

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	0	0	NA
500,001 – 600,000	2	0	NA
600,001 – 700,000	5	2	40%
700,001 – 800,000	27	12	44%
800,001 – 900,000	79	29	37%
900,001 – 1,000,000	104	43	41%
1,000,001 – 1,250,000	184	45	24%
1,250,001 – 1,500,000	212	22	10%
1,500,001 – 1,750,000	83	8	10%
1,750,001 – 2,000,000	48	3	6%
2,000,001 – 2,250,000	19	1	5%
2,250,001 – 2,500,000	7	0	NA
2,500,001 – 2,750,000	5	0	NA
2,750,001 – 3,000,000	3	1	33%
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*	784	166	21%

2 Bedrooms & Less	21	2	10%
3 to 4 Bedrooms	230	72	31%
5 to 6 Bedrooms	261	58	22%
7 Bedrooms & More	272	34	13%
TOTAL*	784	166	21%

SnapStats®	May	June	Variance
Inventory	648	784	21%
Solds	73	166	127%
Sale Price	\$955,000	\$994,500	4%
Sale Price SQFT	\$384	\$390	2%
Sale to List Price Ratio	96%	100%	4%
Days on Market	29	15	-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 DETACHED HOUSES

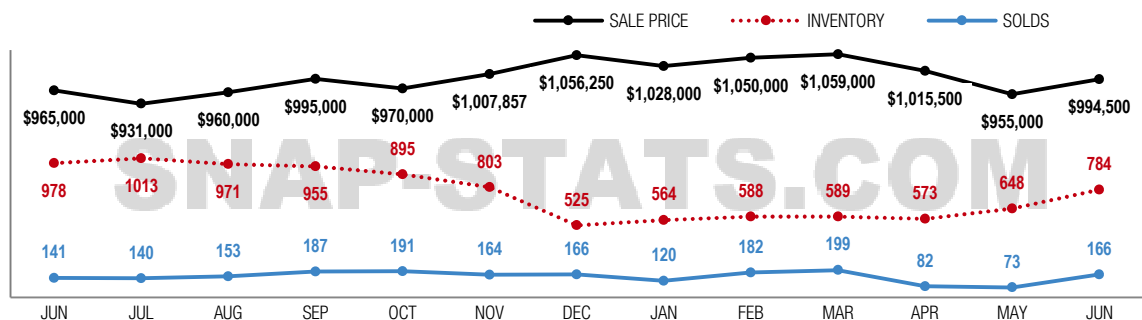
SnapStats®	Inventory	Sales	Sales Ratio
Bear Creek Green Timbers	47	17	36%
Bolivar Heights	49	15	31%
Bridgeview	13	1	8%
Cedar Hills	52	8	15%
East Newton	93	20	22%
Fleetwood Tynehead	90	23	26%
Fraser Heights	76	11	14%
Guildford	28	1	4%
Panorama Ridge	85	10	12%
Port Kells	3	0	NA
Queen Mary Park	44	18	41%
Royal Heights	11	4	36%
Sullivan Station	60	13	22%
West Newton	80	20	25%
Whalley	53	5	9%
TOTAL*	784	166	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 100% of list price
- Most Active Price Band** \$700,000 to \$800,000 with average 44% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.75 mil to \$2.25 mil, Bridgeview, Guildford, Whalley and up to 2 bedroom properties
- Sellers Best Bet** Selling homes in Bear Creek Green Timbers, Queen Mary Park, Royal Heights 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	44	12	27%
300,001 – 400,000	190	66	35%
400,001 – 500,000	233	67	29%
500,001 – 600,000	177	66	37%
600,001 – 700,000	160	42	26%
700,001 – 800,000	47	10	21%
800,001 – 900,000	14	6	43%
900,001 – 1,000,000	15	1	7%
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*	880	270	31%

0 to 1 Bedroom	190	61	32%
2 Bedrooms	346	97	28%
3 Bedrooms	246	73	30%
4 Bedrooms & Greater	98	39	40%
TOTAL*	880	270	31%

SnapStats®	May	June	Variance
Inventory	777	880	13%
Solds	123	270	120%
Sale Price	\$475,000	\$489,000	3%
Sale Price SQFT	\$404	\$414	2%
Sale to List Price Ratio	97%	98%	1%
Days on Market	30	17	-43%

*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

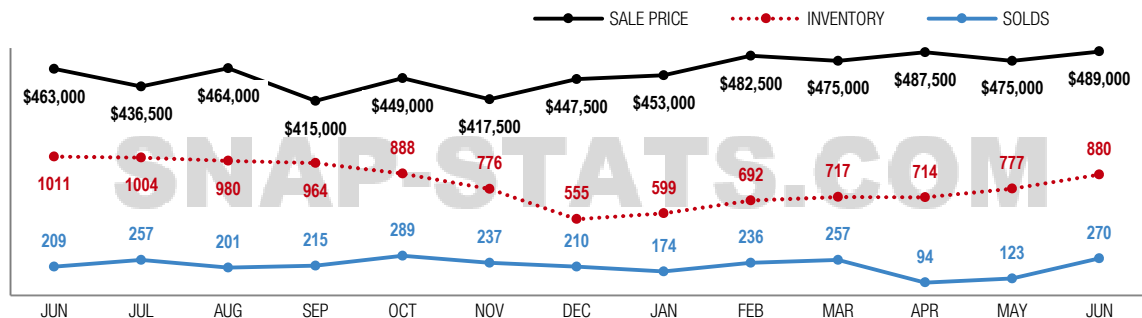
SnapStats®	Inventory	Sales	Sales Ratio
Bear Creek Green Timbers	6	5	83%
Bolivar Heights	7	1	14%
Bridgeview	1	1	100%
Cedar Hills	6	2	33%
East Newton	80	16	20%
Fleetwood Tynehead	67	34	51%
Fraser Heights	16	2	13%
Guildford	124	37	30%
Panorama Ridge	27	10	37%
Port Kells	0	0	NA
Queen Mary Park	58	17	29%
Royal Heights	1	1	100%
Sullivan Station	87	42	48%
West Newton	101	22	22%
Whalley	299	80	27%
TOTAL*	880	270	31%

