

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

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SnapStats Publishing

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October 2020

Produced & Published by SnapStats® Publishing Co.
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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	2	0	NA
400,001 – 500,000	0	0	NA
500,001 – 600,000	0	0	NA
600,001 – 700,000	5	2	40%
700,001 – 800,000	22	8	36%
800,001 – 900,000	57	29	51%
900,001 – 1,000,000	106	61	58%
1,000,001 – 1,250,000	184	108	59%
1,250,001 – 1,500,000	211	67	32%
1,500,001 – 1,750,000	115	24	21%
1,750,001 – 2,000,000	70	14	20%
2,000,001 – 2,250,000	29	1	3%
2,250,001 – 2,500,000	19	0	NA
2,500,001 – 2,750,000	7	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	0	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	833	314	38%

2 Bedrooms & Less	31	6	19%
3 to 4 Bedrooms	231	99	43%
5 to 6 Bedrooms	287	114	40%
7 Bedrooms & More	284	95	33%
TOTAL*	833	314	38%

SnapStats®	September	October	Variance
Inventory	848	833	-2%
Solds	324	314	-3%
Sale Price	\$1,127,535	\$1,106,250	-2%
Sale Price SQFT	\$407	\$371	-9%
Sale to List Price Ratio	103%	101%	-2%
Days on Market	12	14	17%

*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

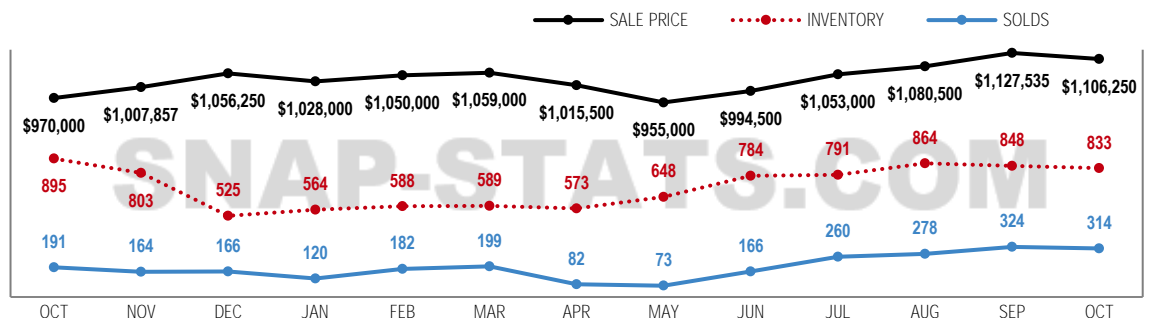
SnapStats®	Inventory	Sales	Sales Ratio
Bear Creek Green Timbers	53	25	47%
Bolivar Heights	61	28	46%
Bridgeview	16	4	25%
Cedar Hills	41	17	41%
East Newton	110	40	36%
Fleetwood Tynehead	84	40	48%
Fraser Heights	49	27	55%
Guildford	37	9	24%
Panorama Ridge	83	31	37%
Port Kells	3	0	NA
Queen Mary Park	54	21	39%
Royal Heights	20	3	15%
Sullivan Station	60	20	33%
West Newton	75	39	52%
Whalley	87	10	11%
TOTAL*	833	314	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 1% above list price
- Most Active Price Band** \$900,000 to \$1.25 mil with average 59% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$2 mil to \$2.25 mil, Royal Heights, Whalley and up to 2 bedroom properties
- Sellers Best Bet** Selling homes in Fraser Heights, West Newton 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	37	12	32%
300,001 – 400,000	227	90	40%
400,001 – 500,000	293	76	26%
500,001 – 600,000	214	87	41%
600,001 – 700,000	181	81	45%
700,001 – 800,000	54	26	48%
800,001 – 900,000	14	7	50%
900,001 – 1,000,000	8	2	25%
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*	1028	381	37%

0 to 1 Bedroom	200	70	35%
2 Bedrooms	442	127	29%
3 Bedrooms	274	121	44%
4 Bedrooms & Greater	112	63	56%
TOTAL*	1028	381	37%

SnapStats®	September	October	Variance
Inventory	1127	1028	-9%
Solds	331	381	15%
Sale Price	\$504,900	\$520,000	3%
Sale Price SQFT	\$420	\$391	-7%
Sale to List Price Ratio	98%	98%	0%
Days on Market	19	14	-26%

