

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	1	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	2	1	50%
700,001 – 800,000	5	7	140%*
800,001 – 900,000	18	23	128%*
900,001 – 1,000,000	37	52	141%*
1,000,001 – 1,250,000	85	124	146%*
1,250,001 – 1,500,000	89	67	75%
1,500,001 – 1,750,000	70	31	44%
1,750,001 – 2,000,000	61	8	13%
2,000,001 – 2,250,000	15	6	40%
2,250,001 – 2,500,000	17	1	6%
2,500,001 – 2,750,000	5	1	20%
2,750,001 – 3,000,000	7	0	NA
3,000,001 – 3,500,000	2	0	NA
3,500,001 – 4,000,000	1	0	NA
4,000,001 & Greater	1	0	NA
TOTAL*	417	322	77%

2 Bedrooms & Less	17	6	35%
3 to 4 Bedrooms	120	96	80%
5 to 6 Bedrooms	144	125	87%
7 Bedrooms & More	136	95	70%
TOTAL*	417	322	77%

SnapStats®	November	December	Variance
Inventory	638	417	-35%
Solds	341	322	-6%
Sale Price	\$1,155,000	\$1,155,000	0%
Sale Price SQFT	\$394	\$434	10%
Sale to List Price Ratio	99%	100%	1%
Days on Market	19	21	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

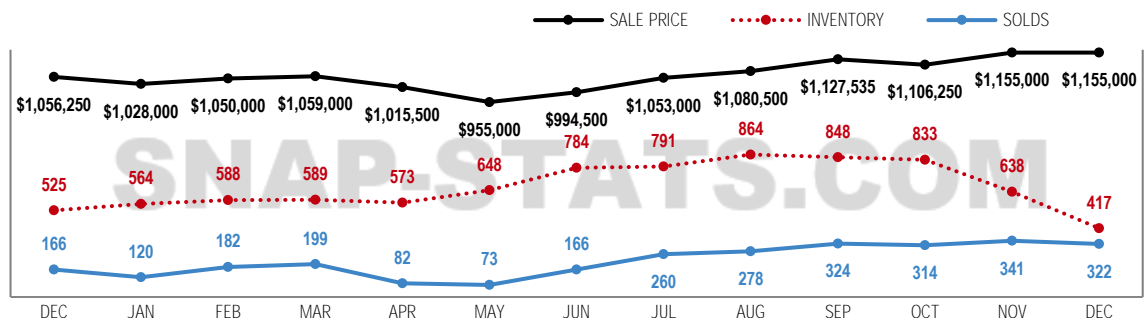
SnapStats®	Inventory	Sales	Sales Ratio
Bear Creek Green Timbers	28	32	114%*
Bolivar Heights	28	30	107%*
Bridgeview	12	6	50%
Cedar Hills	24	19	79%
East Newton	45	43	96%
Fleetwood Tynehead	36	33	92%
Fraser Heights	20	18	90%
Guildford	22	17	77%
Panorama Ridge	45	25	56%
Port Kells	2	1	50%
Queen Mary Park	22	19	86%
Royal Heights	4	9	225%*
Sullivan Station	24	25	104%*
West Newton	32	28	88%
Whalley	73	17	23%
TOTAL*	417	322	77%

## Market Summary

- Market Type Indicator **SURREY DETACHED**: Sellers Market at 77% Sales Ratio average (7.7 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 \$2.25 mil to \$2.5 mil, Bridgeview, Panorama Ridge, Whalley and up to 2 bedrooms
- Sellers Best Bet\*\* Selling homes in Bear Creek Green Timbers, Bolivar Heights, Royal Heights, Sullivan Station and 5 to 6 bedrooms

\*\*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	20	15	75%
300,001 – 400,000	141	69	49%
400,001 – 500,000	208	81	39%
500,001 – 600,000	136	70	51%
600,001 – 700,000	80	79	99%
700,001 – 800,000	32	18	56%
800,001 – 900,000	5	3	60%
900,001 – 1,000,000	5	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
<b>TOTAL*</b>	<b>627</b>	<b>335</b>	<b>53%</b>

0 to 1 Bedroom	126	59	47%
2 Bedrooms	306	117	38%
3 Bedrooms	148	105	71%
4 Bedrooms & Greater	47	54	115%*
<b>TOTAL*</b>	<b>627</b>	<b>335</b>	<b>53%</b>

SnapStats®	November	December	Variance
Inventory	904	627	-31%
Solds	328	335	2%
Sale Price	\$528,000	\$510,000	-3%
Sale Price SQFT	\$397	\$401	1%
Sale to List Price Ratio	100%	98%	-2%
Days on Market	19	21	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

