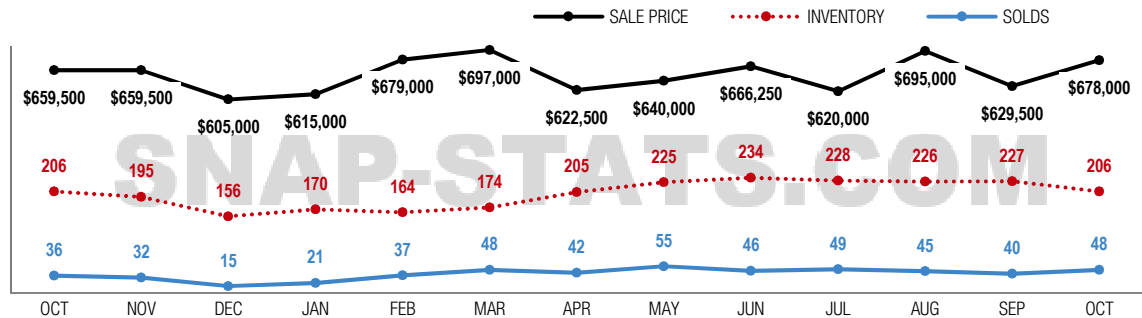
SnapStats®	Inventory	Sales	Sales Ratio
Dewdney Deroche	1	0	NA
Durieu	3	2	67%
Hatzic	17	6	35%
Hemlock	3	0	NA
Lake Errock	14	4	29%
Mission	162	36	22%
Mission West	6	0	NA
Stave Falls	0	0	NA
Steelhead	0	0	NA
TOTAL*	206	48	23%

Market Summary

- Market Type Indicator **MISSION DETACHED**: Sellers Market at 23% Sales Ratio average (2.3 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 32% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1 mil to \$1.25 mil, Mission and up to 2 bedroom properties
- Sellers Best Bet** Selling homes in Hatzic and 3 to 4 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

SnapStats Publishing
SnapStats Publishing Company
604.229.0521

snap-stats.com
snapstatsinfo@gmail.com



Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	3	1	33%
200,001 – 300,000	12	2	17%
300,001 – 400,000	11	1	9%
400,001 – 500,000	11	3	27%
500,001 – 600,000	8	6	75%
600,001 – 700,000	1	1	100%
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	14	30%

0 to 1 Bedroom	8	0	NA
2 Bedrooms	14	3	21%
3 Bedrooms	22	9	41%
4 Bedrooms & Greater	2	2	100%
TOTAL*	46	14	30%

SnapStats®	September	October	Variance
Inventory	52	46	-12%
Solds	6	14	133%
Sale Price	\$493,700	\$502,450	2%
Sale Price SQFT	\$238	\$270	13%
Sale to List Price Ratio	99%	99%	0%
Days on Market	52	31	-40%

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

Community CONDOS & TOWNHOMES

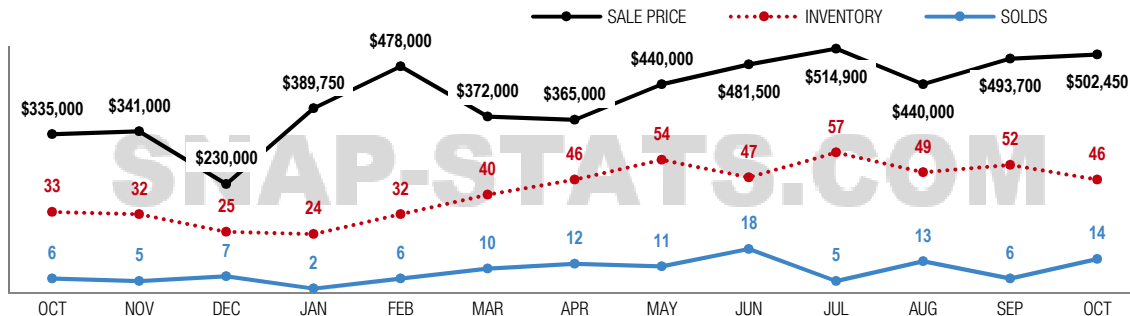
SnapStats®	Inventory	Sales	Sales Ratio
Dewdney Deroche	0	0	NA
Durieu	0	0	NA
Hatzic	0	0	NA
Hemlock	8	1	13%
Lake Errock	0	0	NA
Mission	38	13	34%
Mission West	0	0	NA
Stave Falls	0	0	NA
Steelhead	0	0	NA
TOTAL*	46	14	30%

Market Summary

- Market Type Indicator **MISSION ATTACHED**: Sellers Market at 30% Sales Ratio average (3 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band** \$500,000 to \$600,000 with average 75% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$300,000 to \$400,000, Hemlock and 2 bedroom properties
- Sellers Best Bet** Selling homes in Mission and 3 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

SnapStats Publishing
SnapStats Publishing Company
604.229.0521

snap-stats.com
snapstatsinfo@gmail.com

