

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	0	0	NA
300,001 – 400,000	0	0	NA
400,001 – 500,000	0	1	NA*
500,001 – 600,000	1	0	NA
600,001 – 700,000	6	1	17%
700,001 – 800,000	34	10	29%
800,001 – 900,000	71	40	56%
900,001 – 1,000,000	120	53	44%
1,000,001 – 1,250,000	203	100	49%
1,250,001 – 1,500,000	221	50	23%
1,500,001 – 1,750,000	105	17	16%
1,750,001 – 2,000,000	50	3	6%
2,000,001 – 2,250,000	22	3	14%
2,250,001 – 2,500,000	11	0	NA
2,500,001 – 2,750,000	10	0	NA
2,750,001 – 3,000,000	4	0	NA
3,000,001 – 3,500,000	2	0	NA
3,500,001 – 4,000,000	2	0	NA
4,000,001 & Greater	2	0	NA
TOTAL*	864	278	32%

2 Bedrooms & Less	27	3	11%
3 to 4 Bedrooms	259	98	38%
5 to 6 Bedrooms	291	108	37%
7 Bedrooms & More	287	69	24%
TOTAL*	864	278	32%

SnapStats®	July	August	Variance
Inventory	791	864	9%
Solds	260	278	7%
Sale Price	\$1,053,000	\$1,080,500	3%
Sale Price SQFT	\$386	\$390	1%
Sale to List Price Ratio	98%	98%	0%
Days on Market	14	18	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

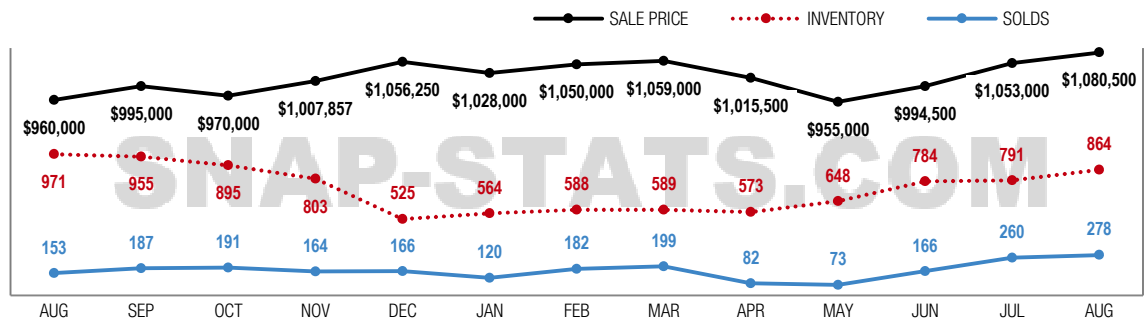
SnapStats®	Inventory	Sales	Sales Ratio
Bear Creek Green Timbers	56	21	38%
Bolivar Heights	63	22	35%
Bridgeview	16	1	6%
Cedar Hills	45	16	36%
East Newton	104	30	29%
Fleetwood Tynehead	99	37	37%
Fraser Heights	64	35	55%
Guildford	42	2	5%
Panorama Ridge	86	37	43%
Port Kells	4	0	NA
Queen Mary Park	53	17	32%
Royal Heights	14	2	14%
Sullivan Station	66	15	23%
West Newton	90	31	34%
Whalley	62	12	19%
TOTAL*	864	278	32%

Market Summary

- Market Type Indicator **SURREY DETACHED**: Sellers Market at 32% Sales Ratio average (3.2 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 56% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.75 mil to \$2 mil, Bridgeview, Guildford, Royal Heights and up to 2 bedroom properties
- Sellers Best Bet** Selling homes in Fraser Heights, Panorama Ridge and 3 to 6 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



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Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	35	20	57%
300,001 – 400,000	246	63	26%
400,001 – 500,000	280	59	21%
500,001 – 600,000	247	69	28%
600,001 – 700,000	187	62	33%
700,001 – 800,000	61	9	15%
800,001 – 900,000	19	8	42%
900,001 – 1,000,000	7	3	43%
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*	1083	293	27%

0 to 1 Bedroom	214	67	31%
2 Bedrooms	442	99	22%
3 Bedrooms	311	86	28%
4 Bedrooms & Greater	116	41	35%
TOTAL*	1083	293	27%

SnapStats®	July	August	Variance
Inventory	979	1083	11%
Solds	296	293	-1%
Sale Price	\$499,750	\$514,000	3%
Sale Price SQFT	\$419	\$416	-1%
Sale to List Price Ratio	98%	99%	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 CONDOS & TOWNHOMES

