

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

Compliments of:

Royal LePage West Real Estate Services

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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	1	1	100%
500,001 – 600,000	1	0	NA
600,001 – 700,000	5	1	20%
700,001 – 800,000	22	5	23%
800,001 – 900,000	64	19	30%
900,001 – 1,000,000	103	18	17%
1,000,001 – 1,250,000	147	12	8%
1,250,001 – 1,500,000	147	12	8%
1,500,001 – 1,750,000	72	3	4%
1,750,001 – 2,000,000	43	2	5%
2,000,001 – 2,250,000	20	0	NA
2,250,001 – 2,500,000	9	0	NA
2,500,001 – 2,750,000	4	0	NA
2,750,001 – 3,000,000	4	0	NA
3,000,001 – 3,500,000	1	0	NA
3,500,001 – 4,000,000	2	0	NA
4,000,001 & Greater	2	0	NA
TOTAL*	648	73	11%

2 Bedrooms & Less	18	5	28%
3 to 4 Bedrooms	207	31	15%
5 to 6 Bedrooms	234	19	8%
7 Bedrooms & More	189	18	10%
TOTAL*	648	73	11%

SnapStats®	April	May	Variance
Inventory	573	648	13%
Solds	82	73	-11%
Sale Price	\$1,015,500	\$955,000	-6%
Sale Price SQFT	\$402	\$384	-4%
Sale to List Price Ratio	98%	96%	-2%
Days on Market	17	29	71%

*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

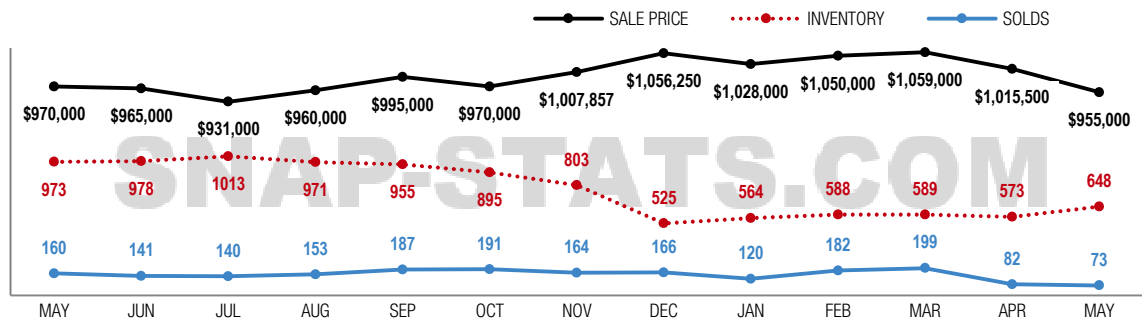
SnapStats®	Inventory	Sales	Sales Ratio
Bear Creek Green Timbers	47	4	9%
Bolivar Heights	39	10	26%
Bridgeview	9	2	22%
Cedar Hills	40	5	13%
East Newton	70	6	9%
Fleetwood Tynehead	77	11	14%
Fraser Heights	64	7	11%
Guildford	19	4	21%
Panorama Ridge	67	3	4%
Port Kells	4	0	NA
Queen Mary Park	39	6	15%
Royal Heights	16	2	13%
Sullivan Station	44	6	14%
West Newton	65	5	8%
Whalley	48	2	4%
TOTAL*	648	73	11%

Market Summary

- Market Type Indicator **SURREY DETACHED**: Buyers Market at 11% Sales Ratio average (1.1 in 10 homes selling rate)
- Homes are selling on average 4% below list price
- Most Active Price Band** \$800,000 to \$900,000 with average 30% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.5 mil to \$2 mil, Panorama Ridge, Whalley and 5 to 6 bedroom properties
- Sellers Best Bet** Selling homes in Bolivar Heights and up to 2 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



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Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	37	6	16%
300,001 – 400,000	174	27	16%
400,001 – 500,000	200	39	20%
500,001 – 600,000	164	26	16%
600,001 – 700,000	137	21	15%
700,001 – 800,000	40	4	10%
800,001 – 900,000	12	0	NA
900,001 – 1,000,000	12	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*	777	123	16%

0 to 1 Bedroom	185	21	11%
2 Bedrooms	296	53	18%
3 Bedrooms	203	35	17%
4 Bedrooms & Greater	93	14	15%
TOTAL*	777	123	16%

SnapStats®	April	May	Variance
Inventory	714	777	9%
Solds	94	123	31%
Sale Price	\$487,500	\$475,000	-3%
Sale Price SQFT	\$387	\$404	4%
Sale to List Price Ratio	98%	97%	-1%
Days on Market	17	30	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

