

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

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SnapStats Publishing

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FRASER VALLEY EDITION

Surrey
South Surrey
White Rock
North Delta
Cloverdale
Langley
Abbotsford
Mission



Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	1	0	NA
300,001 – 400,000	0	0	NA
400,001 – 500,000	3	0	NA
500,001 – 600,000	2	0	NA
600,001 – 700,000	4	1	25%
700,001 – 800,000	25	10	40%
800,001 – 900,000	47	22	47%
900,001 – 1,000,000	72	18	25%
1,000,001 – 1,250,000	131	40	31%
1,250,001 – 1,500,000	145	20	14%
1,500,001 – 1,750,000	56	7	13%
1,750,001 – 2,000,000	51	1	2%
2,000,001 – 2,250,000	6	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	7	0	NA
3,000,001 – 3,500,000	1	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	3	0	NA
TOTAL*	564	120	21%

2 Bedrooms & Less	19	0	NA
3 to 4 Bedrooms	182	44	24%
5 to 6 Bedrooms	183	44	24%
7 Bedrooms & More	180	32	18%
TOTAL*	564	120	21%

SnapStats®	December	January	Variance
Inventory	525	564	7%
Solds	166	120	-28%
Sale Price	\$1,056,250	\$1,028,000	-3%
Sale Price SQFT	\$350	\$366	5%
Sale to List Price Ratio	96%	98%	2%
Days on Market	34	43	26%

*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

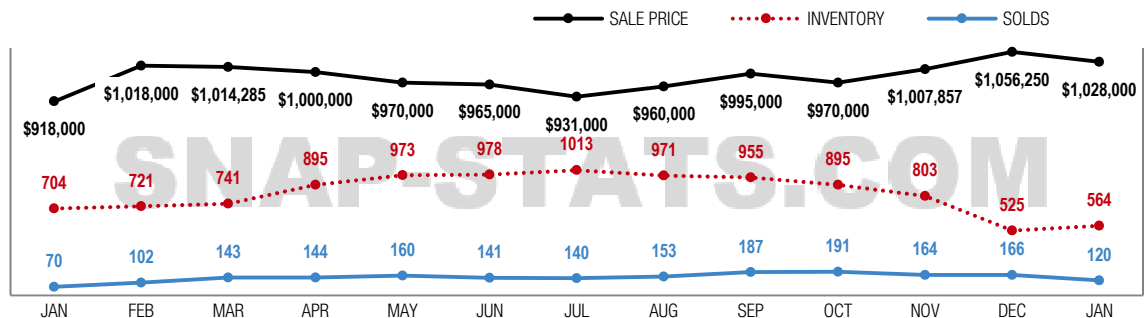
SnapStats®	Inventory	Sales	Sales Ratio
Bear Creek Green Timbers	32	8	25%
Bolivar Heights	42	9	21%
Bridgeview	11	0	NA
Cedar Hills	34	11	32%
East Newton	60	14	23%
Fleetwood Tynehead	63	19	30%
Fraser Heights	48	9	19%
Guildford	18	1	6%
Panorama Ridge	62	11	18%
Port Kells	2	0	NA
Queen Mary Park	33	12	36%
Royal Heights	11	4	36%
Sullivan Station	40	9	23%
West Newton	51	10	20%
Whalley	57	3	5%
TOTAL*	564	120	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 2% below list price
- Most Active Price Band** \$800,000 to \$900,000 with average 47% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.75 mil to \$2 mil, Guildford, Whalley and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Cedar Hills, Fleetwood Tynehead, Queen Mary Park, Royal Heights and 3 to 6 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



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Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	1	0	NA
200,001 – 300,000	24	14	58%
300,001 – 400,000	112	45	40%
400,001 – 500,000	147	46	31%
500,001 – 600,000	162	48	30%
600,001 – 700,000	102	18	18%
700,001 – 800,000	40	3	8%
800,001 – 900,000	7	0	NA
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*	599	174	29%

0 to 1 Bedroom	99	43	43%
2 Bedrooms	241	64	27%
3 Bedrooms	207	51	25%
4 Bedrooms & Greater	52	16	31%
TOTAL*	599	174	29%

SnapStats®	December	January	Variance
Inventory	555	599	8%
Solds	210	174	-17%
Sale Price	\$447,500	\$453,000	1%
Sale Price SQFT	\$422	\$439	4%
Sale to List Price Ratio	98%	98%	0%
Days on Market	36	37	3%

