

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	0	NA
500,001 – 600,000	1	0	NA
600,001 – 700,000	6	0	NA
700,001 – 800,000	28	19	68%
800,001 – 900,000	67	36	54%
900,001 – 1,000,000	105	70	67%
1,000,001 – 1,250,000	199	93	47%
1,250,001 – 1,500,000	220	70	32%
1,500,001 – 1,750,000	106	27	25%
1,750,001 – 2,000,000	65	4	6%
2,000,001 – 2,250,000	24	2	8%
2,250,001 – 2,500,000	13	2	15%
2,500,001 – 2,750,000	5	1	20%
2,750,001 – 3,000,000	6	0	NA
3,000,001 – 3,500,000	1	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	2	0	NA
TOTAL*	848	324	38%

2 Bedrooms & Less	24	8	33%
3 to 4 Bedrooms	234	112	48%
5 to 6 Bedrooms	302	108	36%
7 Bedrooms & More	288	96	33%
TOTAL*	848	324	38%

SnapStats®	August	September	Variance
Inventory	864	848	-2%
Solds	278	324	17%
Sale Price	\$1,080,500	\$1,127,535	4%
Sale Price SQFT	\$390	\$407	4%
Sale to List Price Ratio	98%	103%	5%
Days on Market	18	12	-33%

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

Community DETACHED HOUSES

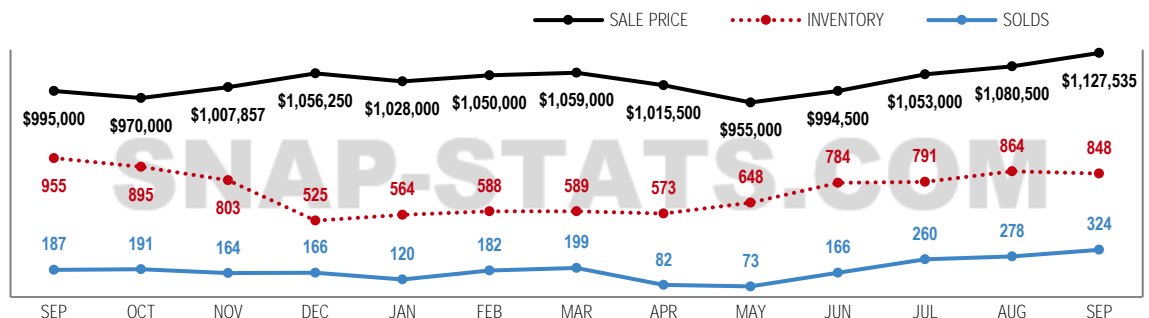
SnapStats®	Inventory	Sales	Sales Ratio
Bear Creek Green Timbers	58	25	43%
Bolivar Heights	62	21	34%
Bridgeview	15	2	13%
Cedar Hills	38	21	55%
East Newton	109	41	38%
Fleetwood Tynehead	91	46	51%
Fraser Heights	56	34	61%
Guildford	36	15	42%
Panorama Ridge	92	34	37%
Port Kells	3	1	33%
Queen Mary Park	52	13	25%
Royal Heights	18	5	28%
Sullivan Station	57	27	47%
West Newton	84	32	38%
Whalley	77	7	9%
TOTAL*	848	324	38%

Market Summary

- Market Type Indicator **SURREY DETACHED**: Sellers Market at 38% Sales Ratio average (3.8 in 10 homes selling rate)
- Homes are selling on average 3% above list price
- Most Active Price Band** \$700,000 to \$800,000 with average 68% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.75 mil to \$2.25 mil, Bridgeview, Whalley and up to 2 / minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Cedar Hills, Fleetwood Tynehead, Fraser 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	33	14	42%
300,001 – 400,000	255	72	28%
400,001 – 500,000	291	78	27%
500,001 – 600,000	248	77	31%
600,001 – 700,000	214	66	31%
700,001 – 800,000	62	16	26%
800,001 – 900,000	17	3	18%
900,001 – 1,000,000	7	5	71%
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*	1127	331	29%

0 to 1 Bedroom	224	61	27%
2 Bedrooms	460	114	25%
3 Bedrooms	309	116	38%
4 Bedrooms & Greater	134	40	30%
TOTAL*	1127	331	29%

SnapStats®	August	September	Variance
Inventory	1083	1127	4%
Solds	293	331	13%
Sale Price	\$514,000	\$504,900	-2%
Sale Price SQFT	\$416	\$420	1%
Sale to List Price Ratio	99%	98%	-1%
Days on Market	16	19	19%