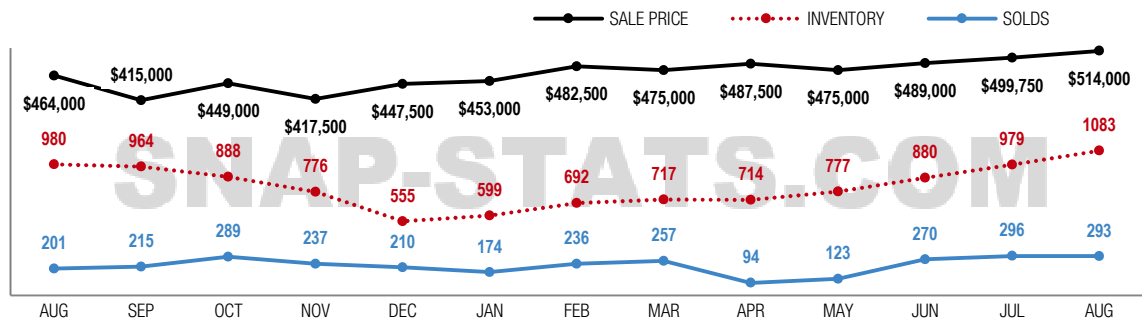
SnapStats®	Inventory	Sales	Sales Ratio
Bear Creek Green Timbers	13	3	23%
Bolivar Heights	11	4	36%
Bridgeview	4	0	NA
Cedar Hills	3	2	67%
East Newton	94	27	29%
Fleetwood Tynehead	103	39	38%
Fraser Heights	10	7	70%
Guildford	161	32	20%
Panorama Ridge	32	13	41%
Port Kells	0	0	NA
Queen Mary Park	76	12	16%
Royal Heights	1	0	NA
Sullivan Station	81	43	53%
West Newton	124	17	14%
Whalley	370	94	25%
TOTAL*	1083	293	27%

Market Summary

- Market Type Indicator **SURREY ATTACHED**: Sellers Market at 27% Sales Ratio average (2.7 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band** \$200,000 to \$300,000 with average 57% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$700,000 to \$800,000, Queen Mary Park, West Newton and 2 bedroom properties
- Sellers Best Bet** Selling homes in Fraser Heights, Sullivan Station and minimum 4 bedroom properties

**With minimum inventory of 10 in most instances

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Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	0	0	NA
300,001 – 400,000	0	0	NA
400,001 – 500,000	0	0	NA
500,001 – 600,000	0	0	NA
600,001 – 700,000	0	0	NA
700,001 – 800,000	1	0	NA
800,001 – 900,000	4	3	75%
900,001 – 1,000,000	14	8	57%
1,000,001 – 1,250,000	71	32	45%
1,250,001 – 1,500,000	142	26	18%
1,500,001 – 1,750,000	69	15	22%
1,750,001 – 2,000,000	68	10	15%
2,000,001 – 2,250,000	37	6	16%
2,250,001 – 2,500,000	44	2	5%
2,500,001 – 2,750,000	24	1	4%
2,750,001 – 3,000,000	27	3	11%
3,000,001 – 3,500,000	21	3	14%
3,500,001 – 4,000,000	18	0	NA
4,000,001 & Greater	28	1	4%
TOTAL*	568	110	19%

2 Bedrooms & Less	26	5	19%
3 to 4 Bedrooms	253	63	25%
5 to 6 Bedrooms	228	39	17%
7 Bedrooms & More	61	3	5%
TOTAL*	568	110	19%

SnapStats®	July	August	Variance
Inventory	550	568	3%
Solds	130	110	-15%
Sale Price	\$1,388,332	\$1,360,000	-2%
Sale Price SQFT	\$441	\$466	6%
Sale to List Price Ratio	97%	97%	0%
Days on Market	33	26	-21%

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Community DETACHED HOUSES

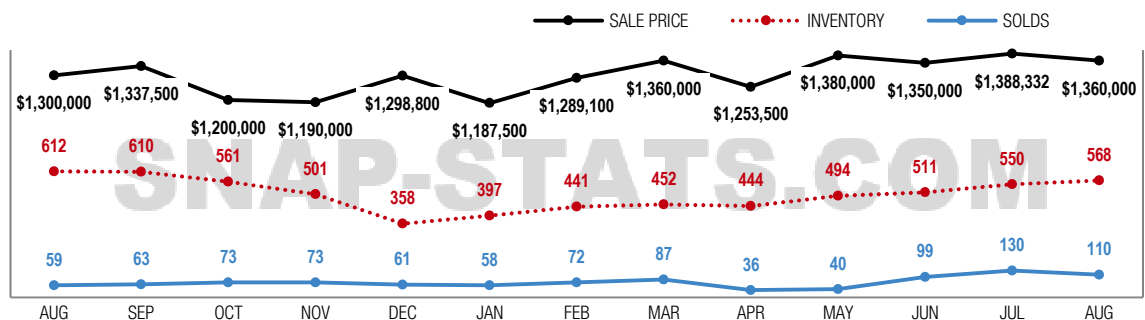
SnapStats®	Inventory	Sales	Sales Ratio
Crescent Beach Ocean Park	81	21	26%
Elgin Chantrell	60	8	13%
Grandview	61	13	21%
Hazelmere	1	0	NA
King George Corridor	69	13	19%
Morgan Creek	51	11	22%
Pacific Douglas	56	16	29%
Sunnyside Park	51	11	22%
White Rock	138	17	12%
TOTAL*	568	110	19%

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 3% below list price
- Most Active Price Band** \$900,000 to \$1 mil with average 57% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$2.5 mil to \$2.75 / \$4 mil plus, Elgin Chantrell, White Rock and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Crescent Beach Ocean Park, Pacific Douglas 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	12	3	25%
300,001 – 400,000	37	20	54%
400,001 – 500,000	104	26	25%
500,001 – 600,000	75	36	48%
600,001 – 700,000	84	41	49%
700,001 – 800,000	69	17	25%
800,001 – 900,000	62	14	23%
900,001 – 1,000,000	27	3	11%
1,000,001 – 1,250,000	30	7	23%
1,250,001 – 1,500,000	11	2	18%
1,500,001 – 1,750,000	8	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	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	3	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	528	169	32%