*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

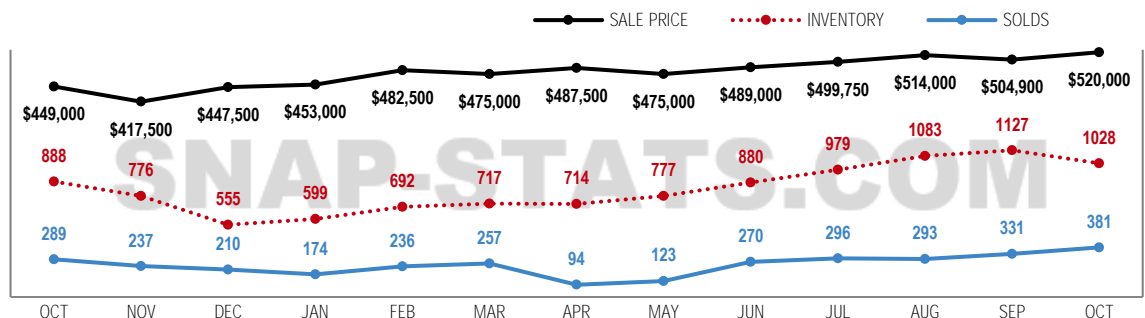
SnapStats®	Inventory	Sales	Sales Ratio
Bear Creek Green Timbers	20	10	50%
Bolivar Heights	12	1	8%
Bridgeview	3	1	33%
Cedar Hills	5	0	NA
East Newton	92	24	26%
Fleetwood Tynehead	104	57	55%
Fraser Heights	7	13	186%*
Guildford	146	59	40%
Panorama Ridge	19	11	58%
Port Kells	0	0	NA
Queen Mary Park	78	21	27%
Royal Heights	1	0	NA
Sullivan Station	73	58	79%
West Newton	127	38	30%
Whalley	341	88	26%
TOTAL*	1028	381	37%

Market Summary

- Market Type Indicator **SURREY ATTACHED**: 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** \$800,000 to \$900,000 with average 50% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$900,000 to \$1 mil, Bolivar Heights 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	2	0	NA
800,001 – 900,000	1	1	100%
900,001 – 1,000,000	15	10	67%
1,000,001 – 1,250,000	52	33	63%
1,250,001 – 1,500,000	121	44	36%
1,500,001 – 1,750,000	74	17	23%
1,750,001 – 2,000,000	81	12	15%
2,000,001 – 2,250,000	31	9	29%
2,250,001 – 2,500,000	47	3	6%
2,500,001 – 2,750,000	21	4	19%
2,750,001 – 3,000,000	26	1	4%
3,000,001 – 3,500,000	23	2	9%
3,500,001 – 4,000,000	24	2	8%
4,000,001 & Greater	30	1	3%
TOTAL*	548	139	25%

2 Bedrooms & Less	24	7	29%
3 to 4 Bedrooms	230	78	34%
5 to 6 Bedrooms	240	42	18%
7 Bedrooms & More	54	12	22%
TOTAL*	548	139	25%

SnapStats®	September	October	Variance
Inventory	581	548	-6%
Solds	124	139	12%
Sale Price	\$1,420,000	\$1,380,000	-3%
Sale Price SQFT	\$437	\$473	8%
Sale to List Price Ratio	97%	99%	2%
Days on Market	21	31	48%

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Community DETACHED HOUSES

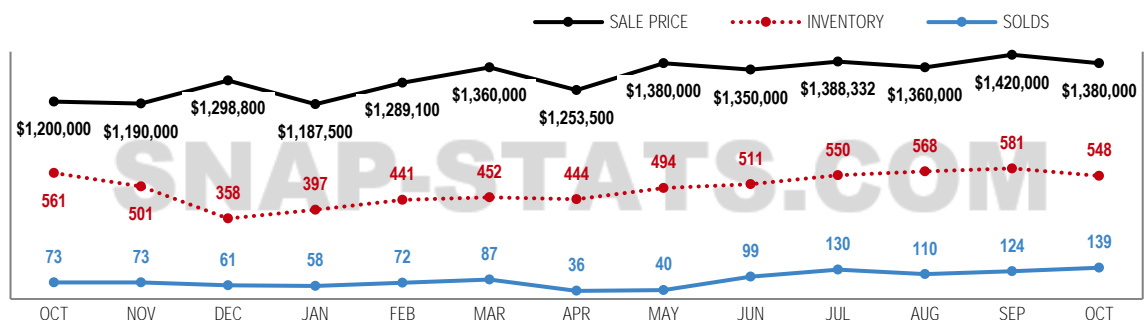
SnapStats®	Inventory	Sales	Sales Ratio
Crescent Beach Ocean Park	65	27	42%
Elgin Chantrell	66	14	21%
Grandview	60	16	27%
Hazelmere	0	0	NA
King George Corridor	82	20	24%
Morgan Creek	43	7	16%
Pacific Douglas	49	13	27%
Sunnyside Park	40	19	48%
White Rock	143	23	16%
TOTAL*	548	139	25%

Market Summary

- Market Type Indicator **S SURREY WHITE ROCK DETACHED**: Sellers Market at 25% Sales Ratio average (2.5 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band** \$900,000 to \$1 mil with average 67% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes minimum \$4 mil, Morgan Creek, White Rock and 5 to 6 bedroom properties
- Sellers Best Bet** Selling homes in Crescent Beach Ocean Park, Sunnyside Park 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	6	2	33%
300,001 – 400,000	29	17	59%
400,001 – 500,000	111	29	26%
500,001 – 600,000	75	36	48%
600,001 – 700,000	101	30	30%
700,001 – 800,000	98	21	21%
800,001 – 900,000	61	15	25%
900,001 – 1,000,000	27	8	30%
1,000,001 – 1,250,000	28	11	39%
1,250,001 – 1,500,000	10	1	10%
1,500,001 – 1,750,000	4	0	NA
1,750,001 – 2,000,000	1	1	100%
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	3	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*	556	171	31%

0 to 1 Bedroom	52	22	42%
2 Bedrooms	322	74	23%
3 Bedrooms	109	43	39%
4 Bedrooms & Greater	73	32	44%
TOTAL*	556	171	31%