*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

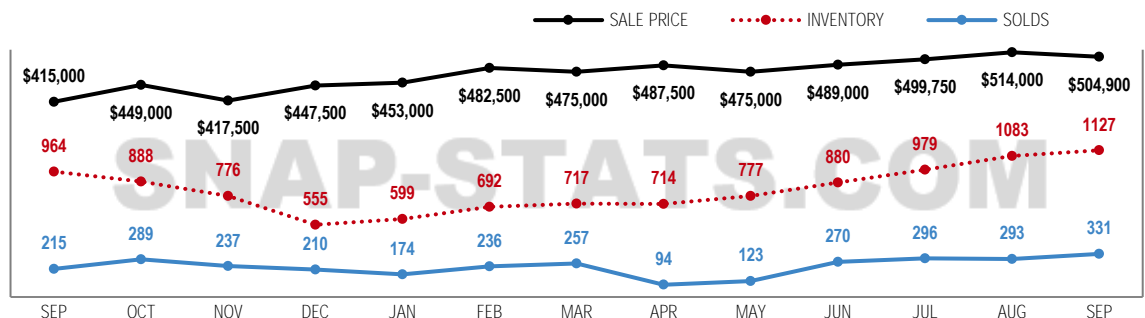
SnapStats®	Inventory	Sales	Sales Ratio
Bear Creek Green Timbers	21	5	24%
Bolivar Heights	11	2	18%
Bridgeview	3	1	33%
Cedar Hills	6	0	NA
East Newton	92	32	35%
Fleetwood Tynehead	105	52	50%
Fraser Heights	18	6	33%
Guildford	165	45	27%
Panorama Ridge	24	11	46%
Port Kells	0	0	NA
Queen Mary Park	82	18	22%
Royal Heights	1	0	NA
Sullivan Station	96	35	36%
West Newton	135	30	22%
Whalley	368	94	26%
TOTAL*	1127	331	29%

Market Summary

- Market Type Indicator **SURREY ATTACHED**: Sellers Market at 29% Sales Ratio average (2.9 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band** \$200,000 to \$300,000 with average 42% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$800,000 to \$900,000, Bolivar Heights, Queen Mary Park, West Newton and up to 2 bedrooms
- Sellers Best Bet** Selling homes in Fleetwood Tynehead, Panorama Ridge and 3 bedrooms

**With minimum inventory of 10 in most instances

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Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	0	0	NA
300,001 – 400,000	0	0	NA
400,001 – 500,000	0	0	NA
500,001 – 600,000	0	0	NA
600,001 – 700,000	0	0	NA
700,001 – 800,000	0	0	NA
800,001 – 900,000	2	3	150%*
900,001 – 1,000,000	15	7	47%
1,000,001 – 1,250,000	73	25	34%
1,250,001 – 1,500,000	133	38	29%
1,500,001 – 1,750,000	78	20	26%
1,750,001 – 2,000,000	75	11	15%
2,000,001 – 2,250,000	39	4	10%
2,250,001 – 2,500,000	49	5	10%
2,500,001 – 2,750,000	16	5	31%
2,750,001 – 3,000,000	31	1	3%
3,000,001 – 3,500,000	21	3	14%
3,500,001 – 4,000,000	24	1	4%
4,000,001 & Greater	25	1	4%
TOTAL*	581	124	21%

2 Bedrooms & Less	27	3	11%
3 to 4 Bedrooms	253	67	26%
5 to 6 Bedrooms	240	43	18%
7 Bedrooms & More	61	11	18%
TOTAL*	581	124	21%

SnapStats®	August	September	Variance
Inventory	568	581	2%
Solds	110	124	13%
Sale Price	\$1,360,000	\$1,420,000	4%
Sale Price SQFT	\$466	\$437	-6%
Sale to List Price Ratio	97%	97%	0%
Days on Market	26	21	-19%

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Community DETACHED HOUSES

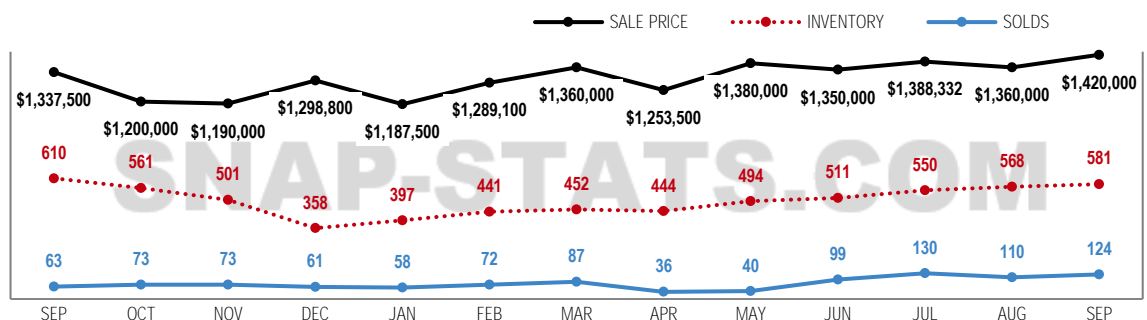
SnapStats®	Inventory	Sales	Sales Ratio
Crescent Beach Ocean Park	78	21	27%
Elgin Chantrell	72	7	10%
Grandview	50	19	38%
Hazelmere	0	0	NA
King George Corridor	79	21	27%
Morgan Creek	47	10	21%
Pacific Douglas	53	11	21%
Sunnyside Park	56	14	25%
White Rock	146	21	14%
TOTAL*	581	124	21%