0 to 1 Bedroom	60	11	18%
2 Bedrooms	289	81	28%
3 Bedrooms	104	57	55%
4 Bedrooms & Greater	75	20	27%
TOTAL*	528	169	32%

SnapStats®	July	August	Variance
Inventory	559	528	-6%
Solds	164	169	3%
Sale Price	\$589,000	\$600,000	2%
Sale Price SQFT	\$454	\$446	-2%
Sale to List Price Ratio	99%	97%	-2%
Days on Market	22	21	-5%

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Community CONDOS & TOWNHOMES

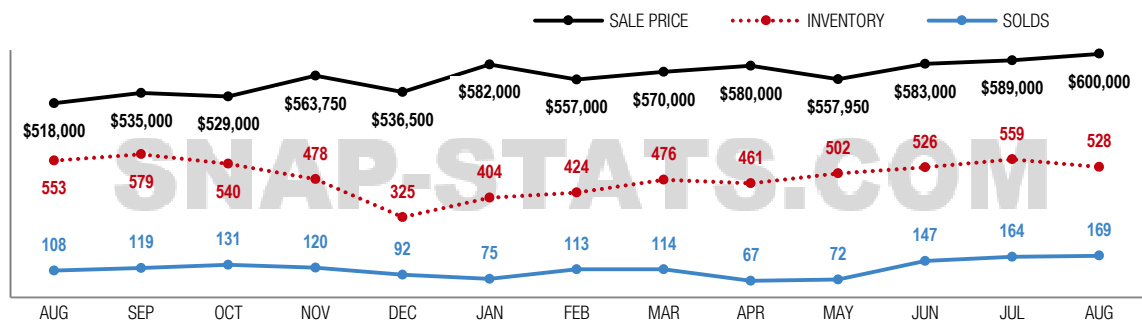
SnapStats®	Inventory	Sales	Sales Ratio
Crescent Beach Ocean Park	7	5	71%
Elgin Chantrell	11	1	9%
Grandview	104	57	55%
Hazelmere	2	0	NA
King George Corridor	114	30	26%
Morgan Creek	52	23	44%
Pacific Douglas	26	6	23%
Sunnyside Park	43	10	23%
White Rock	169	37	22%
TOTAL*	528	169	32%

Market Summary

- Market Type Indicator **S SURREY WHITE ROCK ATTACHED**: 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** \$300,000 to \$400,000 with average 54% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$900,000 to \$1 mil, Elgin Chantrell and up to 1 bedroom properties
- Sellers Best Bet** Selling homes in Grandview, Morgan Creek 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	1	25%
800,001 – 900,000	19	16	84%
900,001 – 1,000,000	26	19	73%
1,000,001 – 1,250,000	48	17	35%
1,250,001 – 1,500,000	28	10	36%
1,500,001 – 1,750,000	8	0	NA
1,750,001 – 2,000,000	9	0	NA
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	1	0	NA
2,500,001 – 2,750,000	1	0	NA
2,750,001 – 3,000,000	0	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	144	63	44%

2 Bedrooms & Less	2	0	NA
3 to 4 Bedrooms	69	31	45%
5 to 6 Bedrooms	58	28	48%
7 Bedrooms & More	15	4	27%
TOTAL*	144	63	44%

SnapStats®	July	August	Variance
Inventory	143	144	1%
Solds	60	63	5%
Sale Price	\$976,500	\$950,000	-3%
Sale Price SQFT	\$423	\$414	-2%
Sale to List Price Ratio	99%	97%	-2%
Days on Market	7	15	114%

*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

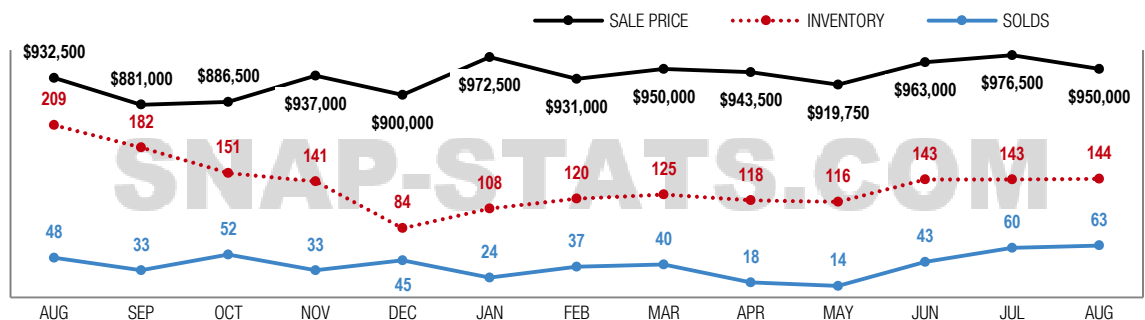
SnapStats®	Inventory	Sales	Sales Ratio
Annieville	35	14	40%
Nordel	44	24	55%
Scottsdale	34	11	32%
Sunshine Hills Woods	31	14	45%
TOTAL*	144	63	44%

Market Summary

- Market Type Indicator **NORTH DELTA DETACHED**: Sellers Market at 44% Sales Ratio average (4.4 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 84% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1 mil to \$1.5 mil, Scottsdale and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Nordel and 3 to 6 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