Market Summary

- Market Type Indicator **SURREY ATTACHED**: Sellers Market at 31% Sales Ratio average (3.1 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band** \$800,000 to \$900,000 with average 43% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$900,000 to \$1 mil, East Newton, Fraser Heights and 2 bedrooms
- Sellers Best Bet** Selling homes in Bear Creek Green Timbers, Fleetwood Tynehead, Sullivan Station and minimum 4 bedrooms

**With minimum inventory of 10 in most instances

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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	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	1	50%
800,001 – 900,000	6	3	50%
900,001 – 1,000,000	21	8	38%
1,000,001 – 1,250,000	72	34	47%
1,250,001 – 1,500,000	124	19	15%
1,500,001 – 1,750,000	65	8	12%
1,750,001 – 2,000,000	57	13	23%
2,000,001 – 2,250,000	34	6	18%
2,250,001 – 2,500,000	34	5	15%
2,500,001 – 2,750,000	18	0	NA
2,750,001 – 3,000,000	25	1	4%
3,000,001 – 3,500,000	16	0	NA
3,500,001 – 4,000,000	10	0	NA
4,000,001 & Greater	27	1	4%
TOTAL*	511	99	19%

2 Bedrooms & Less	23	8	35%
3 to 4 Bedrooms	232	58	25%
5 to 6 Bedrooms	210	30	14%
7 Bedrooms & More	46	3	7%
TOTAL*	511	99	19%

SnapStats®	May	June	Variance
Inventory	494	511	3%
Solds	40	99	148%
Sale Price	\$1,380,000	\$1,350,000	-2%
Sale Price SQFT	\$417	\$476	14%
Sale to List Price Ratio	96%	100%	4%
Days on Market	21	19	-10%

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Community DETACHED HOUSES

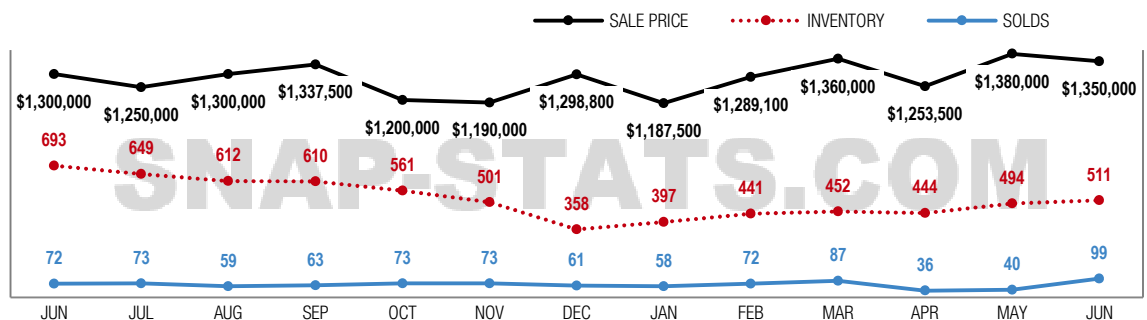
SnapStats®	Inventory	Sales	Sales Ratio
Crescent Beach Ocean Park	63	17	27%
Elgin Chantrell	53	13	25%
Grandview	73	9	12%
Hazelmere	1	0	NA
King George Corridor	68	14	21%
Morgan Creek	48	8	17%
Pacific Douglas	41	5	12%
Sunnyside Park	49	12	24%
White Rock	115	21	18%
TOTAL*	511	99	19%

Market Summary

- Market Type Indicator **S SURREY WHITE ROCK 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** \$1 mil to \$1.25 mil with average 47% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes minimum \$2.75 mil, Grandview, Pacific Douglas and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Crescent Beach Ocean Park and up to 2 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	9	9	100%
300,001 – 400,000	35	23	66%
400,001 – 500,000	98	28	29%
500,001 – 600,000	86	23	27%
600,001 – 700,000	89	30	34%
700,001 – 800,000	69	12	17%
800,001 – 900,000	56	3	5%
900,001 – 1,000,000	26	6	23%
1,000,001 – 1,250,000	34	8	24%
1,250,001 – 1,500,000	9	2	22%
1,500,001 – 1,750,000	9	1	11%
1,750,001 – 2,000,000	3	2	67%
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	1	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	0	0	NA
3,000,001 – 3,500,000	1	0	NA
3,500,001 – 4,000,000	1	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	526	147	28%

