

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

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SnapStats Publishing

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November 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	4	2	50%
700,001 – 800,000	10	6	60%
800,001 – 900,000	38	32	84%
900,001 – 1,000,000	74	54	73%
1,000,001 – 1,250,000	143	118	83%
1,250,001 – 1,500,000	144	81	56%
1,500,001 – 1,750,000	98	34	35%
1,750,001 – 2,000,000	62	13	21%
2,000,001 – 2,250,000	25	1	4%
2,250,001 – 2,500,000	21	0	NA
2,500,001 – 2,750,000	6	0	NA
2,750,001 – 3,000,000	9	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*	638	341	53%

2 Bedrooms & Less	22	10	45%
3 to 4 Bedrooms	181	101	56%
5 to 6 Bedrooms	227	116	51%
7 Bedrooms & More	208	114	55%
TOTAL*	638	341	53%

SnapStats®	October	November	Variance
Inventory	833	638	-23%
Solds	314	341	9%
Sale Price	\$1,106,250	\$1,155,000	4%
Sale Price SQFT	\$371	\$394	6%
Sale to List Price Ratio	101%	99%	-2%
Days on Market	14	19	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.

Community DETACHED HOUSES

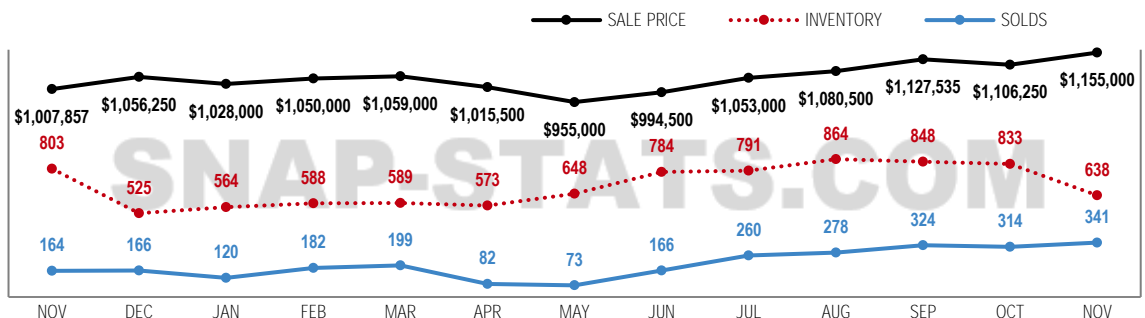
SnapStats®	Inventory	Sales	Sales Ratio
Bear Creek Green Timbers	40	24	60%
Bolivar Heights	47	25	53%
Bridgeview	16	7	44%
Cedar Hills	34	19	56%
East Newton	73	52	71%
Fleetwood Tynehead	57	41	72%
Fraser Heights	31	29	94%
Guildford	34	8	24%
Panorama Ridge	71	27	38%
Port Kells	3	0	NA
Queen Mary Park	32	27	84%
Royal Heights	11	7	64%
Sullivan Station	44	30	68%
West Newton	57	33	58%
Whalley	88	12	14%
TOTAL*	638	341	53%

Market Summary

- Market Type Indicator **SURREY DETACHED**: Sellers Market at 53% Sales Ratio average (5.3 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band** \$800,000 to \$900,000 with average 84% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$2 mil to \$2.25 mil, Guildford, Whalley and up to 2 bedroom properties
- Sellers Best Bet** Selling homes in Fraser Heights, Queen Mary Park 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	35	15	43%
300,001 – 400,000	204	73	36%
400,001 – 500,000	269	64	24%
500,001 – 600,000	183	79	43%
600,001 – 700,000	152	70	46%
700,001 – 800,000	47	17	36%
800,001 – 900,000	7	6	86%
900,001 – 1,000,000	7	4	57%
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*	904	328	36%

0 to 1 Bedroom	175	61	35%
2 Bedrooms	404	108	27%
3 Bedrooms	231	108	47%
4 Bedrooms & Greater	94	51	54%
TOTAL*	904	328	36%

SnapStats®	October	November	Variance
Inventory	1028	904	-12%
Solds	381	328	-14%
Sale Price	\$520,000	\$528,000	2%
Sale Price SQFT	\$391	\$397	2%
Sale to List Price Ratio	98%	100%	2%
Days on Market	14	19	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.