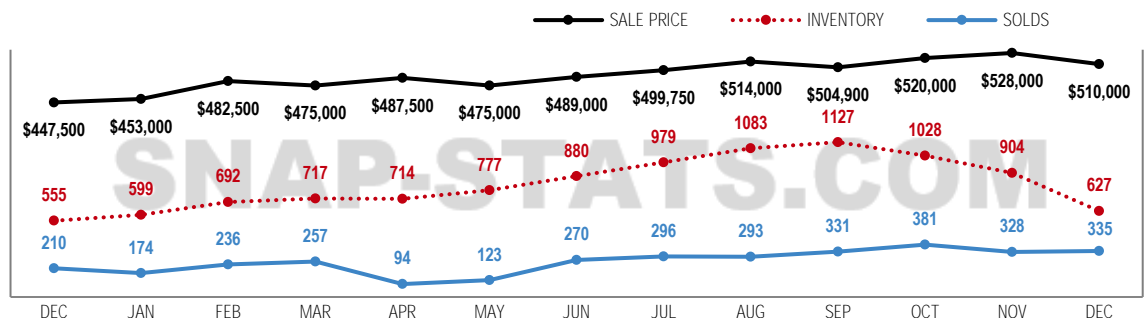
SnapStats®	Inventory	Sales	Sales Ratio
Bear Creek Green Timbers	22	7	32%
Bolivar Heights	10	2	20%
Bridgeview	1	2	200%*
Cedar Hills	2	2	100%
East Newton	58	30	52%
Fleetwood Tynehead	47	47	100%
Fraser Heights	11	2	18%
Guildford	79	53	67%
Panorama Ridge	8	8	100%
Port Kells	0	0	NA
Queen Mary Park	39	19	49%
Royal Heights	1	0	NA
Sullivan Station	34	39	115%*
West Newton	94	30	32%
Whalley	221	94	43%
<b>TOTAL*</b>	<b>627</b>	<b>335</b>	<b>53%</b>

## Market Summary

- Market Type Indicator **SURREY ATTACHED**: Sellers Market at 53% Sales Ratio average (5.3 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 99% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$400,000 to \$500,000, Bolivar Heights, Fraser Heights and 2 bedroom properties
- Sellers Best Bet\*\* Selling homes in Fleetwood Tynehead, Panorama Ridge, 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	0	0	NA
800,001 – 900,000	0	3	NA*
900,001 – 1,000,000	1	9	900%*
1,000,001 – 1,250,000	17	29	171%*
1,250,001 – 1,500,000	52	48	92%
1,500,001 – 1,750,000	35	27	77%
1,750,001 – 2,000,000	36	20	56%
2,000,001 – 2,250,000	19	5	26%
2,250,001 – 2,500,000	31	5	16%
2,500,001 – 2,750,000	16	4	25%
2,750,001 – 3,000,000	14	2	14%
3,000,001 – 3,500,000	18	3	17%
3,500,001 – 4,000,000	12	3	25%
4,000,001 & Greater	21	2	10%
TOTAL*	272	160	59%

2 Bedrooms & Less	7	8	114%*
3 to 4 Bedrooms	110	75	68%
5 to 6 Bedrooms	118	66	56%
7 Bedrooms & More	37	11	30%
TOTAL*	272	160	59%

SnapStats®	November	December	Variance
Inventory	455	272	-40%
Solds	137	160	17%
Sale Price	\$1,462,387	\$1,460,000	0%
Sale Price SQFT	\$446	\$459	3%
Sale to List Price Ratio	98%	97%	-1%
Days on Market	29	36	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.

## Community DETACHED HOUSES

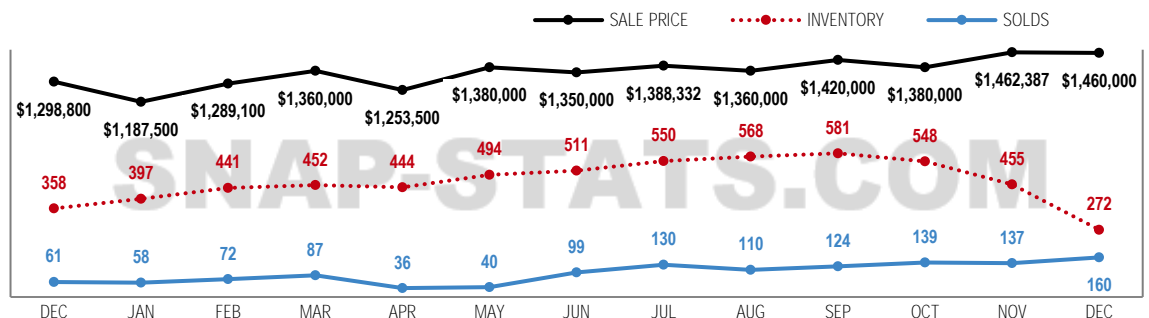
SnapStats®	Inventory	Sales	Sales Ratio
Crescent Beach Ocean Park	35	19	54%
Elgin Chantrell	29	16	55%
Grandview	31	18	58%
Hazelmere	0	0	NA
King George Corridor	33	37	112%*
Morgan Creek	20	7	35%
Pacific Douglas	23	13	57%
Sunnyside Park	22	15	68%
White Rock	79	35	44%
TOTAL*	272	160	59%

## Market Summary

- Market Type Indicator **S SURREY WHITE ROCK DETACHED**: Sellers Market at 59% Sales Ratio average (5.9 in 10 homes selling rate)
- Homes are selling on average 3% below list price
- Most Active Price Band\*\* \$900,000 to \$1.25 mil with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes minimum \$4 mil, Morgan Creek, White Rock and minimum 7 bedroom properties
- Sellers Best Bet\*\* Selling homes in King George Corridor, Sunnyside Park and up to 2 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	1	0	NA
200,001 – 300,000	2	6	300%*
300,001 – 400,000	23	10	43%
400,001 – 500,000	58	42	72%
500,001 – 600,000	55	21	38%
600,001 – 700,000	48	38	79%
700,001 – 800,000	71	25	35%
800,001 – 900,000	33	13	39%
900,001 – 1,000,000	17	4	24%
1,000,001 – 1,250,000	20	7	35%
1,250,001 – 1,500,000	7	2	29%
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	0	NA
2,250,001 – 2,500,000	1	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	0	0	NA
3,000,001 – 3,500,000	1	1	100%
3,500,001 – 4,000,000	1	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	345	169	49%