0 to 1 Bedroom	44	20	45%
2 Bedrooms	289	66	23%
3 Bedrooms	117	38	32%
4 Bedrooms & Greater	76	23	30%
TOTAL*	526	147	28%

SnapStats®	May	June	Variance
Inventory	502	526	5%
Solds	72	147	104%
Sale Price	\$557,950	\$583,000	4%
Sale Price SQFT	\$412	\$454	10%
Sale to List Price Ratio	101%	97%	-4%
Days on Market	37	21	-43%

*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

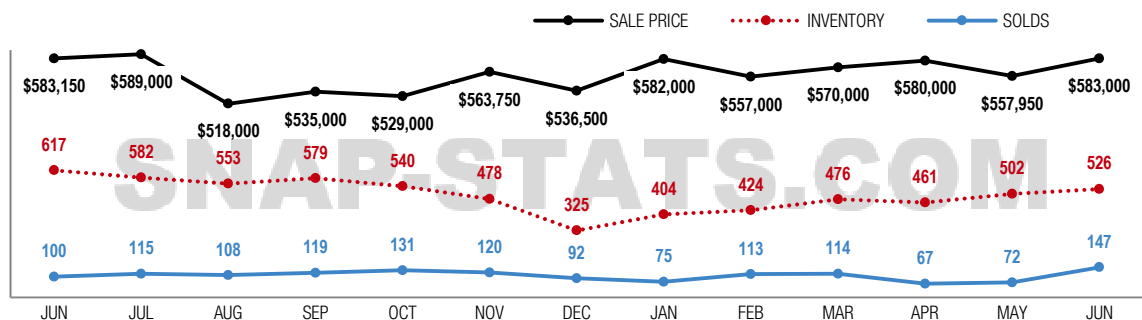
SnapStats®	Inventory	Sales	Sales Ratio
Crescent Beach Ocean Park	13	3	23%
Elgin Chantrell	16	3	19%
Grandview	117	43	37%
Hazelmere	1	0	NA
King George Corridor	95	28	29%
Morgan Creek	59	12	20%
Pacific Douglas	31	5	16%
Sunnyside Park	37	13	35%
White Rock	157	40	25%
TOTAL*	526	147	28%

Market Summary

- Market Type Indicator **S SURREY WHITE ROCK ATTACHED**: Sellers Market at 28% Sales Ratio average (2.8 in 10 homes selling rate)
- Homes are selling on average 3% below list price
- Most Active Price Band** \$200,000 to \$300,000 with average 100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$800,000 to \$900,000, Elgin Chantrell, Morgan Creek, Pacific Douglas and 2 bedroom properties
- Sellers Best Bet** Selling homes in Grandview, Sunnyside Park and up to 1 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	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	3	75%
800,001 – 900,000	21	10	48%
900,001 – 1,000,000	28	15	54%
1,000,001 – 1,250,000	45	10	22%
1,250,001 – 1,500,000	25	4	16%
1,500,001 – 1,750,000	11	0	NA
1,750,001 – 2,000,000	7	0	NA
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	1	1	100%
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*	143	43	30%

2 Bedrooms & Less	1	0	NA
3 to 4 Bedrooms	71	28	39%
5 to 6 Bedrooms	58	14	24%
7 Bedrooms & More	13	1	8%
TOTAL*	143	43	30%

SnapStats®	May	June	Variance
Inventory	116	143	23%
Solds	14	43	207%
Sale Price	\$919,750	\$963,000	5%
Sale Price SQFT	\$419	\$409	-2%
Sale to List Price Ratio	97%	98%	1%
Days on Market	14	10	-29%

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

Community DETACHED HOUSES

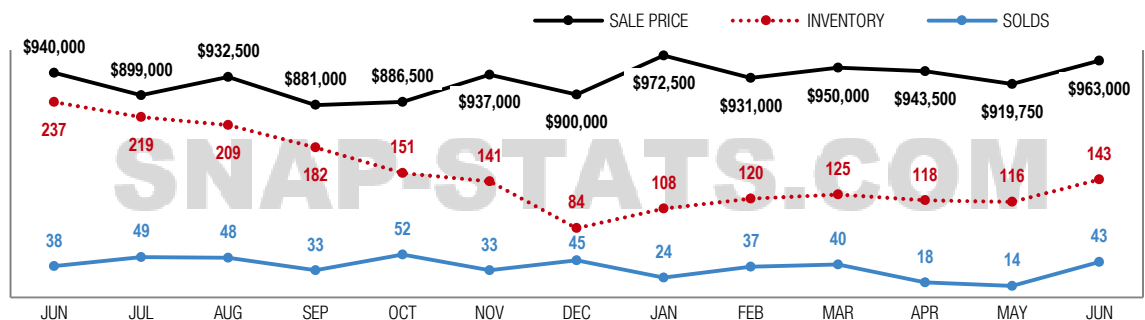
SnapStats®	Inventory	Sales	Sales Ratio
Annieville	29	11	38%
Nordel	46	13	28%
Scottsdale	40	7	18%
Sunshine Hills Woods	28	12	43%
TOTAL*	143	43	30%

