

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



February 2020

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	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	12	0	NA
700,001 – 800,000	22	13	59%
800,001 – 900,000	59	26	44%
900,001 – 1,000,000	80	40	50%
1,000,001 – 1,250,000	126	55	44%
1,250,001 – 1,500,000	137	38	28%
1,500,001 – 1,750,000	63	9	14%
1,750,001 – 2,000,000	49	0	NA
2,000,001 – 2,250,000	12	0	NA
2,250,001 – 2,500,000	8	1	13%
2,500,001 – 2,750,000	4	0	NA
2,750,001 – 3,000,000	6	0	NA
3,000,001 – 3,500,000	1	0	NA
3,500,001 – 4,000,000	2	0	NA
4,000,001 & Greater	1	0	NA
TOTAL*	588	182	31%

2 Bedrooms & Less	18	4	22%
3 to 4 Bedrooms	197	61	31%
5 to 6 Bedrooms	189	63	33%
7 Bedrooms & More	184	54	29%
TOTAL*	588	182	31%

SnapStats®	January	February	Variance
Inventory	564	588	4%
Solds	120	182	52%
Sale Price	\$1,028,000	\$1,050,000	2%
Sale Price SQFT	\$366	\$408	11%
Sale to List Price Ratio	98%	97%	-1%
Days on Market	43	18	-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

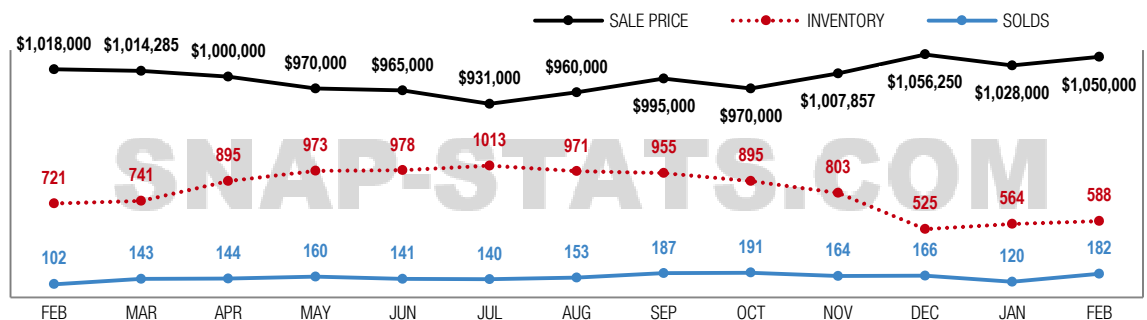
SnapStats®	Inventory	Sales	Sales Ratio
Bear Creek Green Timbers	42	14	33%
Bolivar Heights	38	14	37%
Bridgeview	12	1	8%
Cedar Hills	32	8	25%
East Newton	61	29	48%
Fleetwood Tynehead	71	26	37%
Fraser Heights	55	14	25%
Guildford	21	1	5%
Panorama Ridge	61	12	20%
Port Kells	2	1	50%
Queen Mary Park	32	8	25%
Royal Heights	14	3	21%
Sullivan Station	44	16	36%
West Newton	50	25	50%
Whalley	53	10	19%
TOTAL*	588	182	31%

Market Summary

- Market Type Indicator **SURREY DETACHED**: 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** \$700,000 to \$800,000 with average 59% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$2.25 mil to \$2.5 mil, Bridgeview, Guildford and up to 2 bedroom properties
- Sellers Best Bet** Selling homes in East Newton, West Newton and 5 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	1	NA*
200,001 – 300,000	23	16	70%
300,001 – 400,000	145	52	36%
400,001 – 500,000	183	62	34%
500,001 – 600,000	152	69	45%
600,001 – 700,000	130	30	23%
700,001 – 800,000	44	5	11%
800,001 – 900,000	7	1	14%
900,001 – 1,000,000	7	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*	692	236	34%

0 to 1 Bedroom	121	50	41%
2 Bedrooms	279	89	32%
3 Bedrooms	222	80	36%
4 Bedrooms & Greater	70	17	24%
TOTAL*	692	236	34%

SnapStats®	January	February	Variance
Inventory	599	692	16%
Solds	174	236	36%
Sale Price	\$453,000	\$482,500	7%
Sale Price SQFT	\$439	\$399	-9%
Sale to List Price Ratio	98%	97%	-1%
Days on Market	37	15	-59%

