

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

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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	1	NA*
400,001 – 500,000	2	0	NA
500,001 – 600,000	2	0	NA
600,001 – 700,000	8	7	88%
700,001 – 800,000	42	13	31%
800,001 – 900,000	84	29	35%
900,001 – 1,000,000	109	31	28%
1,000,001 – 1,250,000	194	46	24%
1,250,001 – 1,500,000	192	24	13%
1,500,001 – 1,750,000	73	7	10%
1,750,001 – 2,000,000	59	4	7%
2,000,001 – 2,250,000	14	0	NA
2,250,001 – 2,500,000	10	1	10%
2,500,001 – 2,750,000	2	0	NA
2,750,001 – 3,000,000	8	0	NA
3,000,001 – 3,500,000	3	1	33%
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	1	0	NA
<b>TOTAL*</b>	<b>803</b>	<b>164</b>	<b>20%</b>

2 Bedrooms & Less	17	3	18%
3 to 4 Bedrooms	273	57	21%
5 to 6 Bedrooms	261	66	25%
7 Bedrooms & More	252	38	15%
<b>TOTAL*</b>	<b>803</b>	<b>164</b>	<b>20%</b>

SnapStats®	October	November	Variance
Inventory	895	803	-10%
Solds	191	164	-14%
Sale Price	\$970,000	\$1,007,857	4%
Sale Price SQFT	\$373	\$375	1%
Sale to List Price Ratio	97%	96%	-1%
Days on Market	23	30	30%

\*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

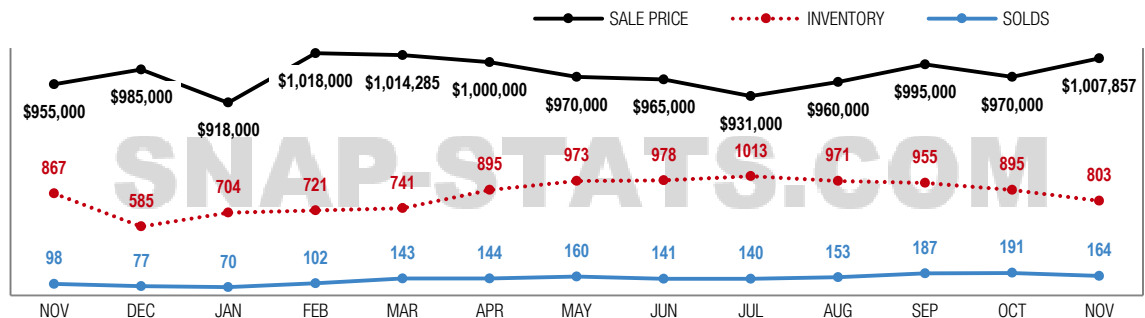
SnapStats®	Inventory	Sales	Sales Ratio
Bear Creek Green Timbers	52	16	31%
Bolivar Heights	50	13	26%
Bridgeview	12	0	NA
Cedar Hills	48	9	19%
East Newton	92	21	23%
Fleetwood Tynehead	87	21	24%
Fraser Heights	76	16	21%
Guildford	25	5	20%
Panorama Ridge	93	10	11%
Port Kells	3	0	NA
Queen Mary Park	53	7	13%
Royal Heights	16	4	25%
Sullivan Station	59	13	22%
West Newton	80	26	33%
Whalley	57	3	5%
<b>TOTAL*</b>	<b>803</b>	<b>164</b>	<b>20%</b>

## Market Summary

- Market Type Indicator **SURREY DETACHED**: Balanced Market at 20% Sales Ratio average (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 88% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.75 mil to \$2 mil, Panorama Ridge, Queen Mary Park, Whalley and minimum 7 bedrooms
- Sellers Best Bet\*\* Selling homes in Bear Creek Green Timbers, West Newton 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	35	30	86%
300,001 – 400,000	175	80	46%
400,001 – 500,000	206	42	20%
500,001 – 600,000	217	55	25%
600,001 – 700,000	97	25	26%
700,001 – 800,000	37	2	5%
800,001 – 900,000	5	3	60%
900,001 – 1,000,000	3	0	NA
1,000,001 – 1,250,000	1	0	NA
1,250,001 – 1,500,000	0	0	NA
1,500,001 – 1,750,000	0	0	NA
1,750,001 – 2,000,000	0	0	NA
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	0	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	0	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	776	237	31%

0 to 1 Bedroom	162	71	44%
2 Bedrooms	313	80	26%
3 Bedrooms	235	65	28%
4 Bedrooms & Greater	66	21	32%
TOTAL*	776	237	31%

SnapStats®	October	November	Variance
Inventory	888	776	-13%
Solds	289	237	-18%
Sale Price	\$449,000	\$417,500	-7%
Sale Price SQFT	\$426	\$418	-2%
Sale to List Price Ratio	100%	97%	-3%
Days on Market	23	27	17%