Market Summary

- Market Type Indicator **S SURREY WHITE ROCK DETACHED**: Sellers Market at 21% Sales Ratio average (2.1 in 10 homes selling rate)
- Homes are selling on average 3% below list price
- Most Active Price Band** \$900,000 to \$1 mil with average 47% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$2.75 mil to \$3 mil, Elgin Chantrell, White Rock and up to 2 bedroom properties
- Sellers Best Bet** Selling homes in Grandview 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	7	7	100%
300,001 – 400,000	31	21	68%
400,001 – 500,000	106	37	35%
500,001 – 600,000	81	32	40%
600,001 – 700,000	99	36	36%
700,001 – 800,000	79	11	14%
800,001 – 900,000	54	15	28%
900,001 – 1,000,000	28	5	18%
1,000,001 – 1,250,000	27	8	30%
1,250,001 – 1,500,000	15	2	13%
1,500,001 – 1,750,000	6	2	33%
1,750,001 – 2,000,000	2	1	50%
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	1	NA*
3,000,001 – 3,500,000	1	1	100%
3,500,001 – 4,000,000	1	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	540	179	33%

0 to 1 Bedroom	58	27	47%
2 Bedrooms	300	89	30%
3 Bedrooms	112	39	35%
4 Bedrooms & Greater	70	24	34%
TOTAL*	540	179	33%

SnapStats®	August	September	Variance
Inventory	528	540	2%
Solds	169	179	6%
Sale Price	\$600,000	\$578,000	-4%
Sale Price SQFT	\$446	\$461	3%
Sale to List Price Ratio	97%	98%	1%
Days on Market	21	20	-5%

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Community CONDOS & TOWNHOMES

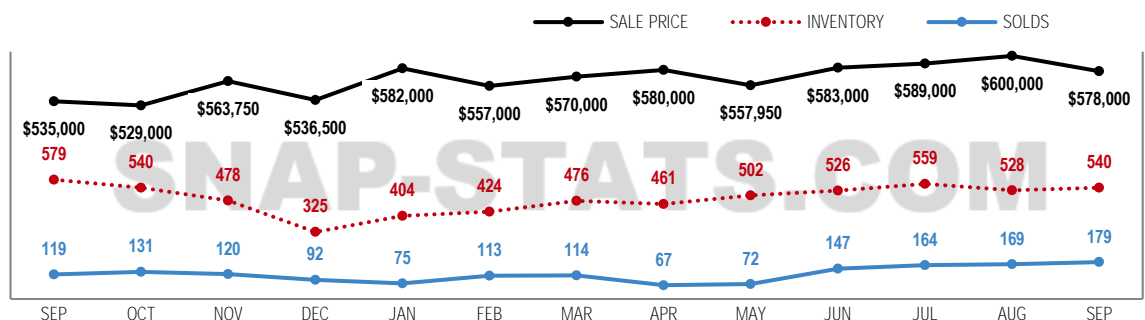
SnapStats®	Inventory	Sales	Sales Ratio
Crescent Beach Ocean Park	7	0	NA
Elgin Chantrell	11	2	18%
Grandview	109	51	47%
Hazelmere	1	1	100%
King George Corridor	140	31	22%
Morgan Creek	54	19	35%
Pacific Douglas	28	3	11%
Sunnyside Park	38	15	39%
White Rock	152	57	38%
TOTAL*	540	179	33%

Market Summary

- Market Type Indicator **S SURREY WHITE ROCK ATTACHED**: Sellers Market at 33% Sales Ratio average (3.3 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 68% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.25 mil to \$1.5 mil, Pacific Douglas and 2 bedroom properties
- Sellers Best Bet** Selling homes in Grandview 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	2	0	NA
800,001 – 900,000	17	11	65%
900,001 – 1,000,000	21	21	100%
1,000,001 – 1,250,000	55	20	36%
1,250,001 – 1,500,000	29	5	17%
1,500,001 – 1,750,000	11	1	9%
1,750,001 – 2,000,000	10	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*	147	58	39%

2 Bedrooms & Less	2	0	NA
3 to 4 Bedrooms	67	33	49%
5 to 6 Bedrooms	61	22	36%
7 Bedrooms & More	17	3	18%
TOTAL*	147	58	39%

SnapStats®	August	September	Variance
Inventory	144	147	2%
Solds	63	58	-8%
Sale Price	\$950,000	\$980,000	3%
Sale Price SQFT	\$414	\$436	5%
Sale to List Price Ratio	97%	98%	1%
Days on Market	15	9	-40%

Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Annieville	42	11	26%
Nordel	40	14	35%
Scottsdale	31	21	68%
Sunshine Hills Woods	34	12	35%
TOTAL*	147	58	39%

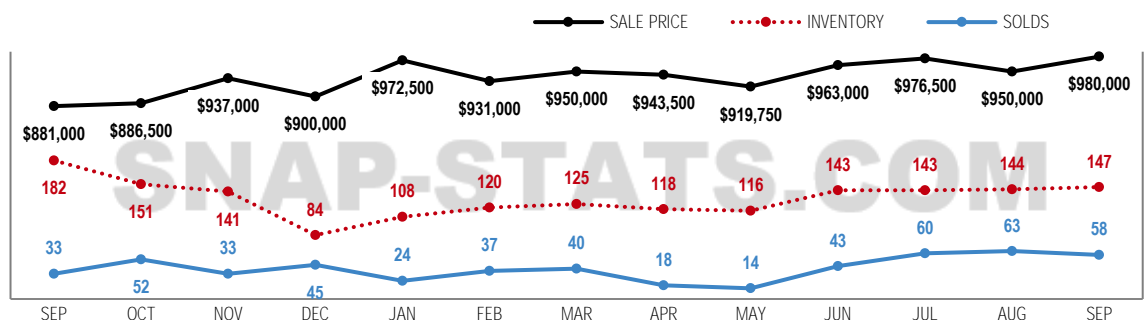
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **NORTH DELTA DETACHED**: Sellers Market at 39% Sales Ratio average (3.9 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 100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.5 mil to \$1.75 mil, Annieville and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Scottsdale 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	2	33%
300,001 – 400,000	5	2	40%
400,001 – 500,000	11	3	27%
500,001 – 600,000	33	5	15%
600,001 – 700,000	10	2	20%
700,001 – 800,000	10	4	40%
800,001 – 900,000	2	0	NA
900,001 – 1,000,000	2	1	50%
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*	79	19	24%