0 to 1 Bedroom	32	23	72%
2 Bedrooms	217	76	35%
3 Bedrooms	56	41	73%
4 Bedrooms & Greater	40	29	73%
TOTAL*	345	169	49%

SnapStats®	November	December	Variance
Inventory	487	345	-29%
Solds	150	169	13%
Sale Price	\$608,000	\$620,000	2%
Sale Price SQFT	\$468	\$481	3%
Sale to List Price Ratio	98%	99%	1%
Days on Market	24	26	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

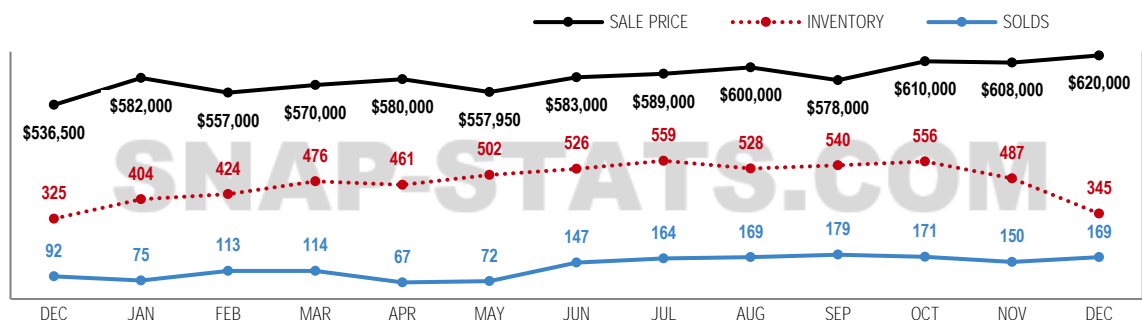
SnapStats®	Inventory	Sales	Sales Ratio
Crescent Beach Ocean Park	3	7	233%*
Elgin Chantrell	3	3	100%
Grandview	54	48	89%
Hazelmere	1	0	NA
King George Corridor	111	42	38%
Morgan Creek	17	17	100%
Pacific Douglas	16	7	44%
Sunnyside Park	20	13	65%
White Rock	120	32	27%
TOTAL*	345	169	49%

## Market Summary

- Market Type Indicator **S SURREY WHITE ROCK ATTACHED**: Sellers Market at 49% Sales Ratio average (4.9 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 79% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$900,000 to \$1 mil, King George Corridor, White Rock and 2 bedroom properties
- Sellers Best Bet\*\* Selling homes in Grandview, Morgan Creek and all but 2 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	1	50%
800,001 – 900,000	1	6	600%*
900,001 – 1,000,000	6	13	217%*
1,000,001 – 1,250,000	22	35	159%*
1,250,001 – 1,500,000	17	7	41%
1,500,001 – 1,750,000	9	5	56%
1,750,001 – 2,000,000	5	0	NA
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	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*	65	67	103%*

2 Bedrooms & Less	0	2	NA*
3 to 4 Bedrooms	34	34	100%
5 to 6 Bedrooms	25	28	112%*
7 Bedrooms & More	6	3	50%
TOTAL*	65	67	103%*

SnapStats®	November	December	Variance
Inventory	117	65	-44%
Solds	70	67	-4%
Sale Price	\$1,045,500	\$1,090,000	4%
Sale Price SQFT	\$408	\$461	13%
Sale to List Price Ratio	100%	99%	-1%
Days on Market	12	10	-17%

## Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Annieville	19	15	79%
Nordel	15	20	133%*
Scottsdale	17	15	88%
Sunshine Hills Woods	14	17	121%*
TOTAL*	65	67	103%*

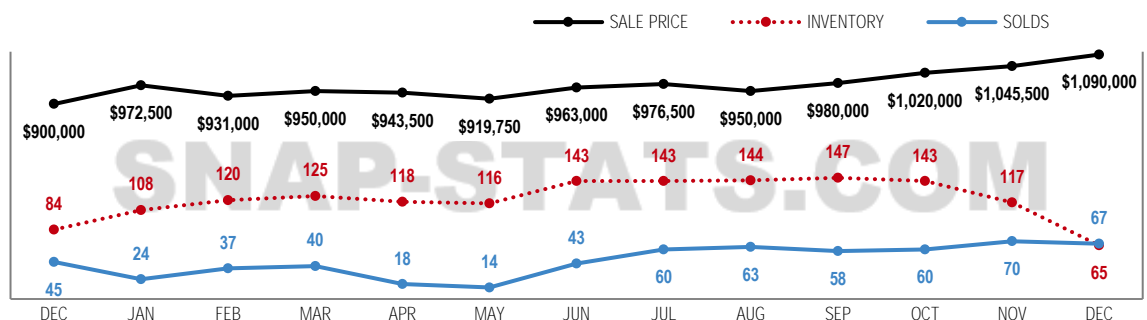
\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

## Market Summary

- Market Type Indicator **NORTH DELTA DETACHED**: Sellers Market at 103% Sales Ratio average (10.3 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band\*\* \$900,000 to \$1.25 mil with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.25 mil to \$1.5 mil, Annieville and Scottsdale
- Sellers Best Bet\*\* Selling homes in Nordel, Sunshine Hills Woods and 3 to 6 bedroom properties

\*\*With minimum inventory of 10 in most instances

## 13 Month Market Trend



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## Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	4	2	50%
300,001 – 400,000	4	1	25%
400,001 – 500,000	7	4	57%
500,001 – 600,000	13	2	15%
600,001 – 700,000	7	2	29%
700,001 – 800,000	12	3	25%
800,001 – 900,000	1	0	NA
900,001 – 1,000,000	0	0	NA
1,000,001 – 1,250,000	1	0	NA
1,250,001 – 1,500,000	0	0	NA
1,500,001 – 1,750,000	0	0	NA
1,750,001 – 2,000,000	0	0	NA
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	0	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	0	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	49	14	29%