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

## Community CONDOS & TOWNHOMES

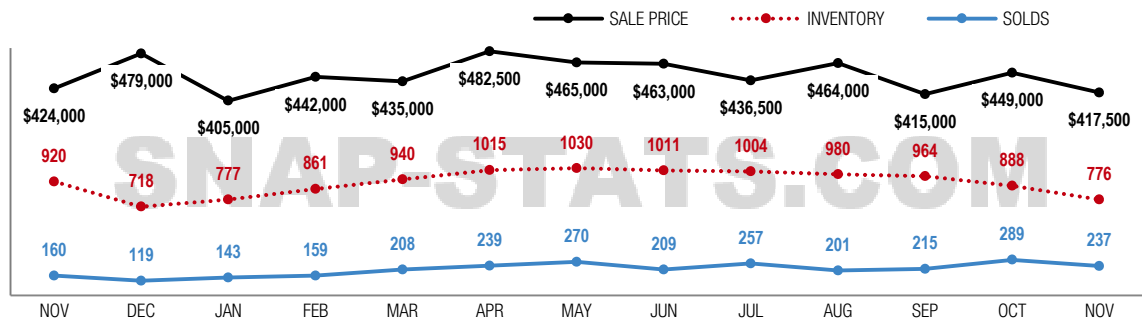
SnapStats®	Inventory	Sales	Sales Ratio
Bear Creek Green Timbers	10	4	40%
Bolivar Heights	13	0	NA
Bridgeview	3	0	NA
Cedar Hills	3	1	33%
East Newton	70	16	23%
Fleetwood Tynehead	51	26	51%
Fraser Heights	5	1	20%
Guildford	136	29	21%
Panorama Ridge	19	5	26%
Port Kells	0	0	NA
Queen Mary Park	54	23	43%
Royal Heights	1	0	NA
Sullivan Station	71	24	34%
West Newton	81	25	31%
Whalley	259	83	32%
TOTAL*	776	237	31%

## Market Summary

- Market Type Indicator **SURREY ATTACHED**: Sellers Market at 31% Sales Ratio average (3.1 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 86% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$700,000 to \$800,000, East Newton, Guildford, Panorama Ridge and 2 bedroom properties
- Sellers Best Bet\*\* Selling homes in Bear Creek Green Timbers, Fleetwood Tynehead, Queen Mary Park and up to 1 bedrooms

\*\*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	1	1	100%
500,001 – 600,000	1	0	NA
600,001 – 700,000	0	0	NA
700,001 – 800,000	0	0	NA
800,001 – 900,000	5	2	40%
900,001 – 1,000,000	26	9	35%
1,000,001 – 1,250,000	68	27	40%
1,250,001 – 1,500,000	94	16	17%
1,500,001 – 1,750,000	58	5	9%
1,750,001 – 2,000,000	66	6	9%
2,000,001 – 2,250,000	34	2	6%
2,250,001 – 2,500,000	46	1	2%
2,500,001 – 2,750,000	22	0	NA
2,750,001 – 3,000,000	26	1	4%
3,000,001 – 3,500,000	12	1	8%
3,500,001 – 4,000,000	16	0	NA
4,000,001 & Greater	26	2	8%
TOTAL*	501	73	15%

2 Bedrooms & Less	29	5	17%
3 to 4 Bedrooms	230	47	20%
5 to 6 Bedrooms	202	16	8%
7 Bedrooms & More	40	5	13%
TOTAL*	501	73	15%

SnapStats®	October	November	Variance
Inventory	561	501	-11%
Solds	73	73	0%
Sale Price	\$1,200,000	\$1,190,000	-1%
Sale Price SQFT	\$461	\$448	-3%
Sale to List Price Ratio	94%	93%	-1%
Days on Market	54	41	-24%

\*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

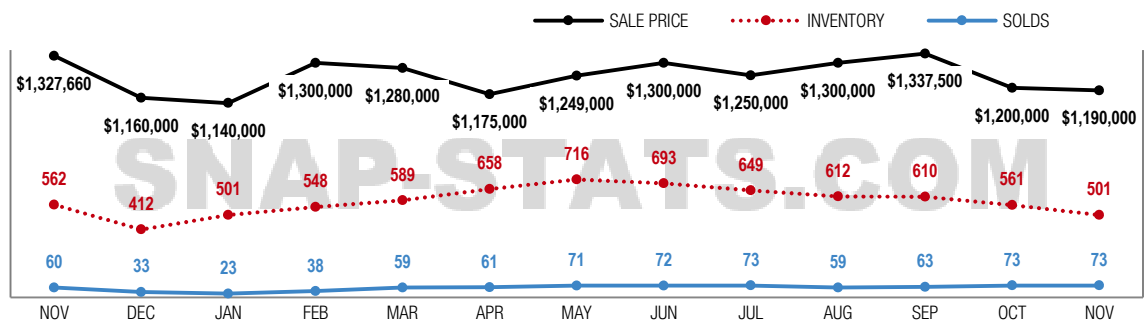
SnapStats®	Inventory	Sales	Sales Ratio
Crescent Beach Ocean Park	76	18	24%
Elgin Chantrell	73	5	7%
Grandview	62	3	5%
Hazelmere	2	0	NA
King George Corridor	44	14	32%
Morgan Creek	47	7	15%
Pacific Douglas	24	8	33%
Sunnyside Park	41	4	10%
White Rock	132	14	11%
TOTAL*	501	73	15%

## Market Summary

- Market Type Indicator **S SURREY WHITE ROCK DETACHED**: Balanced Market at 15% Sales Ratio average (1.5 in 10 homes selling rate)
- Homes are selling on average 7% below list price
- Most Active Price Band\*\* \$1 mil to \$1.25 mil with average 40% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$2.25 mil to \$2.5 mil, Elgin Chantrell, Grandview and 5 to 6 bedroom properties
- Sellers Best Bet\*\* Selling homes in King George Corridor, Pacific Douglas 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	12	4	33%
300,001 – 400,000	48	17	35%
400,001 – 500,000	91	21	23%
500,001 – 600,000	60	32	53%
600,001 – 700,000	85	18	21%
700,001 – 800,000	81	11	14%
800,001 – 900,000	44	5	11%
900,001 – 1,000,000	18	4	22%
1,000,001 – 1,250,000	19	7	37%
1,250,001 – 1,500,000	5	1	20%
1,500,001 – 1,750,000	5	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	2	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	478	120	25%