*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

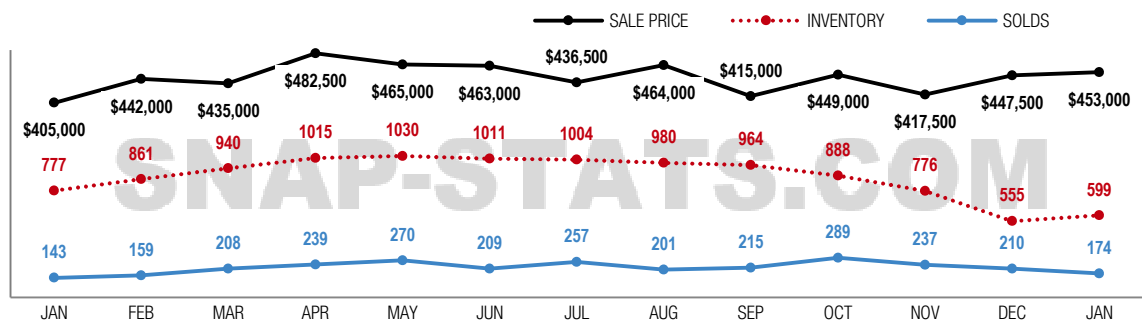
SnapStats®	Inventory	Sales	Sales Ratio
Bear Creek Green Timbers	5	6	120%*
Bolivar Heights	10	3	30%
Bridgeview	2	0	NA
Cedar Hills	4	2	50%
East Newton	59	20	34%
Fleetwood Tynehead	53	16	30%
Fraser Heights	3	1	33%
Guildford	107	24	22%
Panorama Ridge	19	1	5%
Port Kells	0	0	NA
Queen Mary Park	27	11	41%
Royal Heights	0	0	NA
Sullivan Station	61	17	28%
West Newton	59	20	34%
Whalley	190	53	28%
TOTAL*	599	174	29%

Market Summary

- Market Type Indicator **SURREY ATTACHED**: Sellers Market at 29% Sales Ratio average (2.9 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band** \$200,000 to \$300,000 with average 58% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$700,000 to \$800,000, Panorama Ridge and 3 bedroom properties
- Sellers Best Bet** Selling homes in Queen Mary Park 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	0	0	NA
700,001 – 800,000	0	0	NA
800,001 – 900,000	4	5	125%*
900,001 – 1,000,000	20	13	65%
1,000,001 – 1,250,000	44	15	34%
1,250,001 – 1,500,000	82	9	11%
1,500,001 – 1,750,000	45	10	22%
1,750,001 – 2,000,000	55	4	7%
2,000,001 – 2,250,000	27	0	NA
2,250,001 – 2,500,000	37	2	5%
2,500,001 – 2,750,000	16	0	NA
2,750,001 – 3,000,000	18	0	NA
3,000,001 – 3,500,000	15	0	NA
3,500,001 – 4,000,000	12	0	NA
4,000,001 & Greater	22	0	NA
TOTAL*	397	58	15%

2 Bedrooms & Less	22	1	5%
3 to 4 Bedrooms	173	35	20%
5 to 6 Bedrooms	171	21	12%
7 Bedrooms & More	31	1	3%
TOTAL*	397	58	15%

SnapStats®	December	January	Variance
Inventory	358	397	11%
Solds	61	58	-5%
Sale Price	\$1,298,800	\$1,187,500	-9%
Sale Price SQFT	\$419	\$438	5%
Sale to List Price Ratio	96%	97%	1%
Days on Market	51	43	-16%

*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

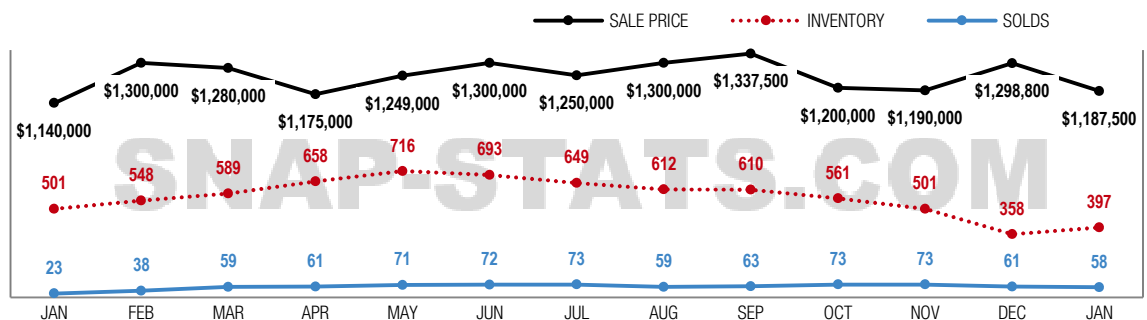
SnapStats®	Inventory	Sales	Sales Ratio
Crescent Beach Ocean Park	57	11	19%
Elgin Chantrell	58	6	10%
Grandview	51	3	6%
Hazelmere	1	0	NA
King George Corridor	30	15	50%
Morgan Creek	43	3	7%
Pacific Douglas	20	4	20%
Sunnyside Park	30	6	20%
White Rock	107	10	9%
TOTAL*	397	58	15%

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 3% below list price
- Most Active Price Band** \$900,000 to \$1 mil with average 65% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$2.25 mil to \$2.5 mil, Grandview, Morgan Creek, White Rock and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in King George Corridor and 3 to 4 bedroom properties

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SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	10	5	50%
300,001 – 400,000	33	10	30%
400,001 – 500,000	79	17	22%
500,001 – 600,000	68	10	15%
600,001 – 700,000	67	15	22%
700,001 – 800,000	61	8	13%
800,001 – 900,000	31	5	16%
900,001 – 1,000,000	19	2	11%
1,000,001 – 1,250,000	20	1	5%
1,250,001 – 1,500,000	6	1	17%
1,500,001 – 1,750,000	2	1	50%
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	1	0	NA
3,000,001 – 3,500,000	1	0	NA
3,500,001 – 4,000,000	1	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	404	75	19%

0 to 1 Bedroom	40	10	25%
2 Bedrooms	217	33	15%
3 Bedrooms	91	22	24%
4 Bedrooms & Greater	56	10	18%
TOTAL*	404	75	19%