SnapStats®	September	October	Variance
Inventory	540	556	3%
Solds	179	171	-4%
Sale Price	\$578,000	\$610,000	6%
Sale Price SQFT	\$461	\$466	1%
Sale to List Price Ratio	98%	98%	0%
Days on Market	20	24	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

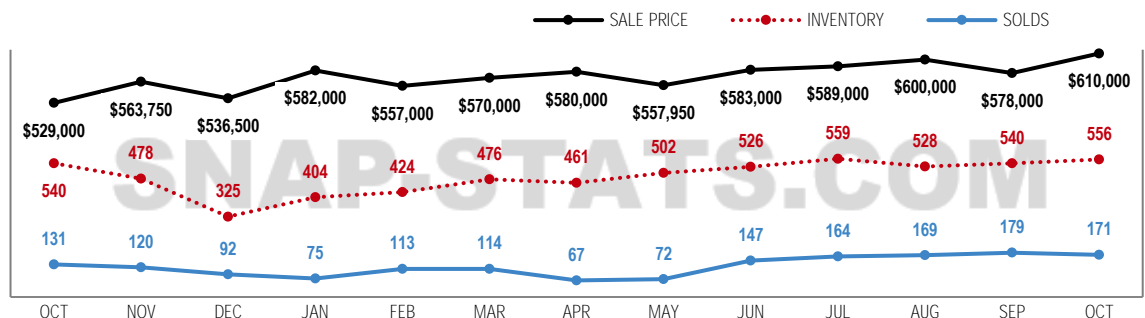
SnapStats®	Inventory	Sales	Sales Ratio
Crescent Beach Ocean Park	11	3	27%
Elgin Chantrell	9	3	33%
Grandview	113	53	47%
Hazelmere	0	1	NA*
King George Corridor	162	28	17%
Morgan Creek	47	23	49%
Pacific Douglas	23	10	43%
Sunnyside Park	34	15	44%
White Rock	157	35	22%
TOTAL*	556	171	31%

Market Summary

- Market Type Indicator **S SURREY WHITE ROCK 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** \$300,000 to \$400,000 with average 59% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.25 mil to \$1.5 mil, King George Corridor, White Rock and 2 bedroom properties
- Sellers Best Bet** Selling homes in Grandview, Morgan Creek, Pacific Douglas, Sunnyside Park 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	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	11	10	91%
900,001 – 1,000,000	26	18	69%
1,000,001 – 1,250,000	53	21	40%
1,250,001 – 1,500,000	28	9	32%
1,500,001 – 1,750,000	14	2	14%
1,750,001 – 2,000,000	6	0	NA
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	3	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*	143	60	42%

2 Bedrooms & Less	1	0	NA
3 to 4 Bedrooms	65	37	57%
5 to 6 Bedrooms	65	18	28%
7 Bedrooms & More	12	5	42%
TOTAL*	143	60	42%

SnapStats®	September	October	Variance
Inventory	147	143	-3%
Solds	58	60	3%
Sale Price	\$980,000	\$1,020,000	4%
Sale Price SQFT	\$436	\$455	4%
Sale to List Price Ratio	98%	102%	4%
Days on Market	9	9	0%

Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Annieville	37	22	59%
Nordel	41	13	32%
Scottsdale	28	13	46%
Sunshine Hills Woods	37	12	32%
TOTAL*	143	60	42%

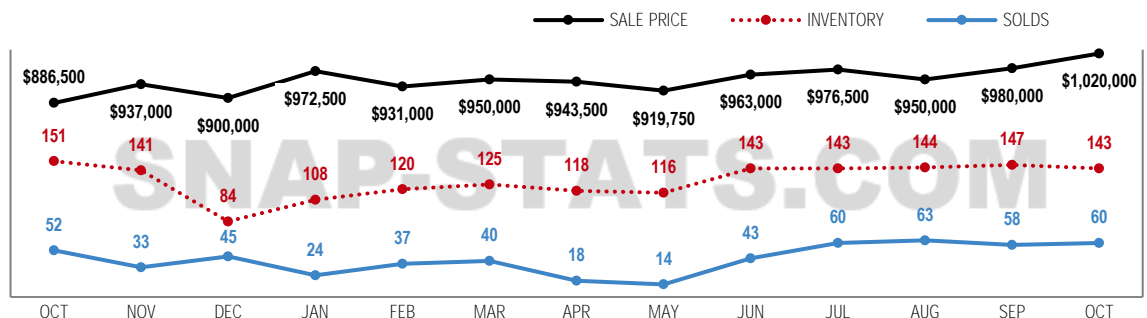
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **NORTH DELTA DETACHED**: Sellers Market at 42% Sales Ratio average (4.2 in 10 homes selling rate)
- Homes are selling on average 2% above list price
- Most Active Price Band** \$800,000 to \$900,000 with average 91% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.5 mil to \$1.75 mil, Nordel, Sunshine Hills Woods and 5 to 6 bedroom properties
- Sellers Best Bet** Selling homes in Annieville, 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	7	1	14%
300,001 – 400,000	4	0	NA
400,001 – 500,000	5	7	140%*
500,001 – 600,000	25	6	24%
600,001 – 700,000	9	5	56%
700,001 – 800,000	12	3	25%
800,001 – 900,000	2	1	50%
900,001 – 1,000,000	1	2	200%*
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*	66	25	38%