0 to 1 Bedroom	55	18	33%
2 Bedrooms	231	54	23%
3 Bedrooms	118	32	27%
4 Bedrooms & Greater	74	16	22%
TOTAL*	478	120	25%

SnapStats®	October	November	Variance
Inventory	540	478	-11%
Solds	131	120	-8%
Sale Price	\$529,000	\$563,750	7%
Sale Price SQFT	\$407	\$435	7%
Sale to List Price Ratio	95%	97%	2%
Days on Market	33	26	-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

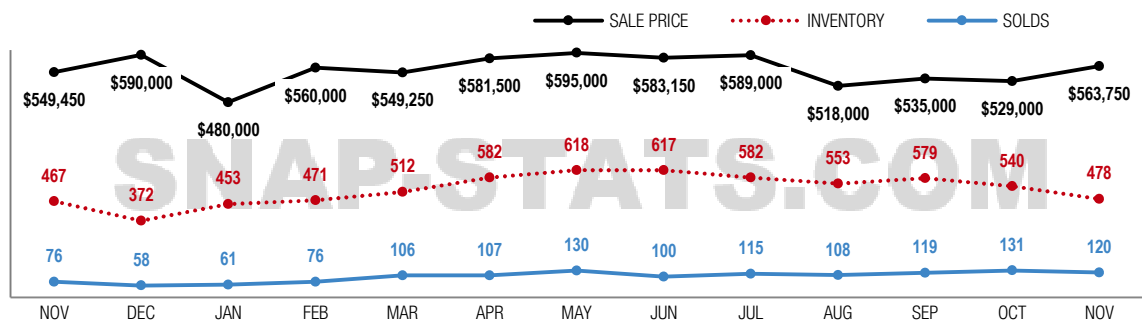
SnapStats®	Inventory	Sales	Sales Ratio
Crescent Beach Ocean Park	9	0	NA
Elgin Chantrell	11	2	18%
Grandview	127	36	28%
Hazelmere	1	0	NA
King George Corridor	103	29	28%
Morgan Creek	30	10	33%
Pacific Douglas	24	2	8%
Sunnyside Park	39	6	15%
White Rock	134	35	26%
TOTAL*	478	120	25%

## Market Summary

- Market Type Indicator **S SURREY WHITE ROCK ATTACHED**: Sellers Market at 25% Sales Ratio average (2.5 in 10 homes selling rate)
- Homes are selling on average 3% below list price
- Most Active Price Band\*\* \$500,000 to \$600,000 with average 53% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$800,000 to \$900,000, Elgin Chantrell, Pacific Douglas, Sunnyside Park and plus 4 bedrooms
- Sellers Best Bet\*\* Selling homes in Morgan Creek 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	2	1	50%
700,001 – 800,000	6	1	17%
800,001 – 900,000	25	8	32%
900,001 – 1,000,000	19	11	58%
1,000,001 – 1,250,000	31	7	23%
1,250,001 – 1,500,000	30	3	10%
1,500,001 – 1,750,000	21	2	10%
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*	141	33	23%

2 Bedrooms & Less	2	0	NA
3 to 4 Bedrooms	77	20	26%
5 to 6 Bedrooms	47	9	19%
7 Bedrooms & More	15	4	27%
TOTAL*	141	33	23%

SnapStats®	October	November	Variance
Inventory	151	141	-7%
Solds	52	33	-37%
Sale Price	\$886,500	\$937,000	6%
Sale Price SQFT	\$409	\$395	-3%
Sale to List Price Ratio	99%	98%	-1%
Days on Market	29	31	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

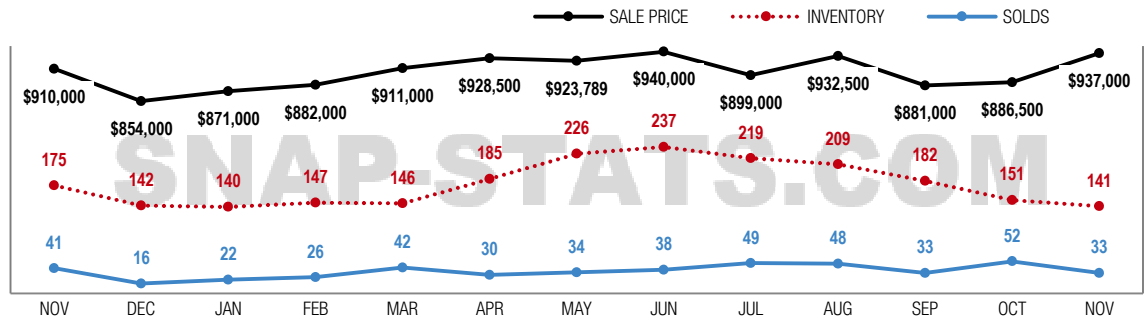
SnapStats®	Inventory	Sales	Sales Ratio
Annieville	30	6	20%
Nordel	37	11	30%
Scottsdale	44	9	20%
Sunshine Hills Woods	30	7	23%
TOTAL*	141	33	23%