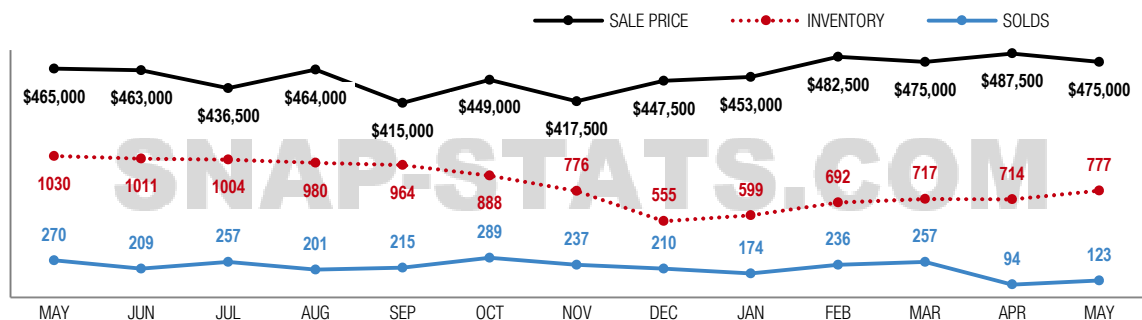
SnapStats®	Inventory	Sales	Sales Ratio
Bear Creek Green Timbers	6	1	17%
Bolivar Heights	5	0	NA
Bridgeview	2	0	NA
Cedar Hills	5	1	20%
East Newton	70	10	14%
Fleetwood Tynehead	68	10	15%
Fraser Heights	10	2	20%
Guildford	115	22	19%
Panorama Ridge	14	3	21%
Port Kells	0	0	NA
Queen Mary Park	50	3	6%
Royal Heights	1	1	100%
Sullivan Station	76	19	25%
West Newton	87	9	10%
Whalley	268	42	16%
TOTAL*	777	123	16%

Market Summary

- Market Type Indicator **SURREY ATTACHED**: Balanced Market at 16% Sales Ratio average (1.6 in 10 homes selling rate)
- Homes are selling on average 3% below list price
- Most Active Price Band** \$400,000 to \$500,000 with average 20% Sales Ratio (Balanced market)
- Buyers Best Bet** Homes between \$700,000 to \$800,000, Queen Mary Park, West Newton and up to 1 bedroom properties
- Sellers Best Bet** Selling homes in Fraser Heights, Guildford, Panorama Ridge and 2 to 3 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	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	0	0	NA
300,001 – 400,000	0	0	NA
400,001 – 500,000	0	1	NA*
500,001 – 600,000	0	0	NA
600,001 – 700,000	0	0	NA
700,001 – 800,000	1	0	NA
800,001 – 900,000	6	1	17%
900,001 – 1,000,000	22	3	14%
1,000,001 – 1,250,000	72	10	14%
1,250,001 – 1,500,000	125	12	10%
1,500,001 – 1,750,000	51	2	4%
1,750,001 – 2,000,000	67	3	4%
2,000,001 – 2,250,000	26	3	12%
2,250,001 – 2,500,000	42	4	10%
2,500,001 – 2,750,000	15	0	NA
2,750,001 – 3,000,000	22	1	5%
3,000,001 – 3,500,000	13	0	NA
3,500,001 – 4,000,000	9	0	NA
4,000,001 & Greater	23	0	NA
TOTAL*	494	40	8%

2 Bedrooms & Less	31	1	3%
3 to 4 Bedrooms	231	21	9%
5 to 6 Bedrooms	198	15	8%
7 Bedrooms & More	34	3	9%
TOTAL*	494	40	8%

SnapStats®	April	May	Variance
Inventory	444	494	11%
Solds	36	40	11%
Sale Price	\$1,253,500	\$1,380,000	10%
Sale Price SQFT	\$433	\$417	-4%
Sale to List Price Ratio	97%	96%	-1%
Days on Market	30	21	-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

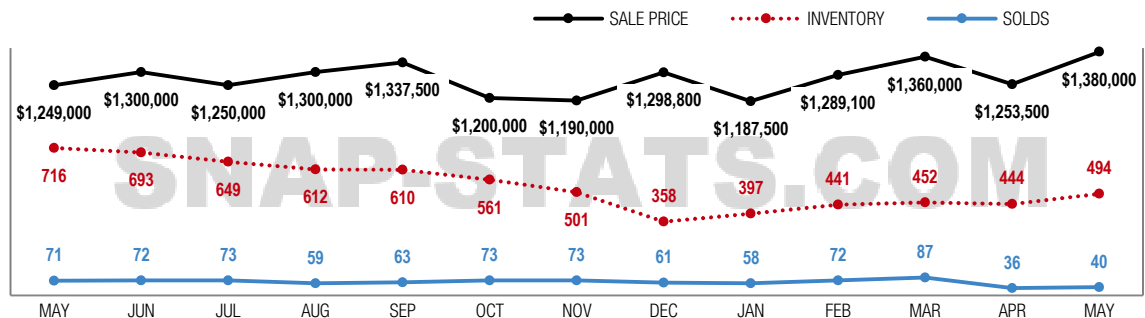
SnapStats®	Inventory	Sales	Sales Ratio
Crescent Beach Ocean Park	69	7	10%
Elgin Chantrell	52	2	4%
Grandview	57	8	14%
Hazelmere	2	0	NA
King George Corridor	66	4	6%
Morgan Creek	45	5	11%
Pacific Douglas	40	2	5%
Sunnyside Park	46	3	7%
White Rock	117	9	8%
TOTAL*	494	40	8%

Market Summary

- Market Type Indicator **S SURREY WHITE ROCK DETACHED**: Buyers Market at 8% Sales Ratio average (8 in 100 homes selling rate)
- Homes are selling on average 4% below list price
- Most Active Price Band** \$900,000 to \$1.25 mil with average 14% Sales Ratio (Balanced market)
- Buyers Best Bet** Homes between \$1.5 mil to \$2 mil, Elgin Chantrell and up to 2 bedroom properties
- Sellers Best Bet** Selling homes in Grandview and minimum 3 bedroom properties