Market Summary

- Market Type Indicator **NORTH DELTA DETACHED**: Sellers Market at 30% Sales Ratio average (3 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band** \$900,000 to \$1 mil with average 54% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.25 mil to \$1.5 mil, Scottsdale and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Annieville, Sunshine Hills Woods and 3 to 4 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	0	0	NA
200,001 – 300,000	6	1	17%
300,001 – 400,000	7	0	NA
400,001 – 500,000	12	3	25%
500,001 – 600,000	21	7	33%
600,001 – 700,000	17	3	18%
700,001 – 800,000	7	0	NA
800,001 – 900,000	5	0	NA
900,001 – 1,000,000	1	1	100%
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*	77	15	19%

0 to 1 Bedroom	10	2	20%
2 Bedrooms	37	5	14%
3 Bedrooms	26	8	31%
4 Bedrooms & Greater	4	0	NA
TOTAL*	77	15	19%

SnapStats®	May	June	Variance
Inventory	63	77	22%
Solds	9	15	67%
Sale Price	\$574,000	\$539,888	-6%
Sale Price SQFT	\$552	\$409	-26%
Sale to List Price Ratio	99%	96%	-3%
Days on Market	33	14	-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 CONDOS & TOWNHOMES

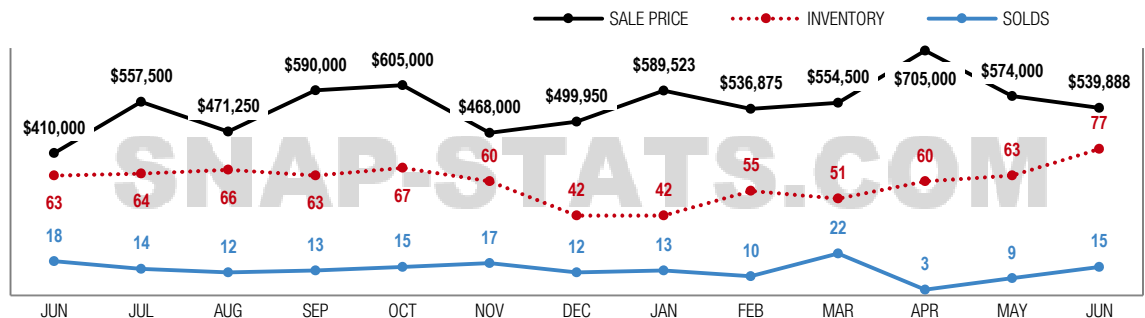
SnapStats®	Inventory	Sales	Sales Ratio
Annieville	32	3	9%
Nordel	9	6	67%
Scottsdale	24	4	17%
Sunshine Hills Woods	12	2	17%
TOTAL*	77	15	19%

Market Summary

- Market Type Indicator **NORTH DELTA ATTACHED**: Balanced Market at 19% Sales Ratio average (1.9 in 10 homes selling rate)
- Homes are selling on average 4% below list price
- Most Active Price Band** \$500,000 to \$600,000 with average 33% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$600,000 to \$700,000, Annieville and 2 bedroom properties
- Sellers Best Bet** Selling homes in Nordel 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	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	0	NA
800,001 – 900,000	14	8	57%
900,001 – 1,000,000	32	18	56%
1,000,001 – 1,250,000	52	14	27%
1,250,001 – 1,500,000	18	7	39%
1,500,001 – 1,750,000	20	1	5%
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	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*	149	48	32%

2 Bedrooms & Less	8	0	NA
3 to 4 Bedrooms	49	23	47%
5 to 6 Bedrooms	54	23	43%
7 Bedrooms & More	38	2	5%
TOTAL*	149	48	32%

SnapStats®	May	June	Variance
Inventory	123	149	21%
Solds	27	48	78%
Sale Price	\$1,125,000	\$980,000	-13%
Sale Price SQFT	\$357	\$358	0%
Sale to List Price Ratio	96%	97%	1%
Days on Market	31	13	-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

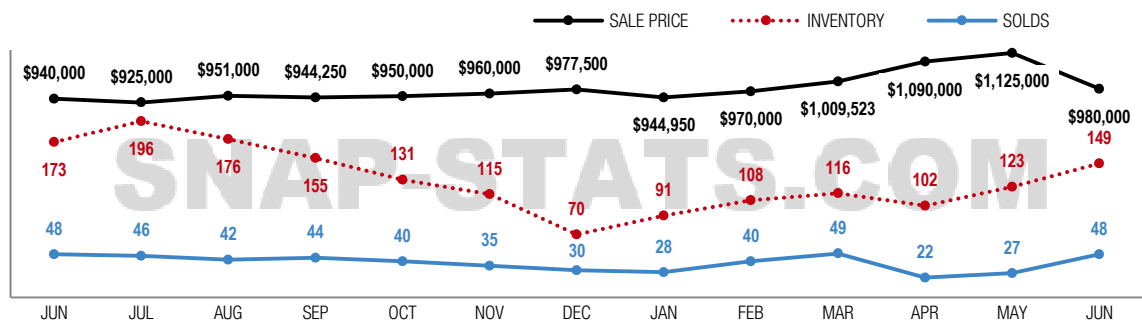
SnapStats®	Inventory	Sales	Sales Ratio
Clayton	29	7	24%
Cloverdale	119	41	34%
Serpentine	1	0	NA
TOTAL*	149	48	32%