Community CONDOS & TOWNHOMES

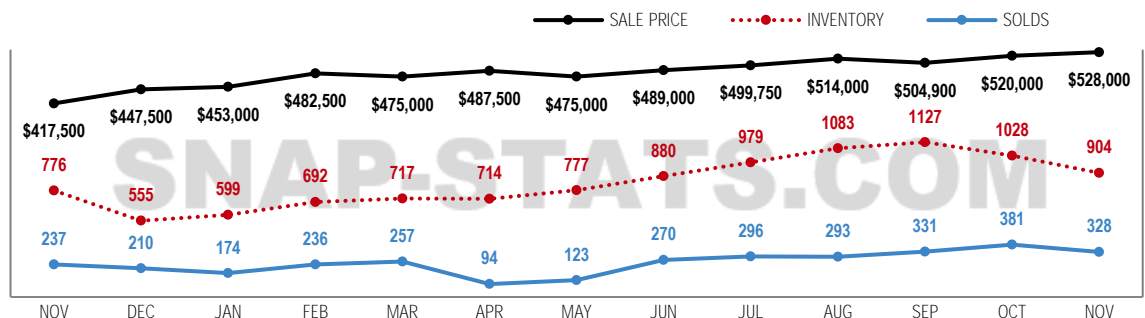
SnapStats®	Inventory	Sales	Sales Ratio
Bear Creek Green Timbers	17	11	65%
Bolivar Heights	12	0	NA
Bridgeview	3	1	33%
Cedar Hills	4	1	25%
East Newton	90	27	30%
Fleetwood Tynehead	73	50	68%
Fraser Heights	11	7	64%
Guildford	123	46	37%
Panorama Ridge	14	11	79%
Port Kells	0	0	NA
Queen Mary Park	68	22	32%
Royal Heights	1	0	NA
Sullivan Station	70	38	54%
West Newton	109	38	35%
Whalley	309	76	25%
TOTAL*	904	328	36%

Market Summary

- Market Type Indicator **SURREY ATTACHED**: 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** \$600,000 to \$700,000 with average 46% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$400,000 to \$500,000, Whalley and 2 bedroom properties
- Sellers Best Bet** Selling homes in Panorama Ridge 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	0	0	NA
800,001 – 900,000	1	0	NA
900,001 – 1,000,000	11	10	91%
1,000,001 – 1,250,000	43	30	70%
1,250,001 – 1,500,000	98	39	40%
1,500,001 – 1,750,000	59	25	42%
1,750,001 – 2,000,000	62	18	29%
2,000,001 – 2,250,000	27	4	15%
2,250,001 – 2,500,000	40	4	10%
2,500,001 – 2,750,000	21	2	10%
2,750,001 – 3,000,000	23	1	4%
3,000,001 – 3,500,000	25	3	12%
3,500,001 – 4,000,000	18	0	NA
4,000,001 & Greater	27	1	4%
TOTAL*	455	137	30%

2 Bedrooms & Less	17	5	29%
3 to 4 Bedrooms	199	70	35%
5 to 6 Bedrooms	194	52	27%
7 Bedrooms & More	45	10	22%
TOTAL*	455	137	30%

SnapStats®	October	November	Variance
Inventory	548	455	-17%
Solds	139	137	-1%
Sale Price	\$1,380,000	\$1,462,387	6%
Sale Price SQFT	\$473	\$446	-6%
Sale to List Price Ratio	99%	98%	-1%
Days on Market	31	29	-6%

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Community DETACHED HOUSES

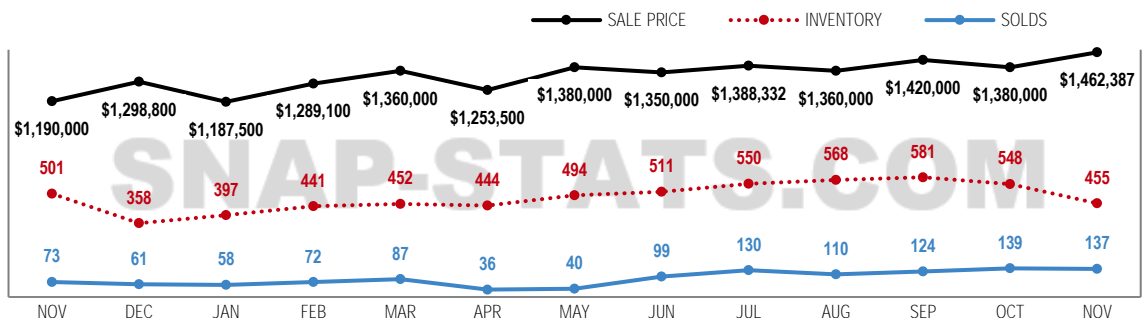
SnapStats®	Inventory	Sales	Sales Ratio
Crescent Beach Ocean Park	58	15	26%
Elgin Chantrell	58	7	12%
Grandview	48	22	46%
Hazelmere	0	0	NA
King George Corridor	67	34	51%
Morgan Creek	30	11	37%
Pacific Douglas	34	18	53%
Sunnyside Park	34	8	24%
White Rock	126	22	17%
TOTAL*	455	137	30%

Market Summary

- Market Type Indicator **S SURREY WHITE ROCK DETACHED**: Sellers Market at 30% Sales Ratio average (3 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band** \$900,000 to \$1 mil with average 91% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$2.75 mil to \$3 mil / minimum \$4 mil, Elgin Chantrell, White Rock and 7 plus bedrooms
- Sellers Best Bet** Selling homes in King George Corridor, 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	1	0	NA
200,001 – 300,000	9	3	33%
300,001 – 400,000	29	9	31%
400,001 – 500,000	91	34	37%
500,001 – 600,000	61	28	46%
600,001 – 700,000	85	30	35%
700,001 – 800,000	100	18	18%
800,001 – 900,000	43	11	26%
900,001 – 1,000,000	24	8	33%
1,000,001 – 1,250,000	26	6	23%
1,250,001 – 1,500,000	8	1	13%
1,500,001 – 1,750,000	4	0	NA
1,750,001 – 2,000,000	3	0	NA
2,000,001 – 2,250,000	0	1	NA*
2,250,001 – 2,500,000	1	1	100%
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*	487	150	31%