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SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	4	1	25%
300,001 – 400,000	3	1	33%
400,001 – 500,000	12	3	25%
500,001 – 600,000	31	1	3%
600,001 – 700,000	11	5	45%
700,001 – 800,000	7	4	57%
800,001 – 900,000	2	1	50%
900,001 – 1,000,000	1	2	200%*
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*	71	18	25%

0 to 1 Bedroom	8	1	13%
2 Bedrooms	45	6	13%
3 Bedrooms	12	8	67%
4 Bedrooms & Greater	6	3	50%
TOTAL*	71	18	25%

SnapStats®	July	August	Variance
Inventory	67	71	6%
Solds	19	18	-5%
Sale Price	\$555,000	\$652,500	18%
Sale Price SQFT	\$400	\$459	15%
Sale to List Price Ratio	99%	97%	-2%
Days on Market	19	33	74%

*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

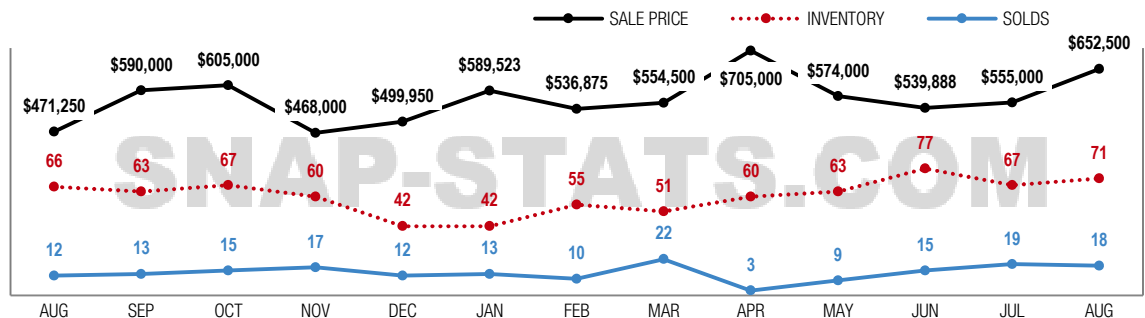
SnapStats®	Inventory	Sales	Sales Ratio
Annieville	23	3	13%
Nordel	8	6	75%
Scottsdale	29	4	14%
Sunshine Hills Woods	11	5	45%
TOTAL*	71	18	25%

Market Summary

- Market Type Indicator **NORTH DELTA ATTACHED**: Sellers Market at 25% Sales Ratio average (2.5 in 10 homes selling rate)
- Homes are selling on average 3% below list price
- Most Active Price Band** \$600,000 to \$700,000 with average 45% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$500,000 to \$600,000, Annieville, Scottsdale and up to 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	2	0	NA
800,001 – 900,000	13	11	85%
900,001 – 1,000,000	31	20	65%
1,000,001 – 1,250,000	47	35	74%
1,250,001 – 1,500,000	19	4	21%
1,500,001 – 1,750,000	26	1	4%
1,750,001 – 2,000,000	6	0	NA
2,000,001 – 2,250,000	5	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	0	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	151	71	47%

2 Bedrooms & Less	4	1	25%
3 to 4 Bedrooms	51	32	63%
5 to 6 Bedrooms	54	31	57%
7 Bedrooms & More	42	7	17%
TOTAL*	151	71	47%

SnapStats®	July	August	Variance
Inventory	172	151	-12%
Solds	69	71	3%
Sale Price	\$1,020,000	\$1,049,000	3%
Sale Price SQFT	\$361	\$403	12%
Sale to List Price Ratio	97%	101%	4%
Days on Market	11	12	9%

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

Community DETACHED HOUSES

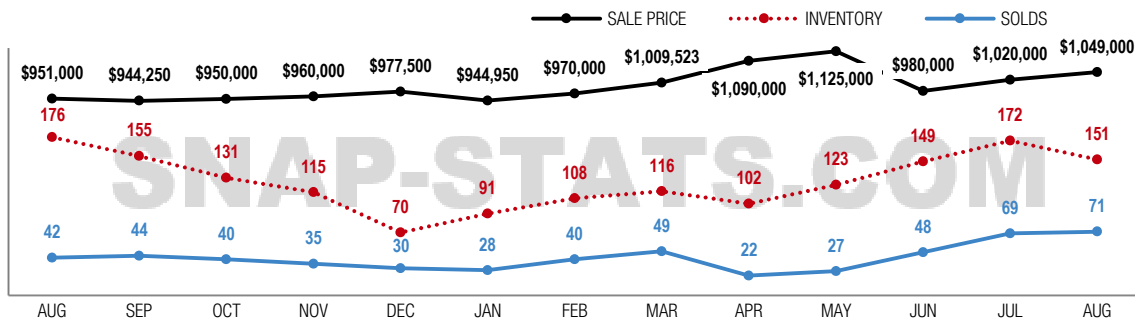
SnapStats®	Inventory	Sales	Sales Ratio
Clayton	31	20	65%
Cloverdale	120	51	43%
Serpentine	0	0	NA
TOTAL*	151	71	47%

Market Summary

- Market Type Indicator **CLOVERDALE DETACHED**: Sellers Market at 47% Sales Ratio average (4.7 in 10 homes selling rate)
- Homes are selling on average 1% above list price
- Most Active Price Band** \$800,000 to \$900,000 with average 85% 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