SnapStats®	December	January	Variance
Inventory	325	404	24%
Solds	92	75	-18%
Sale Price	\$536,500	\$582,000	8%
Sale Price SQFT	\$427	\$455	7%
Sale to List Price Ratio	98%	97%	-1%
Days on Market	32	49	53%

*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

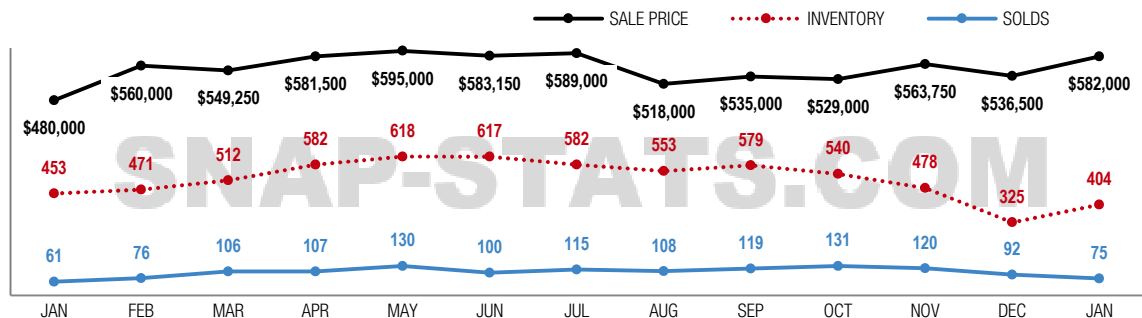
SnapStats®	Inventory	Sales	Sales Ratio
Crescent Beach Ocean Park	6	1	17%
Elgin Chantrell	9	1	11%
Grandview	104	24	23%
Hazelmere	0	1	NA*
King George Corridor	76	10	13%
Morgan Creek	43	9	21%
Pacific Douglas	15	2	13%
Sunnyside Park	34	11	32%
White Rock	117	16	14%
TOTAL*	404	75	19%

Market Summary

- Market Type Indicator **S SURREY WHITE ROCK ATTACHED**: Balanced Market at 19% Sales Ratio average (1.9 in 10 homes selling rate)
- Homes are selling on average 3% below list price
- Most Active Price Band** \$200,000 to \$300,000 with average 50% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1 mil to \$1.25 mil, Elgin Chantrell and 2 bedroom properties
- Sellers Best Bet** Selling homes in Sunnyside Park 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	0	0	NA
700,001 – 800,000	4	2	50%
800,001 – 900,000	16	4	25%
900,001 – 1,000,000	24	7	29%
1,000,001 – 1,250,000	25	10	40%
1,250,001 – 1,500,000	22	1	5%
1,500,001 – 1,750,000	13	0	NA
1,750,001 – 2,000,000	4	0	NA
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	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*	108	24	22%

2 Bedrooms & Less	2	0	NA
3 to 4 Bedrooms	51	13	25%
5 to 6 Bedrooms	44	9	20%
7 Bedrooms & More	11	2	18%
TOTAL*	108	24	22%

SnapStats®	December	January	Variance
Inventory	84	108	29%
Solds	45	24	-47%
Sale Price	\$900,000	\$972,500	8%
Sale Price SQFT	\$380	\$408	7%
Sale to List Price Ratio	101%	100%	-1%
Days on Market	24	10	-58%

*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

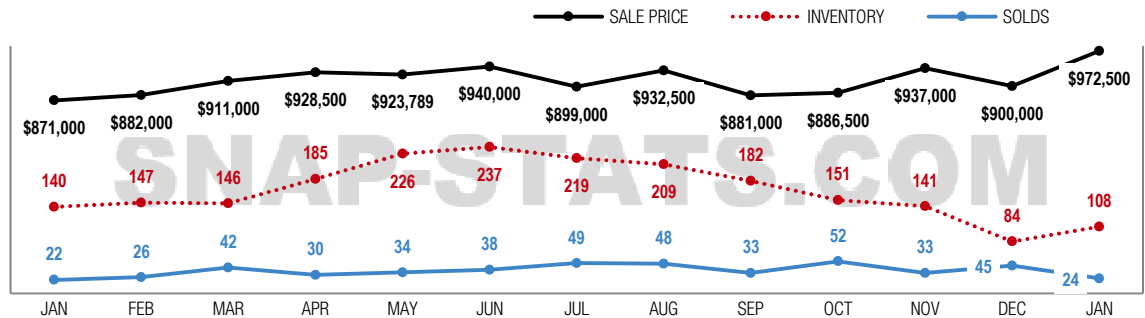
SnapStats®	Inventory	Sales	Sales Ratio
Annieville	23	7	30%
Nordel	29	7	24%
Scottsdale	31	6	19%
Sunshine Hills Woods	25	4	16%
TOTAL*	108	24	22%

Market Summary

- Market Type Indicator **NORTH DELTA DETACHED**: Sellers Market at 22% Sales Ratio average (2.2 in 10 homes selling rate)
- Homes are selling on average 100% of list price
- Most Active Price Band** \$1 mil to \$1.25 mil with average 40% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.25 mil to \$1.5 mil, Sunshine Hills Woods and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Annieville and 3 to 4 bedroom properties