0 to 1 Bedroom	5	2	40%
2 Bedrooms	25	5	20%
3 Bedrooms	16	3	19%
4 Bedrooms & Greater	3	4	133%*
TOTAL*	49	14	29%

SnapStats®	November	December	Variance
Inventory	68	49	-28%
Solds	8	14	75%
Sale Price	\$520,000	\$489,900	-6%
Sale Price SQFT	\$404	\$480	19%
Sale to List Price Ratio	96%	97%	1%
Days on Market	35	17	-51%

\*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

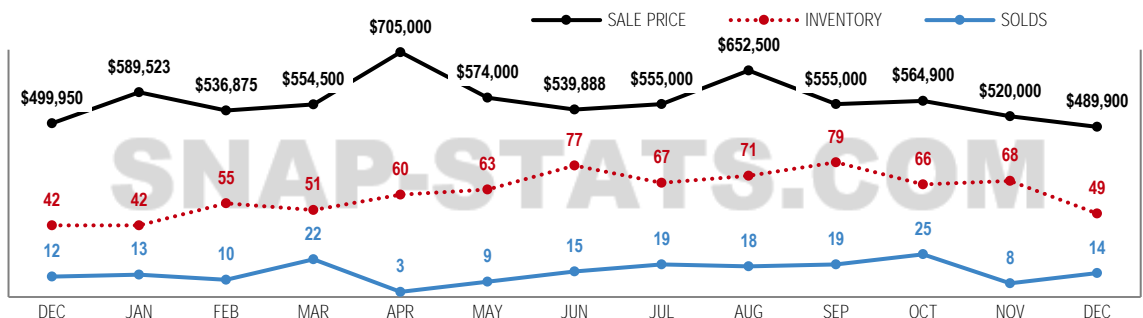
SnapStats®	Inventory	Sales	Sales Ratio
Annieville	13	6	46%
Nordel	3	3	100%
Scottsdale	20	3	15%
Sunshine Hills Woods	13	2	15%
TOTAL*	49	14	29%

## Market Summary

- Market Type Indicator **NORTH DELTA ATTACHED**: Sellers Market at 29% Sales Ratio average (2.9 in 10 homes selling rate)
- Homes are selling on average 3% below list price
- Most Active Price Band\*\* \$700,000 to \$800,000 with average 25% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$500,000 to \$600,000, Scottsdale and Sunshine Hills Woods
- Sellers Best Bet\*\* Selling homes in Annieville

\*\*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	1	0	NA
700,001 – 800,000	0	0	NA
800,001 – 900,000	2	3	150%*
900,001 – 1,000,000	6	13	217%*
1,000,001 – 1,250,000	13	25	192%*
1,250,001 – 1,500,000	4	8	200%*
1,500,001 – 1,750,000	5	6	120%*
1,750,001 – 2,000,000	1	2	200%*
2,000,001 – 2,250,000	4	0	NA
2,250,001 – 2,500,000	2	2	100%
2,500,001 – 2,750,000	1	0	NA
2,750,001 – 3,000,000	0	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	1	0	NA
<b>TOTAL*</b>	<b>40</b>	<b>59</b>	<b>148%*</b>

2 Bedrooms & Less	3	1	33%
3 to 4 Bedrooms	18	24	133%*
5 to 6 Bedrooms	11	20	182%*
7 Bedrooms & More	8	14	175%*
<b>TOTAL*</b>	<b>40</b>	<b>59</b>	<b>148%*</b>

SnapStats®	November	December	Variance
Inventory	72	40	-44%
Solds	84	59	-30%
Sale Price	\$1,084,500	\$1,125,000	4%
Sale Price SQFT	\$420	\$406	-3%
Sale to List Price Ratio	100%	98%	-2%
Days on Market	21	12	-43%

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

### Community DETACHED HOUSES

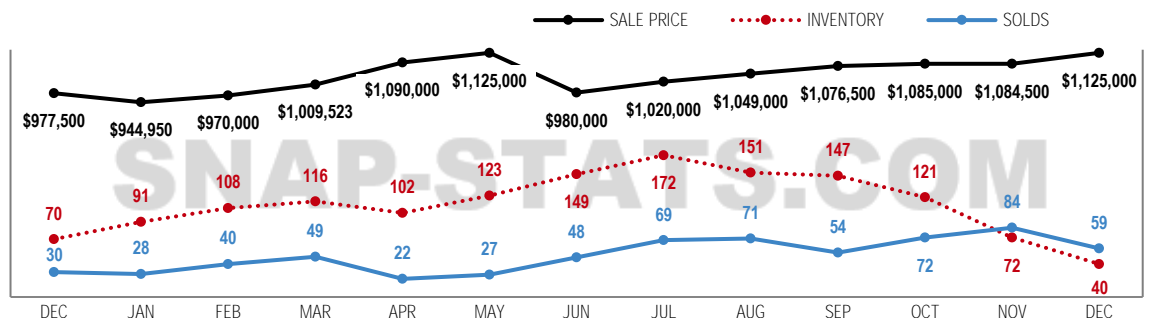
SnapStats®	Inventory	Sales	Sales Ratio
Clayton	9	11	122%*
Cloverdale	31	47	152%*
Serpentine	0	1	NA*
<b>TOTAL*</b>	<b>40</b>	<b>59</b>	<b>148%*</b>