*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

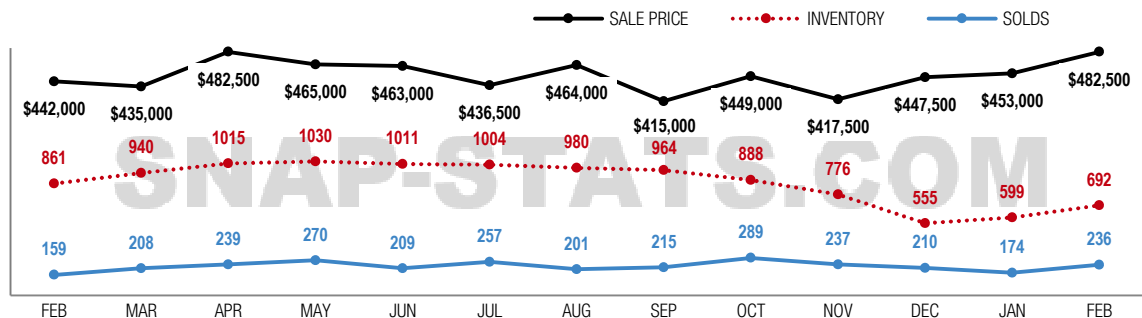
SnapStats®	Inventory	Sales	Sales Ratio
Bear Creek Green Timbers	5	3	60%
Bolivar Heights	9	2	22%
Bridgeview	2	1	50%
Cedar Hills	3	3	100%
East Newton	67	23	34%
Fleetwood Tynehead	55	26	47%
Fraser Heights	3	2	67%
Guildford	110	43	39%
Panorama Ridge	18	6	33%
Port Kells	0	0	NA
Queen Mary Park	44	11	25%
Royal Heights	1	0	NA
Sullivan Station	74	29	39%
West Newton	65	25	38%
Whalley	236	62	26%
TOTAL*	692	236	34%

Market Summary

- Market Type Indicator **SURREY ATTACHED**: Sellers Market at 34% Sales Ratio average (3.4 in 10 homes selling rate)
- Homes are selling on average 3% below list price
- Most Active Price Band** \$200,000 to \$300,000 with average 70% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$700,000 to \$800,000, Bolivar Heights, Queen Mary Park, Whalley and 4 plus bedrooms
- Sellers Best Bet** Selling homes in Fleetwood Tynehead and up to 1 bedrooms

**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	0	0	NA
700,001 – 800,000	0	1	NA*
800,001 – 900,000	4	4	100%
900,001 – 1,000,000	19	9	47%
1,000,001 – 1,250,000	62	18	29%
1,250,001 – 1,500,000	101	14	14%
1,500,001 – 1,750,000	53	11	21%
1,750,001 – 2,000,000	58	8	14%
2,000,001 – 2,250,000	22	3	14%
2,250,001 – 2,500,000	34	1	3%
2,500,001 – 2,750,000	18	1	6%
2,750,001 – 3,000,000	22	1	5%
3,000,001 – 3,500,000	17	0	NA
3,500,001 – 4,000,000	11	0	NA
4,000,001 & Greater	20	1	5%
TOTAL*	441	72	16%

2 Bedrooms & Less	27	3	11%
3 to 4 Bedrooms	195	44	23%
5 to 6 Bedrooms	186	21	11%
7 Bedrooms & More	33	4	12%
TOTAL*	441	72	16%

SnapStats®	January	February	Variance
Inventory	397	441	11%
Solds	58	72	24%
Sale Price	\$1,187,500	\$1,289,100	9%
Sale Price SQFT	\$438	\$453	3%
Sale to List Price Ratio	97%	98%	1%
Days on Market	43	16	-63%

*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

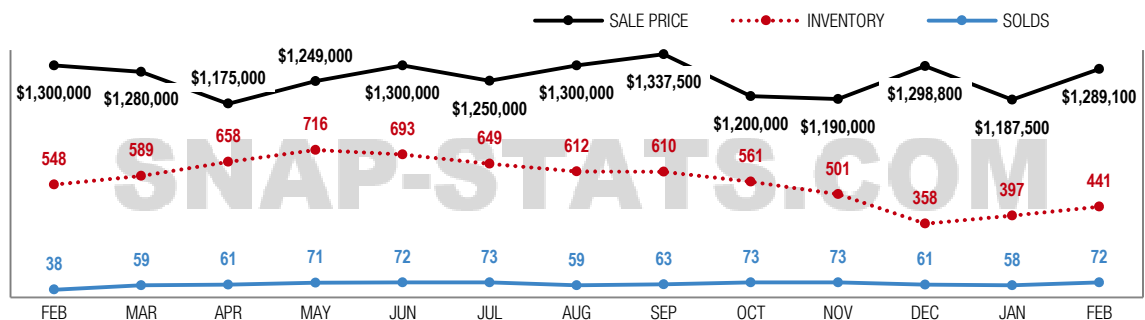
SnapStats®	Inventory	Sales	Sales Ratio
Crescent Beach Ocean Park	61	22	36%
Elgin Chantrell	61	10	16%
Grandview	57	8	14%
Hazelmere	1	0	NA
King George Corridor	50	10	20%
Morgan Creek	44	4	9%
Pacific Douglas	22	5	23%
Sunnyside Park	36	3	8%
White Rock	109	10	9%
TOTAL*	441	72	16%

Market Summary

- Market Type Indicator **S SURREY WHITE ROCK DETACHED**: Balanced Market at 16% Sales Ratio average (1.6 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band** \$900,000 to \$1 mil with average 47% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$2.25 mil to \$2.5 mil, Morgan Creek, Sunnyside Park, White Rock and all except 3 to 4 bedrooms
- Sellers Best Bet** Selling homes in Crescent Beach Ocean Park 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	9	4	44%
300,001 – 400,000	35	14	40%
400,001 – 500,000	83	28	34%
500,001 – 600,000	71	19	27%
600,001 – 700,000	70	18	26%
700,001 – 800,000	72	14	19%
800,001 – 900,000	31	11	35%
900,001 – 1,000,000	21	1	5%
1,000,001 – 1,250,000	20	3	15%
1,250,001 – 1,500,000	4	0	NA
1,500,001 – 1,750,000	2	1	50%
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	1	0	NA
3,000,001 – 3,500,000	1	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	424	113	27%

