

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

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**SnapStats Publishing**

604.229.0521  
snapstatsinfo@gmail.com  
snap-stats.com

**SnapStats Publishing Company**  
1838 West 1 Avenue  
Vancouver, BC V6J 1G5



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info@snap-stats.com | snap-stats.com

# 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	1	0	NA
500,001 – 600,000	0	0	NA
600,001 – 700,000	1	1	100%
700,001 – 800,000	3	2	67%
800,001 – 900,000	8	8	100%
900,001 – 1,000,000	33	27	82%
1,000,001 – 1,250,000	99	79	80%
1,250,001 – 1,500,000	91	73	80%
1,500,001 – 1,750,000	59	32	54%
1,750,001 – 2,000,000	57	16	28%
2,000,001 – 2,250,000	16	2	13%
2,250,001 – 2,500,000	17	5	29%
2,500,001 – 2,750,000	8	0	NA
2,750,001 – 3,000,000	5	0	NA
3,000,001 – 3,500,000	2	0	NA
3,500,001 – 4,000,000	3	0	NA
4,000,001 & Greater	1	0	NA
<b>TOTAL*</b>	<b>406</b>	<b>245</b>	<b>60%</b>

2 Bedrooms & Less	19	7	37%
3 to 4 Bedrooms	124	72	58%
5 to 6 Bedrooms	138	96	70%
7 Bedrooms & More	125	70	56%
<b>TOTAL*</b>	<b>406</b>	<b>245</b>	<b>60%</b>

SnapStats®	December	January	Variance
Inventory	417	406	-3%
Solds	322	245	-24%
Sale Price	\$1,155,000	\$1,262,000	9%
Sale Price SQFT	\$434	\$438	1%
Sale to List Price Ratio	100%	101%	1%
Days on Market	21	13	-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

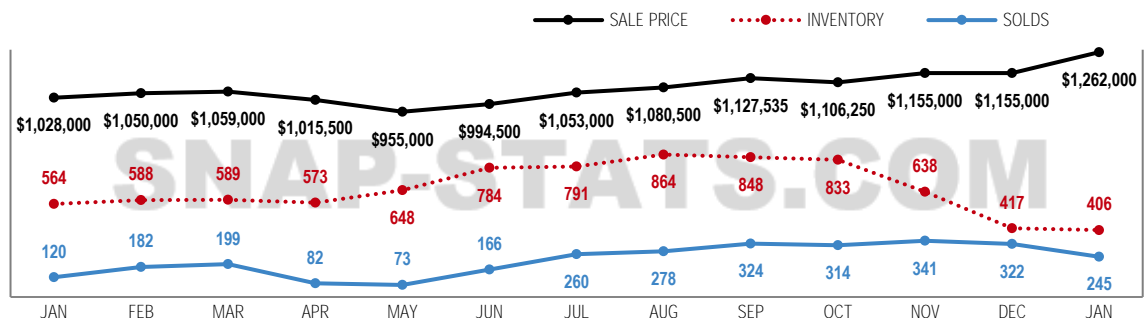
SnapStats®	Inventory	Sales	Sales Ratio
Bear Creek Green Timbers	25	31	124%*
Bollivar Heights	29	16	55%
Bridgeview	14	4	29%
Cedar Hills	23	15	65%
East Newton	36	29	81%
Fleetwood Tynehead	42	32	76%
Fraser Heights	19	20	105%*
Guildford	30	3	10%
Panorama Ridge	38	26	68%
Port Kells	0	2	NA*
Queen Mary Park	21	13	62%
Royal Heights	3	3	100%
Sullivan Station	25	17	68%
West Newton	36	22	61%
Whalley	65	12	18%
<b>TOTAL*</b>	<b>406</b>	<b>245</b>	<b>60%</b>

## Market Summary

- Market Type Indicator **SURREY 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\*\* \$800,000 to \$900,000 with average 100% 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 Bear Creek Green Timbers, East Newton, Fleetwood Tynehead and Fraser Heights

\*\*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	28	7	25%
300,001 – 400,000	162	56	35%
400,001 – 500,000	203	77	38%
500,001 – 600,000	139	57	41%
600,001 – 700,000	94	62	66%
700,001 – 800,000	47	27	57%
800,001 – 900,000	10	2	20%
900,001 – 1,000,000	6	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*	689	288	42%