### Market Summary

- Market Type Indicator **CLOVERDALE DETACHED**: Sellers Market at 148% Sales Ratio average (14.8 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band\*\* \$900,000 to \$1.5 mil with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Insufficient data
- Sellers Best Bet\*\* Selling homes in Clayton and Cloverdale

\*\*With minimum inventory of 10 in most instances

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### Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	0	2	NA*
300,001 – 400,000	8	11	138%*
400,001 – 500,000	15	11	73%
500,001 – 600,000	14	18	129%*
600,001 – 700,000	21	24	114%*
700,001 – 800,000	9	12	133%*
800,001 – 900,000	1	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*	68	78	115%*

0 to 1 Bedroom	6	7	117%*
2 Bedrooms	28	27	96%
3 Bedrooms	25	33	132%*
4 Bedrooms & Greater	9	11	122%*
TOTAL*	68	78	115%*

SnapStats®	November	December	Variance
Inventory	125	68	-46%
Solds	88	78	-11%
Sale Price	\$585,600	\$582,500	-1%
Sale Price SQFT	\$399	\$401	1%
Sale to List Price Ratio	99%	98%	-1%
Days on Market	8	11	38%

### Community CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
Clayton	36	40	111%*
Cloverdale	32	38	119%*
Serpentine	0	0	NA
TOTAL*	68	78	115%*

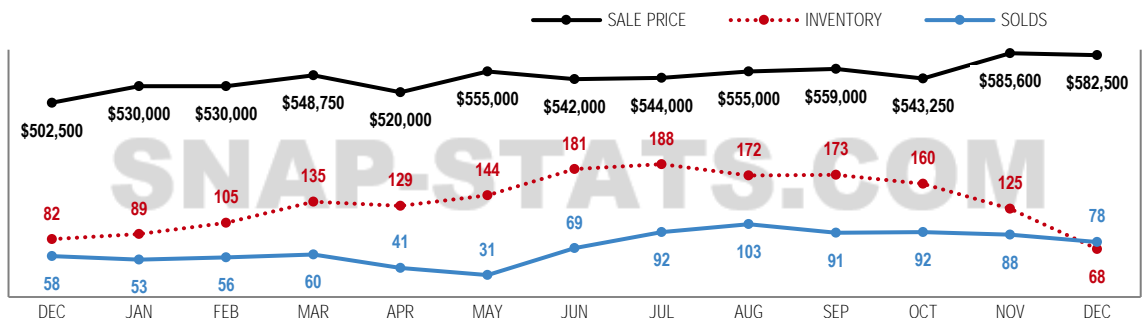
\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

### Market Summary

- Market Type Indicator **CLOVERDALE ATTACHED**: Sellers Market at 115% Sales Ratio average (11.5 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 >100% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$400,000 to \$500,000 and 2 bedroom properties
- Sellers Best Bet\*\* Selling homes in Clayton, Cloverdale and minimum 3 bedroom properties

\*\*With minimum inventory of 10 in most instances

### 13 Month Market Trend



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## Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	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	0	NA
700,001 – 800,000	3	4	133%*
800,001 – 900,000	9	8	89%
900,001 – 1,000,000	6	14	233%*
1,000,001 – 1,250,000	26	23	88%
1,250,001 – 1,500,000	26	17	65%
1,500,001 – 1,750,000	9	5	56%
1,750,001 – 2,000,000	4	6	150%*
2,000,001 – 2,250,000	2	3	150%*
2,250,001 – 2,500,000	7	0	NA
2,500,001 – 2,750,000	5	1	20%
2,750,001 – 3,000,000	1	0	NA
3,000,001 – 3,500,000	4	0	NA
3,500,001 – 4,000,000	3	0	NA
4,000,001 & Greater	5	1	20%
TOTAL*	114	82	72%

2 Bedrooms & Less	12	2	17%
3 to 4 Bedrooms	57	36	63%
5 to 6 Bedrooms	41	42	102%*
7 Bedrooms & More	4	2	50%
TOTAL*	114	82	72%

SnapStats®	November	December	Variance
Inventory	166	114	-31%
Solds	143	82	-43%
Sale Price	\$1,107,000	\$1,195,000	8%
Sale Price SQFT	\$431	\$455	6%
Sale to List Price Ratio	101%	100%	-1%
Days on Market	11	7	-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

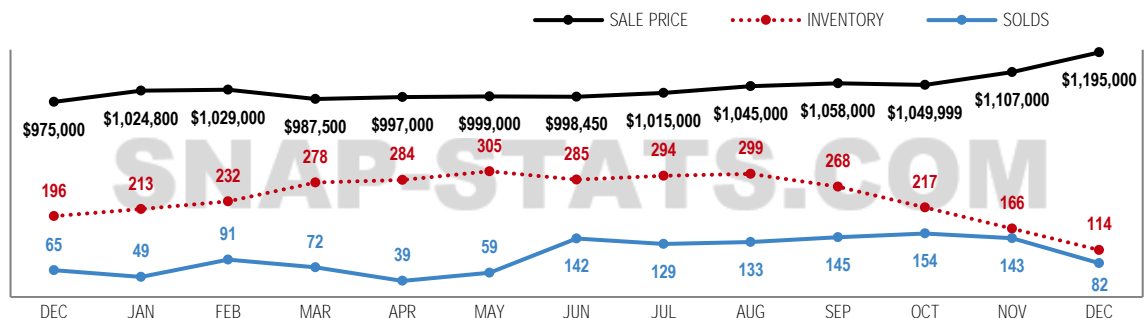
SnapStats®	Inventory	Sales	Sales Ratio
Aldergrove	9	8	89%
Brookwood	17	14	82%
Campbell Valley	10	5	50%
County Line Glen Valley	2	0	NA
Fort Langley	5	2	40%
Langley City	29	16	55%
Murrayville	9	4	44%
Otter District	0	0	NA
Salmon River	7	3	43%
Walnut Grove	15	16	107%*
Willoughby Heights	11	14	127%*
TOTAL*	114	82	72%