0 to 1 Bedroom	46	20	43%
2 Bedrooms	288	66	23%
3 Bedrooms	89	39	44%
4 Bedrooms & Greater	64	25	39%
TOTAL*	487	150	31%

SnapStats®	October	November	Variance
Inventory	556	487	-12%
Solds	171	150	-12%
Sale Price	\$610,000	\$608,000	0%
Sale Price SQFT	\$466	\$468	0%
Sale to List Price Ratio	98%	98%	0%
Days on Market	24	24	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

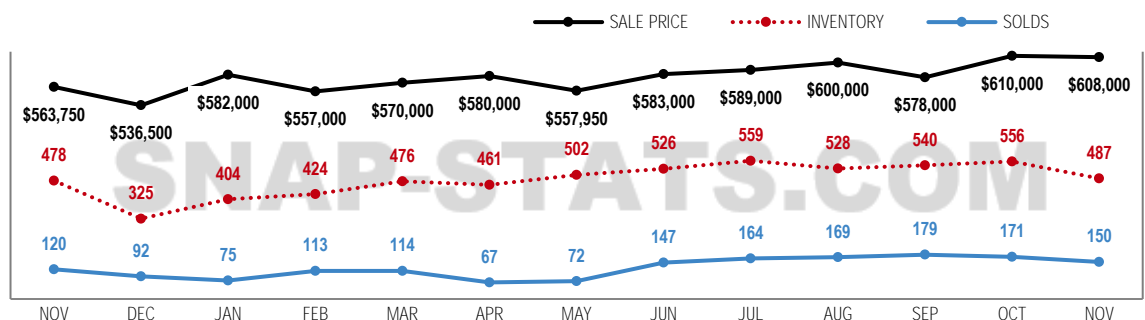
SnapStats®	Inventory	Sales	Sales Ratio
Crescent Beach Ocean Park	8	7	88%
Elgin Chantrell	7	3	43%
Grandview	92	41	45%
Hazelmere	0	0	NA
King George Corridor	151	39	26%
Morgan Creek	38	16	42%
Pacific Douglas	24	4	17%
Sunnyside Park	31	10	32%
White Rock	136	30	22%
TOTAL*	487	150	31%

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** \$500,000 to \$600,000 with average 46% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.25 mil to \$1.5 mil, King George Corridor, Pacific Douglas, White Rock and 2 bedrooms
- Sellers Best Bet** Selling homes in Crescent Beach Ocean Park 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	1	50%
800,001 – 900,000	8	5	63%
900,001 – 1,000,000	19	18	95%
1,000,001 – 1,250,000	45	33	73%
1,250,001 – 1,500,000	25	8	32%
1,500,001 – 1,750,000	10	3	30%
1,750,001 – 2,000,000	5	1	20%
2,000,001 – 2,250,000	1	0	NA
2,250,001 – 2,500,000	2	1	50%
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*	117	70	60%

2 Bedrooms & Less	2	2	100%
3 to 4 Bedrooms	54	30	56%
5 to 6 Bedrooms	50	32	64%
7 Bedrooms & More	11	6	55%
TOTAL*	117	70	60%

SnapStats®	October	November	Variance
Inventory	143	117	-18%
Solds	60	70	17%
Sale Price	\$1,020,000	\$1,045,500	3%
Sale Price SQFT	\$455	\$408	-10%
Sale to List Price Ratio	102%	100%	-2%
Days on Market	9	12	33%

Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Annieville	32	19	59%
Nordel	33	19	58%
Scottsdale	24	13	54%
Sunshine Hills Woods	28	19	68%
TOTAL*	117	70	60%

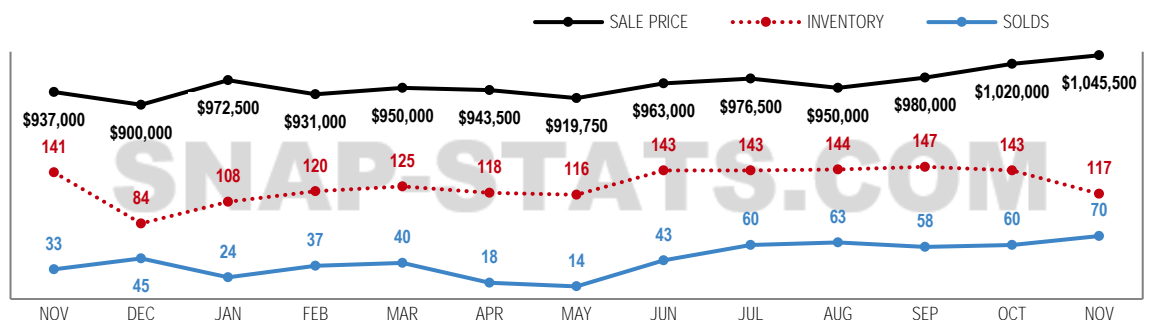
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **NORTH DELTA DETACHED**: Sellers Market at 60% Sales Ratio average (6 in 10 homes selling rate)
- Homes are selling on average 100% of list price
- Most Active Price Band** \$900,000 to \$1 mil with average 95% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.5 mil to \$1.75 mil, Scottsdale and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Sunshine Hills Woods and 5 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	6	0	NA
300,001 – 400,000	5	1	20%
400,001 – 500,000	8	0	NA
500,001 – 600,000	22	5	23%
600,001 – 700,000	12	0	NA
700,001 – 800,000	11	2	18%
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*	68	8	12%