## 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 2% below list price
- Most Active Price Band\*\* \$900,000 to \$1 mil with average 58% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.25 mil to \$1.75 mil, Annieville, Scottsdale and 5 to 6 bedroom properties
- Sellers Best Bet\*\* Selling homes in Nordel and 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	6	2	33%
300,001 – 400,000	3	5	167%*
400,001 – 500,000	11	4	36%
500,001 – 600,000	10	2	20%
600,001 – 700,000	16	3	19%
700,001 – 800,000	8	0	NA
800,001 – 900,000	5	0	NA
900,001 – 1,000,000	1	1	100%
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*	60	17	28%

0 to 1 Bedroom	5	7	140%*
2 Bedrooms	23	5	22%
3 Bedrooms	21	2	10%
4 Bedrooms & Greater	11	3	27%
TOTAL*	60	17	28%

SnapStats®	October	November	Variance
Inventory	67	60	-10%
Solds	15	17	13%
Sale Price	\$605,000	\$468,000	-23%
Sale Price SQFT	\$423	\$561	33%
Sale to List Price Ratio	96%	96%	0%
Days on Market	33	25	-24%

\*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

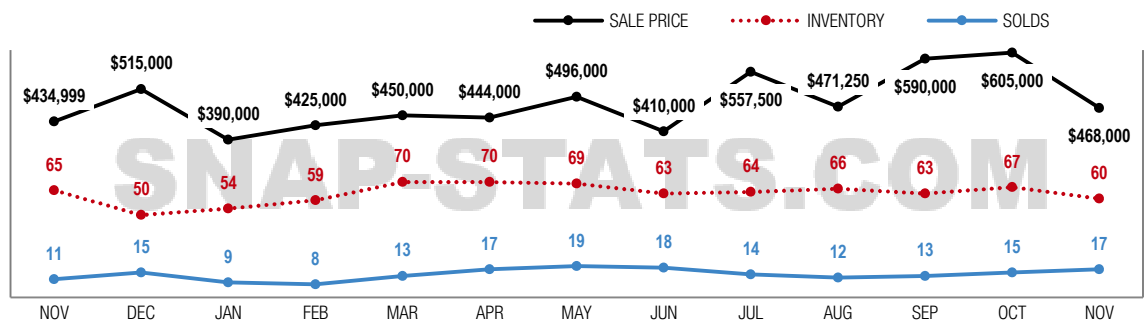
SnapStats®	Inventory	Sales	Sales Ratio
Annieville	20	2	10%
Nordel	15	3	20%
Scottsdale	14	6	43%
Sunshine Hills Woods	11	6	55%
TOTAL*	60	17	28%

## Market Summary

- Market Type Indicator **NORTH DELTA ATTACHED**: Sellers Market at 28% Sales Ratio average (2.8 in 10 homes selling rate)
- Homes are selling on average 4% below list price
- Most Active Price Band\*\* \$400,000 to \$500,000 with average 36% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$500,000 to \$700,000, Annieville, Nordel and 3 bedroom properties
- Sellers Best Bet\*\* Selling homes in Scottsdale, Sunshine Hills Woods 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	1	0	NA
700,001 – 800,000	4	4	100%
800,001 – 900,000	18	7	39%
900,001 – 1,000,000	22	9	41%
1,000,001 – 1,250,000	30	11	37%
1,250,001 – 1,500,000	16	3	19%
1,500,001 – 1,750,000	14	0	NA
1,750,001 – 2,000,000	3	0	NA
2,000,001 – 2,250,000	4	1	25%
2,250,001 – 2,500,000	0	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*	115	35	30%

2 Bedrooms & Less	8	2	25%
3 to 4 Bedrooms	42	13	31%
5 to 6 Bedrooms	43	15	35%
7 Bedrooms & More	22	5	23%
TOTAL*	115	35	30%

SnapStats®	October	November	Variance
Inventory	131	115	-12%
Solds	40	35	-13%
Sale Price	\$950,000	\$960,000	1%
Sale Price SQFT	\$361	\$358	-1%
Sale to List Price Ratio	98%	98%	0%
Days on Market	47	63	34%

\*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

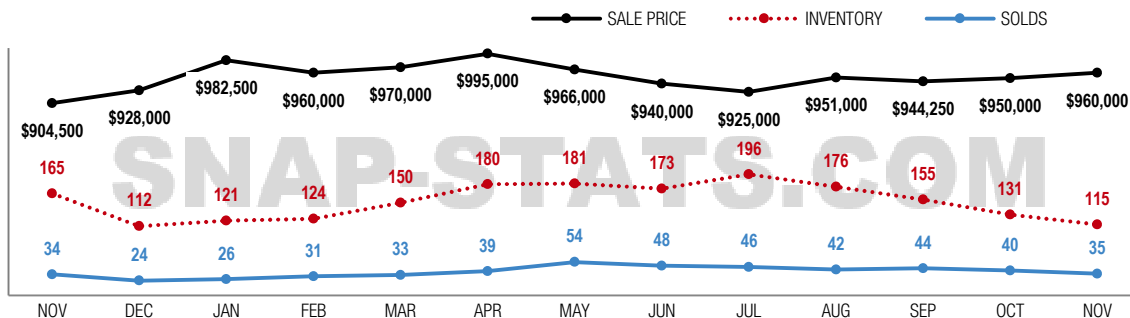
SnapStats®	Inventory	Sales	Sales Ratio
Clayton	15	7	47%
Cloverdale	100	28	28%
Serpentine	0	0	NA
TOTAL*	115	35	30%