0 to 1 Bedroom	7	2	29%
2 Bedrooms	29	9	31%
3 Bedrooms	25	12	48%
4 Bedrooms & Greater	5	2	40%
TOTAL*	66	25	38%

SnapStats®	September	October	Variance
Inventory	79	66	-16%
Solds	19	25	32%
Sale Price	\$555,000	\$564,900	2%
Sale Price SQFT	\$485	\$424	-13%
Sale to List Price Ratio	96%	100%	4%
Days on Market	16	14	-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 CONDOS & TOWNHOMES

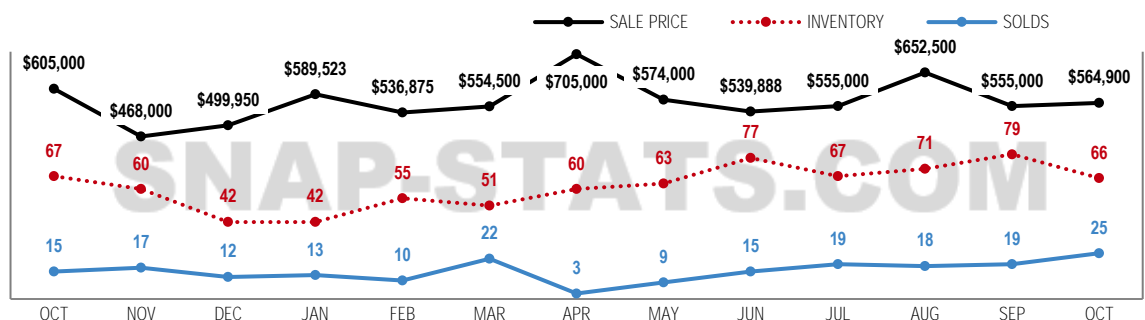
SnapStats®	Inventory	Sales	Sales Ratio
Annieville	21	4	19%
Nordel	3	8	267%*
Scottsdale	23	8	35%
Sunshine Hills Woods	19	5	26%
TOTAL*	66	25	38%

Market Summary

- Market Type Indicator **NORTH DELTA ATTACHED**: Sellers Market at 38% Sales Ratio average (3.8 in 10 homes selling rate)
- Homes are selling on average 100% of list price
- Most Active Price Band** \$600,000 to \$700,000 with average 56% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$500,000 to \$600,000, 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	2	2	100%
800,001 – 900,000	13	7	54%
900,001 – 1,000,000	20	12	60%
1,000,001 – 1,250,000	44	34	77%
1,250,001 – 1,500,000	13	6	46%
1,500,001 – 1,750,000	18	10	56%
1,750,001 – 2,000,000	3	1	33%
2,000,001 – 2,250,000	3	0	NA
2,250,001 – 2,500,000	2	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	1	0	NA
TOTAL*	121	72	60%

2 Bedrooms & Less	4	1	25%
3 to 4 Bedrooms	48	27	56%
5 to 6 Bedrooms	36	36	100%
7 Bedrooms & More	33	8	24%
TOTAL*	121	72	60%

SnapStats®	September	October	Variance
Inventory	147	121	-18%
Solds	54	72	33%
Sale Price	\$1,076,500	\$1,085,000	1%
Sale Price SQFT	\$360	\$379	5%
Sale to List Price Ratio	98%	101%	3%
Days on Market	22	11	-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 DETACHED HOUSES

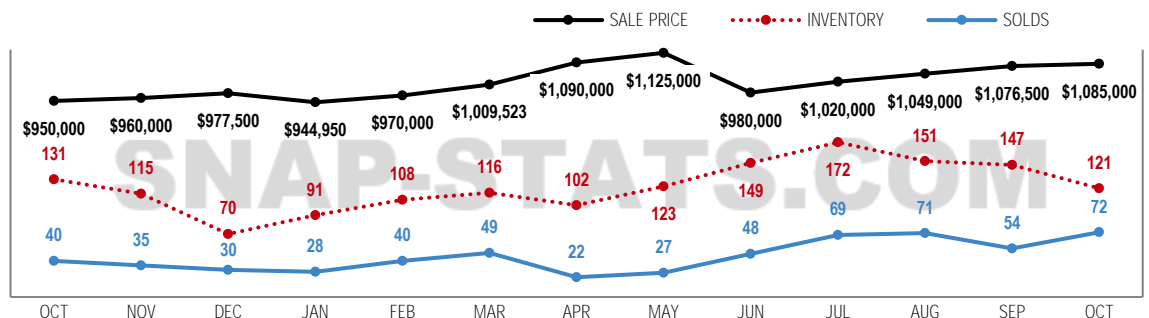
SnapStats®	Inventory	Sales	Sales Ratio
Clayton	19	19	100%
Cloverdale	102	53	52%
Serpentine	0	0	NA
TOTAL*	121	72	60%

Market Summary

- Market Type Indicator **CLOVERDALE DETACHED**: 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** \$1 mil to \$1.25 mil with average 77% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.25 mil to \$1.5 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	0	NA
200,001 – 300,000	3	5	167%*
300,001 – 400,000	18	7	39%
400,001 – 500,000	26	18	69%
500,001 – 600,000	36	31	86%
600,001 – 700,000	54	22	41%
700,001 – 800,000	20	9	45%
800,001 – 900,000	3	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*	160	92	58%