Market Summary

- Market Type Indicator **CLOVERDALE DETACHED**: Sellers Market at 32% Sales Ratio average (3.2 in 10 homes selling rate)
- Homes are selling on average 3% below list price
- Most Active Price Band** \$800,000 to \$1 mil with average 57% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.5 mil to \$1.75 mil, Clayton and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Cloverdale 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	5	0	NA
300,001 – 400,000	26	8	31%
400,001 – 500,000	43	12	28%
500,001 – 600,000	33	26	79%
600,001 – 700,000	57	18	32%
700,001 – 800,000	17	4	24%
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*	181	69	38%

0 to 1 Bedroom	21	4	19%
2 Bedrooms	71	28	39%
3 Bedrooms	65	27	42%
4 Bedrooms & Greater	24	10	42%
TOTAL*	181	69	38%

SnapStats®	May	June	Variance
Inventory	144	181	26%
Solds	31	69	123%
Sale Price	\$555,000	\$542,000	-2%
Sale Price SQFT	\$393	\$381	-3%
Sale to List Price Ratio	101%	99%	-2%
Days on Market	14	10	-29%

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

Community CONDOS & TOWNHOMES

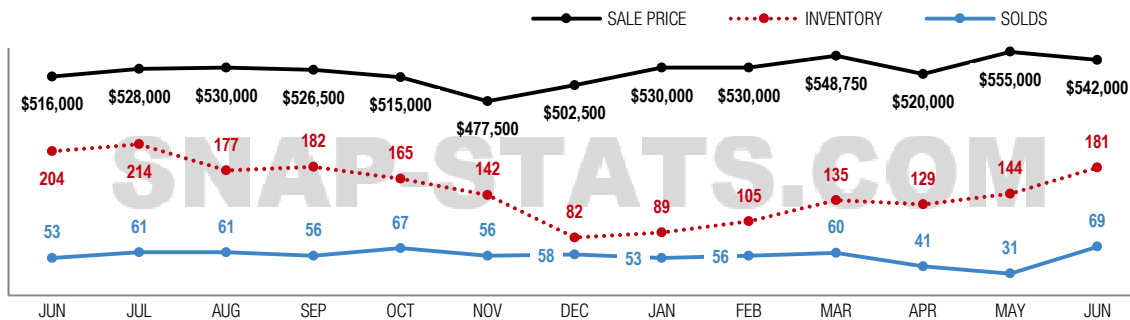
SnapStats®	Inventory	Sales	Sales Ratio
Clayton	101	44	44%
Cloverdale	80	25	31%
Serpentine	0	0	NA
TOTAL*	181	69	38%

Market Summary

- Market Type Indicator **CLOVERDALE ATTACHED**: Sellers Market at 38% Sales Ratio average (3.8 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band** \$500,000 to \$600,000 with average 79% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$700,000 to \$800,000, Cloverdale and up to 1 bedroom properties
- Sellers Best Bet** Selling homes in Clayton and minimum 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	3	3	100%
700,001 – 800,000	14	15	107%*
800,001 – 900,000	30	20	67%
900,001 – 1,000,000	45	34	76%
1,000,001 – 1,250,000	78	43	55%
1,250,001 – 1,500,000	48	13	27%
1,500,001 – 1,750,000	17	5	29%
1,750,001 – 2,000,000	17	1	6%
2,000,001 – 2,250,000	3	3	100%
2,250,001 – 2,500,000	10	4	40%
2,500,001 – 2,750,000	2	0	NA
2,750,001 – 3,000,000	5	0	NA
3,000,001 – 3,500,000	1	1	100%
3,500,001 – 4,000,000	8	0	NA
4,000,001 & Greater	4	0	NA
TOTAL*	285	142	50%

2 Bedrooms & Less	14	5	36%
3 to 4 Bedrooms	145	86	59%
5 to 6 Bedrooms	100	47	47%
7 Bedrooms & More	26	4	15%
TOTAL*	285	142	50%

SnapStats®	May	June	Variance
Inventory	305	285	-7%
Solds	59	142	141%
Sale Price	\$999,000	\$998,450	0%
Sale Price SQFT	\$382	\$408	7%
Sale to List Price Ratio	100%	100%	0%
Days on Market	14	12	-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 DETACHED HOUSES

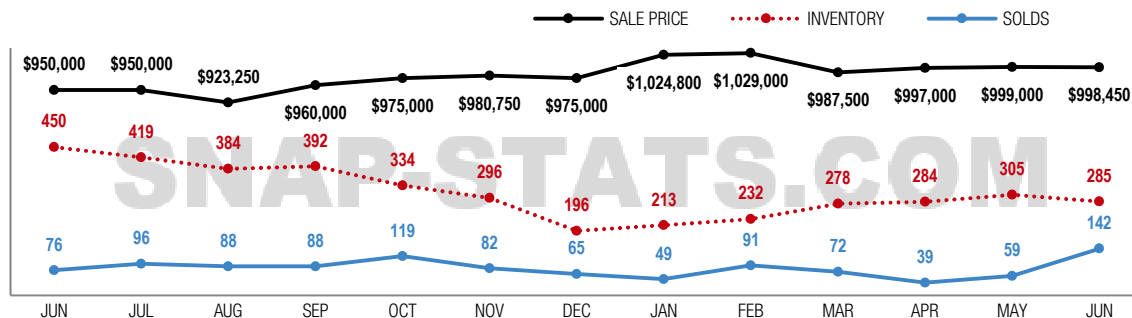
SnapStats®	Inventory	Sales	Sales Ratio
Aldergrove	28	11	39%
Brookwood	48	20	42%
Campbell Valley	10	3	30%
County Line Glen Valley	2	1	50%
Fort Langley	11	8	73%
Langley City	54	18	33%
Murrayville	18	9	50%
Otter District	1	0	NA
Salmon River	14	5	36%
Walnut Grove	42	36	86%
Willoughby Heights	57	31	54%
TOTAL*	285	142	50%