## Market Summary

- Market Type Indicator **CLOVERDALE DETACHED**: Sellers Market at 30% Sales Ratio average (3 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 41% 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

\*\*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	5	1	20%
300,001 – 400,000	25	22	88%
400,001 – 500,000	25	12	48%
500,001 – 600,000	46	12	26%
600,001 – 700,000	29	7	24%
700,001 – 800,000	10	2	20%
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*	142	56	39%

0 to 1 Bedroom	18	10	56%
2 Bedrooms	50	29	58%
3 Bedrooms	58	15	26%
4 Bedrooms & Greater	16	2	13%
TOTAL*	142	56	39%

SnapStats®	October	November	Variance
Inventory	165	142	-14%
Solds	67	56	-16%
Sale Price	\$515,000	\$477,500	-7%
Sale Price SQFT	\$414	\$447	8%
Sale to List Price Ratio	98%	99%	1%
Days on Market	13	27	108%

\*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

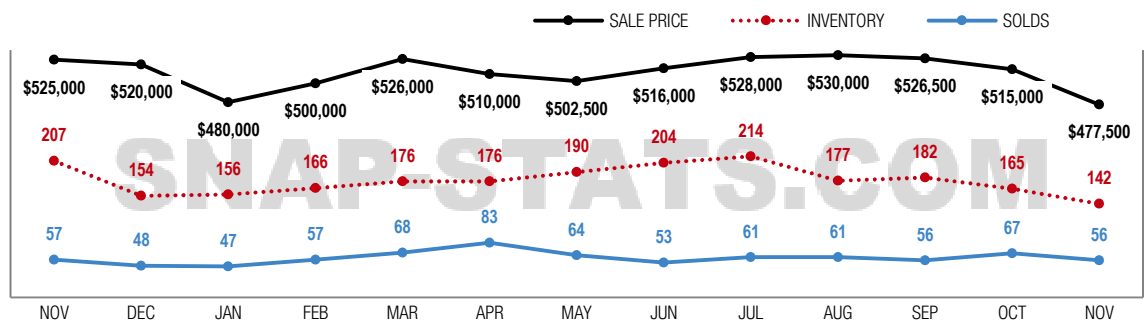
SnapStats®	Inventory	Sales	Sales Ratio
Clayton	78	38	49%
Cloverdale	64	18	28%
Serpentine	0	0	NA
TOTAL*	142	56	39%

## Market Summary

- Market Type Indicator **CLOVERDALE ATTACHED**: Sellers Market at 39% Sales Ratio average (3.9 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 88% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$700,000 to \$800,000, Cloverdale and minimum 4 bedroom properties
- Sellers Best Bet\*\* Selling homes in Clayton 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 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	1	0	NA
400,001 – 500,000	0	0	NA
500,001 – 600,000	3	1	33%
600,001 – 700,000	6	8	133%*
700,001 – 800,000	30	14	47%
800,001 – 900,000	31	11	35%
900,001 – 1,000,000	22	10	45%
1,000,001 – 1,250,000	70	21	30%
1,250,001 – 1,500,000	56	13	23%
1,500,001 – 1,750,000	20	1	5%
1,750,001 – 2,000,000	19	1	5%
2,000,001 – 2,250,000	5	0	NA
2,250,001 – 2,500,000	6	1	17%
2,500,001 – 2,750,000	4	0	NA
2,750,001 – 3,000,000	4	0	NA
3,000,001 – 3,500,000	5	0	NA
3,500,001 – 4,000,000	3	1	33%
4,000,001 & Greater	10	0	NA
TOTAL*	296	82	28%

2 Bedrooms & Less	20	4	20%
3 to 4 Bedrooms	152	46	30%
5 to 6 Bedrooms	98	28	29%
7 Bedrooms & More	26	4	15%
TOTAL*	296	82	28%

SnapStats®	October	November	Variance
Inventory	334	296	-11%
Solds	119	82	-31%
Sale Price	\$975,000	\$980,750	1%
Sale Price SQFT	\$386	\$420	9%
Sale to List Price Ratio	98%	100%	2%
Days on Market	21	27	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

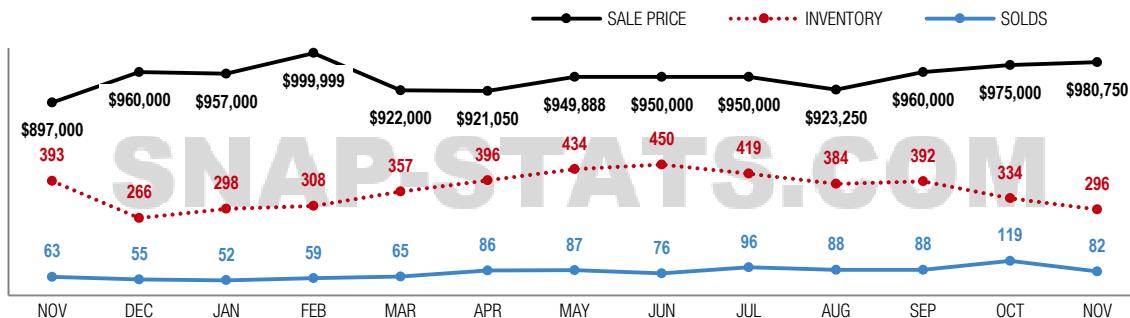
SnapStats®	Inventory	Sales	Sales Ratio
Aldergrove	39	16	41%
Brookwood	36	7	19%
Campbell Valley	16	1	6%
County Line Glen Valley	5	0	NA
Fort Langley	12	3	25%
Langley City	54	14	26%
Murrayville	15	10	67%
Otter District	3	0	NA
Salmon River	17	2	12%
Walnut Grove	32	13	41%
Willoughby Heights	67	16	24%
TOTAL*	296	82	28%