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13 Month Market Trend



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SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	4	0	NA
300,001 – 400,000	2	1	50%
400,001 – 500,000	8	3	38%
500,001 – 600,000	9	3	33%
600,001 – 700,000	6	3	50%
700,001 – 800,000	8	3	38%
800,001 – 900,000	4	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*	42	13	31%

0 to 1 Bedroom	5	0	NA
2 Bedrooms	17	6	35%
3 Bedrooms	13	4	31%
4 Bedrooms & Greater	7	3	43%
TOTAL*	42	13	31%

SnapStats®	December	January	Variance
Inventory	42	42	0%
Solds	12	13	8%
Sale Price	\$499,950	\$589,523	18%
Sale Price SQFT	\$436	\$416	-5%
Sale to List Price Ratio	100%	95%	-5%
Days on Market	40	45	13%

*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

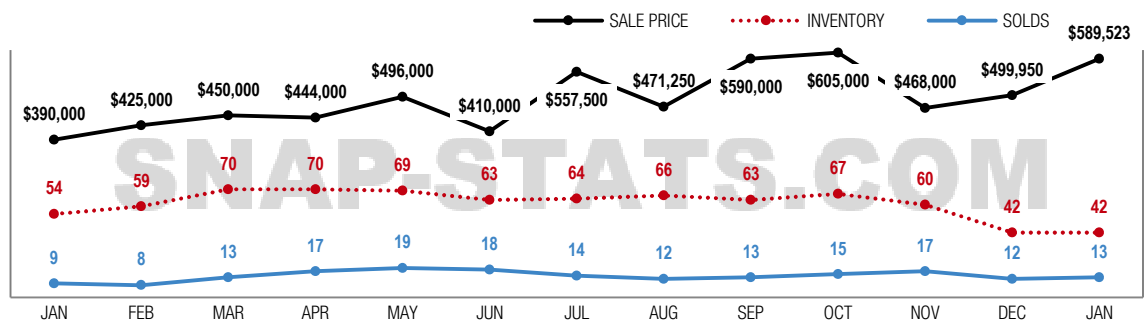
SnapStats®	Inventory	Sales	Sales Ratio
Annieville	12	3	25%
Nordel	8	4	50%
Scottsdale	10	4	40%
Sunshine Hills Woods	12	2	17%
TOTAL*	42	13	31%

Market Summary

- Market Type Indicator **NORTH DELTA ATTACHED**: Sellers Market at 31% Sales Ratio average (3.1 in 10 homes selling rate)
- Homes are selling on average 5% below list price
- Most Active Price Band** \$400,000 to \$500,000 / \$700,000 to \$800,000 with average 38% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$500,000 to \$600,000, Sunshine Hills Woods and 3 bedroom properties
- Sellers Best Bet** Selling homes in Nordel, Scottsdale and 2 bedroom properties

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13 Month Market Trend



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Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	1	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	0	1	NA*
800,001 – 900,000	16	5	31%
900,001 – 1,000,000	16	10	63%
1,000,001 – 1,250,000	28	5	18%
1,250,001 – 1,500,000	11	4	36%
1,500,001 – 1,750,000	11	1	9%
1,750,001 – 2,000,000	4	1	25%
2,000,001 – 2,250,000	2	0	NA
2,250,001 – 2,500,000	1	0	NA
2,500,001 – 2,750,000	1	0	NA
2,750,001 – 3,000,000	0	0	NA
3,000,001 – 3,500,000	1	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	91	28	31%

2 Bedrooms & Less	7	1	14%
3 to 4 Bedrooms	32	9	28%
5 to 6 Bedrooms	35	13	37%
7 Bedrooms & More	17	5	29%
TOTAL*	91	28	31%

SnapStats®	December	January	Variance
Inventory	70	91	30%
Solds	30	28	-7%
Sale Price	\$977,500	\$944,950	-3%
Sale Price SQFT	\$349	\$385	10%
Sale to List Price Ratio	97%	98%	1%
Days on Market	18	30	67%

*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

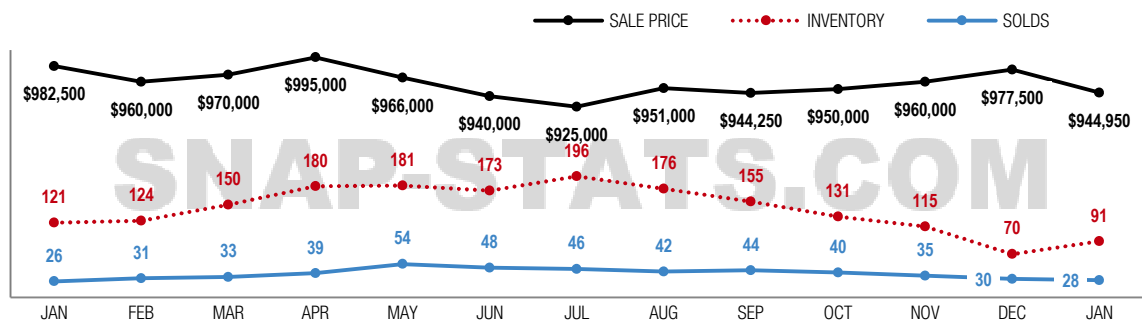
SnapStats®	Inventory	Sales	Sales Ratio
Clayton	17	3	18%
Cloverdale	74	25	34%
Serpentine	0	0	NA
TOTAL*	91	28	31%