0 to 1 Bedroom	48	14	29%
2 Bedrooms	219	57	26%
3 Bedrooms	105	30	29%
4 Bedrooms & Greater	52	12	23%
TOTAL*	424	113	27%

SnapStats®	January	February	Variance
Inventory	404	424	5%
Solds	75	113	51%
Sale Price	\$582,000	\$557,000	-4%
Sale Price SQFT	\$455	\$439	-4%
Sale to List Price Ratio	97%	98%	1%
Days on Market	49	17	-65%

*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

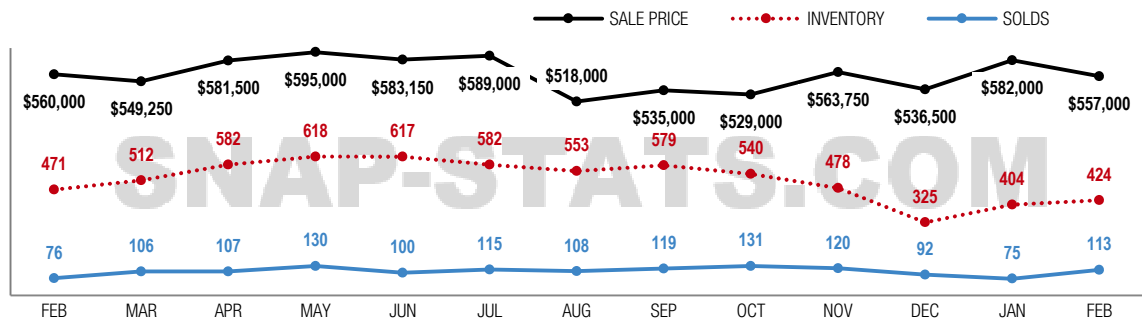
SnapStats®	Inventory	Sales	Sales Ratio
Crescent Beach Ocean Park	8	2	25%
Elgin Chantrell	14	1	7%
Grandview	100	32	32%
Hazelmere	0	0	NA
King George Corridor	86	26	30%
Morgan Creek	51	9	18%
Pacific Douglas	18	4	22%
Sunnyside Park	29	12	41%
White Rock	118	27	23%
TOTAL*	424	113	27%

Market Summary

- Market Type Indicator **S SURREY WHITE ROCK ATTACHED**: Sellers Market at 27% Sales Ratio average (2.7 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band** \$200,000 to \$300,000 with average 44% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$900,000 to \$1 mil, Elgin Chantrell, Morgan Creek and minimum 4 bedroom properties
- Sellers Best Bet** Selling homes in Sunnyside Park, up to 1 / 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	0	0	NA
700,001 – 800,000	2	2	100%
800,001 – 900,000	18	11	61%
900,001 – 1,000,000	23	13	57%
1,000,001 – 1,250,000	33	7	21%
1,250,001 – 1,500,000	26	2	8%
1,500,001 – 1,750,000	12	2	17%
1,750,001 – 2,000,000	4	0	NA
2,000,001 – 2,250,000	1	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*	120	37	31%

2 Bedrooms & Less	3	0	NA
3 to 4 Bedrooms	61	21	34%
5 to 6 Bedrooms	46	12	26%
7 Bedrooms & More	10	4	40%
TOTAL*	120	37	31%

SnapStats®	January	February	Variance
Inventory	108	120	11%
Solds	24	37	54%
Sale Price	\$972,500	\$931,000	-4%
Sale Price SQFT	\$408	\$401	-2%
Sale to List Price Ratio	100%	100%	0%
Days on Market	10	12	20%

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

Community DETACHED HOUSES

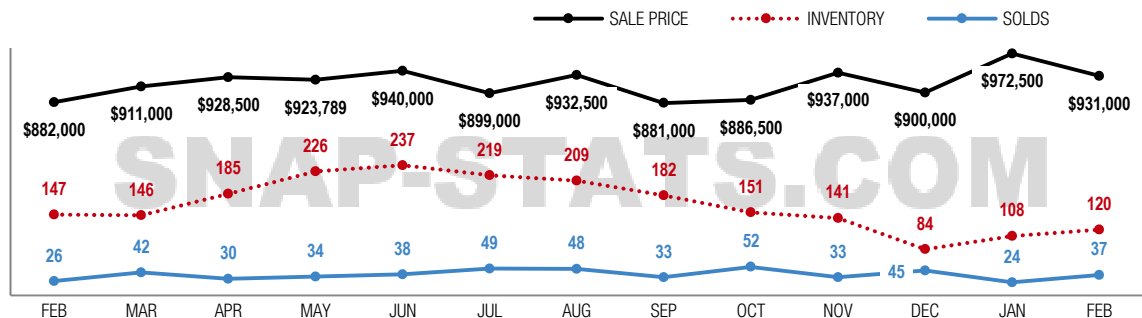
SnapStats®	Inventory	Sales	Sales Ratio
Annieville	26	9	35%
Nordel	32	10	31%
Scottsdale	34	11	32%
Sunshine Hills Woods	28	7	25%
TOTAL*	120	37	31%