0 to 1 Bedroom	9	3	33%
2 Bedrooms	43	7	16%
3 Bedrooms	22	5	23%
4 Bedrooms & Greater	5	4	80%
TOTAL*	79	19	24%

SnapStats®	August	September	Variance
Inventory	71	79	11%
Solds	18	19	6%
Sale Price	\$652,500	\$555,000	-15%
Sale Price SQFT	\$459	\$485	6%
Sale to List Price Ratio	97%	96%	-1%
Days on Market	33	16	-52%

Community CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
Annieville	24	8	33%
Nordel	11	4	36%
Scottsdale	31	4	13%
Sunshine Hills Woods	13	3	23%
TOTAL*	79	19	24%

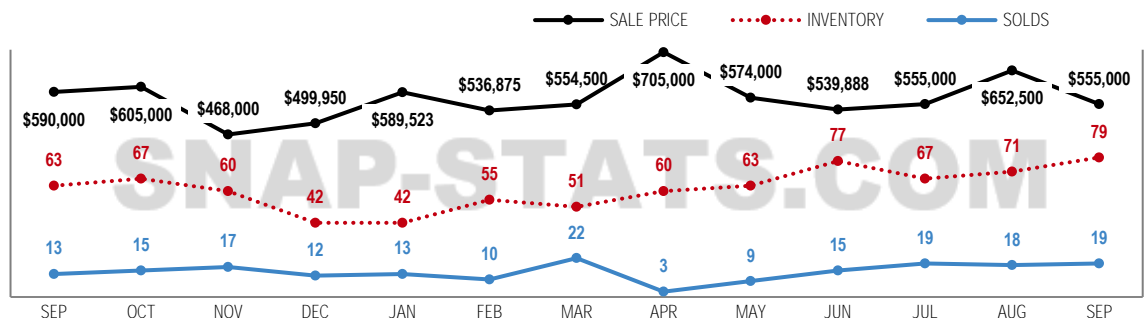
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **NORTH DELTA ATTACHED**: Sellers Market at 24% Sales Ratio average (2.4 in 10 homes selling rate)
- Homes are selling on average 4% below list price
- Most Active Price Band** \$700,000 to \$800,000 with average 40% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$500,000 to \$600,000, Scottsdale and 2 bedroom properties
- Sellers Best Bet** Selling homes in Annieville, Nordel 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	2	1	50%
800,001 – 900,000	13	4	31%
900,001 – 1,000,000	28	17	61%
1,000,001 – 1,250,000	49	20	41%
1,250,001 – 1,500,000	16	7	44%
1,500,001 – 1,750,000	26	4	15%
1,750,001 – 2,000,000	6	0	NA
2,000,001 – 2,250,000	4	1	25%
2,250,001 – 2,500,000	1	0	NA
2,500,001 – 2,750,000	1	0	NA
2,750,001 – 3,000,000	1	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	147	54	37%

2 Bedrooms & Less	4	0	NA
3 to 4 Bedrooms	52	18	35%
5 to 6 Bedrooms	55	26	47%
7 Bedrooms & More	36	10	28%
TOTAL*	147	54	37%

SnapStats®	August	September	Variance
Inventory	151	147	-3%
Solds	71	54	-24%
Sale Price	\$1,049,000	\$1,076,500	3%
Sale Price SQFT	\$403	\$360	-11%
Sale to List Price Ratio	101%	98%	-3%
Days on Market	12	22	83%

Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Clayton	24	15	63%
Cloverdale	123	39	32%
Serpentine	0	0	NA
TOTAL*	147	54	37%

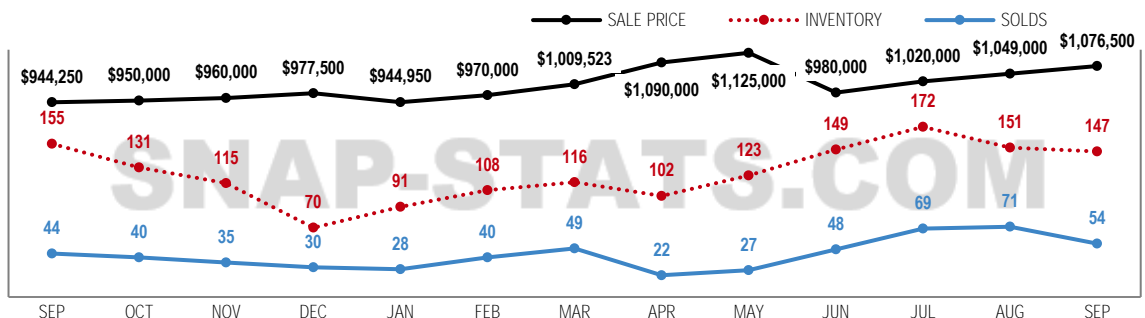
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **CLOVERDALE DETACHED**: Sellers Market at 37% Sales Ratio average (3.7 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band** \$900,000 to \$1 mil with average 61% 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 5 to 6 bedroom properties