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 63% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.5 mil to \$1.75 mil, Clayton and 3 to 4 bedroom properties
- Sellers Best Bet** Selling homes in Cloverdale and 5 to 6 bedroom properties

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SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	1	NA*
200,001 – 300,000	4	1	25%
300,001 – 400,000	7	8	114%*
400,001 – 500,000	12	9	75%
500,001 – 600,000	27	26	96%
600,001 – 700,000	27	5	19%
700,001 – 800,000	8	3	38%
800,001 – 900,000	4	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*	89	53	60%

0 to 1 Bedroom	6	8	133%*
2 Bedrooms	30	25	83%
3 Bedrooms	39	15	38%
4 Bedrooms & Greater	14	5	36%
TOTAL*	89	53	60%

SnapStats®	December	January	Variance
Inventory	82	89	9%
Solds	58	53	-9%
Sale Price	\$502,500	\$530,000	5%
Sale Price SQFT	\$396	\$415	5%
Sale to List Price Ratio	100%	99%	-1%
Days on Market	29	25	-14%

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

Community CONDOS & TOWNHOMES

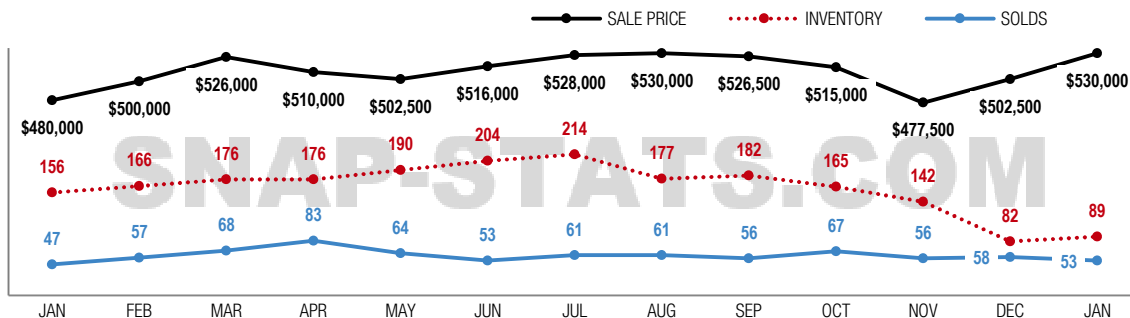
SnapStats®	Inventory	Sales	Sales Ratio
Clayton	44	30	68%
Cloverdale	45	23	51%
Serpentine	0	0	NA
TOTAL*	89	53	60%

Market Summary

- Market Type Indicator **CLOVERDALE ATTACHED**: Sellers Market at 60% Sales Ratio average (6 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 >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$600,000 to \$700,000, Cloverdale and minimum 3 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	0	1	NA*
300,001 – 400,000	1	0	NA
400,001 – 500,000	0	0	NA
500,001 – 600,000	1	0	NA
600,001 – 700,000	3	3	100%
700,001 – 800,000	19	4	21%
800,001 – 900,000	21	9	43%
900,001 – 1,000,000	20	7	35%
1,000,001 – 1,250,000	57	10	18%
1,250,001 – 1,500,000	35	9	26%
1,500,001 – 1,750,000	14	3	21%
1,750,001 – 2,000,000	16	1	6%
2,000,001 – 2,250,000	1	2	200%*
2,250,001 – 2,500,000	4	0	NA
2,500,001 – 2,750,000	3	0	NA
2,750,001 – 3,000,000	4	0	NA
3,000,001 – 3,500,000	4	0	NA
3,500,001 – 4,000,000	3	0	NA
4,000,001 & Greater	7	0	NA
TOTAL*	213	49	23%

2 Bedrooms & Less	16	2	13%
3 to 4 Bedrooms	106	22	21%
5 to 6 Bedrooms	76	19	25%
7 Bedrooms & More	15	6	40%
TOTAL*	213	49	23%

SnapStats®	December	January	Variance
Inventory	196	213	9%
Solds	65	49	-25%
Sale Price	\$975,000	\$1,024,800	5%
Sale Price SQFT	\$416	\$379	-9%
Sale to List Price Ratio	98%	100%	2%
Days on Market	36	48	33%

*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

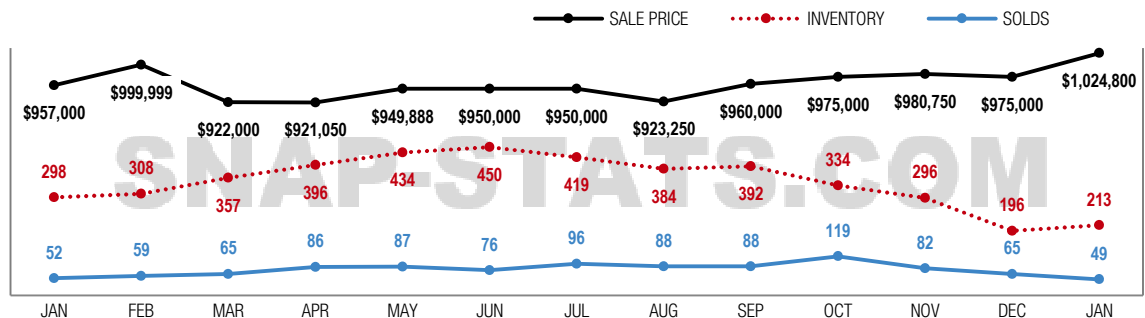
SnapStats®	Inventory	Sales	Sales Ratio
Aldergrove	20	5	25%
Brookwood	21	6	29%
Campbell Valley	15	2	13%
County Line Glen Valley	6	1	17%
Fort Langley	7	0	NA
Langley City	45	10	22%
Murrayville	8	5	63%
Otter District	1	0	NA
Salmon River	12	2	17%
Walnut Grove	28	4	14%
Willoughby Heights	50	14	28%
TOTAL*	213	49	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 100% of list price
- Most Active Price Band** \$800,000 to \$900,000 with average 43% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.75 mil to \$2 mil, Campbell Valley, Salmon River, Walnut Grove and up to 2 bedroom properties
- Sellers Best Bet** Selling homes in Murrayville and minimum 7 bedroom properties