Market Summary

- Market Type Indicator **LANGLEY DETACHED**: Sellers Market at 50% Sales Ratio average (5 in 10 homes selling rate)
- Homes are selling on average 100% of list price
- Most Active Price Band** \$700,000 to \$800,000 with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.75 mil to \$2 mil, Campbell Valley, Langley City and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Fort Langley, Murrayville, Walnut Grove, Willoughby Heights and 3 to 4 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	17	6	35%
300,001 – 400,000	137	49	36%
400,001 – 500,000	153	56	37%
500,001 – 600,000	178	46	26%
600,001 – 700,000	115	22	19%
700,001 – 800,000	38	9	24%
800,001 – 900,000	9	3	33%
900,001 – 1,000,000	6	3	50%
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*	654	194	30%

0 to 1 Bedroom	113	26	23%
2 Bedrooms	332	101	30%
3 Bedrooms	170	48	28%
4 Bedrooms & Greater	39	19	49%
TOTAL*	654	194	30%

SnapStats®	May	June	Variance
Inventory	546	654	20%
Solds	102	194	90%
Sale Price	\$471,225	\$488,950	4%
Sale Price SQFT	\$376	\$418	11%
Sale to List Price Ratio	97%	98%	1%
Days on Market	19	16	-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 CONDOS & TOWNHOMES

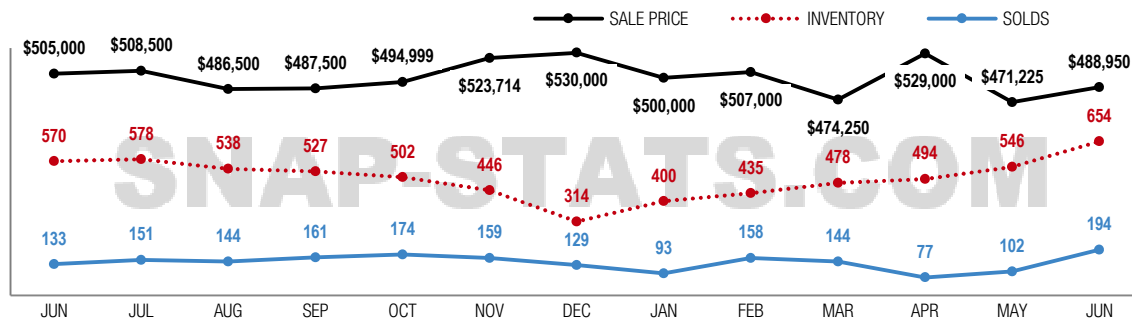
SnapStats®	Inventory	Sales	Sales Ratio
Aldergrove	20	7	35%
Brookwood	0	0	NA
Campbell Valley	0	0	NA
County Line Glen Valley	0	0	NA
Fort Langley	5	2	40%
Langley City	195	63	32%
Murrayville	42	17	40%
Otter District	0	0	NA
Salmon River	3	2	67%
Walnut Grove	58	23	40%
Willoughby Heights	331	80	24%
TOTAL*	654	194	30%

Market Summary

- Market Type Indicator **LANGLEY ATTACHED**: Sellers Market at 30% Sales Ratio average (3 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band** \$200,000 to \$500,000 with average 36% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$600,000 to \$700,000, Willoughby Heights and up to 1 bedroom properties
- Sellers Best Bet** Selling homes in Murrayville, Walnut Grove and minimum 4 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	1	NA*
500,001 – 600,000	7	9	129%*
600,001 – 700,000	27	17	63%
700,001 – 800,000	76	31	41%
800,001 – 900,000	71	23	32%
900,001 – 1,000,000	54	12	22%
1,000,001 – 1,250,000	56	17	30%
1,250,001 – 1,500,000	24	2	8%
1,500,001 – 1,750,000	10	3	30%
1,750,001 – 2,000,000	4	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	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	0	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	335	115	34%

2 Bedrooms & Less	14	5	36%
3 to 4 Bedrooms	154	57	37%
5 to 6 Bedrooms	135	46	34%
7 Bedrooms & More	32	7	22%
TOTAL*	335	115	34%

SnapStats®	May	June	Variance
Inventory	307	335	9%
Solds	55	115	109%
Sale Price	\$795,000	\$797,500	0%
Sale Price SQFT	\$306	\$302	-1%
Sale to List Price Ratio	99%	100%	1%
Days on Market	13	11	-15%