0 to 1 Bedroom	7	1	14%
2 Bedrooms	34	2	6%
3 Bedrooms	19	5	26%
4 Bedrooms & Greater	8	0	NA
TOTAL*	68	8	12%

SnapStats®	October	November	Variance
Inventory	66	68	3%
Solds	25	8	-68%
Sale Price	\$564,900	\$520,000	-8%
Sale Price SQFT	\$424	\$404	-5%
Sale to List Price Ratio	100%	96%	-4%
Days on Market	14	35	150%

*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

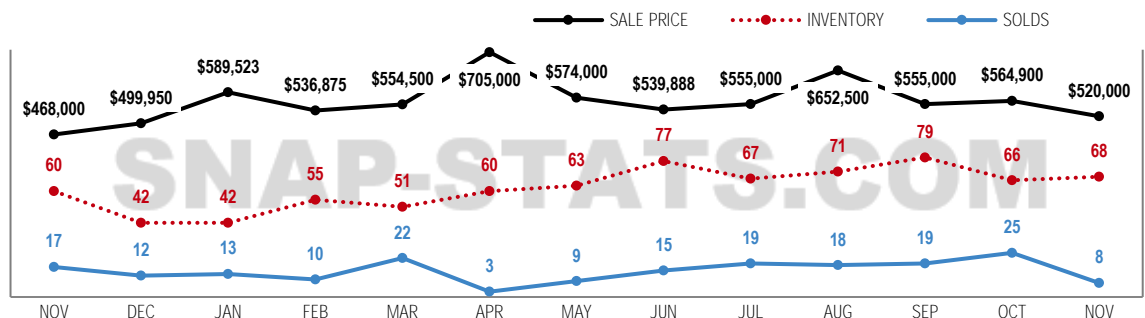
SnapStats®	Inventory	Sales	Sales Ratio
Annieville	19	3	16%
Nordel	7	0	NA
Scottsdale	23	2	9%
Sunshine Hills Woods	19	3	16%
TOTAL*	68	8	12%

Market Summary

- Market Type Indicator **NORTH DELTA ATTACHED**: Balanced Market at 12% Sales Ratio average (1.2 in 10 homes selling rate)
- Homes are selling on average 4% below list price
- Most Active Price Band** \$500,000 to \$600,000 with average 23% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$700,000 to \$800,000, Scottsdale and 2 bedroom properties
- Sellers Best Bet** Selling homes in Annieville, Sunshine Hills Woods 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	1	0	NA
800,001 – 900,000	6	11	183%*
900,001 – 1,000,000	8	21	263%*
1,000,001 – 1,250,000	29	33	114%*
1,250,001 – 1,500,000	9	12	133%*
1,500,001 – 1,750,000	8	7	88%
1,750,001 – 2,000,000	4	0	NA
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	0	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	1	0	NA
TOTAL*	72	84	117%*
2 Bedrooms & Less	4	2	50%
3 to 4 Bedrooms	26	39	150%*
5 to 6 Bedrooms	23	28	122%*
7 Bedrooms & More	19	15	79%
TOTAL*	72	84	117%*

SnapStats®	October	November	Variance
Inventory	121	72	-40%
Solds	72	84	17%
Sale Price	\$1,085,000	\$1,084,500	0%
Sale Price SQFT	\$379	\$420	11%
Sale to List Price Ratio	101%	100%	-1%
Days on Market	11	21	91%

*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

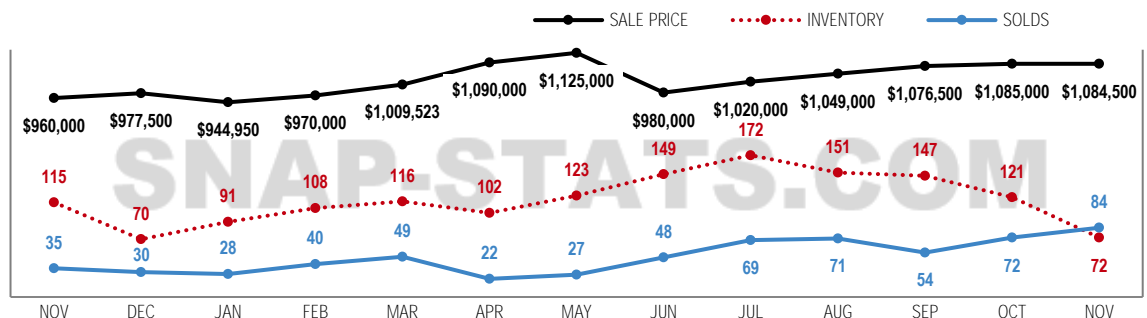
SnapStats®	Inventory	Sales	Sales Ratio
Clayton	13	14	108%*
Cloverdale	58	70	121%*
Serpentine	1	0	NA
TOTAL*	72	84	117%*