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Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	11	6	55%
300,001 – 400,000	106	21	20%
400,001 – 500,000	98	20	20%
500,001 – 600,000	101	27	27%
600,001 – 700,000	61	17	28%
700,001 – 800,000	11	0	NA
800,001 – 900,000	7	1	14%
900,001 – 1,000,000	4	0	NA
1,000,001 – 1,250,000	0	1	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*	400	93	23%

0 to 1 Bedroom	84	9	11%
2 Bedrooms	214	48	22%
3 Bedrooms	69	31	45%
4 Bedrooms & Greater	33	5	15%
TOTAL*	400	93	23%

SnapStats®	December	January	Variance
Inventory	314	400	27%
Solds	129	93	-28%
Sale Price	\$530,000	\$500,000	-6%
Sale Price SQFT	\$432	\$413	-4%
Sale to List Price Ratio	97%	100%	3%
Days on Market	26	33	27%

*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

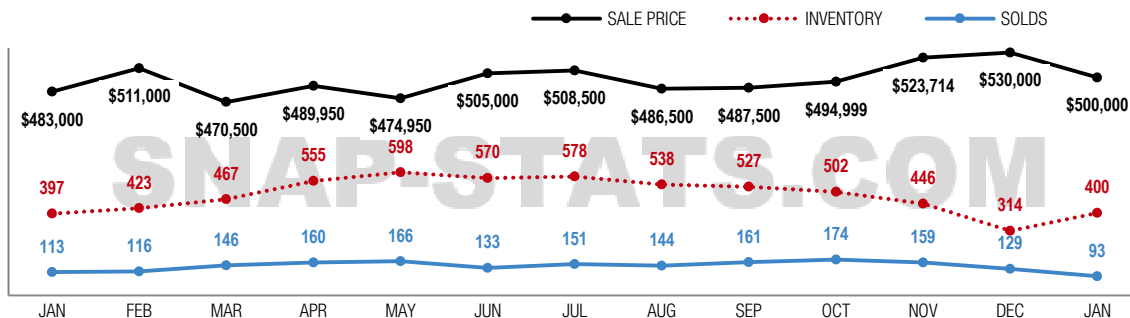
SnapStats®	Inventory	Sales	Sales Ratio
Aldergrove	7	3	43%
Brookwood	0	0	NA
Campbell Valley	0	0	NA
County Line Glen Valley	0	0	NA
Fort Langley	3	1	33%
Langley City	170	29	17%
Murrayville	36	5	14%
Otter District	0	0	NA
Salmon River	3	0	NA
Walnut Grove	20	13	65%
Willoughby Heights	161	42	26%
TOTAL*	400	93	23%

Market Summary

- Market Type Indicator **LANGLEY ATTACHED**: Sellers Market at 23% Sales Ratio average (2.3 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 55% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$300,000 to \$500,000, Langley City, Murrayville and up to 1 bedroom properties
- Sellers Best Bet** Selling homes in Walnut Grove and 3 bedroom properties

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Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	0	0	NA
300,001 – 400,000	0	1	NA*
400,001 – 500,000	1	0	NA
500,001 – 600,000	4	2	50%
600,001 – 700,000	29	12	41%
700,001 – 800,000	55	11	20%
800,001 – 900,000	42	11	26%
900,001 – 1,000,000	16	12	75%
1,000,001 – 1,250,000	42	4	10%
1,250,001 – 1,500,000	20	2	10%
1,500,001 – 1,750,000	6	0	NA
1,750,001 – 2,000,000	2	0	NA
2,000,001 – 2,250,000	3	0	NA
2,250,001 – 2,500,000	1	0	NA
2,500,001 – 2,750,000	1	0	NA
2,750,001 – 3,000,000	0	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	222	55	25%

2 Bedrooms & Less	7	3	43%
3 to 4 Bedrooms	108	30	28%
5 to 6 Bedrooms	84	19	23%
7 Bedrooms & More	23	3	13%
TOTAL*	222	55	25%

SnapStats®	December	January	Variance
Inventory	213	222	4%
Solds	75	55	-27%
Sale Price	\$750,000	\$815,000	9%
Sale Price SQFT	\$297	\$299	1%
Sale to List Price Ratio	99%	100%	1%
Days on Market	53	48	-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 DETACHED HOUSES