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SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	1	1	100%
200,001 – 300,000	8	1	13%
300,001 – 400,000	21	19	90%
400,001 – 500,000	32	17	53%
500,001 – 600,000	34	29	85%
600,001 – 700,000	58	31	53%
700,001 – 800,000	17	4	24%
800,001 – 900,000	1	1	100%
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*	172	103	60%

0 to 1 Bedroom	25	15	60%
2 Bedrooms	58	31	53%
3 Bedrooms	65	40	62%
4 Bedrooms & Greater	24	17	71%
TOTAL*	172	103	60%

SnapStats®	July	August	Variance
Inventory	188	172	-9%
Solds	92	103	12%
Sale Price	\$544,000	\$555,000	2%
Sale Price SQFT	\$407	\$397	-2%
Sale to List Price Ratio	99%	101%	2%
Days on Market	11	12	9%

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

Community CONDOS & TOWNHOMES

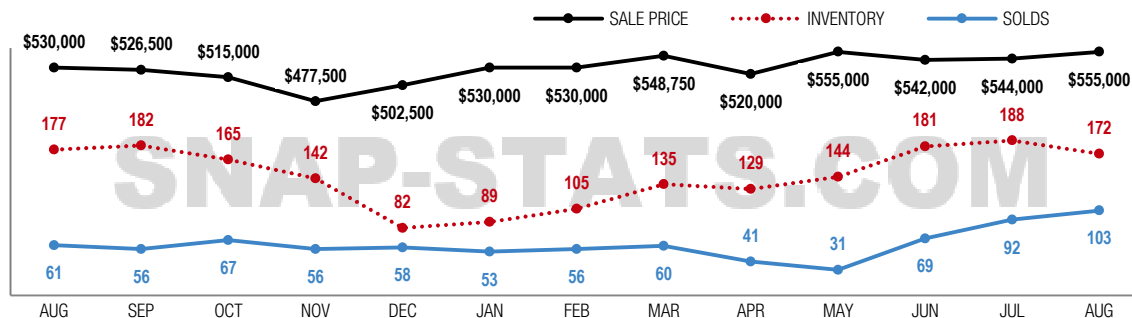
SnapStats®	Inventory	Sales	Sales Ratio
Clayton	95	58	61%
Cloverdale	77	45	58%
Serpentine	0	0	NA
TOTAL*	172	103	60%

Market Summary

- Market Type Indicator **CLOVERDALE ATTACHED**: Sellers Market at 60% Sales Ratio average (6 in 10 homes selling rate)
- Homes are selling on average 1% above list price
- Most Active Price Band** \$300,000 to \$400,000 with average 90% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$200,000 to \$300,000 and 2 bedroom properties
- Sellers Best Bet** Selling homes in Clayton, Cloverdale and minimum 4 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



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Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	1	0	NA
300,001 – 400,000	0	0	NA
400,001 – 500,000	0	0	NA
500,001 – 600,000	1	2	200%*
600,001 – 700,000	6	0	NA
700,001 – 800,000	14	10	71%
800,001 – 900,000	30	22	73%
900,001 – 1,000,000	41	24	59%
1,000,001 – 1,250,000	82	42	51%
1,250,001 – 1,500,000	50	20	40%
1,500,001 – 1,750,000	20	8	40%
1,750,001 – 2,000,000	14	3	21%
2,000,001 – 2,250,000	4	0	NA
2,250,001 – 2,500,000	9	0	NA
2,500,001 – 2,750,000	2	1	50%
2,750,001 – 3,000,000	5	1	20%
3,000,001 – 3,500,000	8	0	NA
3,500,001 – 4,000,000	6	0	NA
4,000,001 & Greater	6	0	NA
TOTAL*	299	133	44%

2 Bedrooms & Less	14	3	21%
3 to 4 Bedrooms	149	71	48%
5 to 6 Bedrooms	115	45	39%
7 Bedrooms & More	21	14	67%
TOTAL*	299	133	44%

SnapStats®	July	August	Variance
Inventory	294	299	2%
Solds	129	133	3%
Sale Price	\$1,015,000	\$1,045,000	3%
Sale Price SQFT	\$424	\$406	-4%
Sale to List Price Ratio	97%	96%	-1%
Days on Market	15	8	-47%

*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

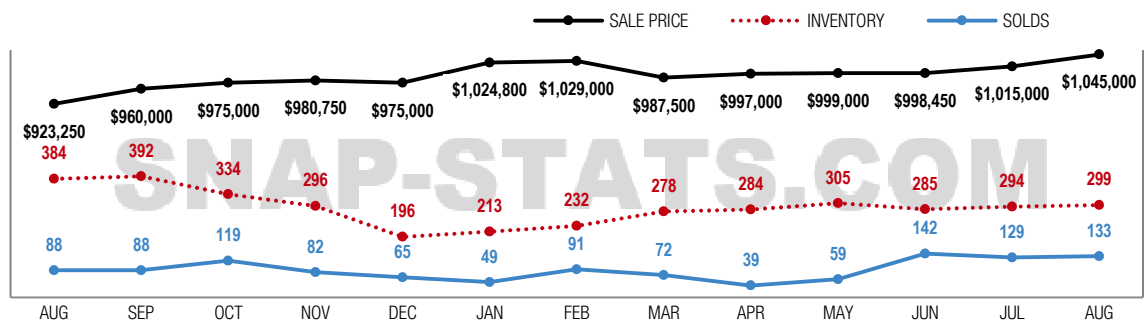
SnapStats®	Inventory	Sales	Sales Ratio
Aldergrove	33	14	42%
Brookwood	46	23	50%
Campbell Valley	15	4	27%
County Line Glen Valley	1	1	100%
Fort Langley	16	7	44%
Langley City	64	11	17%
Murrayville	15	7	47%
Otter District	1	1	100%
Salmon River	17	4	24%
Walnut Grove	36	25	69%
Willoughby Heights	55	36	65%
TOTAL*	299	133	44%