Market Summary

- Market Type Indicator **CLOVERDALE DETACHED**: Sellers Market at 117% Sales Ratio average (11.7 in 10 homes selling rate)
- Homes are selling on average 100% of list price
- Most Active Price Band** \$800,000 to \$1.5 mil with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.5 mil to \$1.75 mil and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Clayton, Cloverdale and 3 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	0	NA
300,001 – 400,000	17	12	71%
400,001 – 500,000	21	13	62%
500,001 – 600,000	26	21	81%
600,001 – 700,000	41	33	80%
700,001 – 800,000	15	9	60%
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*	125	88	70%

0 to 1 Bedroom	13	8	62%
2 Bedrooms	48	27	56%
3 Bedrooms	48	41	85%
4 Bedrooms & Greater	16	12	75%
TOTAL*	125	88	70%

SnapStats®	October	November	Variance
Inventory	160	125	-22%
Solds	92	88	-4%
Sale Price	\$543,250	\$585,600	8%
Sale Price SQFT	\$394	\$399	1%
Sale to List Price Ratio	99%	99%	0%
Days on Market	13	8	-38%

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Community CONDOS & TOWNHOMES

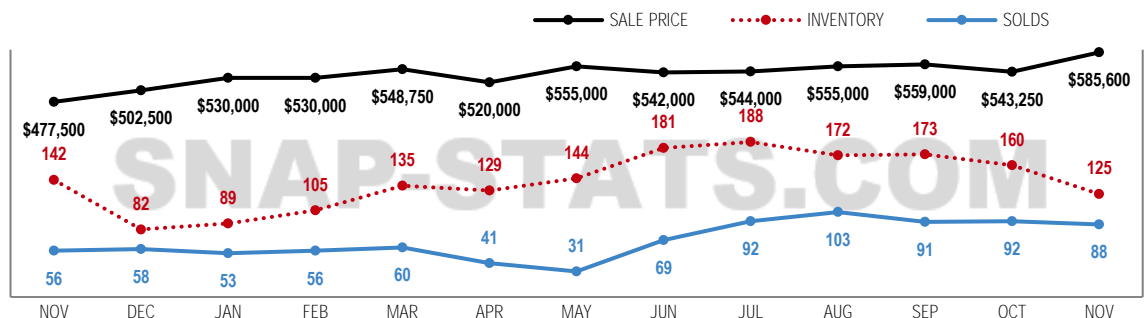
SnapStats®	Inventory	Sales	Sales Ratio
Clayton	66	50	76%
Cloverdale	59	38	64%
Serpentine	0	0	NA
TOTAL*	125	88	70%

Market Summary

- Market Type Indicator **CLOVERDALE ATTACHED**: Sellers Market at 70% Sales Ratio average (7 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band** \$500,000 to \$700,000 with average 81% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$700,000 to \$800,000, Cloverdale and 2 bedroom properties
- Sellers Best Bet** Selling homes in Clayton and 3 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



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Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	2	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	0	NA
600,001 – 700,000	0	3	NA*
700,001 – 800,000	6	6	100%
800,001 – 900,000	17	14	82%
900,001 – 1,000,000	11	30	273%*
1,000,001 – 1,250,000	33	44	133%*
1,250,001 – 1,500,000	36	25	69%
1,500,001 – 1,750,000	12	8	67%
1,750,001 – 2,000,000	11	2	18%
2,000,001 – 2,250,000	4	1	25%
2,250,001 – 2,500,000	6	5	83%
2,500,001 – 2,750,000	7	1	14%
2,750,001 – 3,000,000	1	2	200%*
3,000,001 – 3,500,000	8	0	NA
3,500,001 – 4,000,000	3	2	67%
4,000,001 & Greater	7	0	NA
TOTAL*	166	143	86%

2 Bedrooms & Less	14	5	36%
3 to 4 Bedrooms	70	67	96%
5 to 6 Bedrooms	70	59	84%
7 Bedrooms & More	12	12	100%
TOTAL*	166	143	86%

SnapStats®	October	November	Variance
Inventory	217	166	-24%
Solds	154	143	-7%
Sale Price	\$1,049,999	\$1,107,000	5%
Sale Price SQFT	\$409	\$431	5%
Sale to List Price Ratio	100%	101%	1%
Days on Market	10	11	10%

*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

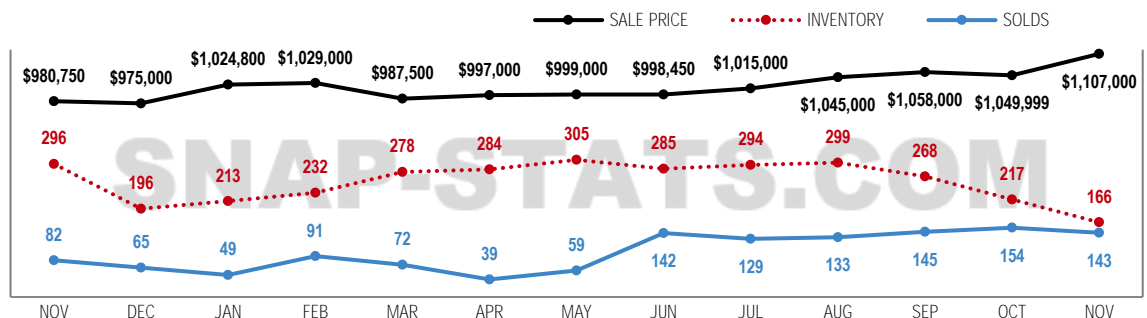
SnapStats®	Inventory	Sales	Sales Ratio
Aldergrove	14	21	150%*
Brookwood	24	21	88%
Campbell Valley	14	4	29%
County Line Glen Valley	1	2	200%*
Fort Langley	7	9	129%*
Langley City	36	19	53%
Murrayville	8	4	50%
Otter District	1	0	NA
Salmon River	10	4	40%
Walnut Grove	24	24	100%
Willoughby Heights	27	35	130%*
TOTAL*	166	143	86%