## Market Summary

- Market Type Indicator **LANGLEY DETACHED**: Sellers Market at 72% Sales Ratio average (7.2 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 >100% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.5 mil to \$1.75 mil, Campbell Valley, Langley City, Murrayville and up to 2 bedroom properties
- Sellers Best Bet\*\* Selling homes in Walnut Grove, Willoughby Heights and 5 to 6 bedroom properties

\*\*With minimum inventory of 10 in most instances

## 13 Month Market Trend



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## Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	10	7	70%
300,001 – 400,000	54	37	69%
400,001 – 500,000	90	59	66%
500,001 – 600,000	66	31	47%
600,001 – 700,000	92	36	39%
700,001 – 800,000	46	16	35%
800,001 – 900,000	11	6	55%
900,001 – 1,000,000	1	2	200%*
1,000,001 – 1,250,000	6	2	33%
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	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*	377	196	52%

0 to 1 Bedroom	49	26	53%
2 Bedrooms	181	96	53%
3 Bedrooms	118	61	52%
4 Bedrooms & Greater	29	13	45%
TOTAL*	377	196	52%

SnapStats®	November	December	Variance
Inventory	530	377	-29%
Solds	248	196	-21%
Sale Price	\$499,950	\$487,500	-2%
Sale Price SQFT	\$414	\$396	-4%
Sale to List Price Ratio	100%	100%	0%
Days on Market	15	14	-7%

\*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

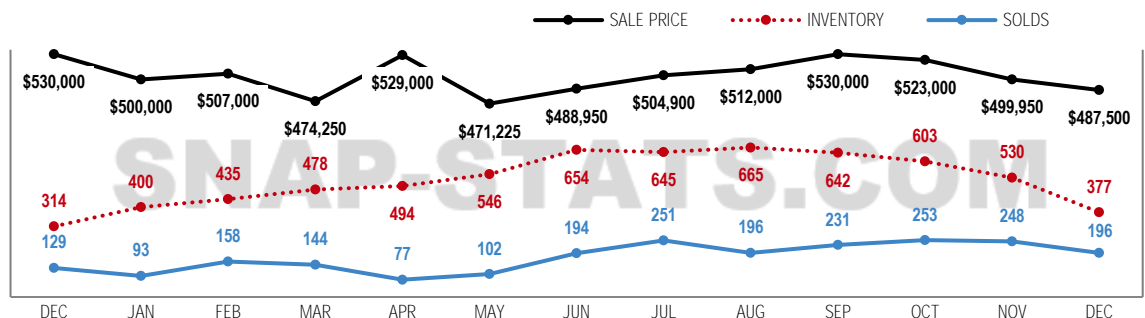
SnapStats®	Inventory	Sales	Sales Ratio
Aldergrove	6	6	100%
Brookwood	0	0	NA
Campbell Valley	0	0	NA
County Line Glen Valley	0	0	NA
Fort Langley	3	2	67%
Langley City	141	61	43%
Murrayville	24	20	83%
Otter District	0	0	NA
Salmon River	0	4	NA*
Walnut Grove	18	19	106%*
Willoughby Heights	185	84	45%
TOTAL*	377	196	52%

## Market Summary

- Market Type Indicator **LANGLEY ATTACHED**: Sellers Market at 52% Sales Ratio average (5.2 in 10 homes selling rate)
- Homes are selling on average 100% of list price
- Most Active Price Band\*\* \$200,000 to \$300,000 with average 70% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$700,000 to \$800,000, Langley City, Willoughby Heights and minimum 4 bedroom properties
- Sellers Best Bet\*\* Selling homes in Murrayville, Walnut Grove and up to 3 bedroom properties

\*\*With minimum inventory of 10 in most instances

## 13 Month Market Trend



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## Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	0	0	NA
300,001 – 400,000	0	0	NA
400,001 – 500,000	0	0	NA
500,001 – 600,000	1	1	100%
600,001 – 700,000	2	11	550%*
700,001 – 800,000	16	21	131%*
800,001 – 900,000	25	31	124%*
900,001 – 1,000,000	25	30	120%*
1,000,001 – 1,250,000	27	23	85%
1,250,001 – 1,500,000	27	8	30%
1,500,001 – 1,750,000	12	7	58%
1,750,001 – 2,000,000	7	1	14%
2,000,001 – 2,250,000	1	0	NA
2,250,001 – 2,500,000	0	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*	150	133	89%

2 Bedrooms & Less	5	4	80%
3 to 4 Bedrooms	56	71	127%*
5 to 6 Bedrooms	60	52	87%
7 Bedrooms & More	29	6	21%
TOTAL*	150	133	89%

SnapStats®	November	December	Variance
Inventory	255	150	-41%
Solds	151	133	-12%
Sale Price	\$850,000	\$910,000	7%
Sale Price SQFT	\$333	\$385	16%
Sale to List Price Ratio	100%	101%	1%
Days on Market	15	17	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