## Market Summary

- Market Type Indicator **LANGLEY DETACHED**: Sellers Market at 28% Sales Ratio average (2.8 in 10 homes selling rate)
- Homes are selling on average 100% of list price
- Most Active Price Band\*\* \$600,000 to \$700,000 with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.5 mil to \$2 mil, Campbell Valley, Salmon River and minimum 7 bedroom properties
- Sellers Best Bet\*\* Selling homes in Aldergrove, Murrayville, Walnut Grove 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	8	4	50%
300,001 – 400,000	111	44	40%
400,001 – 500,000	114	23	20%
500,001 – 600,000	109	53	49%
600,001 – 700,000	78	27	35%
700,001 – 800,000	16	6	38%
800,001 – 900,000	5	2	40%
900,001 – 1,000,000	2	0	NA
1,000,001 – 1,250,000	1	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*	446	159	36%

0 to 1 Bedroom	75	13	17%
2 Bedrooms	238	66	28%
3 Bedrooms	101	70	69%
4 Bedrooms & Greater	32	10	31%
TOTAL*	446	159	36%

SnapStats®	October	November	Variance
Inventory	502	446	-11%
Solds	174	159	-9%
Sale Price	\$494,999	\$523,714	6%
Sale Price SQFT	\$405	\$400	-1%
Sale to List Price Ratio	96%	99%	3%
Days on Market	23	23	0%

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

## Community CONDOS & TOWNHOMES

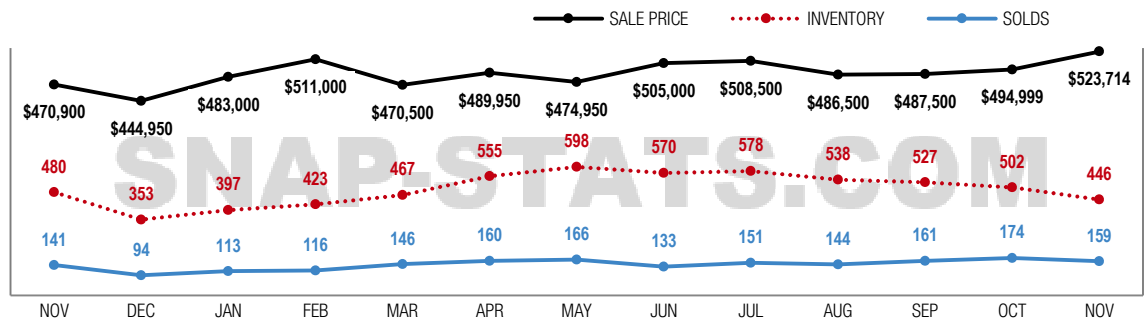
SnapStats®	Inventory	Sales	Sales Ratio
Aldergrove	10	3	30%
Brookswood	0	0	NA
Campbell Valley	0	0	NA
County Line Glen Valley	0	0	NA
Fort Langley	4	4	100%
Langley City	160	55	34%
Murrayville	36	9	25%
Otter District	0	0	NA
Salmon River	4	3	75%
Walnut Grove	37	20	54%
Willoughby Heights	195	65	33%
TOTAL*	446	159	36%

## Market Summary

- Market Type Indicator **LANGLEY ATTACHED**: Sellers Market at 36% Sales Ratio average (3.6 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band\*\* \$200,000 to \$300,000 with average 50% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$400,000 to \$500,000, Murrayville and up to 1 bedroom properties
- Sellers Best Bet\*\* Selling homes in Walnut Grove 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	0	0	NA
200,001 – 300,000	0	0	NA
300,001 – 400,000	0	0	NA
400,001 – 500,000	1	1	100%
500,001 – 600,000	11	4	36%
600,001 – 700,000	55	19	35%
700,001 – 800,000	91	25	27%
800,001 – 900,000	61	15	25%
900,001 – 1,000,000	42	5	12%
1,000,001 – 1,250,000	62	5	8%
1,250,001 – 1,500,000	28	0	NA
1,500,001 – 1,750,000	11	0	NA
1,750,001 – 2,000,000	5	0	NA
2,000,001 – 2,250,000	2	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	0	0	NA
3,500,001 – 4,000,000	2	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	375	74	20%

2 Bedrooms & Less	13	1	8%
3 to 4 Bedrooms	175	40	23%
5 to 6 Bedrooms	150	31	21%
7 Bedrooms & More	37	2	5%
TOTAL*	375	74	20%

SnapStats®	October	November	Variance
Inventory	436	375	-14%
Solds	86	74	-14%
Sale Price	\$770,000	\$763,250	-1%
Sale Price SQFT	\$280	\$296	6%
Sale to List Price Ratio	99%	98%	-1%
Days on Market	26	42	62%