Market Summary

- Market Type Indicator **LANGLEY DETACHED**: Sellers Market at 86% Sales Ratio average (8.6 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 >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.75 mil to \$2 mil, Campbell Valley, Salmon River and up to 2 bedroom properties
- Sellers Best Bet** Selling homes in Aldergrove, Brookwood, Fort Langley, Walnut Grove, Willoughby Heights and 7 plus 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	13	6	46%
300,001 – 400,000	95	61	64%
400,001 – 500,000	126	58	46%
500,001 – 600,000	96	52	54%
600,001 – 700,000	116	51	44%
700,001 – 800,000	59	13	22%
800,001 – 900,000	14	4	29%
900,001 – 1,000,000	3	3	100%
1,000,001 – 1,250,000	5	0	NA
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*	530	248	47%

0 to 1 Bedroom	77	28	36%
2 Bedrooms	260	115	44%
3 Bedrooms	159	83	52%
4 Bedrooms & Greater	34	22	65%
TOTAL*	530	248	47%

SnapStats®	October	November	Variance
Inventory	603	530	-12%
Solds	253	248	-2%
Sale Price	\$523,000	\$499,950	-4%
Sale Price SQFT	\$402	\$414	3%
Sale to List Price Ratio	100%	100%	0%
Days on Market	17	15	-12%

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

Community CONDOS & TOWNHOMES

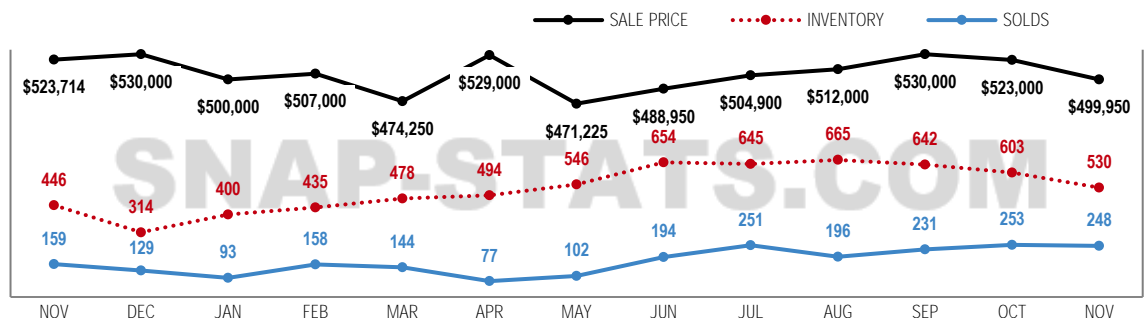
SnapStats®	Inventory	Sales	Sales Ratio
Aldergrove	10	15	150%*
Brookwood	0	0	NA
Campbell Valley	0	0	NA
County Line Glen Valley	0	0	NA
Fort Langley	6	1	17%
Langley City	198	83	42%
Murrayville	32	16	50%
Otter District	0	0	NA
Salmon River	3	3	100%
Walnut Grove	27	21	78%
Willoughby Heights	254	109	43%
TOTAL*	530	248	47%

Market Summary

- Market Type Indicator **LANGLEY ATTACHED**: Sellers Market at 47% Sales Ratio average (4.7 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 64% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$700,000 to \$800,000, Langley City, Murrayville and up to 1 bedroom properties
- Sellers Best Bet** Selling homes in Aldergrove, 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	0	0	NA
500,001 – 600,000	2	1	50%
600,001 – 700,000	9	15	167%*
700,001 – 800,000	39	36	92%
800,001 – 900,000	46	41	89%
900,001 – 1,000,000	43	18	42%
1,000,001 – 1,250,000	39	27	69%
1,250,001 – 1,500,000	35	9	26%
1,500,001 – 1,750,000	21	2	10%
1,750,001 – 2,000,000	9	0	NA
2,000,001 – 2,250,000	4	1	25%
2,250,001 – 2,500,000	0	1	NA*
2,500,001 – 2,750,000	4	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*	255	151	59%

2 Bedrooms & Less	14	1	7%
3 to 4 Bedrooms	112	69	62%
5 to 6 Bedrooms	94	66	70%
7 Bedrooms & More	35	15	43%
TOTAL*	255	151	59%

SnapStats®	October	November	Variance
Inventory	340	255	-25%
Solds	179	151	-16%
Sale Price	\$850,000	\$850,000	0%
Sale Price SQFT	\$334	\$333	0%
Sale to List Price Ratio	101%	100%	-1%
Days on Market	10	15	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