0 to 1 Bedroom	11	7	64%
2 Bedrooms	64	34	53%
3 Bedrooms	61	38	62%
4 Bedrooms & Greater	24	13	54%
TOTAL*	160	92	58%

SnapStats®	September	October	Variance
Inventory	173	160	-8%
Solds	91	92	1%
Sale Price	\$559,000	\$543,250	-3%
Sale Price SQFT	\$411	\$394	-4%
Sale to List Price Ratio	100%	99%	-1%
Days on Market	11	13	18%

Community CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
Clayton	82	53	65%
Cloverdale	78	39	50%
Serpentine	0	0	NA
TOTAL*	160	92	58%

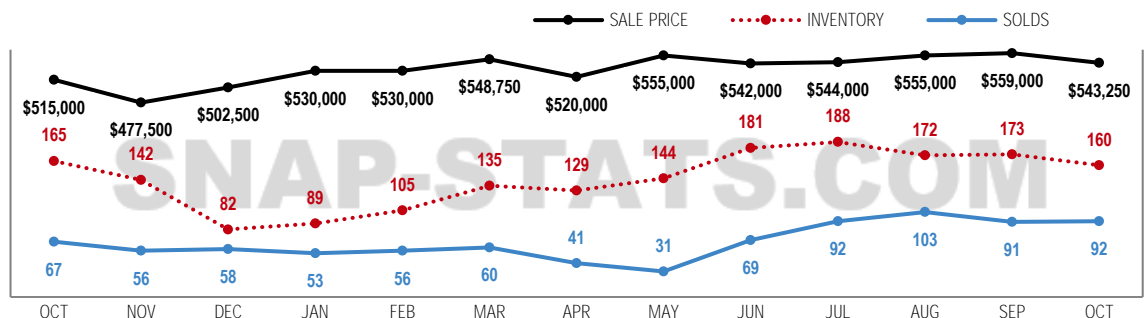
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **CLOVERDALE ATTACHED**: Sellers Market at 57% Sales Ratio average (5.7 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 86% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$300,000 to \$400,000, 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	1	0	NA
200,001 – 300,000	1	0	NA
300,001 – 400,000	1	0	NA
400,001 – 500,000	0	0	NA
500,001 – 600,000	0	2	NA*
600,001 – 700,000	3	3	100%
700,001 – 800,000	12	5	42%
800,001 – 900,000	23	32	139%*
900,001 – 1,000,000	24	25	104%*
1,000,001 – 1,250,000	50	52	104%*
1,250,001 – 1,500,000	36	20	56%
1,500,001 – 1,750,000	16	6	38%
1,750,001 – 2,000,000	11	3	27%
2,000,001 – 2,250,000	4	3	75%
2,250,001 – 2,500,000	6	1	17%
2,500,001 – 2,750,000	7	1	14%
2,750,001 – 3,000,000	3	0	NA
3,000,001 – 3,500,000	8	0	NA
3,500,001 – 4,000,000	4	1	25%
4,000,001 & Greater	7	0	NA
TOTAL*	217	154	71%

2 Bedrooms & Less	17	2	12%
3 to 4 Bedrooms	87	84	97%
5 to 6 Bedrooms	95	56	59%
7 Bedrooms & More	18	12	67%
TOTAL*	217	154	71%

SnapStats®	September	October	Variance
Inventory	268	217	-19%
Solds	145	154	6%
Sale Price	\$1,058,000	\$1,049,999	-1%
Sale Price SQFT	\$398	\$409	3%
Sale to List Price Ratio	98%	100%	2%
Days on Market	9	10	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

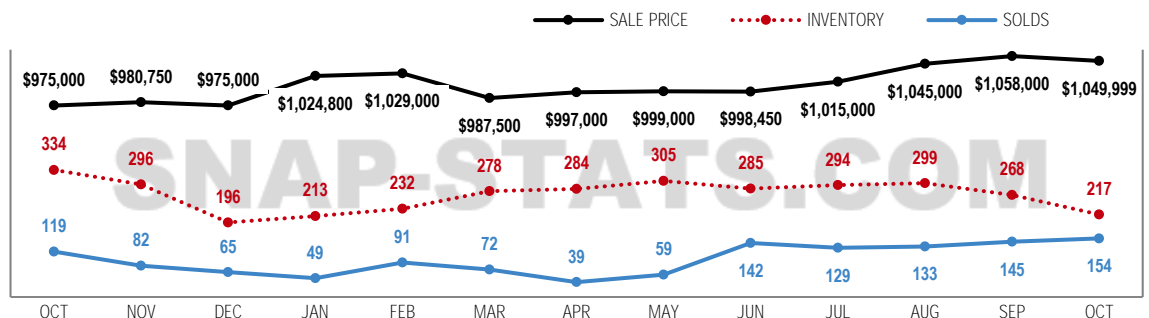
SnapStats®	Inventory	Sales	Sales Ratio
Aldergrove	27	28	104%*
Brookwood	32	25	78%
Campbell Valley	16	3	19%
County Line Glen Valley	2	0	NA
Fort Langley	11	7	64%
Langley City	40	14	35%
Murrayville	7	10	143%*
Otter District	1	0	NA
Salmon River	13	5	38%
Walnut Grove	28	27	96%
Willoughby Heights	40	35	88%
TOTAL*	217	154	71%