\*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

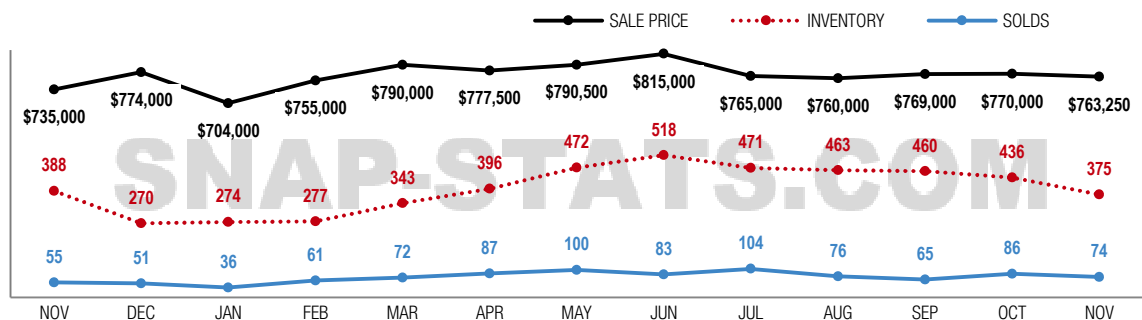
SnapStats®	Inventory	Sales	Sales Ratio
Abbotsford East	136	31	23%
Abbotsford West	108	21	19%
Aberdeen	33	6	18%
Bradner	1	1	100%
Central Abbotsford	67	11	16%
Matsqui	7	0	NA
Poplar	17	4	24%
Sumas Mountain	6	0	NA
Sumas Prairie	0	0	NA
TOTAL*	375	74	20%

## 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 2% below list price
- Most Active Price Band\*\* \$500,000 to \$700,000 with average 36% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1 mil to \$1.25 mil, Abbotsford West / Central, Aberdeen and minimum 7 bedroom properties
- Sellers Best Bet\*\* Selling homes in Abbotsford East, Poplar 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	7	5	71%
200,001 – 300,000	111	33	30%
300,001 – 400,000	76	35	46%
400,001 – 500,000	81	31	38%
500,001 – 600,000	52	16	31%
600,001 – 700,000	31	1	3%
700,001 – 800,000	4	0	NA
800,001 – 900,000	0	0	NA
900,001 – 1,000,000	1	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*	365	121	33%

0 to 1 Bedroom	41	20	49%
2 Bedrooms	211	67	32%
3 Bedrooms	89	28	31%
4 Bedrooms & Greater	24	6	25%
TOTAL*	365	121	33%

SnapStats®	October	November	Variance
Inventory	432	365	-16%
Solds	119	121	2%
Sale Price	\$345,000	\$360,000	4%
Sale Price SQFT	\$323	\$335	4%
Sale to List Price Ratio	97%	97%	0%
Days on Market	19	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

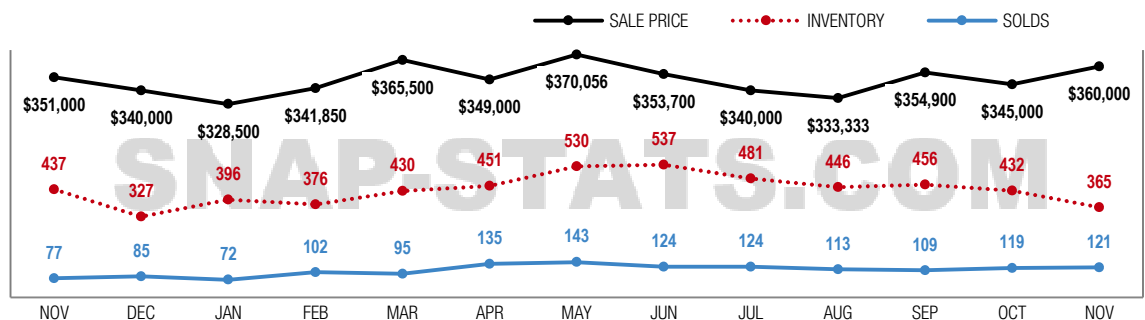
SnapStats®	Inventory	Sales	Sales Ratio
Abbotsford East	38	16	42%
Abbotsford West	170	49	29%
Aberdeen	3	4	133%*
Bradner	0	0	NA
Central Abbotsford	145	47	32%
Matsqui	0	0	NA
Poplar	9	5	56%
Sumas Mountain	0	0	NA
Sumas Prairie	0	0	NA
TOTAL*	365	121	33%

## Market Summary

- Market Type Indicator **ABBOTSFORD ATTACHED**: Sellers Market at 33% Sales Ratio average (3.3 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 46% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$600,000 to \$700,000, Abbotsford West / Central and minimum 4 bedroom properties
- Sellers Best Bet\*\* Selling homes in Abbotsford East, Poplar and up to 1 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	4	3	75%
500,001 – 600,000	19	13	68%
600,001 – 700,000	36	16	44%
700,001 – 800,000	24	14	58%
800,001 – 900,000	22	3	14%
900,001 – 1,000,000	12	3	25%
1,000,001 – 1,250,000	15	0	NA
1,250,001 – 1,500,000	8	0	NA
1,500,001 – 1,750,000	3	0	NA
1,750,001 – 2,000,000	3	0	NA
2,000,001 – 2,250,000	1	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*	148	52	35%