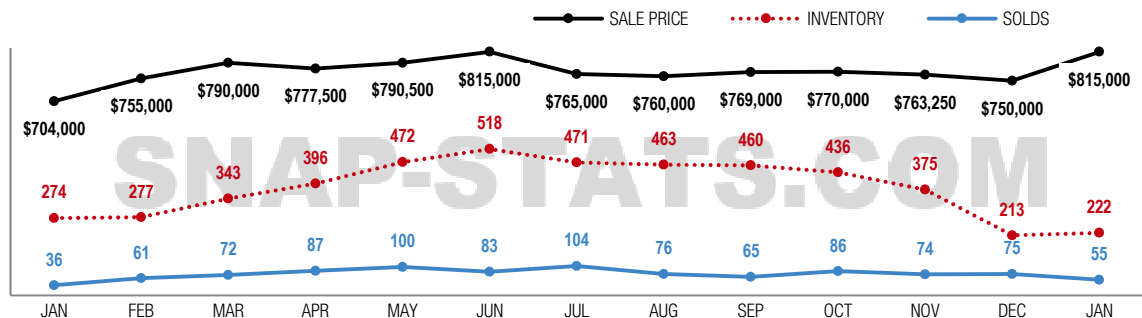
SnapStats®	Inventory	Sales	Sales Ratio
Abbotsford East	74	19	26%
Abbotsford West	72	15	21%
Aberdeen	26	6	23%
Bradner	0	1	NA*
Central Abbotsford	34	11	32%
Matsqui	3	1	33%
Poplar	8	2	25%
Sumas Mountain	5	0	NA
Sumas Prairie	0	0	NA
TOTAL*	222	55	25%

Market Summary

- Market Type Indicator **ABBOTSFORD DETACHED**: Sellers Market at 25% Sales Ratio average (2.5 in 10 homes selling rate)
- Homes are selling on average 100% of list price
- Most Active Price Band** \$900,000 to \$1 mil with average 75% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1 mil to \$1.5 mil, Abbotsford West and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Central Abbotsford and 3 to 4 bedroom properties

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13 Month Market Trend



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SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	4	4	100%
200,001 – 300,000	85	20	24%
300,001 – 400,000	58	25	43%
400,001 – 500,000	64	7	11%
500,001 – 600,000	34	11	32%
600,001 – 700,000	15	5	33%
700,001 – 800,000	2	1	50%
800,001 – 900,000	0	1	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*	262	74	28%

0 to 1 Bedroom	32	9	28%
2 Bedrooms	158	43	27%
3 Bedrooms	56	19	34%
4 Bedrooms & Greater	16	3	19%
TOTAL*	262	74	28%

SnapStats®	December	January	Variance
Inventory	261	262	0%
Solds	85	74	-13%
Sale Price	\$308,000	\$326,950	6%
Sale Price SQFT	\$296	\$284	-4%
Sale to List Price Ratio	97%	96%	-1%
Days on Market	39	27	-31%

*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

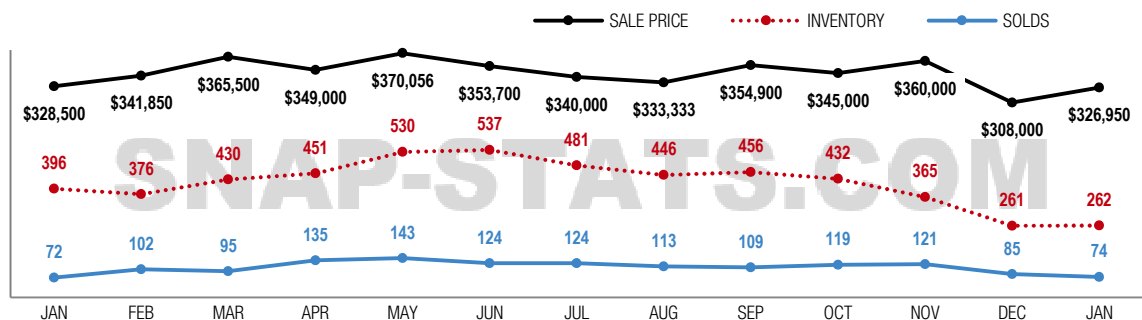
SnapStats®	Inventory	Sales	Sales Ratio
Abbotsford East	22	17	77%
Abbotsford West	104	27	26%
Aberdeen	2	1	50%
Bradner	0	0	NA
Central Abbotsford	127	22	17%
Matsqui	0	0	NA
Poplar	7	7	100%
Sumas Mountain	0	0	NA
Sumas Prairie	0	0	NA
TOTAL*	262	74	28%

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 4% below list price
- Most Active Price Band** \$300,000 to \$400,000 with average 43% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$400,000 to \$500,000, Central Abbotsford and minimum 4 bedroom properties
- Sellers Best Bet** Selling homes in Abbotsford East and 3 bedroom properties

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Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	0	0	NA
300,001 – 400,000	1	0	NA
400,001 – 500,000	2	2	100%
500,001 – 600,000	20	5	25%
600,001 – 700,000	28	9	32%
700,001 – 800,000	18	7	39%
800,001 – 900,000	24	5	21%
900,001 – 1,000,000	14	1	7%
1,000,001 – 1,250,000	16	0	NA
1,250,001 – 1,500,000	9	0	NA
1,500,001 – 1,750,000	3	0	NA
1,750,001 – 2,000,000	2	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*	138	29	21%

2 Bedrooms & Less	11	1	9%
3 to 4 Bedrooms	63	15	24%
5 to 6 Bedrooms	52	13	25%
7 Bedrooms & More	12	0	NA
TOTAL*	138	29	21%