Market Summary

- Market Type Indicator **NORTH DELTA DETACHED**: Sellers Market at 31% Sales Ratio average (3.1 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 61% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.25 mil to \$1.5 mil, Sunshine Hills Woods and 5 to 6 bedroom properties
- Sellers Best Bet** Selling homes in Annieville and minimum 7 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	0	NA
300,001 – 400,000	5	1	20%
400,001 – 500,000	9	2	22%
500,001 – 600,000	12	3	25%
600,001 – 700,000	10	1	10%
700,001 – 800,000	9	3	33%
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*	55	10	18%

0 to 1 Bedroom	8	1	13%
2 Bedrooms	26	2	8%
3 Bedrooms	14	3	21%
4 Bedrooms & Greater	7	4	57%
TOTAL*	55	10	18%

SnapStats®	January	February	Variance
Inventory	42	55	31%
Solds	13	10	-23%
Sale Price	\$589,523	\$536,875	-9%
Sale Price SQFT	\$416	\$384	-8%
Sale to List Price Ratio	95%	95%	0%
Days on Market	45	12	-73%

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

Community CONDOS & TOWNHOMES

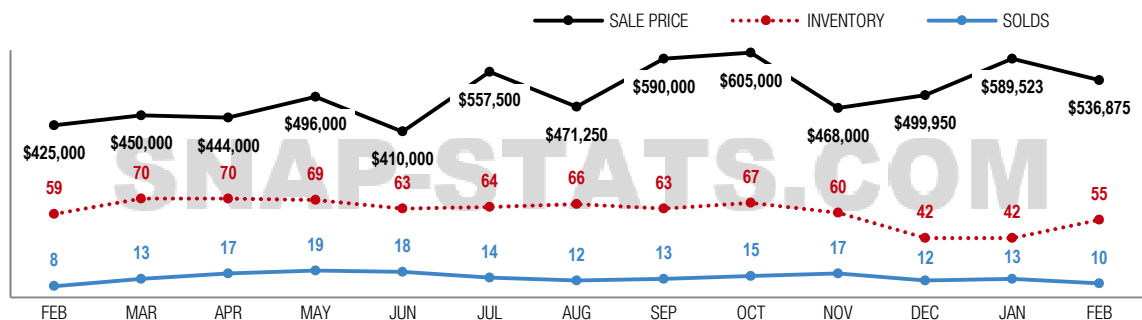
SnapStats®	Inventory	Sales	Sales Ratio
Annieville	19	4	21%
Nordel	11	2	18%
Scottsdale	12	2	17%
Sunshine Hills Woods	13	2	15%
TOTAL*	55	10	18%

Market Summary

- Market Type Indicator **NORTH DELTA ATTACHED**: Balanced Market at 18% Sales Ratio average (1.8 in 10 homes selling rate)
- Homes are selling on average 5% below list price
- Most Active Price Band** \$700,000 to \$800,000 with average 33% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$600,000 to \$700,000, Sunshine Hills Woods and 2 bedroom properties
- Sellers Best Bet** Selling homes in Annieville 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	0	0	NA
700,001 – 800,000	1	0	NA
800,001 – 900,000	11	13	118%*
900,001 – 1,000,000	23	10	43%
1,000,001 – 1,250,000	37	14	38%
1,250,001 – 1,500,000	16	2	13%
1,500,001 – 1,750,000	9	1	11%
1,750,001 – 2,000,000	5	0	NA
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	1	0	NA
3,000,001 – 3,500,000	1	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	108	40	37%

2 Bedrooms & Less	6	1	17%
3 to 4 Bedrooms	37	19	51%
5 to 6 Bedrooms	42	15	36%
7 Bedrooms & More	23	5	22%
TOTAL*	108	40	37%

SnapStats®	January	February	Variance
Inventory	91	108	19%
Solds	28	40	43%
Sale Price	\$944,950	\$970,000	3%
Sale Price SQFT	\$385	\$362	-6%
Sale to List Price Ratio	98%	100%	2%
Days on Market	30	7	-77%

*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

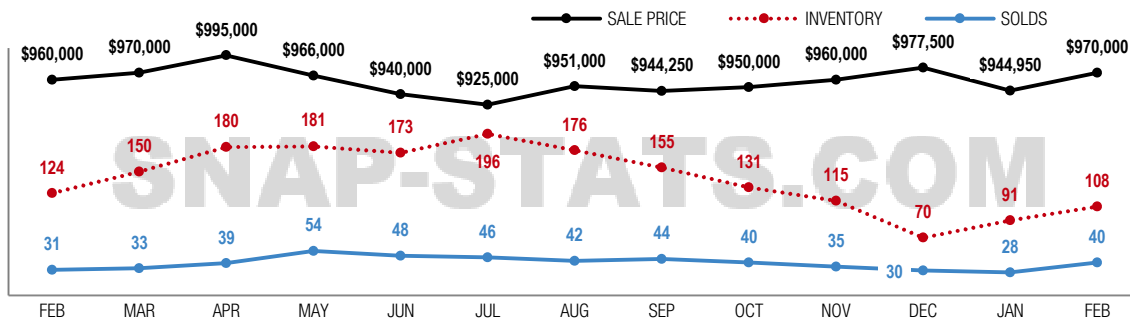
SnapStats®	Inventory	Sales	Sales Ratio
Clayton	21	14	67%
Cloverdale	87	26	30%
Serpentine	0	0	NA
TOTAL*	108	40	37%