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

Community DETACHED HOUSES

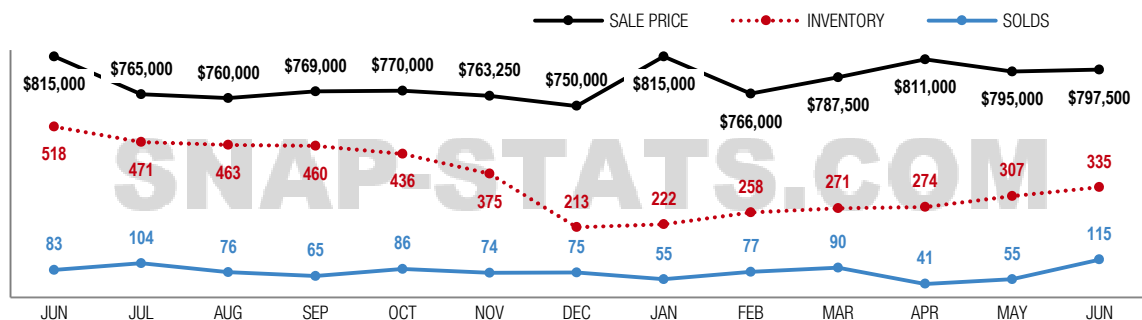
SnapStats®	Inventory	Sales	Sales Ratio
Abbotsford East	136	52	38%
Abbotsford West	95	34	36%
Aberdeen	34	8	24%
Bradner	0	0	NA
Central Abbotsford	41	12	29%
Matsqui	2	1	50%
Poplar	18	8	44%
Sumas Mountain	7	0	NA
Sumas Prairie	2	0	NA
TOTAL*	335	115	34%

Market Summary

- Market Type Indicator **ABBOTSFORD DETACHED**: Sellers Market at 34% Sales Ratio average (3.4 in 10 homes selling rate)
- Homes are selling on average 100% of list price
- Most Active Price Band** \$500,000 to \$600,000 with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.25 mil to \$1.5 mil, Aberdeen, Central Abbotsford and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Poplar 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	17	4	24%
200,001 – 300,000	106	35	33%
300,001 – 400,000	98	43	44%
400,001 – 500,000	102	37	36%
500,001 – 600,000	60	23	38%
600,001 – 700,000	20	5	25%
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*	412	148	36%

0 to 1 Bedroom	53	8	15%
2 Bedrooms	248	94	38%
3 Bedrooms	82	39	48%
4 Bedrooms & Greater	29	7	24%
TOTAL*	412	148	36%

SnapStats®	May	June	Variance
Inventory	400	412	3%
Solds	70	148	111%
Sale Price	\$341,200	\$379,950	11%
Sale Price SQFT	\$296	\$326	10%
Sale to List Price Ratio	99%	98%	-1%
Days on Market	37	17	-54%

*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

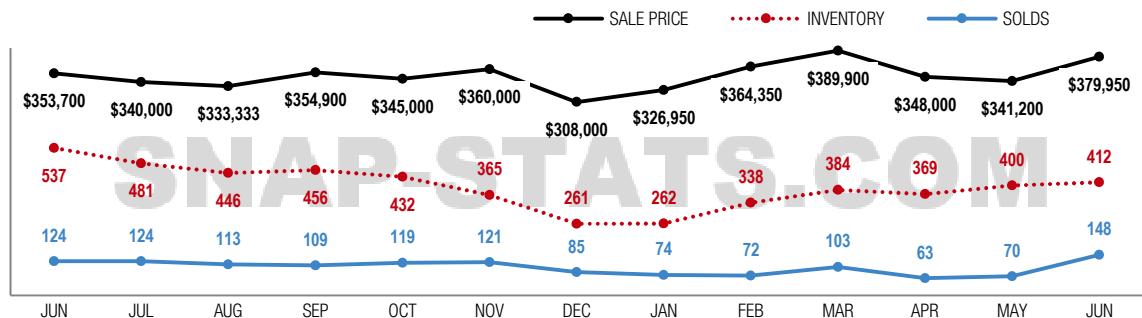
SnapStats®	Inventory	Sales	Sales Ratio
Abbotsford East	47	20	43%
Abbotsford West	157	57	36%
Aberdeen	5	3	60%
Bradner	0	0	NA
Central Abbotsford	185	60	32%
Matsqui	0	0	NA
Poplar	18	8	44%
Sumas Mountain	0	0	NA
Sumas Prairie	0	0	NA
TOTAL*	412	148	36%

Market Summary

- Market Type Indicator **ABBOTSFORD ATTACHED**: Sellers Market at 36% Sales Ratio average (3.6 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band** \$300,000 to \$400,000 with average 44% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$100,000 to \$200,000, Abbotsford West, Central Abbotsford and up to 1 bedroom properties
- Sellers Best Bet** Selling homes in Abbotsford East, Poplar 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	3	0	NA
400,001 – 500,000	9	2	22%
500,001 – 600,000	19	7	37%
600,001 – 700,000	29	15	52%
700,001 – 800,000	28	11	39%
800,001 – 900,000	42	7	17%
900,001 – 1,000,000	14	0	NA
1,000,001 – 1,250,000	13	1	8%
1,250,001 – 1,500,000	11	0	NA
1,500,001 – 1,750,000	2	0	NA
1,750,001 – 2,000,000	6	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	2	0	NA
TOTAL*	180	43	24%

2 Bedrooms & Less	20	1	5%
3 to 4 Bedrooms	86	26	30%
5 to 6 Bedrooms	62	15	24%
7 Bedrooms & More	12	1	8%
TOTAL*	180	43	24%

SnapStats®	May	June	Variance
Inventory	169	180	7%
Solds	22	43	95%
Sale Price	\$679,000	\$695,000	2%
Sale Price SQFT	\$304	\$285	-6%
Sale to List Price Ratio	99%	98%	-1%
Days on Market	14	16	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 DETACHED HOUSES