SnapStats®	December	January	Variance
Inventory	138	138	0%
Solds	21	29	38%
Sale Price	\$675,000	\$697,000	3%
Sale Price SQFT	\$254	\$266	5%
Sale to List Price Ratio	99%	97%	-2%
Days on Market	71	79	11%

*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

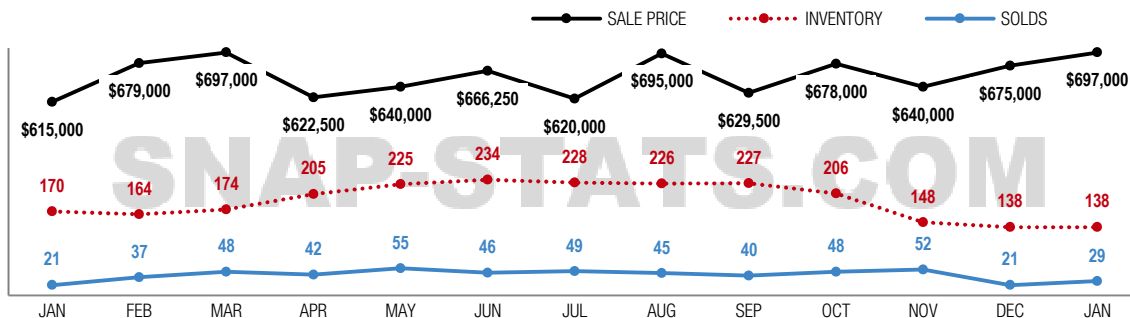
SnapStats®	Inventory	Sales	Sales Ratio
Dewdney Deroche	1	0	NA
Durieu	1	0	NA
Hatzic	14	2	14%
Hemlock	1	0	NA
Lake Errock	6	3	50%
Mission	108	23	21%
Mission West	5	1	20%
Stave Falls	2	0	NA
Steelhead	0	0	NA
TOTAL*	138	29	21%

Market Summary

- Market Type Indicator **MISSION 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 39% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$900,000 to \$1 mil, Hatzic and up to 2 bedroom properties
- Sellers Best Bet** Selling homes in Mission, Mission West and 3 to 6 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



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SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	3	0	NA
200,001 – 300,000	7	2	29%
300,001 – 400,000	11	2	18%
400,001 – 500,000	4	3	75%
500,001 – 600,000	14	0	NA
600,001 – 700,000	0	0	NA
700,001 – 800,000	0	0	NA
800,001 – 900,000	0	0	NA
900,001 – 1,000,000	0	0	NA
1,000,001 – 1,250,000	0	0	NA
1,250,001 – 1,500,000	0	0	NA
1,500,001 – 1,750,000	0	0	NA
1,750,001 – 2,000,000	0	0	NA
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	0	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	0	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	39	7	18%

0 to 1 Bedroom	2	1	50%
2 Bedrooms	17	0	NA
3 Bedrooms	18	6	33%
4 Bedrooms & Greater	2	0	NA
TOTAL*	39	7	18%

SnapStats®	December	January	Variance
Inventory	34	39	15%
Solds	13	7	-46%
Sale Price	\$465,000	\$350,000	-25%
Sale Price SQFT	\$286	\$248	-13%
Sale to List Price Ratio	97%	97%	0%
Days on Market	11	35	218%

*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

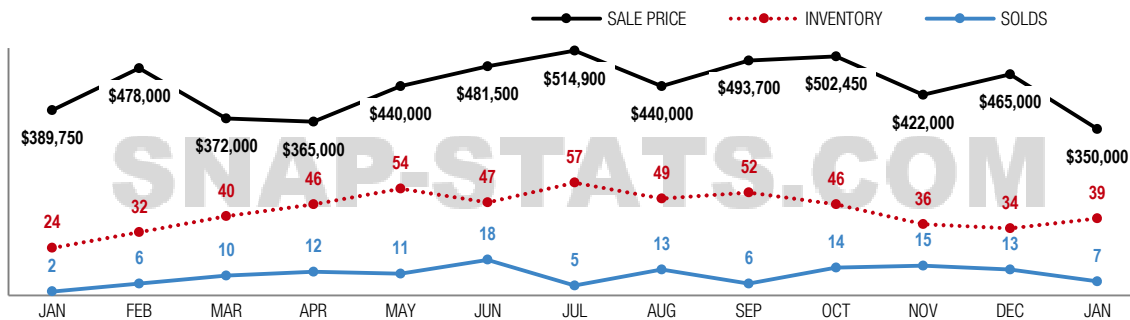
SnapStats®	Inventory	Sales	Sales Ratio
Dewdney Deroche	0	0	NA
Durieu	0	0	NA
Hatzic	0	0	NA
Hemlock	5	0	NA
Lake Errock	0	0	NA
Mission	34	7	21%
Mission West	0	0	NA
Stave Falls	0	0	NA
Steelhead	0	0	NA
TOTAL*	39	7	18%

Market Summary

- Market Type Indicator **MISSION ATTACHED**: Balanced Market at 18% Sales Ratio average (1.8 in 10 homes selling rate)
- Homes are selling on average 3% below list price
- Most Active Price Band** Insufficient data but with most sales \$400,000 to \$500,000 (3)
- Buyers Best Bet** Homes between \$300,000 to \$400,000
- Sellers Best Bet** Selling homes in Mission West and 3 bedroom properties

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