Market Summary

- Market Type Indicator **CLOVERDALE DETACHED**: Sellers Market at 37% Sales Ratio average (3.7 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 >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.5 mil to \$1.75 mil, Cloverdale and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Clayton and 3 to 4 bedroom properties

**With minimum inventory of 10 in most instances

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	1	NA*
200,001 – 300,000	3	0	NA
300,001 – 400,000	9	12	133%*
400,001 – 500,000	14	12	86%
500,001 – 600,000	37	19	51%
600,001 – 700,000	29	9	31%
700,001 – 800,000	9	2	22%
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*	105	55	52%

0 to 1 Bedroom	9	8	89%
2 Bedrooms	31	23	74%
3 Bedrooms	50	17	34%
4 Bedrooms & Greater	15	7	47%
TOTAL*	105	55	52%

SnapStats®	January	February	Variance
Inventory	89	105	18%
Solds	53	55	4%
Sale Price	\$530,000	\$530,000	0%
Sale Price SQFT	\$415	\$419	1%
Sale to List Price Ratio	99%	99%	0%
Days on Market	25	6	-76%

*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

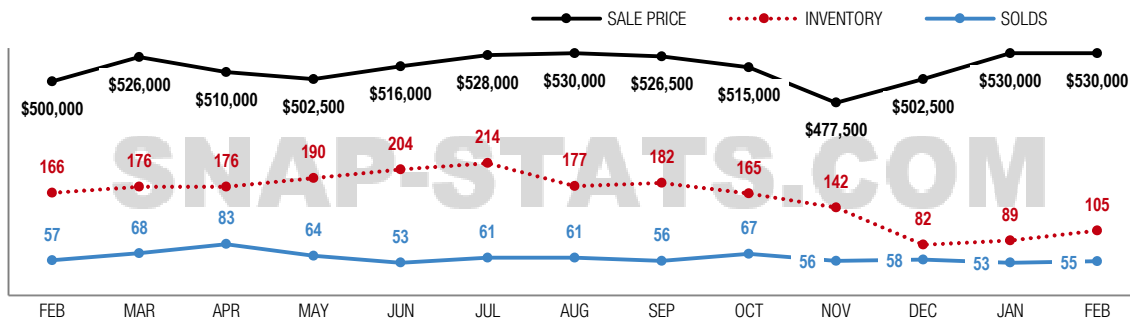
SnapStats®	Inventory	Sales	Sales Ratio
Clayton	62	26	42%
Cloverdale	43	29	67%
Serpentine	0	0	NA
TOTAL*	105	55	52%

Market Summary

- Market Type Indicator **CLOVERDALE ATTACHED**: Sellers Market at 52% Sales Ratio average (5.2 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 \$700,000 to \$800,000, Clayton and 3 bedroom properties
- Sellers Best Bet** Selling homes in Cloverdale 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	0	0	NA
500,001 – 600,000	1	1	100%
600,001 – 700,000	2	2	100%
700,001 – 800,000	21	13	62%
800,001 – 900,000	19	21	111%*
900,001 – 1,000,000	31	7	23%
1,000,001 – 1,250,000	57	27	47%
1,250,001 – 1,500,000	43	12	28%
1,500,001 – 1,750,000	12	3	25%
1,750,001 – 2,000,000	13	4	31%
2,000,001 – 2,250,000	4	1	25%
2,250,001 – 2,500,000	5	0	NA
2,500,001 – 2,750,000	4	0	NA
2,750,001 – 3,000,000	3	0	NA
3,000,001 – 3,500,000	4	0	NA
3,500,001 – 4,000,000	5	0	NA
4,000,001 & Greater	7	0	NA
TOTAL*	232	91	39%

2 Bedrooms & Less	15	1	7%
3 to 4 Bedrooms	120	52	43%
5 to 6 Bedrooms	79	30	38%
7 Bedrooms & More	18	8	44%
TOTAL*	232	91	39%

SnapStats®	January	February	Variance
Inventory	213	232	9%
Solds	49	91	86%
Sale Price	\$1,024,800	\$1,029,000	0%
Sale Price SQFT	\$379	\$418	10%
Sale to List Price Ratio	100%	100%	0%
Days on Market	48	7	-85%