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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	14	2	14%
300,001 – 400,000	43	5	12%
400,001 – 500,000	103	19	18%
500,001 – 600,000	70	13	19%
600,001 – 700,000	91	18	20%
700,001 – 800,000	60	4	7%
800,001 – 900,000	41	5	12%
900,001 – 1,000,000	32	1	3%
1,000,001 – 1,250,000	24	3	13%
1,250,001 – 1,500,000	9	0	NA
1,500,001 – 1,750,000	9	2	22%
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	1	0	NA
3,500,001 – 4,000,000	1	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	502	72	14%

0 to 1 Bedroom	54	10	19%
2 Bedrooms	264	33	13%
3 Bedrooms	116	19	16%
4 Bedrooms & Greater	68	10	15%
TOTAL*	502	72	14%

SnapStats®	April	May	Variance
Inventory	461	502	9%
Solds	67	72	7%
Sale Price	\$580,000	\$557,950	-4%
Sale Price SQFT	\$446	\$412	-8%
Sale to List Price Ratio	97%	101%	4%
Days on Market	33	37	12%

*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

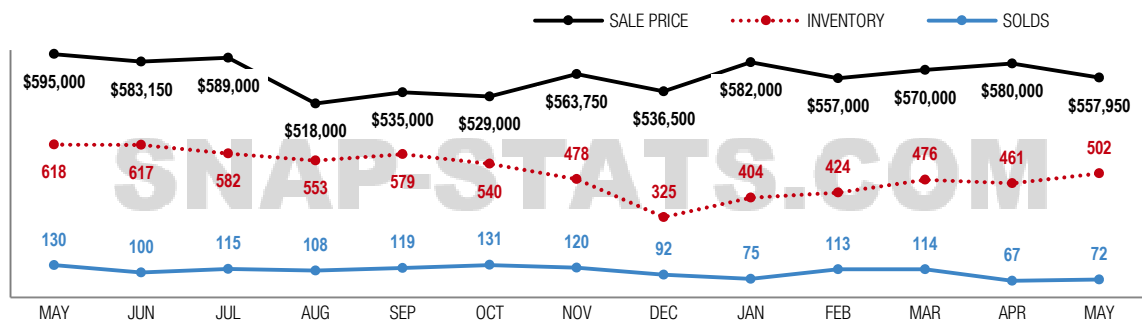
SnapStats®	Inventory	Sales	Sales Ratio
Crescent Beach Ocean Park	12	1	8%
Elgin Chantrell	16	1	6%
Grandview	118	21	18%
Hazelmere	0	0	NA
King George Corridor	85	19	22%
Morgan Creek	37	4	11%
Pacific Douglas	34	4	12%
Sunnyside Park	39	5	13%
White Rock	161	17	11%
TOTAL*	502	72	14%

Market Summary

- Market Type Indicator **S SURREY WHITE ROCK ATTACHED**: Balanced Market at 14% Sales Ratio average (1.4 in 10 homes selling rate)
- Homes are selling on average 1% above list price
- Most Active Price Band** \$1.5 mil to \$1.75 mil with average 22% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$900,000 to \$1 mil, Crescent Beach Ocean Park, Elgin Chantrell and 2 bedroom properties
- Sellers Best Bet** Selling homes in King George Corridor and up to 1 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	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	1	100%
800,001 – 900,000	19	5	26%
900,001 – 1,000,000	26	5	19%
1,000,001 – 1,250,000	32	2	6%
1,250,001 – 1,500,000	24	1	4%
1,500,001 – 1,750,000	7	0	NA
1,750,001 – 2,000,000	4	0	NA
2,000,001 – 2,250,000	1	0	NA
2,250,001 – 2,500,000	2	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	0	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	116	14	12%

2 Bedrooms & Less	1	0	NA
3 to 4 Bedrooms	55	11	20%
5 to 6 Bedrooms	50	3	6%
7 Bedrooms & More	10	0	NA
TOTAL*	116	14	12%

SnapStats®	April	May	Variance
Inventory	118	116	-2%
Solds	18	14	-22%
Sale Price	\$943,500	\$919,750	-3%
Sale Price SQFT	\$391	\$419	7%
Sale to List Price Ratio	98%	97%	-1%
Days on Market	6	14	133%

*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

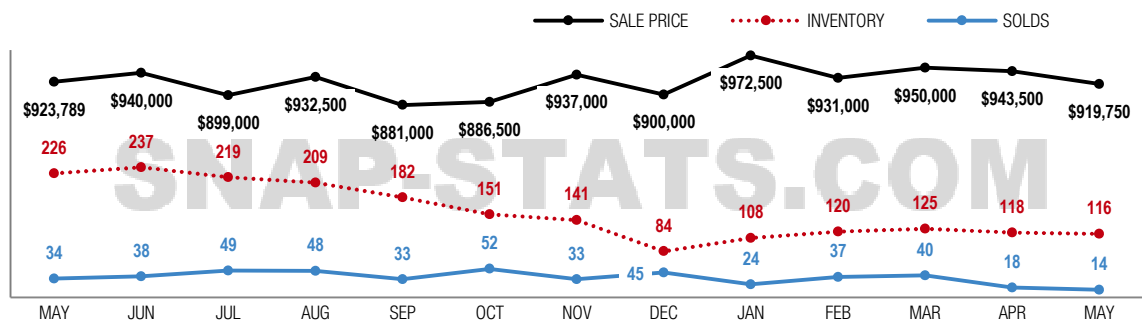
SnapStats®	Inventory	Sales	Sales Ratio
Annieville	21	4	19%
Nordel	40	4	10%
Scottsdale	30	4	13%
Sunshine Hills Woods	25	2	8%
TOTAL*	116	14	12%