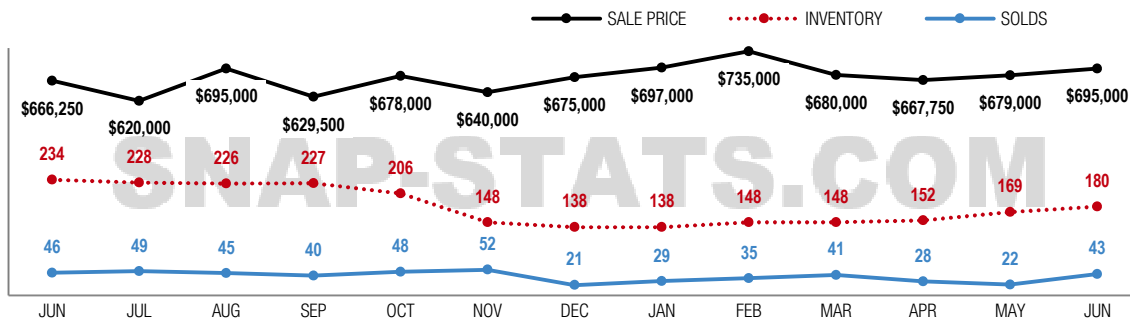
SnapStats®	Inventory	Sales	Sales Ratio
Dewdney Deroche	2	2	100%
Durieu	1	0	NA
Hatzic	16	2	13%
Hemlock	4	0	NA
Lake Errock	14	4	29%
Mission	127	34	27%
Mission West	12	1	8%
Stave Falls	4	0	NA
Steelhead	0	0	NA
TOTAL*	180	43	24%

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 2% below list price
- Most Active Price Band** \$600,000 to \$700,000 with average 52% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$800,000 to \$900,000, Hatzic, Mission West and up to 2 bedroom properties
- Sellers Best Bet** Selling homes in Lake Errock, Mission and 3 to 4 bedroom properties

**With minimum inventory of 10 in most instances

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SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	2	0	NA
200,001 – 300,000	9	4	44%
300,001 – 400,000	11	3	27%
400,001 – 500,000	10	2	20%
500,001 – 600,000	11	4	36%
600,001 – 700,000	2	2	100%
700,001 – 800,000	0	0	NA
800,001 – 900,000	0	0	NA
900,001 – 1,000,000	0	0	NA
1,000,001 – 1,250,000	0	0	NA
1,250,001 – 1,500,000	0	0	NA
1,500,001 – 1,750,000	0	0	NA
1,750,001 – 2,000,000	0	0	NA
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	0	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	0	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	45	15	33%

0 to 1 Bedroom	2	1	50%
2 Bedrooms	23	5	22%
3 Bedrooms	16	7	44%
4 Bedrooms & Greater	4	2	50%
TOTAL*	45	15	33%

SnapStats®	May	June	Variance
Inventory	45	45	0%
Solds	7	15	114%
Sale Price	\$430,000	\$430,000	0%
Sale Price SQFT	\$264	\$277	5%
Sale to List Price Ratio	98%	96%	-2%
Days on Market	52	82	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 CONDOS & TOWNHOMES

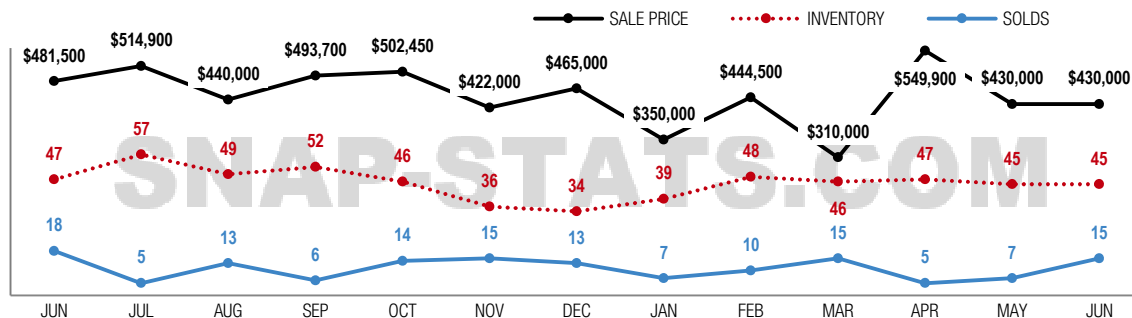
SnapStats®	Inventory	Sales	Sales Ratio
Dewdney Deroche	0	0	NA
Durieu	0	0	NA
Hatzic	0	0	NA
Hemlock	4	1	25%
Lake Errock	0	0	NA
Mission	39	14	36%
Mission West	2	0	NA
Stave Falls	0	0	NA
Steelhead	0	0	NA
TOTAL*	45	15	33%

Market Summary

- Market Type Indicator **MISSION ATTACHED**: Sellers Market at 33% Sales Ratio average (3.3 in 10 homes selling rate)
- Homes are selling on average 4% below list price
- Most Active Price Band** \$200,000 to \$300,000 with average 44% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$400,000 to \$500,000 and 2 bedroom properties
- Sellers Best Bet** Selling homes in Mission and 3 bedroom properties

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