Market Summary

- Market Type Indicator **LANGLEY DETACHED**: Sellers Market at 71% Sales Ratio average (7.1 in 10 homes selling rate)
- Homes are selling on average 100% of list price
- Most Active Price Band** \$800,000 to \$1.25 mil with average >100% 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 bedrooms
- Sellers Best Bet** Selling homes in Aldergrove, Brookwood, Murrayville, Walnut Grove, Willoughby Heights and 3 to 4 bedrooms

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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	10	5	50%
300,001 – 400,000	135	59	44%
400,001 – 500,000	138	48	35%
500,001 – 600,000	119	65	55%
600,001 – 700,000	120	49	41%
700,001 – 800,000	50	19	38%
800,001 – 900,000	17	2	12%
900,001 – 1,000,000	6	5	83%
1,000,001 – 1,250,000	4	0	NA
1,250,001 – 1,500,000	3	0	NA
1,500,001 – 1,750,000	0	0	NA
1,750,001 – 2,000,000	0	1	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*	603	253	42%

0 to 1 Bedroom	85	35	41%
2 Bedrooms	303	110	36%
3 Bedrooms	175	84	48%
4 Bedrooms & Greater	40	24	60%
TOTAL*	603	253	42%

SnapStats®	September	October	Variance
Inventory	642	603	-6%
Solds	231	253	10%
Sale Price	\$530,000	\$523,000	-1%
Sale Price SQFT	\$424	\$402	-5%
Sale to List Price Ratio	99%	100%	1%
Days on Market	18	17	-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

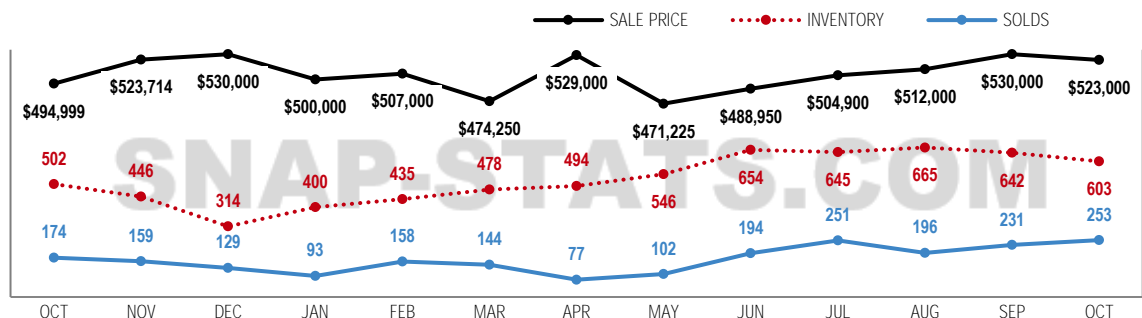
SnapStats®	Inventory	Sales	Sales Ratio
Aldergrove	19	5	26%
Brookwood	0	0	NA
Campbell Valley	0	0	NA
County Line Glen Valley	0	0	NA
Fort Langley	7	4	57%
Langley City	226	71	31%
Murrayville	32	19	59%
Otter District	0	0	NA
Salmon River	4	2	50%
Walnut Grove	30	34	113%*
Willoughby Heights	285	118	41%
TOTAL*	603	253	42%

Market Summary

- Market Type Indicator **LANGLEY ATTACHED**: Sellers Market at 42% Sales Ratio average (4.2 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 55% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$800,000 to \$900,000, Aldergrove, Langley City and 2 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	0	NA
500,001 – 600,000	1	3	300%*
600,001 – 700,000	24	22	92%
700,001 – 800,000	62	43	69%
800,001 – 900,000	66	44	67%
900,001 – 1,000,000	54	30	56%
1,000,001 – 1,250,000	58	25	43%
1,250,001 – 1,500,000	38	8	21%
1,500,001 – 1,750,000	16	2	13%
1,750,001 – 2,000,000	9	0	NA
2,000,001 – 2,250,000	4	2	50%
2,250,001 – 2,500,000	1	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*	340	179	53%

2 Bedrooms & Less	15	6	40%
3 to 4 Bedrooms	146	83	57%
5 to 6 Bedrooms	139	74	53%
7 Bedrooms & More	40	16	40%
TOTAL*	340	179	53%

SnapStats®	September	October	Variance
Inventory	386	340	-12%
Solds	139	179	29%
Sale Price	\$850,000	\$850,000	0%
Sale Price SQFT	\$336	\$334	-1%
Sale to List Price Ratio	100%	101%	1%
Days on Market	12	10	-17%