Market Summary

- Market Type Indicator **NORTH DELTA DETACHED**: Balanced Market at 12% Sales Ratio average (1.2 in 10 homes selling rate)
- Homes are selling on average 3% below list price
- Most Active Price Band** \$800,000 to \$900,000 with average 26% 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 3 to 4 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



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Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	5	0	NA
300,001 – 400,000	1	1	100%
400,001 – 500,000	10	2	20%
500,001 – 600,000	23	2	9%
600,001 – 700,000	14	0	NA
700,001 – 800,000	5	4	80%
800,001 – 900,000	2	0	NA
900,001 – 1,000,000	2	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*	63	9	14%

0 to 1 Bedroom	8	1	13%
2 Bedrooms	39	4	10%
3 Bedrooms	16	1	6%
4 Bedrooms & Greater	0	3	NA*
TOTAL*	63	9	14%

SnapStats®	April	May	Variance
Inventory	60	63	5%
Solds	3	9	200%
Sale Price	\$705,000	\$574,000	-19%
Sale Price SQFT	\$385	\$552	43%
Sale to List Price Ratio	98%	99%	1%
Days on Market	20	33	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

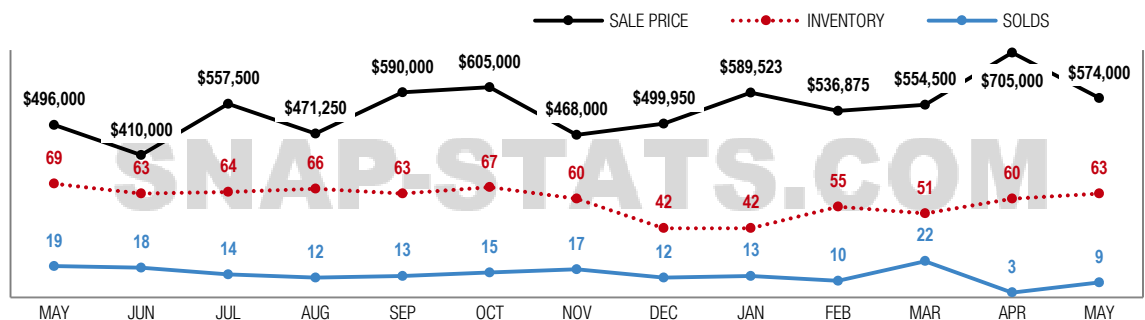
SnapStats®	Inventory	Sales	Sales Ratio
Annieville	25	2	8%
Nordel	9	2	22%
Scottsdale	22	2	9%
Sunshine Hills Woods	7	3	43%
TOTAL*	63	9	14%

Market Summary

- Market Type Indicator **NORTH DELTA ATTACHED**: Balanced Market at 14% Sales Ratio average (1.4 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band** \$400,000 to \$500,000 with average 20% Sales Ratio (Balanced market)
- Buyers Best Bet** Homes between \$500,000 to \$600,000, Anneville, Scottsdale and 3 bedroom properties
- Sellers Best Bet** Selling homes in Nordel and up to 1 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	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	1	100%
800,001 – 900,000	17	2	12%
900,001 – 1,000,000	31	5	16%
1,000,001 – 1,250,000	36	15	42%
1,250,001 – 1,500,000	19	1	5%
1,500,001 – 1,750,000	14	1	7%
1,750,001 – 2,000,000	2	1	50%
2,000,001 – 2,250,000	0	1	NA*
2,250,001 – 2,500,000	0	0	NA
2,500,001 – 2,750,000	1	0	NA
2,750,001 – 3,000,000	1	0	NA
3,000,001 – 3,500,000	1	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	123	27	22%

2 Bedrooms & Less	6	0	NA
3 to 4 Bedrooms	48	8	17%
5 to 6 Bedrooms	48	13	27%
7 Bedrooms & More	21	6	29%
TOTAL*	123	27	22%

SnapStats®	April	May	Variance
Inventory	102	123	21%
Solds	22	27	23%
Sale Price	\$1,090,000	\$1,125,000	3%
Sale Price SQFT	\$352	\$357	1%
Sale to List Price Ratio	97%	96%	-1%
Days on Market	10	31	210%

*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

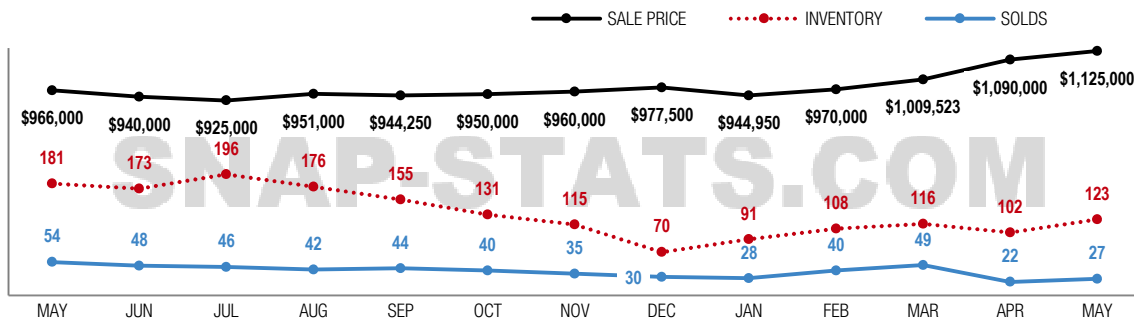
SnapStats®	Inventory	Sales	Sales Ratio
Clayton	16	4	25%
Cloverdale	107	23	21%
Serpentine	0	0	NA
TOTAL*	123	27	22%