Market Summary

- Market Type Indicator **LANGLEY DETACHED**: Sellers Market at 44% Sales Ratio average (4.4 in 10 homes selling rate)
- Homes are selling on average 4% below list price
- Most Active Price Band** \$700,000 to \$900,000 with average 72% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.75 mil to \$2 mil, Campbell Valley, Langley City, Salmon River and up to 2 bedroom properties
- Sellers Best Bet** Selling homes in Brookwood, Walnut Grove, Willoughby Heights and minimum 7 bedroom properties

**With minimum inventory of 10 in most instances

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Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	12	2	17%
300,001 – 400,000	145	50	34%
400,001 – 500,000	150	42	28%
500,001 – 600,000	177	47	27%
600,001 – 700,000	117	36	31%
700,001 – 800,000	45	13	29%
800,001 – 900,000	9	3	33%
900,001 – 1,000,000	5	3	60%
1,000,001 – 1,250,000	3	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	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*	665	196	29%

0 to 1 Bedroom	110	26	24%
2 Bedrooms	323	92	28%
3 Bedrooms	190	58	31%
4 Bedrooms & Greater	42	20	48%
TOTAL*	665	196	29%

SnapStats®	July	August	Variance
Inventory	645	665	3%
Solds	251	196	-22%
Sale Price	\$504,900	\$512,000	1%
Sale Price SQFT	\$401	\$417	4%
Sale to List Price Ratio	100%	98%	-2%
Days on Market	15	15	0%

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

Community CONDOS & TOWNHOMES

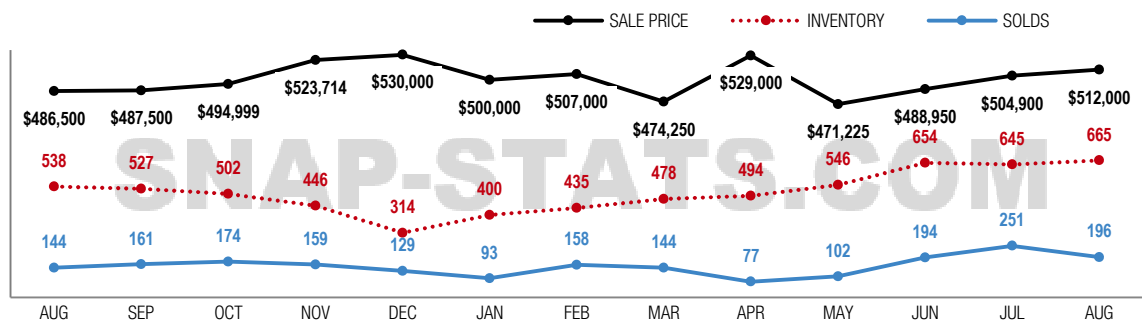
SnapStats®	Inventory	Sales	Sales Ratio
Aldergrove	21	7	33%
Brookwood	0	0	NA
Campbell Valley	0	0	NA
County Line Glen Valley	0	0	NA
Fort Langley	6	3	50%
Langley City	210	54	26%
Murrayville	35	12	34%
Otter District	0	0	NA
Salmon River	2	2	100%
Walnut Grove	53	18	34%
Willoughby Heights	338	100	30%
TOTAL*	665	196	29%

Market Summary

- Market Type Indicator **LANGLEY ATTACHED**: Sellers Market at 29% Sales Ratio average (2.9 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band** \$300,000 to \$400,000 with average 34% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$200,000 to \$300,000, Langley City and up to 1 bedroom properties
- Sellers Best Bet** Selling homes in Aldergrove, Murrayville, Walnut Grove and minimum 4 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	1	0	NA
500,001 – 600,000	4	3	75%
600,001 – 700,000	29	11	38%
700,001 – 800,000	79	54	68%
800,001 – 900,000	71	29	41%
900,001 – 1,000,000	51	24	47%
1,000,001 – 1,250,000	61	18	30%
1,250,001 – 1,500,000	32	4	13%
1,500,001 – 1,750,000	16	2	13%
1,750,001 – 2,000,000	7	1	14%
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	2	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*	357	146	41%

2 Bedrooms & Less	17	4	24%
3 to 4 Bedrooms	162	68	42%
5 to 6 Bedrooms	129	68	53%
7 Bedrooms & More	49	6	12%
TOTAL*	357	146	41%

SnapStats®	July	August	Variance
Inventory	351	357	2%
Solds	142	146	3%
Sale Price	\$839,900	\$825,000	-2%
Sale Price SQFT	\$323	\$332	3%
Sale to List Price Ratio	99%	101%	2%
Days on Market	12	9	-25%