2 Bedrooms & Less	8	4	50%
3 to 4 Bedrooms	77	26	34%
5 to 6 Bedrooms	54	22	41%
7 Bedrooms & More	9	0	NA
TOTAL*	148	52	35%

SnapStats®	October	November	Variance
Inventory	206	148	-28%
Solds	48	52	8%
Sale Price	\$678,000	\$640,000	-6%
Sale Price SQFT	\$293	\$250	-15%
Sale to List Price Ratio	98%	98%	0%
Days on Market	31	34	10%

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

## Community DETACHED HOUSES

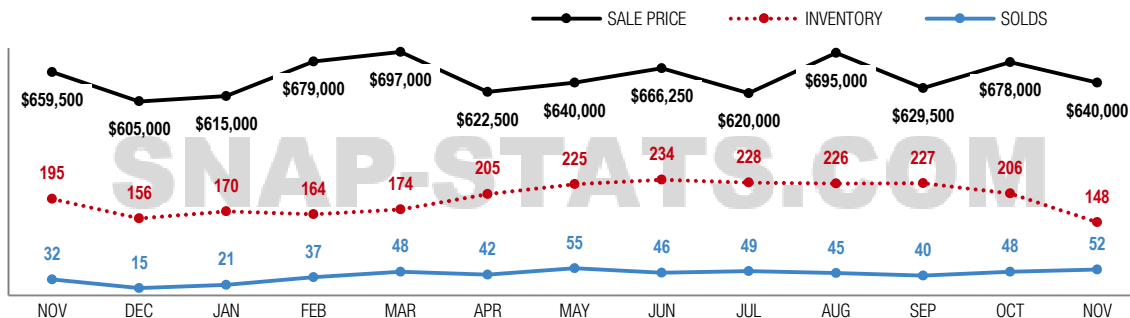
SnapStats®	Inventory	Sales	Sales Ratio
Dewdney Deroche	1	0	NA
Durieu	2	0	NA
Hatzic	13	3	23%
Hemlock	1	2	200%*
Lake Errock	14	1	7%
Mission	113	45	40%
Mission West	4	1	25%
Stave Falls	0	0	NA
Steelhead	0	0	NA
TOTAL*	148	52	35%

## Market Summary

- Market Type Indicator **MISSION DETACHED**: Sellers Market at 35% Sales Ratio average (3.5 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 68% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$800,000 to \$900,000, Hatzic and 3 to 4 bedroom properties
- Sellers Best Bet\*\* Selling homes in Mission and up to 2 bedroom properties

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

## 13 Month Market Trend



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## Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	1	1	100%
200,001 – 300,000	8	3	38%
300,001 – 400,000	11	2	18%
400,001 – 500,000	7	4	57%
500,001 – 600,000	9	4	44%
600,001 – 700,000	0	1	NA*
700,001 – 800,000	0	0	NA
800,001 – 900,000	0	0	NA
900,001 – 1,000,000	0	0	NA
1,000,001 – 1,250,000	0	0	NA
1,250,001 – 1,500,000	0	0	NA
1,500,001 – 1,750,000	0	0	NA
1,750,001 – 2,000,000	0	0	NA
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	0	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	0	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	36	15	42%

0 to 1 Bedroom	5	1	20%
2 Bedrooms	11	4	36%
3 Bedrooms	18	9	50%
4 Bedrooms & Greater	2	1	50%
TOTAL*	36	15	42%

SnapStats®	October	November	Variance
Inventory	46	36	-22%
Solds	14	15	7%
Sale Price	\$502,450	\$422,000	-16%
Sale Price SQFT	\$270	\$278	3%
Sale to List Price Ratio	99%	99%	0%
Days on Market	31	44	42%

\*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

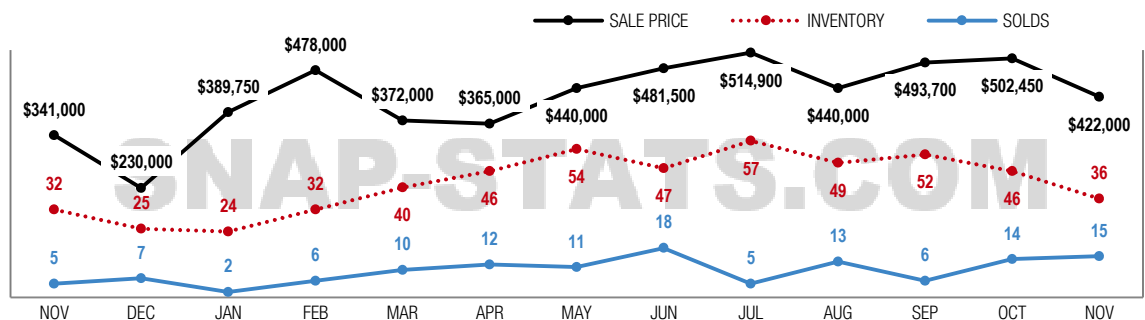
SnapStats®	Inventory	Sales	Sales Ratio
Dewdney Deroche	0	0	NA
Durieu	0	0	NA
Hatzic	0	0	NA
Hemlock	3	4	133%*
Lake Errock	0	0	NA
Mission	33	11	33%
Mission West	0	0	NA
Stave Falls	0	0	NA
Steelhead	0	0	NA
TOTAL*	36	15	42%

## Market Summary

- Market Type Indicator **MISSION ATTACHED**: Sellers Market at 42% Sales Ratio average (4.2 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 44% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$300,000 to \$400,000 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



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