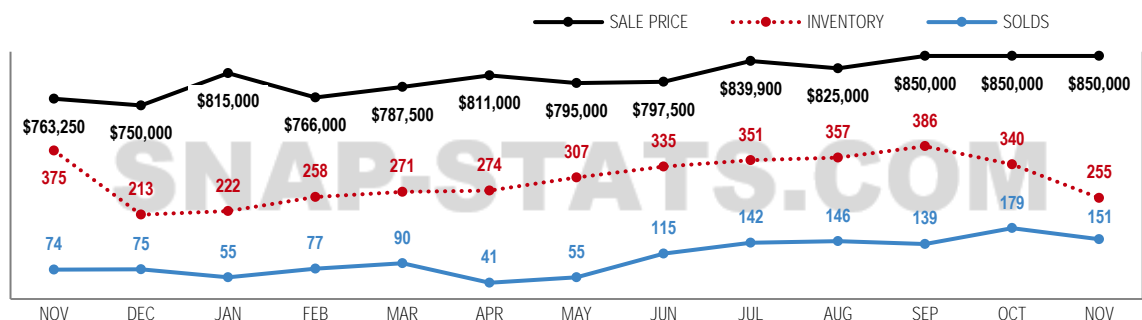
SnapStats®	Inventory	Sales	Sales Ratio
Abbotsford East	86	49	57%
Abbotsford West	76	57	75%
Aberdeen	24	11	46%
Bradner	0	0	NA
Central Abbotsford	48	26	54%
Matsqui	4	1	25%
Poplar	7	5	71%
Sumas Mountain	7	2	29%
Sumas Prairie	3	0	NA
TOTAL*	255	151	59%

Market Summary

- Market Type Indicator **ABBOTSFORD DETACHED**: Sellers Market at 59% Sales Ratio average (5.9 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 >100% 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 Abbotsford West 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	17	4	24%
200,001 – 300,000	95	24	25%
300,001 – 400,000	92	32	35%
400,001 – 500,000	73	25	34%
500,001 – 600,000	67	29	43%
600,001 – 700,000	25	11	44%
700,001 – 800,000	5	2	40%
800,001 – 900,000	1	1	100%
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*	377	128	34%

0 to 1 Bedroom	57	14	25%
2 Bedrooms	204	63	31%
3 Bedrooms	85	37	44%
4 Bedrooms & Greater	31	14	45%
TOTAL*	377	128	34%

SnapStats®	October	November	Variance
Inventory	422	377	-11%
Solds	169	128	-24%
Sale Price	\$375,000	\$438,000	17%
Sale Price SQFT	\$329	\$353	7%
Sale to List Price Ratio	99%	101%	2%
Days on Market	23	19	-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 CONDOS & TOWNHOMES

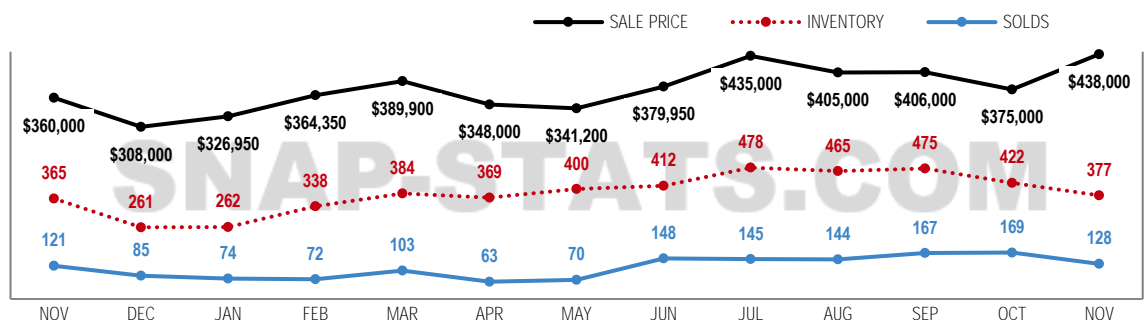
SnapStats®	Inventory	Sales	Sales Ratio
Abbotsford East	31	26	84%
Abbotsford West	147	32	22%
Aberdeen	10	2	20%
Bradner	0	0	NA
Central Abbotsford	180	60	33%
Matsqui	0	0	NA
Poplar	9	8	89%
Sumas Mountain	0	0	NA
Sumas Prairie	0	0	NA
TOTAL*	377	128	34%

Market Summary

- Market Type Indicator **ABBOTSFORD ATTACHED**: Sellers Market at 34% Sales Ratio average (3.4 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 44% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$100,000 to \$200,000, Abbotsford West, Aberdeen and up to 1 bedroom properties
- Sellers Best Bet** Selling homes in Abbotsford East, Poplar and minimum 3 bedroom properties

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13 Month Market Trend



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Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	0	0	NA
300,001 – 400,000	0	1	NA*
400,001 – 500,000	1	1	100%
500,001 – 600,000	6	2	33%
600,001 – 700,000	12	8	67%
700,001 – 800,000	20	13	65%
800,001 – 900,000	21	11	52%
900,001 – 1,000,000	3	8	267%*
1,000,001 – 1,250,000	9	6	67%
1,250,001 – 1,500,000	4	2	50%
1,500,001 – 1,750,000	4	0	NA
1,750,001 – 2,000,000	1	0	NA
2,000,001 – 2,250,000	1	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	2	0	NA
TOTAL*	86	52	60%