*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

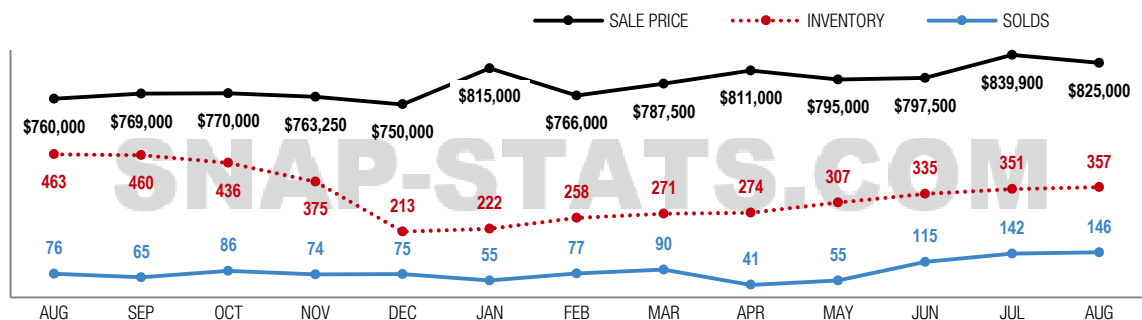
SnapStats®	Inventory	Sales	Sales Ratio
Abbotsford East	124	50	40%
Abbotsford West	125	56	45%
Aberdeen	28	12	43%
Bradner	0	0	NA
Central Abbotsford	57	19	33%
Matsqui	0	2	NA*
Poplar	13	6	46%
Sumas Mountain	7	1	14%
Sumas Prairie	3	0	NA
TOTAL*	357	146	41%

Market Summary

- Market Type Indicator **ABBOTSFORD DETACHED**: Sellers Market at 41% Sales Ratio average (4.1 in 10 homes selling rate)
- Homes are selling on average 1% above list price
- Most Active Price Band** \$700,000 to \$800,000 with average 68% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.25 mil to \$1.75 mil, Central Abbotsford and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Abbotsford East / West, Aberdeen, Poplar and 5 to 6 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	21	5	24%
200,001 – 300,000	119	34	29%
300,001 – 400,000	118	32	27%
400,001 – 500,000	113	38	34%
500,001 – 600,000	55	28	51%
600,001 – 700,000	31	4	13%
700,001 – 800,000	5	3	60%
800,001 – 900,000	1	0	NA
900,001 – 1,000,000	1	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*	465	144	31%

0 to 1 Bedroom	59	16	27%
2 Bedrooms	298	74	25%
3 Bedrooms	87	41	47%
4 Bedrooms & Greater	21	13	62%
TOTAL*	465	144	31%

SnapStats®	July	August	Variance
Inventory	478	465	-3%
Solds	145	144	-1%
Sale Price	\$435,000	\$405,000	-7%
Sale Price SQFT	\$358	\$330	-8%
Sale to List Price Ratio	99%	98%	-1%
Days on Market	17	18	6%

*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

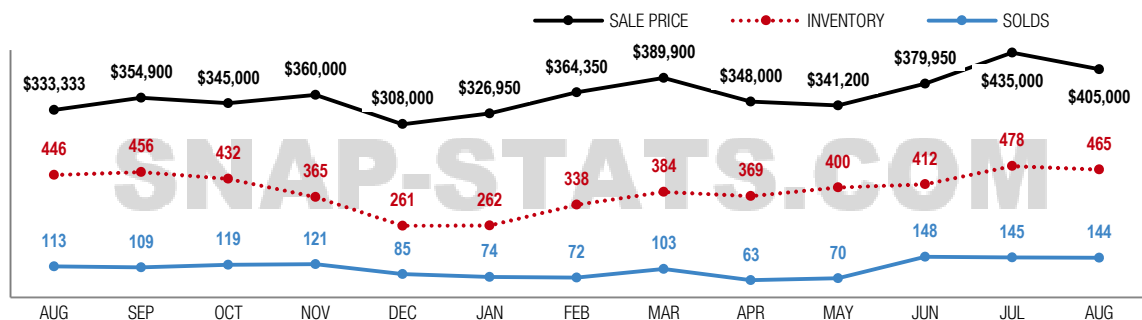
SnapStats®	Inventory	Sales	Sales Ratio
Abbotsford East	46	21	46%
Abbotsford West	186	59	32%
Aberdeen	2	4	200%*
Bradner	0	0	NA
Central Abbotsford	217	53	24%
Matsqui	0	0	NA
Poplar	14	7	50%
Sumas Mountain	0	0	NA
Sumas Prairie	0	0	NA
TOTAL*	465	144	31%

Market Summary

- Market Type Indicator **ABBOTSFORD 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** \$500,000 to \$600,000 with average 51% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$600,000 to \$700,000, Central Abbotsford and up to 2 bedroom properties
- Sellers Best Bet** Selling homes in Abbotsford East, Poplar and minimum 4 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	1	NA*
400,001 – 500,000	8	4	50%
500,001 – 600,000	17	6	35%
600,001 – 700,000	30	19	63%
700,001 – 800,000	21	19	90%
800,001 – 900,000	41	12	29%
900,001 – 1,000,000	13	8	62%
1,000,001 – 1,250,000	22	6	27%
1,250,001 – 1,500,000	6	0	NA
1,500,001 – 1,750,000	1	0	NA
1,750,001 – 2,000,000	3	1	33%
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*	166	76	46%