*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

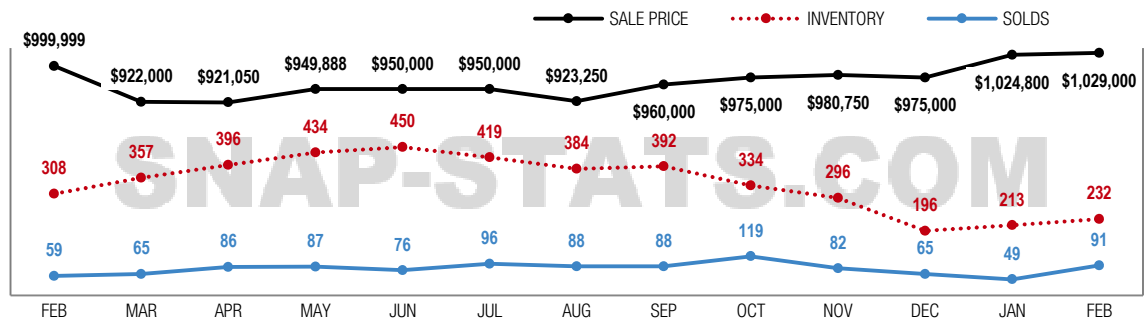
SnapStats®	Inventory	Sales	Sales Ratio
Aldergrove	21	14	67%
Brookwood	26	8	31%
Campbell Valley	14	0	NA
County Line Glen Valley	3	1	33%
Fort Langley	12	6	50%
Langley City	48	17	35%
Murrayville	11	5	45%
Otter District	0	1	NA*
Salmon River	9	5	56%
Walnut Grove	32	14	44%
Willoughby Heights	56	20	36%
TOTAL*	232	91	39%

Market Summary

- Market Type Indicator **LANGLEY DETACHED**: Sellers Market at 39% Sales Ratio average (3.9 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 >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$900,000 to \$1 mil, Brookwood and up to 2 bedroom properties
- Sellers Best Bet** Selling homes in Aldergrove, Fort Langley, Salmon River and minimum 7 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	11	5	45%
300,001 – 400,000	97	49	51%
400,001 – 500,000	122	22	18%
500,001 – 600,000	106	45	42%
600,001 – 700,000	63	27	43%
700,001 – 800,000	20	4	20%
800,001 – 900,000	7	5	71%
900,001 – 1,000,000	7	1	14%
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*	435	158	36%

0 to 1 Bedroom	91	20	22%
2 Bedrooms	238	79	33%
3 Bedrooms	80	42	53%
4 Bedrooms & Greater	26	17	65%
TOTAL*	435	158	36%

SnapStats®	January	February	Variance
Inventory	400	435	9%
Solds	93	158	70%
Sale Price	\$500,000	\$507,000	1%
Sale Price SQFT	\$413	\$415	0%
Sale to List Price Ratio	100%	100%	0%
Days on Market	33	13	-61%

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

Community CONDOS & TOWNHOMES

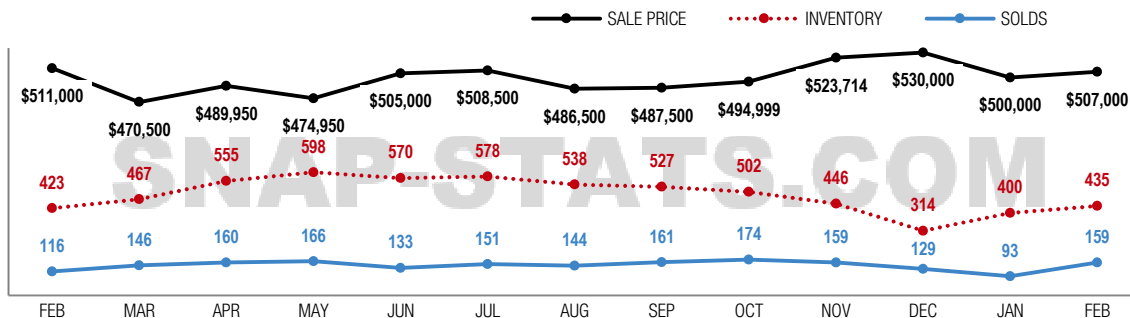
SnapStats®	Inventory	Sales	Sales Ratio
Aldergrove	5	4	80%
Brookwood	0	0	NA
Campbell Valley	0	0	NA
County Line Glen Valley	0	0	NA
Fort Langley	4	3	75%
Langley City	167	55	33%
Murrayville	39	16	41%
Otter District	0	0	NA
Salmon River	3	1	33%
Walnut Grove	32	13	41%
Willoughby Heights	185	66	36%
TOTAL*	435	158	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 100% of list price
- Most Active Price Band** \$300,000 to \$400,000 with average 51% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$400,000 to \$500,000, Langley City and up to 1 bedroom properties
- Sellers Best Bet** Selling homes in Murrayville, 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	0	1	NA*
500,001 – 600,000	6	6	100%
600,001 – 700,000	28	15	54%
700,001 – 800,000	62	20	32%
800,001 – 900,000	42	16	38%
900,001 – 1,000,000	27	8	30%
1,000,001 – 1,250,000	55	9	16%
1,250,001 – 1,500,000	21	2	10%
1,500,001 – 1,750,000	6	0	NA
1,750,001 – 2,000,000	6	0	NA
2,000,001 – 2,250,000	3	0	NA
2,250,001 – 2,500,000	0	0	NA
2,500,001 – 2,750,000	1	0	NA
2,750,001 – 3,000,000	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*	258	77	30%

2 Bedrooms & Less	7	2	29%
3 to 4 Bedrooms	121	41	34%
5 to 6 Bedrooms	98	31	32%
7 Bedrooms & More	32	3	9%
TOTAL*	258	77	30%

SnapStats®	January	February	Variance
Inventory	222	258	16%
Solds	55	77	40%
Sale Price	\$815,000	\$766,000	-6%
Sale Price SQFT	\$299	\$315	5%
Sale to List Price Ratio	100%	99%	-1%
Days on Market	48	12	-75%