*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

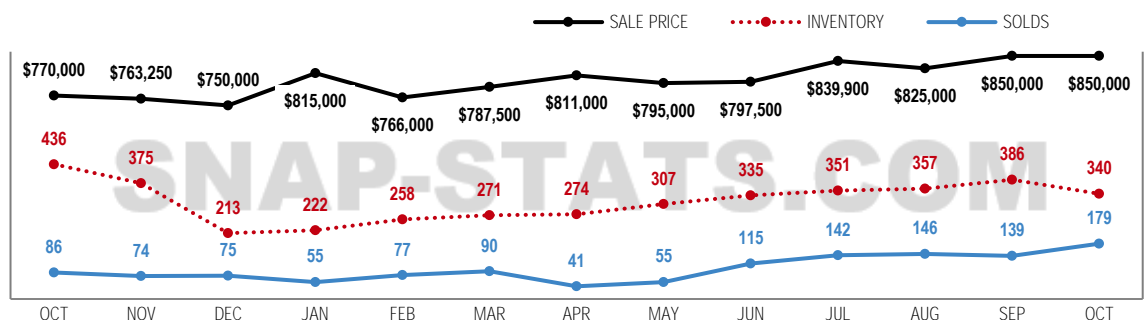
SnapStats®	Inventory	Sales	Sales Ratio
Abbotsford East	107	62	58%
Abbotsford West	115	74	64%
Aberdeen	31	8	26%
Bradner	0	0	NA
Central Abbotsford	60	28	47%
Matsqui	4	0	NA
Poplar	12	6	50%
Sumas Mountain	10	1	10%
Sumas Prairie	1	0	NA
TOTAL*	340	179	53%

Market Summary

- Market Type Indicator **ABBOTSFORD DETACHED**: Sellers Market at 53% Sales Ratio average (5.3 in 10 homes selling rate)
- Homes are selling on average 1% above list price
- Most Active Price Band** \$600,000 to \$700,000 with average 92% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.5 mil to \$1.75 mil, Aberdeen, Sumas Mountain and up to 2 / minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Abbotsford East, Abbotsford West 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	18	5	28%
200,001 – 300,000	108	45	42%
300,001 – 400,000	108	45	42%
400,001 – 500,000	83	33	40%
500,001 – 600,000	63	32	51%
600,001 – 700,000	30	8	27%
700,001 – 800,000	8	1	13%
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*	422	169	40%

0 to 1 Bedroom	57	23	40%
2 Bedrooms	246	92	37%
3 Bedrooms	90	39	43%
4 Bedrooms & Greater	29	15	52%
TOTAL*	422	169	40%

SnapStats®	September	October	Variance
Inventory	475	422	-11%
Solds	167	169	1%
Sale Price	\$406,000	\$375,000	-8%
Sale Price SQFT	\$344	\$329	-4%
Sale to List Price Ratio	98%	99%	1%
Days on Market	20	23	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 CONDOS & TOWNHOMES

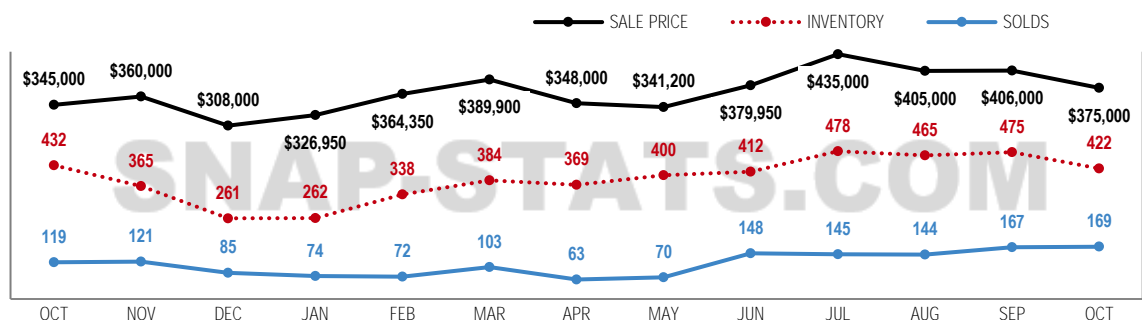
SnapStats®	Inventory	Sales	Sales Ratio
Abbotsford East	47	26	55%
Abbotsford West	148	64	43%
Aberdeen	9	2	22%
Bradner	0	0	NA
Central Abbotsford	208	67	32%
Matsqui	0	0	NA
Poplar	10	10	100%
Sumas Mountain	0	0	NA
Sumas Prairie	0	0	NA
TOTAL*	422	169	40%

Market Summary

- Market Type Indicator **ABBOTSFORD ATTACHED**: Sellers Market at 40% Sales Ratio average (4 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 51% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$700,000 to \$800,000, Aberdeen, Central Abbotsford and 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	0	NA
400,001 – 500,000	3	2	67%
500,001 – 600,000	5	7	140%*
600,001 – 700,000	14	12	86%
700,001 – 800,000	26	9	35%
800,001 – 900,000	25	15	60%
900,001 – 1,000,000	11	7	64%
1,000,001 – 1,250,000	14	5	36%
1,250,001 – 1,500,000	4	2	50%
1,500,001 – 1,750,000	3	1	33%
1,750,001 – 2,000,000	0	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	1	100%
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*	111	61	55%

2 Bedrooms & Less	8	10	125%*
3 to 4 Bedrooms	55	26	47%
5 to 6 Bedrooms	40	22	55%
7 Bedrooms & More	8	3	38%
TOTAL*	111	61	55%