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SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	1	NA*
200,001 – 300,000	7	4	57%
300,001 – 400,000	18	14	78%
400,001 – 500,000	36	15	42%
500,001 – 600,000	35	23	66%
600,001 – 700,000	57	26	46%
700,001 – 800,000	18	8	44%
800,001 – 900,000	2	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*	173	91	53%

0 to 1 Bedroom	14	14	100%
2 Bedrooms	63	28	44%
3 Bedrooms	67	36	54%
4 Bedrooms & Greater	29	13	45%
TOTAL*	173	91	53%

SnapStats®	August	September	Variance
Inventory	172	173	1%
Solds	103	91	-12%
Sale Price	\$555,000	\$559,000	1%
Sale Price SQFT	\$397	\$411	4%
Sale to List Price Ratio	101%	100%	-1%
Days on Market	12	11	-8%

*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

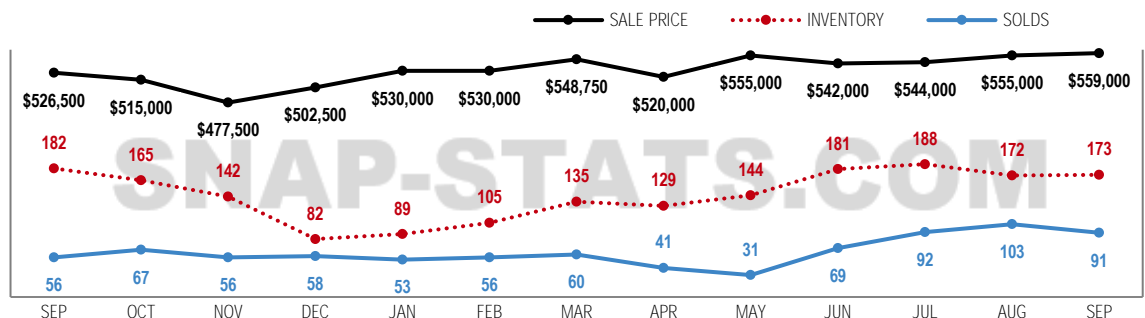
SnapStats®	Inventory	Sales	Sales Ratio
Clayton	89	59	66%
Cloverdale	84	32	38%
Serpentine	0	0	NA
TOTAL*	173	91	53%

Market Summary

- Market Type Indicator **CLOVERDALE ATTACHED**: Sellers Market at 53% Sales Ratio average (5.3 in 10 homes selling rate)
- Homes are selling on average 100% of list price
- Most Active Price Band** \$300,000 to \$400,000 with average 78% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$500,000 to \$600,000, Cloverdale and 2 bedroom properties
- Sellers Best Bet** Selling homes in Clayton and up to 1 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	0	NA
600,001 – 700,000	4	3	75%
700,001 – 800,000	8	14	175%*
800,001 – 900,000	31	20	65%
900,001 – 1,000,000	37	25	68%
1,000,001 – 1,250,000	79	44	56%
1,250,001 – 1,500,000	41	18	44%
1,500,001 – 1,750,000	18	9	50%
1,750,001 – 2,000,000	15	4	27%
2,000,001 – 2,250,000	2	2	100%
2,250,001 – 2,500,000	5	1	20%
2,500,001 – 2,750,000	3	0	NA
2,750,001 – 3,000,000	5	3	60%
3,000,001 – 3,500,000	7	1	14%
3,500,001 – 4,000,000	5	1	20%
4,000,001 & Greater	6	0	NA
TOTAL*	268	145	54%

2 Bedrooms & Less	14	5	36%
3 to 4 Bedrooms	121	70	58%
5 to 6 Bedrooms	110	62	56%
7 Bedrooms & More	23	8	35%
TOTAL*	268	145	54%

SnapStats®	August	September	Variance
Inventory	299	268	-10%
Solds	133	145	9%
Sale Price	\$1,045,000	\$1,058,000	1%
Sale Price SQFT	\$406	\$398	-2%
Sale to List Price Ratio	96%	98%	2%
Days on Market	8	9	13%

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

Community DETACHED HOUSES

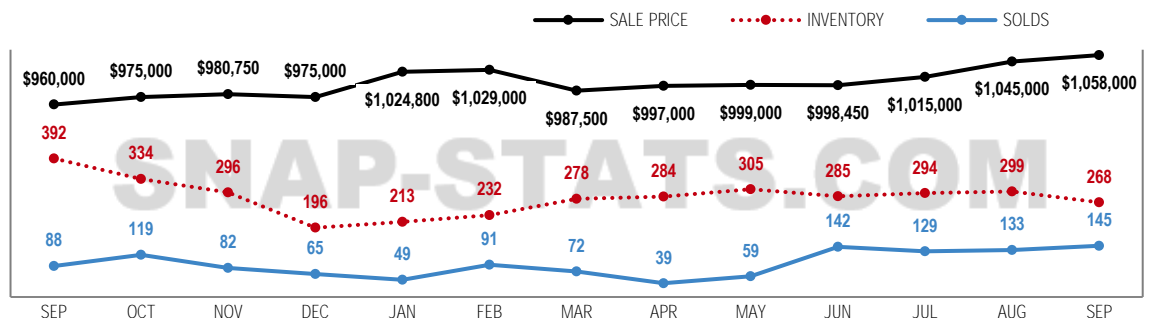
SnapStats®	Inventory	Sales	Sales Ratio
Aldergrove	35	16	46%
Brookwood	42	20	48%
Campbell Valley	15	2	13%
County Line Glen Valley	1	1	100%
Fort Langley	13	9	69%
Langley City	43	23	53%
Murrayville	15	9	60%
Otter District	2	0	NA
Salmon River	18	5	28%
Walnut Grove	28	25	89%
Willoughby Heights	56	35	63%
TOTAL*	268	145	54%