*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

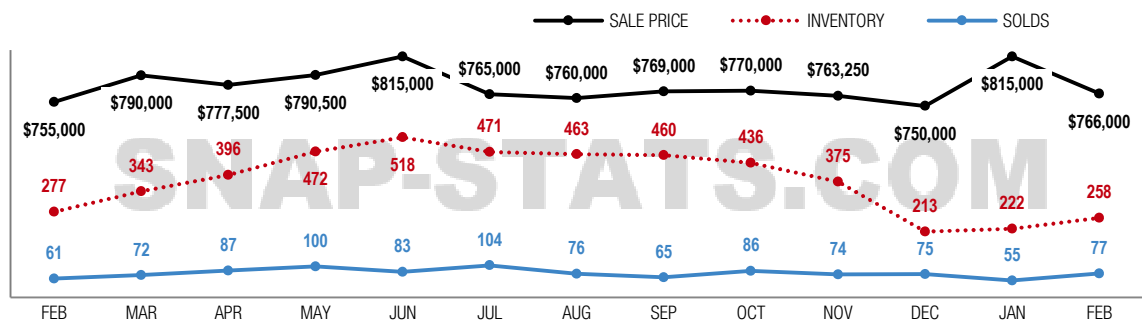
SnapStats®	Inventory	Sales	Sales Ratio
Abbotsford East	100	27	27%
Abbotsford West	75	32	43%
Aberdeen	23	6	26%
Bradner	0	0	NA
Central Abbotsford	43	7	16%
Matsqui	3	0	NA
Poplar	10	4	40%
Sumas Mountain	3	1	33%
Sumas Prairie	1	0	NA
TOTAL*	258	77	30%

Market Summary

- Market Type Indicator **ABBOTSFORD DETACHED**: 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** \$600,000 to \$700,000 with average 54% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.25 mil to \$1.5 mil, Central Abbotsford and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Abbotsford West, Poplar 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	4	3	75%
200,001 – 300,000	100	23	23%
300,001 – 400,000	80	17	21%
400,001 – 500,000	79	16	20%
500,001 – 600,000	45	10	22%
600,001 – 700,000	22	2	9%
700,001 – 800,000	6	1	17%
800,001 – 900,000	1	0	NA
900,001 – 1,000,000	0	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*	338	72	21%

0 to 1 Bedroom	46	12	26%
2 Bedrooms	197	37	19%
3 Bedrooms	69	21	30%
4 Bedrooms & Greater	26	2	8%
TOTAL*	338	72	21%

SnapStats®	January	February	Variance
Inventory	262	338	29%
Solds	74	72	-3%
Sale Price	\$326,950	\$364,350	11%
Sale Price SQFT	\$284	\$320	13%
Sale to List Price Ratio	96%	98%	2%
Days on Market	27	11	-59%

*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

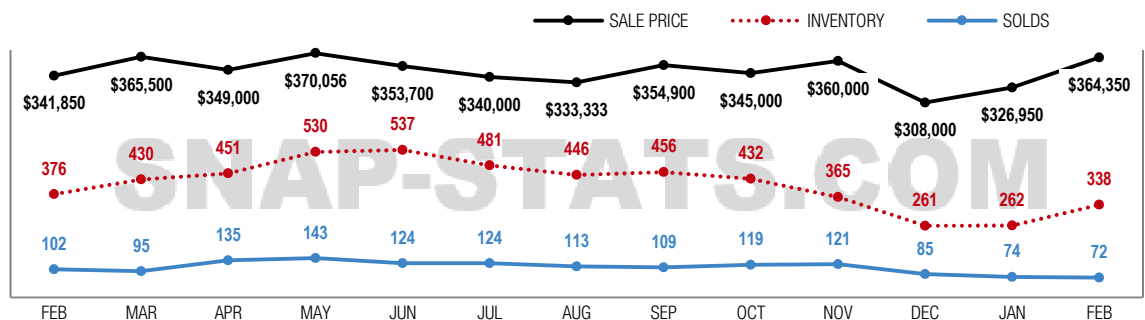
SnapStats®	Inventory	Sales	Sales Ratio
Abbotsford East	38	9	24%
Abbotsford West	124	32	26%
Aberdeen	2	2	100%
Bradner	0	0	NA
Central Abbotsford	164	26	16%
Matsqui	0	0	NA
Poplar	10	3	30%
Sumas Mountain	0	0	NA
Sumas Prairie	0	0	NA
TOTAL*	338	72	21%

Market Summary

- Market Type Indicator **ABBOTSFORD ATTACHED**: 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** \$200,000 to \$300,000 with average 23% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$600,000 to \$700,000, Central Abbotsford and minimum 4 bedroom properties
- Sellers Best Bet** Selling homes in Poplar 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	1	0	NA
400,001 – 500,000	4	1	25%
500,001 – 600,000	18	8	44%
600,001 – 700,000	34	6	18%
700,001 – 800,000	18	9	50%
800,001 – 900,000	29	6	21%
900,001 – 1,000,000	11	2	18%
1,000,001 – 1,250,000	15	2	13%
1,250,001 – 1,500,000	10	0	NA
1,500,001 – 1,750,000	2	1	50%
1,750,001 – 2,000,000	3	0	NA
2,000,001 – 2,250,000	2	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	1	0	NA
TOTAL*	148	35	24%