2 Bedrooms & Less	7	1	14%
3 to 4 Bedrooms	45	25	56%
5 to 6 Bedrooms	30	23	77%
7 Bedrooms & More	4	3	75%
TOTAL*	86	52	60%

SnapStats®	October	November	Variance
Inventory	111	86	-23%
Solds	61	52	-15%
Sale Price	\$800,800	\$805,500	1%
Sale Price SQFT	\$314	\$317	1%
Sale to List Price Ratio	100%	101%	1%
Days on Market	13	18	38%

*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

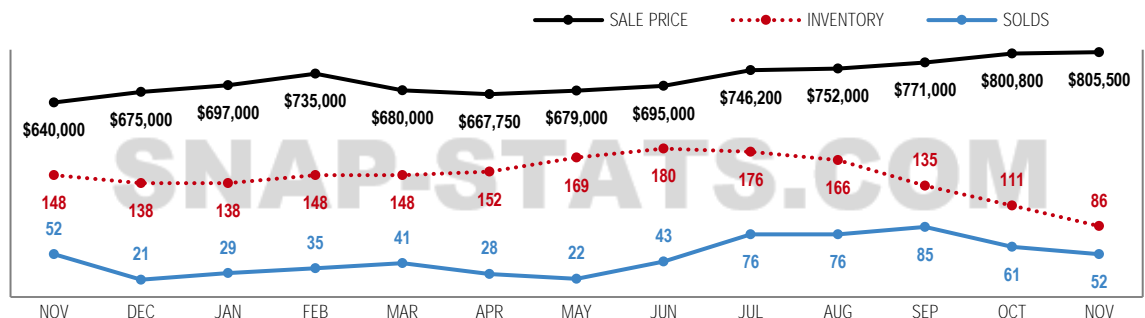
SnapStats®	Inventory	Sales	Sales Ratio
Dewdney Deroche	1	0	NA
Durieu	0	0	NA
Hatzic	9	4	44%
Hemlock	2	2	100%
Lake Errock	6	0	NA
Mission	61	45	74%
Mission West	6	1	17%
Stave Falls	1	0	NA
Steelhead	0	0	NA
TOTAL*	86	52	60%

Market Summary

- Market Type Indicator **MISSION 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** \$900,000 to \$1 mil with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$800,000 to \$900,000, Hatzic and 3 to 4 bedroom properties
- Sellers Best Bet** Selling homes in Mission 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	2	0	NA
200,001 – 300,000	7	4	57%
300,001 – 400,000	6	5	83%
400,001 – 500,000	10	0	NA
500,001 – 600,000	3	2	67%
600,001 – 700,000	0	0	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*	28	11	39%

0 to 1 Bedroom	2	0	NA
2 Bedrooms	18	8	44%
3 Bedrooms	7	2	29%
4 Bedrooms & Greater	1	1	100%
TOTAL*	28	11	39%

SnapStats®	October	November	Variance
Inventory	34	28	-18%
Solds	22	11	-50%
Sale Price	\$510,000	\$330,000	-35%
Sale Price SQFT	\$253	\$243	-4%
Sale to List Price Ratio	101%	97%	-4%
Days on Market	18	15	-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 CONDOS & TOWNHOMES

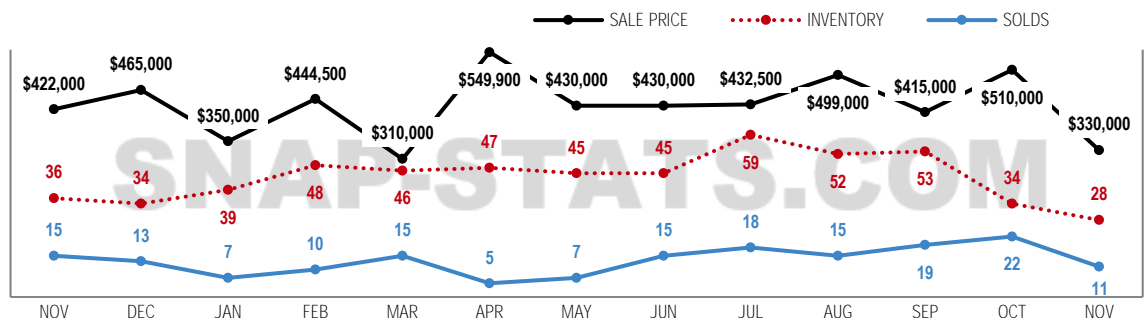
SnapStats®	Inventory	Sales	Sales Ratio
Dewdney Deroche	0	0	NA
Durieu	0	0	NA
Hatzic	0	0	NA
Hemlock	5	2	40%
Lake Errock	0	0	NA
Mission	19	8	42%
Mission West	4	1	25%
Stave Falls	0	0	NA
Steelhead	0	0	NA
TOTAL*	28	11	39%

Market Summary

- Market Type Indicator **MISSION ATTACHED**: Sellers Market at 39% Sales Ratio average (3.9 in 10 homes selling rate)
- Homes are selling on average 3% below list price
- Most Active Price Band** Insufficient data but with 5 sales \$300,000 to \$400,000
- Buyers Best Bet** Insufficient data
- Sellers Best Bet** Insufficient data but with 8 sales Mission and 2 bedroom properties

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13 Month Market Trend



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