Market Summary

- Market Type Indicator **LANGLEY DETACHED**: Sellers Market at 54% Sales Ratio average (5.4 in 10 homes selling rate)
- Homes are selling on average 2% below 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, Salmon River 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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SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	13	6	46%
300,001 – 400,000	140	44	31%
400,001 – 500,000	137	51	37%
500,001 – 600,000	152	72	47%
600,001 – 700,000	123	43	35%
700,001 – 800,000	51	7	14%
800,001 – 900,000	13	2	15%
900,001 – 1,000,000	7	4	57%
1,000,001 – 1,250,000	3	2	67%
1,250,001 – 1,500,000	2	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*	642	231	36%

0 to 1 Bedroom	100	29	29%
2 Bedrooms	299	101	34%
3 Bedrooms	192	87	45%
4 Bedrooms & Greater	51	14	27%
TOTAL*	642	231	36%

SnapStats®	August	September	Variance
Inventory	665	642	-3%
Solds	196	231	18%
Sale Price	\$512,000	\$530,000	4%
Sale Price SQFT	\$417	\$424	2%
Sale to List Price Ratio	98%	99%	1%
Days on Market	15	18	20%

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

Community CONDOS & TOWNHOMES

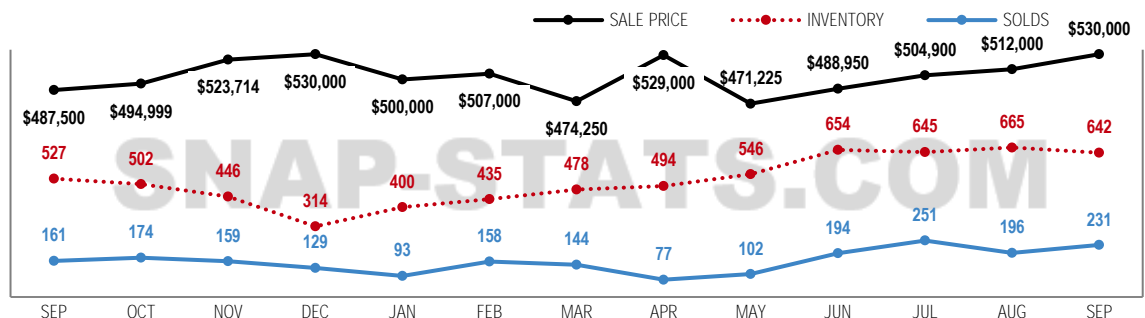
SnapStats®	Inventory	Sales	Sales Ratio
Aldergrove	20	6	30%
Brookwood	0	0	NA
Campbell Valley	0	0	NA
County Line Glen Valley	0	0	NA
Fort Langley	6	5	83%
Langley City	217	56	26%
Murrayville	36	15	42%
Otter District	0	0	NA
Salmon River	5	1	20%
Walnut Grove	46	33	72%
Willoughby Heights	312	115	37%
TOTAL*	642	231	36%

Market Summary

- Market Type Indicator **LANGLEY ATTACHED**: Sellers Market at 36% Sales Ratio average (3.6 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band** \$500,000 to \$600,000 with average 47% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$700,000 to \$900,000, Aldergrove, Langley City and minimum 4 bedroom properties
- Sellers Best Bet** Selling homes in Murrayville, Walnut Grove and 3 bedroom properties

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Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	0	0	NA
300,001 – 400,000	0	0	NA
400,001 – 500,000	1	1	100%
500,001 – 600,000	4	0	NA
600,001 – 700,000	31	12	39%
700,001 – 800,000	84	33	39%
800,001 – 900,000	67	44	66%
900,001 – 1,000,000	61	18	30%
1,000,001 – 1,250,000	60	23	38%
1,250,001 – 1,500,000	39	6	15%
1,500,001 – 1,750,000	19	1	5%
1,750,001 – 2,000,000	8	1	13%
2,000,001 – 2,250,000	3	0	NA
2,250,001 – 2,500,000	2	0	NA
2,500,001 – 2,750,000	3	0	NA
2,750,001 – 3,000,000	3	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*	386	139	36%

2 Bedrooms & Less	19	1	5%
3 to 4 Bedrooms	169	68	40%
5 to 6 Bedrooms	145	56	39%
7 Bedrooms & More	53	14	26%
TOTAL*	386	139	36%

SnapStats®	August	September	Variance
Inventory	357	386	8%
Solds	146	139	-5%
Sale Price	\$825,000	\$850,000	3%
Sale Price SQFT	\$332	\$336	1%
Sale to List Price Ratio	101%	100%	-1%
Days on Market	9	12	33%

Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Abbotsford East	129	48	37%
Abbotsford West	136	54	40%
Aberdeen	34	10	29%
Bradner	0	0	NA
Central Abbotsford	62	21	34%
Matsqui	1	0	NA
Poplar	13	6	46%
Sumas Mountain	9	0	NA
Sumas Prairie	2	0	NA
TOTAL*	386	139	36%

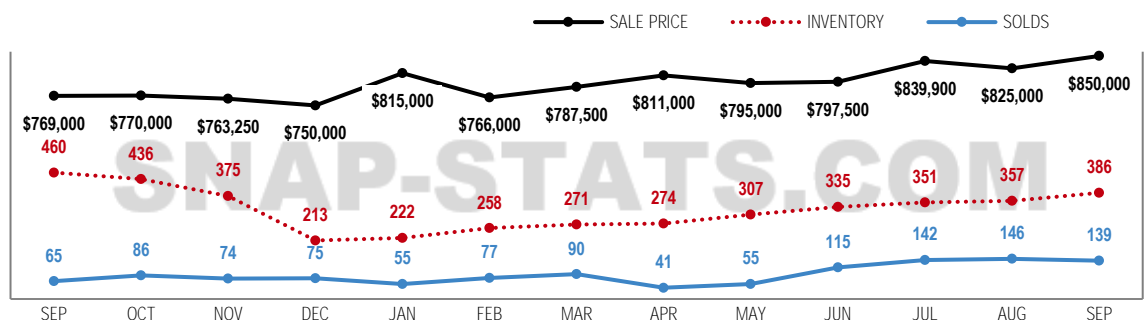
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **ABBOTSFORD DETACHED**: Sellers Market at 36% Sales Ratio average (3.6 in 10 homes selling rate)
- Homes are selling on average 100% of list price
- Most Active Price Band** \$800,000 to \$900,000 with average 66% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.5 mil to \$1.75 mil, Aberdeen and up to 2 bedroom properties
- Sellers Best Bet** Selling homes in Poplar and 3 to 4 bedroom properties

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13 Month Market Trend



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SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	18	5	28%
200,001 – 300,000	128	35	27%
300,001 – 400,000	122	42	34%
400,001 – 500,000	98	42	43%
500,001 – 600,000	71	24	34%
600,001 – 700,000	31	15	48%
700,001 – 800,000	3	4	133%*
800,001 – 900,000	2	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*	475	167	35%

0 to 1 Bedroom	58	14	24%
2 Bedrooms	297	94	32%
3 Bedrooms	91	49	54%
4 Bedrooms & Greater	29	10	34%
TOTAL*	475	167	35%

SnapStats®	August	September	Variance
Inventory	465	475	2%
Solds	144	167	16%
Sale Price	\$405,000	\$406,000	0%
Sale Price SQFT	\$330	\$344	4%
Sale to List Price Ratio	98%	98%	0%
Days on Market	18	20	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 CONDOS & TOWNHOMES

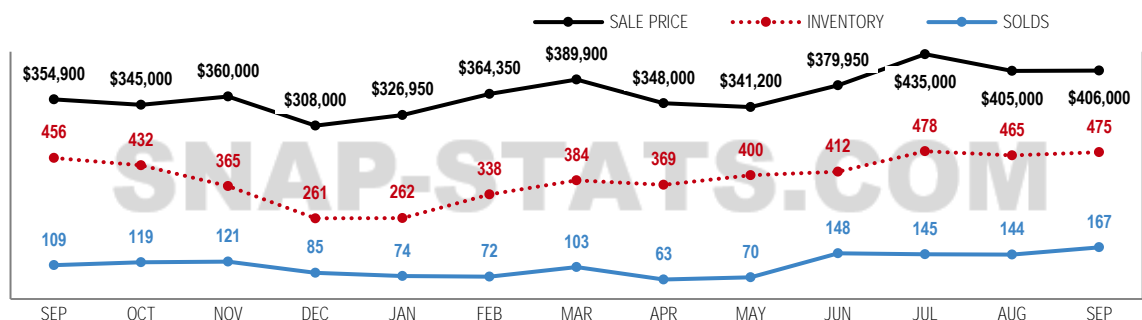
SnapStats®	Inventory	Sales	Sales Ratio
Abbotsford East	49	18	37%
Abbotsford West	187	75	40%
Aberdeen	9	1	11%
Bradner	0	0	NA
Central Abbotsford	218	63	29%
Matsqui	0	0	NA
Poplar	12	10	83%
Sumas Mountain	0	0	NA
Sumas Prairie	0	0	NA
TOTAL*	475	167	35%

Market Summary

- Market Type Indicator **ABBOTSFORD ATTACHED**: Sellers Market at 35% Sales Ratio average (3.5 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 48% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$100,000 to \$300,000, Aberdeen and up to 1 bedroom properties
- Sellers Best Bet** Selling homes in Poplar and 3 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



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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	6	2	33%
500,001 – 600,000	9	6	67%
600,001 – 700,000	24	26	108%*
700,001 – 800,000	20	14	70%
800,001 – 900,000	28	22	79%
900,001 – 1,000,000	14	5	36%
1,000,001 – 1,250,000	19	7	37%
1,250,001 – 1,500,000	5	1	20%
1,500,001 – 1,750,000	3	1	33%
1,750,001 – 2,000,000	2	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	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*	135	85	63%