Market Summary

- Market Type Indicator **CLOVERDALE DETACHED**: Sellers Market at 22% Sales Ratio average (2.2 in 10 homes selling rate)
- Homes are selling on average 4% below list price
- Most Active Price Band** \$1 mil to \$1.25 mil with average 42% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.25 mil to \$1.5 mil, Cloverdale and 3 to 4 bedroom properties
- Sellers Best Bet** Selling homes in Clayton and minimum 5 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	4	1	25%
300,001 – 400,000	20	4	20%
400,001 – 500,000	33	5	15%
500,001 – 600,000	32	13	41%
600,001 – 700,000	40	6	15%
700,001 – 800,000	14	2	14%
800,001 – 900,000	1	0	NA
900,001 – 1,000,000	0	0	NA
1,000,001 – 1,250,000	0	0	NA
1,250,001 – 1,500,000	0	0	NA
1,500,001 – 1,750,000	0	0	NA
1,750,001 – 2,000,000	0	0	NA
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	0	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	0	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	144	31	22%

0 to 1 Bedroom	15	3	20%
2 Bedrooms	60	7	12%
3 Bedrooms	52	17	33%
4 Bedrooms & Greater	17	4	24%
TOTAL*	144	31	22%

SnapStats®	April	May	Variance
Inventory	129	144	12%
Solds	41	31	-24%
Sale Price	\$520,000	\$555,000	7%
Sale Price SQFT	\$392	\$393	0%
Sale to List Price Ratio	96%	101%	5%
Days on Market	17	14	-18%

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

Community CONDOS & TOWNHOMES

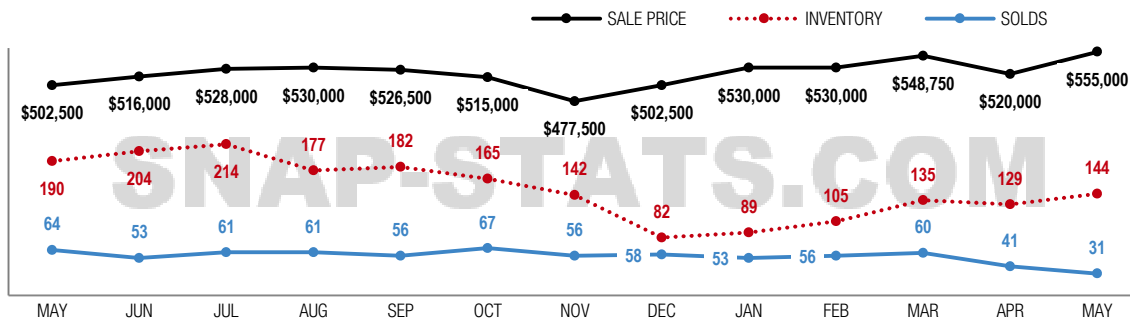
SnapStats®	Inventory	Sales	Sales Ratio
Clayton	76	17	22%
Cloverdale	68	14	21%
Serpentine	0	0	NA
TOTAL*	144	31	22%

Market Summary

- Market Type Indicator **CLOVERDALE ATTACHED**: Sellers Market at 22% Sales Ratio average (2.2 in 10 homes selling rate)
- Homes are selling on average 1% above list price
- Most Active Price Band** \$500,000 to \$600,000 with average 41% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$700,000 to \$800,000, Cloverdale and 2 bedroom properties
- Sellers Best Bet** Selling homes in Clayton 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	0	0	NA
500,001 – 600,000	0	0	NA
600,001 – 700,000	1	0	NA
700,001 – 800,000	21	8	38%
800,001 – 900,000	33	14	42%
900,001 – 1,000,000	42	10	24%
1,000,001 – 1,250,000	92	14	15%
1,250,001 – 1,500,000	44	9	20%
1,500,001 – 1,750,000	16	1	6%
1,750,001 – 2,000,000	14	1	7%
2,000,001 – 2,250,000	5	2	40%
2,250,001 – 2,500,000	12	0	NA
2,500,001 – 2,750,000	2	0	NA
2,750,001 – 3,000,000	5	0	NA
3,000,001 – 3,500,000	3	0	NA
3,500,001 – 4,000,000	8	0	NA
4,000,001 & Greater	7	0	NA
TOTAL*	305	59	19%

2 Bedrooms & Less	18	0	NA
3 to 4 Bedrooms	158	32	20%
5 to 6 Bedrooms	108	25	23%
7 Bedrooms & More	21	2	10%
TOTAL*	305	59	19%

SnapStats®	April	May	Variance
Inventory	284	305	7%
Solds	39	59	51%
Sale Price	\$997,000	\$999,000	0%
Sale Price SQFT	\$405	\$382	-6%
Sale to List Price Ratio	98%	100%	2%
Days on Market	11	14	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 DETACHED HOUSES