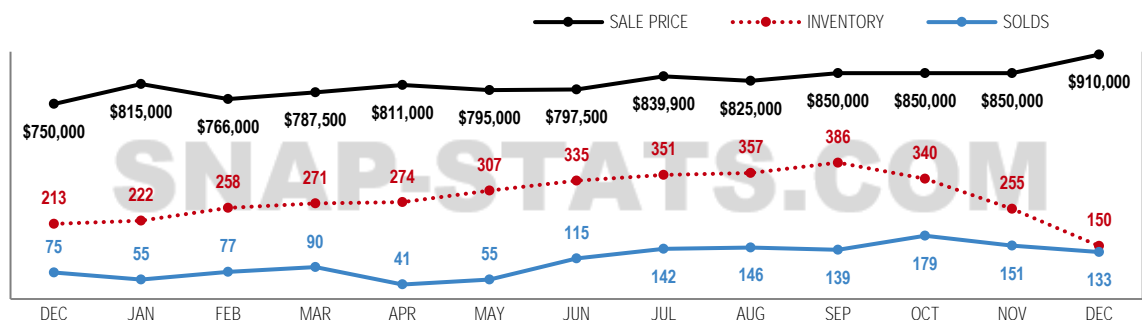
SnapStats®	Inventory	Sales	Sales Ratio
Abbotsford East	40	53	133%*
Abbotsford West	50	40	80%
Aberdeen	14	10	71%
Bradner	0	0	NA
Central Abbotsford	34	21	62%
Matsqui	2	2	100%
Poplar	4	3	75%
Sumas Mountain	5	4	80%
Sumas Prairie	1	0	NA
TOTAL*	150	133	89%

## Market Summary

- Market Type Indicator **ABBOTSFORD DETACHED**: Sellers Market at 89% Sales Ratio average (8.9 in 10 homes selling rate)
- Homes are selling on average 1% above list price
- Most Active Price Band\*\* \$600,000 to \$1 mil with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.25 mil to \$1.5 mil, Central Abbotsford and minimum 7 bedroom properties
- Sellers Best Bet\*\* Selling homes in Abbotsford East and 3 to 4 bedroom properties

\*\*With minimum inventory of 10 in most instances

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## Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	15	7	47%
200,001 – 300,000	58	36	62%
300,001 – 400,000	58	40	69%
400,001 – 500,000	31	36	116%*
500,001 – 600,000	42	30	71%
600,001 – 700,000	21	7	33%
700,001 – 800,000	5	3	60%
800,001 – 900,000	1	0	NA
900,001 – 1,000,000	0	0	NA
1,000,001 – 1,250,000	1	0	NA
1,250,001 – 1,500,000	0	0	NA
1,500,001 – 1,750,000	0	0	NA
1,750,001 – 2,000,000	0	0	NA
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	0	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	0	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	232	159	69%

0 to 1 Bedroom	32	24	75%
2 Bedrooms	122	85	70%
3 Bedrooms	58	40	69%
4 Bedrooms & Greater	20	10	50%
TOTAL*	232	159	69%

SnapStats®	November	December	Variance
Inventory	377	232	-38%
Solds	128	159	24%
Sale Price	\$438,000	\$396,000	-10%
Sale Price SQFT	\$353	\$343	-3%
Sale to List Price Ratio	101%	99%	-2%
Days on Market	19	28	47%

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

## Community CONDOS & TOWNHOMES

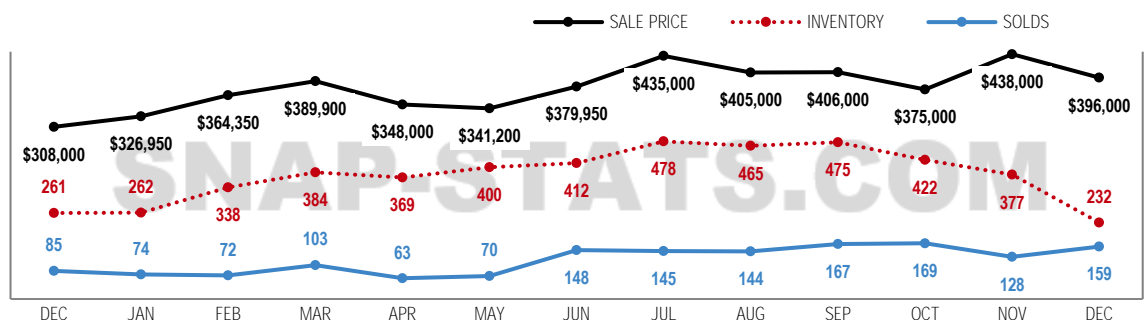
SnapStats®	Inventory	Sales	Sales Ratio
Abbotsford East	23	16	70%
Abbotsford West	87	65	75%
Aberdeen	8	1	13%
Bradner	0	0	NA
Central Abbotsford	106	73	69%
Matsqui	0	0	NA
Poplar	8	4	50%
Sumas Mountain	0	0	NA
Sumas Prairie	0	0	NA
TOTAL*	232	159	69%

## Market Summary

- Market Type Indicator **ABBOTSFORD ATTACHED**: Sellers Market at 69% Sales Ratio average (6.9 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band\*\* \$400,000 to \$500,000 with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$600,000 to \$700,000, Aberdeen, Poplar and minimum 4 bedroom properties
- Sellers Best Bet\*\* Selling homes in Abbotsford East, Abbotsford West 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	0	0	NA
300,001 – 400,000	0	0	NA
400,001 – 500,000	1	0	NA
500,001 – 600,000	3	5	167%*
600,001 – 700,000	4	11	275%*
700,001 – 800,000	10	20	200%*
800,001 – 900,000	15	11	73%
900,001 – 1,000,000	5	3	60%
1,000,001 – 1,250,000	9	3	33%
1,250,001 – 1,500,000	2	2	100%
1,500,001 – 1,750,000	3	1	33%
1,750,001 – 2,000,000	2	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	2	0	NA
2,750,001 – 3,000,000	1	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	58	56	97%