2 Bedrooms & Less	22	3	14%
3 to 4 Bedrooms	71	39	55%
5 to 6 Bedrooms	61	28	46%
7 Bedrooms & More	12	6	50%
TOTAL*	166	76	46%

SnapStats®	July	August	Variance
Inventory	176	166	-6%
Solds	76	76	0%
Sale Price	\$746,200	\$752,000	1%
Sale Price SQFT	\$332	\$306	-8%
Sale to List Price Ratio	100%	100%	0%
Days on Market	19	17	-11%

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

Community DETACHED HOUSES

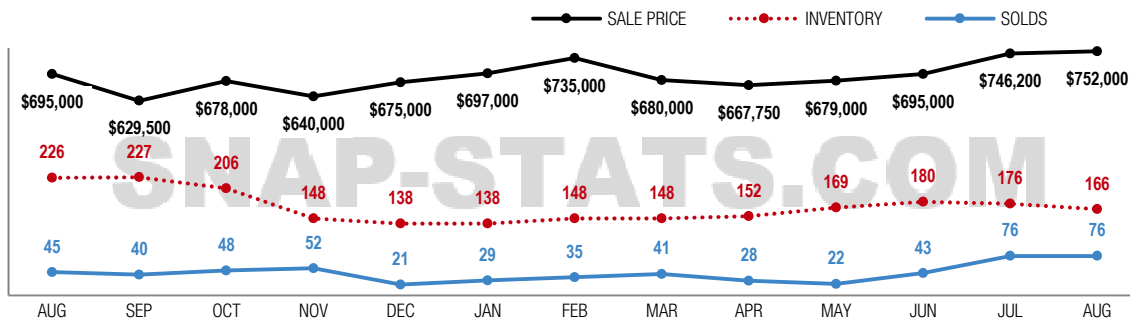
SnapStats®	Inventory	Sales	Sales Ratio
Dewdney Deroche	4	1	25%
Durieu	2	1	50%
Hatzic	12	8	67%
Hemlock	4	1	25%
Lake Errock	11	4	36%
Mission	121	57	47%
Mission West	10	3	30%
Stave Falls	2	1	50%
Steelhead	0	0	NA
TOTAL*	166	76	46%

Market Summary

- Market Type Indicator **MISSION DETACHED**: Sellers Market at 46% Sales Ratio average (4.6 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 90% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1 mil to \$1.25 mil, Hemlock and up to 2 bedroom properties
- Sellers Best Bet** Selling homes in Hatzic 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	2	0	NA
200,001 – 300,000	10	1	10%
300,001 – 400,000	19	2	11%
400,001 – 500,000	8	5	63%
500,001 – 600,000	12	6	50%
600,001 – 700,000	1	1	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*	52	15	29%

0 to 1 Bedroom	2	0	NA
2 Bedrooms	33	3	9%
3 Bedrooms	15	10	67%
4 Bedrooms & Greater	2	2	100%
TOTAL*	52	15	29%

SnapStats®	July	August	Variance
Inventory	59	52	-12%
Solds	18	15	-17%
Sale Price	\$432,500	\$499,000	15%
Sale Price SQFT	\$298	\$254	-15%
Sale to List Price Ratio	98%	100%	2%
Days on Market	26	50	92%

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

Community CONDOS & TOWNHOMES

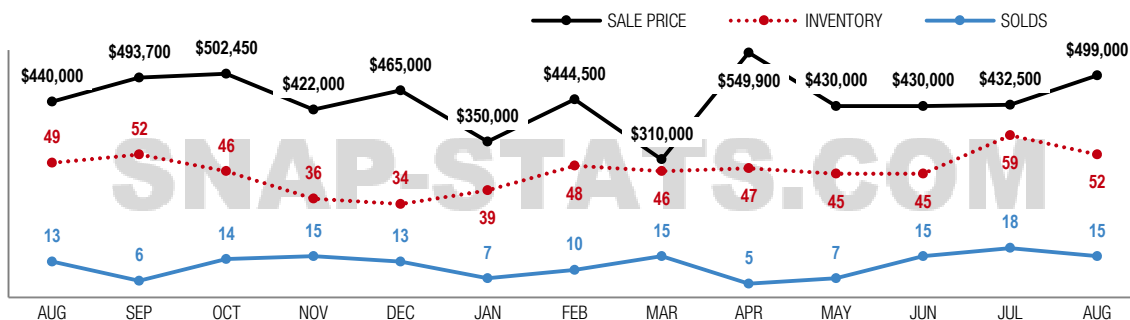
SnapStats®	Inventory	Sales	Sales Ratio
Dewdney Deroche	0	0	NA
Durieu	0	0	NA
Hatzic	0	0	NA
Hemlock	5	0	NA
Lake Errock	0	0	NA
Mission	43	14	33%
Mission West	4	1	25%
Stave Falls	0	0	NA
Steelhead	0	0	NA
TOTAL*	52	15	29%

Market Summary

- Market Type Indicator **MISSION ATTACHED**: Sellers Market at 29% Sales Ratio average (2.9 in 10 homes selling rate)
- Homes are selling on average 100% of list price
- Most Active Price Band** \$400,000 to \$500,000 with average 63% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$200,000 to \$400,000 and 2 bedroom properties
- Sellers Best Bet** Selling homes in Mission and 3 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



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