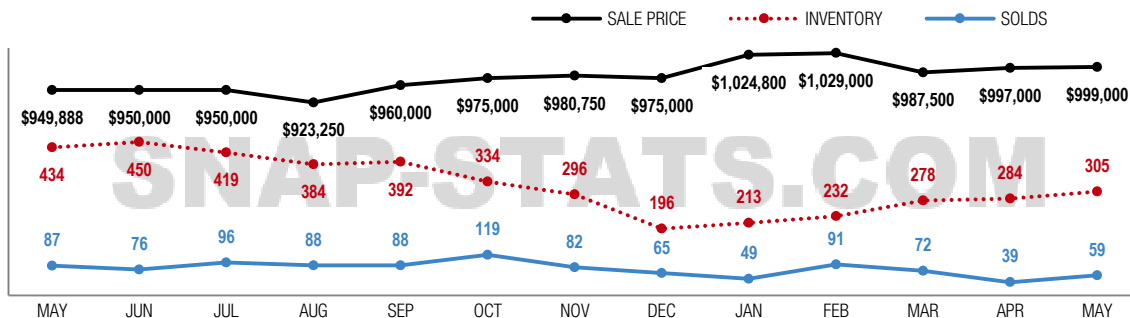
SnapStats®	Inventory	Sales	Sales Ratio
Aldergrove	23	7	30%
Brookwood	45	6	13%
Campbell Valley	12	0	NA
County Line Glen Valley	2	1	50%
Fort Langley	14	2	14%
Langley City	60	13	22%
Murrayville	18	4	22%
Otter District	1	2	200%*
Salmon River	13	2	15%
Walnut Grove	46	7	15%
Willoughby Heights	71	15	21%
TOTAL*	305	59	19%

Market Summary

- Market Type Indicator **LANGLEY DETACHED**: Balanced Market at 19% Sales Ratio average (1.9 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 42% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.5 mil to \$2 mil, Brookwood, Fort Langley, Salmon River, Walnut Grove and 7 plus bedrooms
- Sellers Best Bet** Selling homes in Aldergrove 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	14	3	21%
300,001 – 400,000	123	25	20%
400,001 – 500,000	143	29	20%
500,001 – 600,000	135	25	19%
600,001 – 700,000	92	9	10%
700,001 – 800,000	25	6	24%
800,001 – 900,000	6	2	33%
900,001 – 1,000,000	6	2	33%
1,000,001 – 1,250,000	1	0	NA
1,250,001 – 1,500,000	1	1	100%
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*	546	102	19%

0 to 1 Bedroom	92	8	9%
2 Bedrooms	304	54	18%
3 Bedrooms	115	29	25%
4 Bedrooms & Greater	35	11	31%
TOTAL*	546	102	19%

SnapStats®	April	May	Variance
Inventory	494	546	11%
Solds	77	102	32%
Sale Price	\$529,000	\$471,225	-11%
Sale Price SQFT	\$426	\$376	-12%
Sale to List Price Ratio	100%	97%	-3%
Days on Market	13	19	46%

*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

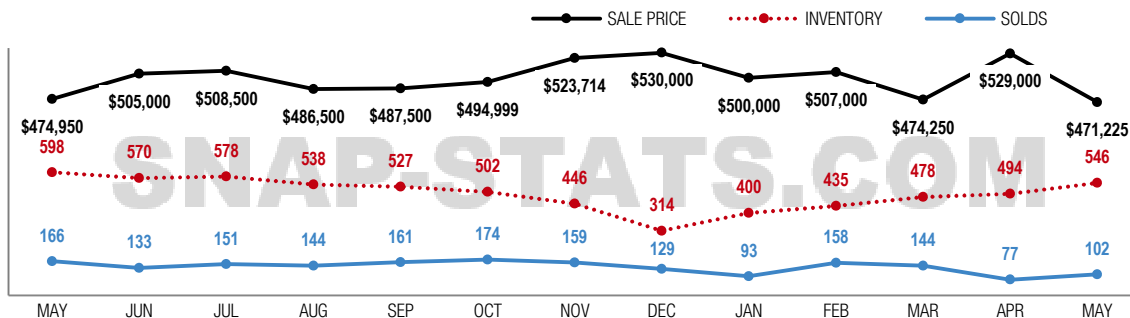
SnapStats®	Inventory	Sales	Sales Ratio
Aldergrove	19	3	16%
Brookwood	0	1	NA*
Campbell Valley	0	0	NA
County Line Glen Valley	0	0	NA
Fort Langley	5	1	20%
Langley City	179	32	18%
Murrayville	33	12	36%
Otter District	0	0	NA
Salmon River	3	2	67%
Walnut Grove	55	13	24%
Willoughby Heights	252	38	15%
TOTAL*	546	102	19%

Market Summary

- Market Type Indicator **LANGLEY 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** \$700,000 to \$800,000 with average 24% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$600,000 to \$700,000, Aldergrove, Langley City, Willoughby Heights and up to 1 bedrooms
- Sellers Best Bet** Selling homes in Murrayville, Walnut Grove and minimum 4 bedrooms

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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	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	10	3	30%
600,001 – 700,000	24	10	42%
700,001 – 800,000	57	15	26%
800,001 – 900,000	69	11	16%
900,001 – 1,000,000	44	6	14%
1,000,001 – 1,250,000	53	7	13%
1,250,001 – 1,500,000	25	1	4%
1,500,001 – 1,750,000	9	0	NA
1,750,001 – 2,000,000	8	0	NA
2,000,001 – 2,250,000	3	1	33%
2,250,001 – 2,500,000	0	0	NA
2,500,001 – 2,750,000	2	0	NA
2,750,001 – 3,000,000	1	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	1	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	307	55	18%

2 Bedrooms & Less	11	2	18%
3 to 4 Bedrooms	147	32	22%
5 to 6 Bedrooms	120	18	15%
7 Bedrooms & More	29	3	10%
TOTAL*	307	55	18%