2 Bedrooms & Less	16	8	50%
3 to 4 Bedrooms	58	40	69%
5 to 6 Bedrooms	53	31	58%
7 Bedrooms & More	8	6	75%
TOTAL*	135	85	63%

SnapStats®	August	September	Variance
Inventory	166	135	-19%
Solds	76	85	12%
Sale Price	\$752,000	\$771,000	3%
Sale Price SQFT	\$306	\$314	3%
Sale to List Price Ratio	100%	99%	-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 DETACHED HOUSES

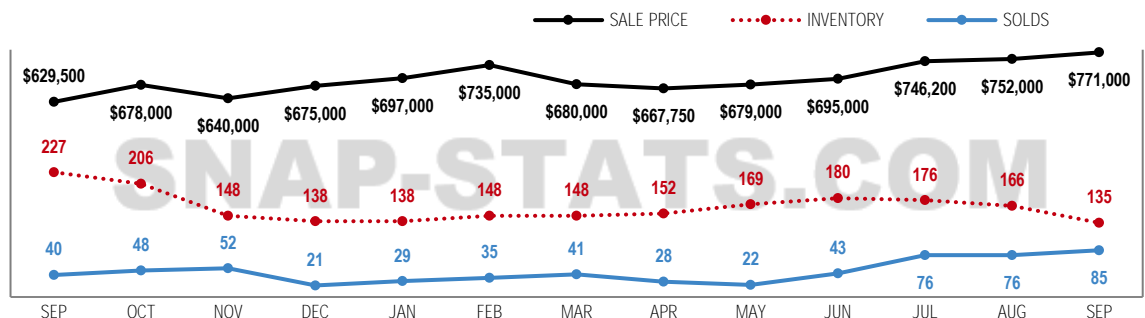
SnapStats®	Inventory	Sales	Sales Ratio
Dewdney Deroche	3	1	33%
Durieu	2	0	NA
Hatzic	15	4	27%
Hemlock	5	0	NA
Lake Errock	7	6	86%
Mission	97	67	69%
Mission West	6	4	67%
Stave Falls	0	2	NA*
Steelhead	0	1	NA*
TOTAL*	135	85	63%

Market Summary

- Market Type Indicator **MISSION DETACHED**: Sellers Market at 63% Sales Ratio average (6.3 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band** \$600,000 to \$700,000 with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$900,000 mil to \$1.25 mil, Hatzic and up to 2 bedroom properties
- Sellers Best Bet** Selling homes in Mission, Mission West and minimum 7 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	11	3	27%
300,001 – 400,000	17	6	35%
400,001 – 500,000	11	2	18%
500,001 – 600,000	11	7	64%
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*	53	19	36%

0 to 1 Bedroom	2	1	50%
2 Bedrooms	33	9	27%
3 Bedrooms	17	8	47%
4 Bedrooms & Greater	1	1	100%
TOTAL*	53	19	36%

SnapStats®	August	September	Variance
Inventory	52	53	2%
Solds	15	19	27%
Sale Price	\$499,000	\$415,000	-17%
Sale Price SQFT	\$254	\$324	28%
Sale to List Price Ratio	100%	97%	-3%
Days on Market	50	25	-50%

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

Community CONDOS & TOWNHOMES

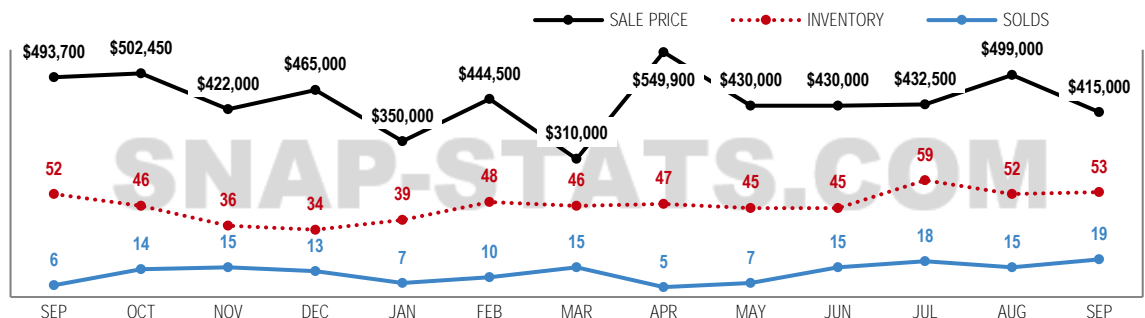
SnapStats®	Inventory	Sales	Sales Ratio
Dewdney Deroche	0	0	NA
Durieu	0	0	NA
Hatzic	0	0	NA
Hemlock	6	1	17%
Lake Errock	0	0	NA
Mission	43	18	42%
Mission West	4	0	NA
Stave Falls	0	0	NA
Steelhead	0	0	NA
TOTAL*	53	19	36%

Market Summary

- Market Type Indicator **MISSION ATTACHED**: Sellers Market at 36% Sales Ratio average (3.6 in 10 homes selling rate)
- Homes are selling on average 3% below list price
- Most Active Price Band** \$500,000 to \$600,000 with average 64% 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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