2 Bedrooms & Less	13	0	NA
3 to 4 Bedrooms	71	19	27%
5 to 6 Bedrooms	53	13	25%
7 Bedrooms & More	11	3	27%
TOTAL*	148	35	24%

SnapStats®	January	February	Variance
Inventory	138	148	7%
Solds	29	35	21%
Sale Price	\$697,000	\$735,000	5%
Sale Price SQFT	\$266	\$290	9%
Sale to List Price Ratio	97%	99%	2%
Days on Market	79	18	-77%

*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

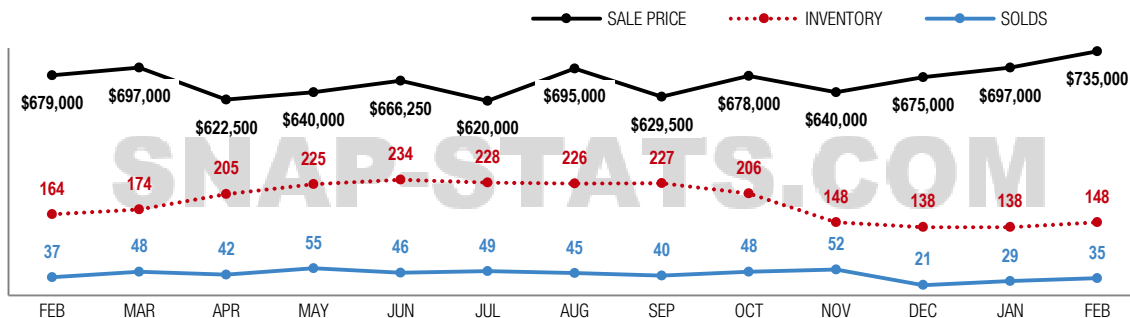
SnapStats®	Inventory	Sales	Sales Ratio
Dewdney Deroche	1	0	NA
Durieu	1	0	NA
Hatzic	12	4	33%
Hemlock	1	0	NA
Lake Errock	9	1	11%
Mission	112	29	26%
Mission West	9	1	11%
Stave Falls	3	0	NA
Steelhead	0	0	NA
TOTAL*	148	35	24%

Market Summary

- Market Type Indicator **MISSION DETACHED**: Sellers Market at 24% Sales Ratio average (2.4 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band** \$700,000 to \$800,000 with average 50% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1 mil to \$1.25 mil, Lake Errock, Mission West and 5 to 6 bedroom properties
- Sellers Best Bet** Selling homes in Hatzic and 3 to 4 / minimum 7 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	5	0	NA
200,001 – 300,000	13	1	8%
300,001 – 400,000	16	3	19%
400,001 – 500,000	3	2	67%
500,001 – 600,000	10	4	40%
600,001 – 700,000	1	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*	48	10	21%

0 to 1 Bedroom	7	0	NA
2 Bedrooms	26	3	12%
3 Bedrooms	15	5	33%
4 Bedrooms & Greater	0	2	NA*
TOTAL*	48	10	21%

SnapStats®	January	February	Variance
Inventory	39	48	23%
Solds	7	10	43%
Sale Price	\$350,000	\$444,500	27%
Sale Price SQFT	\$248	\$270	9%
Sale to List Price Ratio	97%	98%	1%
Days on Market	35	62	77%

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

Community CONDOS & TOWNHOMES

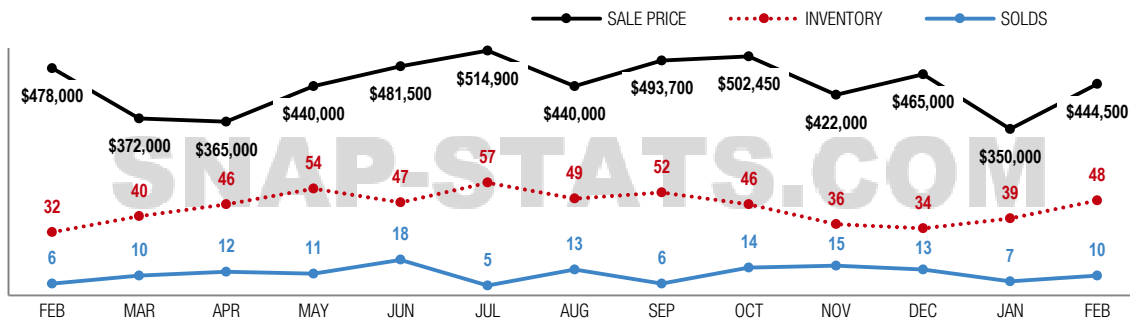
SnapStats®	Inventory	Sales	Sales Ratio
Dewdney Deroche	0	0	NA
Durieu	0	0	NA
Hatzic	0	0	NA
Hemlock	6	1	17%
Lake Errock	0	0	NA
Mission	41	9	22%
Mission West	1	0	NA
Stave Falls	0	0	NA
Steelhead	0	0	NA
TOTAL*	48	10	21%

Market Summary

- Market Type Indicator **MISSION ATTACHED**: 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** \$500,000 to \$600,000 with average 40% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$200,000 to \$300,000, 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