SnapStats®	April	May	Variance
Inventory	274	307	12%
Solds	41	55	34%
Sale Price	\$811,000	\$795,000	-2%
Sale Price SQFT	\$316	\$306	-3%
Sale to List Price Ratio	99%	99%	0%
Days on Market	11	13	18%

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

Community DETACHED HOUSES

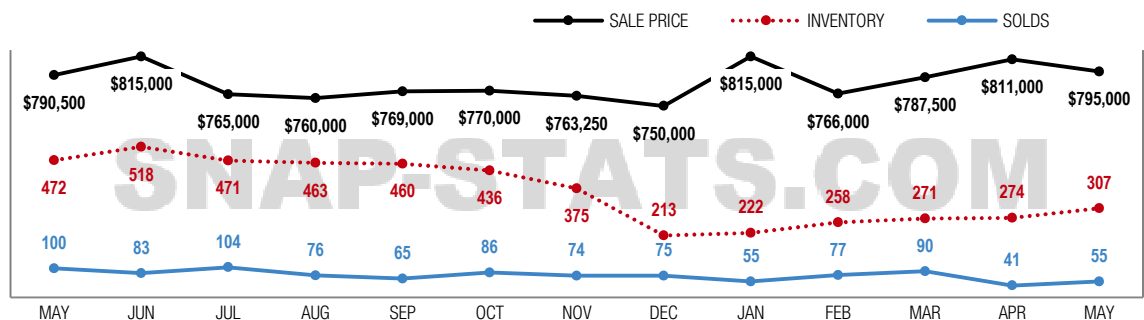
SnapStats®	Inventory	Sales	Sales Ratio
Abbotsford East	142	29	20%
Abbotsford West	73	12	16%
Aberdeen	31	2	6%
Bradner	0	0	NA
Central Abbotsford	35	10	29%
Matsqui	1	0	NA
Poplar	18	1	6%
Sumas Mountain	6	0	NA
Sumas Prairie	1	1	100%
TOTAL*	307	55	18%

Market Summary

- Market Type Indicator **ABBOTSFORD DETACHED**: Balanced Market at 18% Sales Ratio average (1.8 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 42% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.25 mil to \$1.5 mil, Aberdeen, Poplar 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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Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	10	5	50%
200,001 – 300,000	108	22	20%
300,001 – 400,000	96	14	15%
400,001 – 500,000	93	20	22%
500,001 – 600,000	57	8	14%
600,001 – 700,000	27	0	NA
700,001 – 800,000	6	1	17%
800,001 – 900,000	2	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*	400	70	18%

0 to 1 Bedroom	58	9	16%
2 Bedrooms	236	40	17%
3 Bedrooms	82	16	20%
4 Bedrooms & Greater	24	5	21%
TOTAL*	400	70	18%

SnapStats®	April	May	Variance
Inventory	369	400	8%
Solds	63	70	11%
Sale Price	\$348,000	\$341,200	-2%
Sale Price SQFT	\$295	\$296	0%
Sale to List Price Ratio	97%	99%	2%
Days on Market	25	37	48%

*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

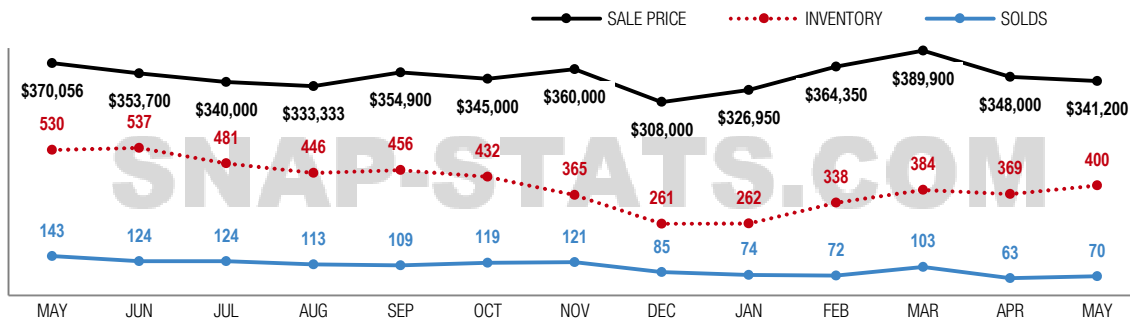
SnapStats®	Inventory	Sales	Sales Ratio
Abbotsford East	46	8	17%
Abbotsford West	155	24	15%
Aberdeen	5	1	20%
Bradner	0	0	NA
Central Abbotsford	182	31	17%
Matsqui	0	0	NA
Poplar	12	6	50%
Sumas Mountain	0	0	NA
Sumas Prairie	0	0	NA
TOTAL*	400	70	18%

Market Summary

- Market Type Indicator **ABBOTSFORD ATTACHED**: Balanced Market at 18% Sales Ratio average (1.8 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band** \$100,000 to \$200,000 with average 50% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$500,000 to \$600,000, Abbotsford East / West / Central and up to 2 bedroom properties
- Sellers Best Bet** Selling homes in Poplar and minimum 3 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	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	0	0	NA
300,001 – 400,000	2	0	NA
400,001 – 500,000	10	3	30%
500,001 – 600,000	16	3	19%
600,001 – 700,000	29	6	21%
700,001 – 800,000	28	6	21%
800,001 – 900,000	41	2	5%
900,001 – 1,000,000	15	1	7%
1,000,001 – 1,250,000	12	1	8%
1,250,001 – 1,500,000	7	0	NA
1,500,001 – 1,750,000	2	0	NA
1,750,001 – 2,000,000	4	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*	169	22	13%