2 Bedrooms & Less	3	4	133%*
3 to 4 Bedrooms	30	27	90%
5 to 6 Bedrooms	19	23	121%*
7 Bedrooms & More	6	2	33%
TOTAL*	58	56	97%

SnapStats®	November	December	Variance
Inventory	86	58	-33%
Solds	52	56	8%
Sale Price	\$805,500	\$777,000	-4%
Sale Price SQFT	\$317	\$333	5%
Sale to List Price Ratio	101%	104%	3%
Days on Market	18	16	-11%

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

### Community DETACHED HOUSES

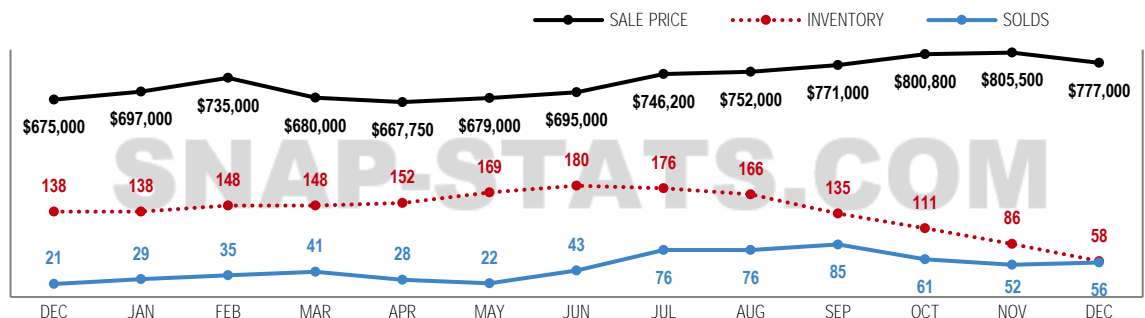
SnapStats®	Inventory	Sales	Sales Ratio
Dewdney Deroche	1	0	NA
Durieu	0	0	NA
Hatzic	4	5	125%*
Hemlock	1	1	100%
Lake Errock	5	2	40%
Mission	43	47	109%*
Mission West	3	1	33%
Stave Falls	1	0	NA
Steelhead	0	0	NA
TOTAL*	58	56	97%

### Market Summary

- Market Type Indicator **MISSION DETACHED**: Sellers Market at 97% Sales Ratio average (9.7 in 10 homes selling rate)
- Homes are selling on average 4% above list price
- Most Active Price Band\*\* \$600,000 to \$800,000 with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1 mil to \$1.25 mil and 3 to 4 bedroom properties
- Sellers Best Bet\*\* Selling homes in Mission and 5 to 6 bedroom properties

\*\*With minimum inventory of 10 in most instances

### 13 Month Market Trend



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### Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	2	2	100%
200,001 – 300,000	6	1	17%
300,001 – 400,000	3	2	67%
400,001 – 500,000	6	2	33%
500,001 – 600,000	1	0	NA
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*	18	7	39%

0 to 1 Bedroom	2	2	100%
2 Bedrooms	12	3	25%
3 Bedrooms	4	2	50%
4 Bedrooms & Greater	0	0	NA
TOTAL*	18	7	39%

SnapStats®	November	December	Variance
Inventory	28	18	-36%
Solds	11	7	-36%
Sale Price	\$330,000	\$345,000	5%
Sale Price SQFT	\$243	\$336	38%
Sale to List Price Ratio	97%	99%	2%
Days on Market	15	67	347%

\*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

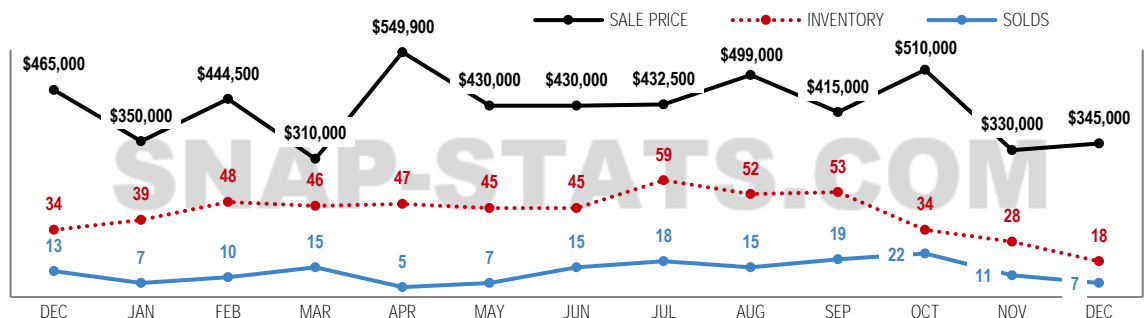
SnapStats®	Inventory	Sales	Sales Ratio
Dewdney Deroche	0	0	NA
Durieu	0	0	NA
Hatzic	0	0	NA
Hemlock	6	2	33%
Lake Errock	0	0	NA
Mission	11	4	36%
Mission West	1	1	100%
Stave Falls	0	0	NA
Steelhead	0	0	NA
TOTAL*	18	7	39%

### 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 1% below list price
- Most Active Price Band\*\* Insufficient data
- Buyers Best Bet\*\* Insufficient data
- Sellers Best Bet\*\* Homes in Mission and 2 bedroom properties

\*\*With minimum inventory of 10 in most instances

### 13 Month Market Trend



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