SnapStats®	September	October	Variance
Inventory	135	111	-18%
Solds	85	61	-28%
Sale Price	\$771,000	\$800,800	4%
Sale Price SQFT	\$314	\$314	0%
Sale to List Price Ratio	99%	100%	1%
Days on Market	18	13	-28%

*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

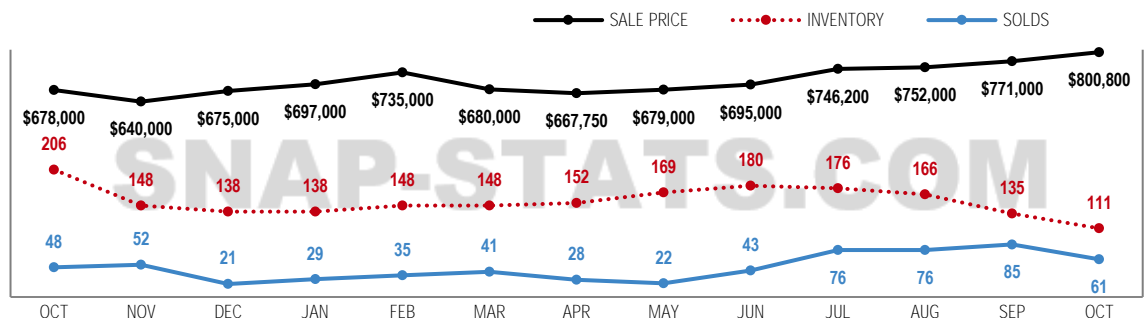
SnapStats®	Inventory	Sales	Sales Ratio
Dewdney Deroche	2	2	100%
Durieu	0	2	NA*
Hatzic	11	2	18%
Hemlock	5	0	NA
Lake Errock	7	2	29%
Mission	80	51	64%
Mission West	5	2	40%
Stave Falls	1	0	NA
Steelhead	0	0	NA
TOTAL*	111	61	55%

Market Summary

- Market Type Indicator **MISSION DETACHED**: Sellers Market at 55% Sales Ratio average (5.5 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 \$700,000 to \$800,000, Hatzic and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Mission and up to 2 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	1	1	100%
200,001 – 300,000	11	1	9%
300,001 – 400,000	12	4	33%
400,001 – 500,000	7	4	57%
500,001 – 600,000	3	10	333%*
600,001 – 700,000	0	2	NA*
700,001 – 800,000	0	0	NA
800,001 – 900,000	0	0	NA
900,001 – 1,000,000	0	0	NA
1,000,001 – 1,250,000	0	0	NA
1,250,001 – 1,500,000	0	0	NA
1,500,001 – 1,750,000	0	0	NA
1,750,001 – 2,000,000	0	0	NA
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	0	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	0	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	34	22	65%

0 to 1 Bedroom	1	1	100%
2 Bedrooms	25	7	28%
3 Bedrooms	7	14	200%*
4 Bedrooms & Greater	1	0	NA
TOTAL*	34	22	65%

SnapStats®	September	October	Variance
Inventory	53	34	-36%
Solds	19	22	16%
Sale Price	\$415,000	\$510,000	23%
Sale Price SQFT	\$324	\$253	-22%
Sale to List Price Ratio	97%	101%	4%
Days on Market	25	18	-28%

*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

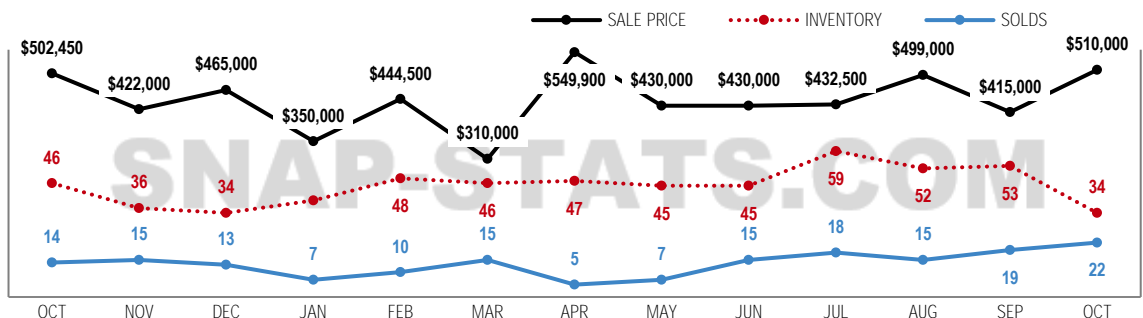
SnapStats®	Inventory	Sales	Sales Ratio
Dewdney Deroche	0	0	NA
Durieu	0	0	NA
Hatzic	0	0	NA
Hemlock	5	1	20%
Lake Errock	0	0	NA
Mission	25	21	84%
Mission West	4	0	NA
Stave Falls	0	0	NA
Steelhead	0	0	NA
TOTAL*	34	22	65%

Market Summary

- Market Type Indicator **MISSION ATTACHED**: Sellers Market at 65% Sales Ratio average (6.5 in 10 homes selling rate)
- Homes are selling on average 1% above list price
- Most Active Price Band** \$500,000 to \$600,000 with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$200,000 to \$300,000 and 2 bedroom properties
- Sellers Best Bet** Selling homes in Mission and 3 bedroom properties

**With minimum inventory of 10 in most instances

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