2 Bedrooms & Less	13	5	38%
3 to 4 Bedrooms	84	9	11%
5 to 6 Bedrooms	61	8	13%
7 Bedrooms & More	11	0	NA
TOTAL*	169	22	13%

SnapStats®	April	May	Variance
Inventory	152	169	11%
Solds	28	22	-21%
Sale Price	\$667,750	\$679,000	2%
Sale Price SQFT	\$282	\$304	8%
Sale to List Price Ratio	100%	99%	-1%
Days on Market	17	14	-18%

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

Community DETACHED HOUSES

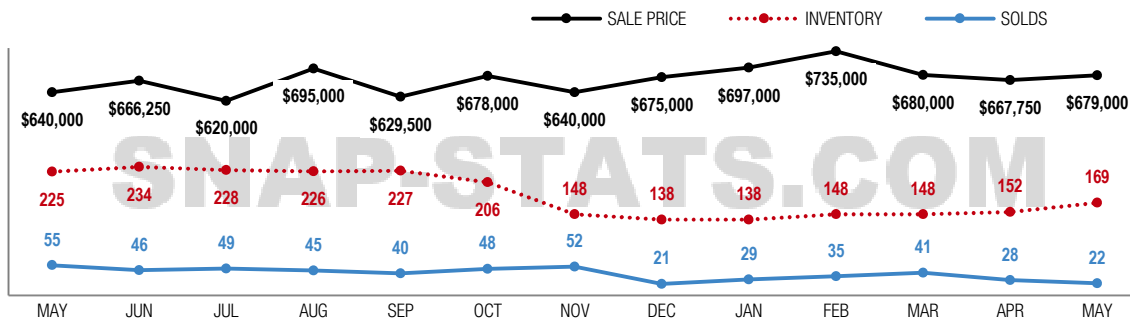
SnapStats®	Inventory	Sales	Sales Ratio
Dewdney Deroche	4	0	NA
Durieu	2	0	NA
Hatzic	14	2	14%
Hemlock	3	0	NA
Lake Errock	11	2	18%
Mission	124	17	14%
Mission West	9	1	11%
Stave Falls	2	0	NA
Steelhead	0	0	NA
TOTAL*	169	22	13%

Market Summary

- Market Type Indicator **MISSION DETACHED**: Balanced Market at 13% Sales Ratio average (1.3 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band** \$400,000 to \$500,000 with average 30% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$800,000 to \$900,000, Mission West and 3 to 4 bedroom properties
- Sellers Best Bet** Selling homes in Lake Errock and up to 2 bedroom properties

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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	13	0	NA
300,001 – 400,000	12	3	25%
400,001 – 500,000	5	3	60%
500,001 – 600,000	10	0	NA
600,001 – 700,000	4	1	25%
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*	45	7	16%

0 to 1 Bedroom	3	0	NA
2 Bedrooms	23	5	22%
3 Bedrooms	15	1	7%
4 Bedrooms & Greater	4	1	25%
TOTAL*	45	7	16%

SnapStats®	April	May	Variance
Inventory	47	45	-4%
Solds	5	7	40%
Sale Price	\$549,900	\$430,000	-22%
Sale Price SQFT	\$252	\$264	5%
Sale to List Price Ratio	100%	98%	-2%
Days on Market	90	52	-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

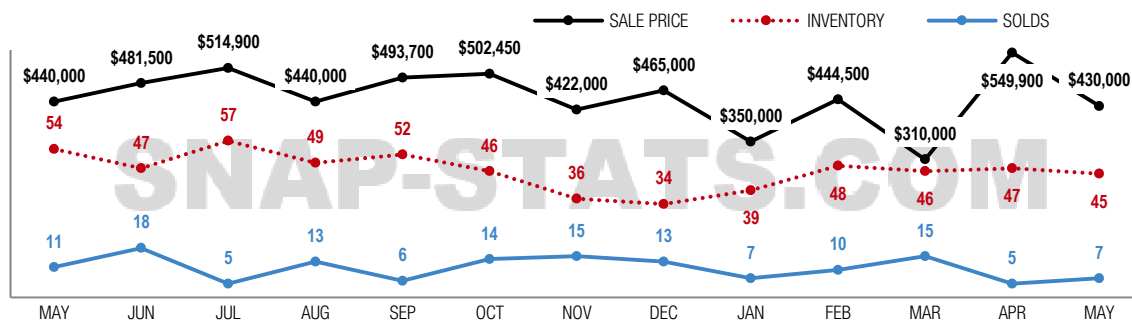
SnapStats®	Inventory	Sales	Sales Ratio
Dewdney Deroche	0	0	NA
Durieu	0	0	NA
Hatzic	0	0	NA
Hemlock	3	0	NA
Lake Errock	0	0	NA
Mission	41	7	17%
Mission West	1	0	NA
Stave Falls	0	0	NA
Steelhead	0	0	NA
TOTAL*	45	7	16%

Market Summary

- Market Type Indicator **MISSION ATTACHED**: 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** \$300,000 to \$500,000 with 6 sales
- Buyers Best Bet** Homes with 3 bedrooms
- Sellers Best Bet** Selling homes in Mission and 2 bedroom properties

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13 Month Market Trend



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