0 to 1 Bedroom	156	51	33%
2 Bedrooms	309	112	36%
3 Bedrooms	180	88	49%
4 Bedrooms & Greater	44	37	84%
TOTAL*	689	288	42%

SnapStats®	December	January	Variance
Inventory	627	689	10%
Solds	335	288	-14%
Sale Price	\$510,000	\$512,500	0%
Sale Price SQFT	\$401	\$427	6%
Sale to List Price Ratio	98%	97%	-1%
Days on Market	21	20	-5%

\*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

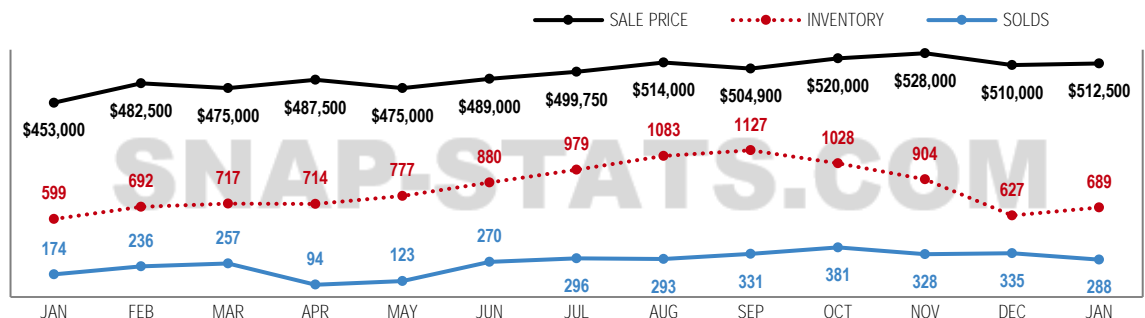
SnapStats®	Inventory	Sales	Sales Ratio
Bear Creek Green Timbers	19	8	42%
Bolivar Heights	9	2	22%
Bridgeview	1	1	100%
Cedar Hills	1	1	100%
East Newton	72	23	32%
Fleetwood Tynehead	33	43	130%*
Fraser Heights	11	3	27%
Guildford	84	42	50%
Panorama Ridge	7	5	71%
Port Kells	0	0	NA
Queen Mary Park	45	14	31%
Royal Heights	1	0	NA
Sullivan Station	67	33	49%
West Newton	91	34	37%
Whalley	248	79	32%
TOTAL*	689	288	42%

## Market Summary

- Market Type Indicator **SURREY ATTACHED**: Sellers Market at 42% Sales Ratio average (4.2 in 10 homes selling rate)
- Homes are selling on average 3% below list price
- Most Active Price Band\*\* \$600,000 to \$700,000 with average 66% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$800,000 to \$900,000, Bolivar Heights, Fraser Heights and up to 1 bedroom properties
- Sellers Best Bet\*\* Selling homes in Fleetwood Tynehead, Panorama Ridge and minimum 4 bedroom properties

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

## 13 Month Market Trend



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## Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	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	0	NA
900,001 – 1,000,000	2	2	100%
1,000,001 – 1,250,000	25	19	76%
1,250,001 – 1,500,000	55	38	69%
1,500,001 – 1,750,000	42	21	50%
1,750,001 – 2,000,000	37	16	43%
2,000,001 – 2,250,000	23	5	22%
2,250,001 – 2,500,000	33	6	18%
2,500,001 – 2,750,000	21	2	10%
2,750,001 – 3,000,000	16	2	13%
3,000,001 – 3,500,000	20	2	10%
3,500,001 – 4,000,000	14	2	14%
4,000,001 & Greater	22	1	5%
<b>TOTAL*</b>	<b>310</b>	<b>116</b>	<b>37%</b>

2 Bedrooms & Less	13	3	23%
3 to 4 Bedrooms	128	62	48%
5 to 6 Bedrooms	132	39	30%
7 Bedrooms & More	37	12	32%
<b>TOTAL*</b>	<b>310</b>	<b>116</b>	<b>37%</b>

SnapStats®	December	January	Variance
Inventory	272	310	14%
Solds	160	116	-28%
Sale Price	\$1,460,000	\$1,490,357	2%
Sale Price SQFT	\$459	\$468	2%
Sale to List Price Ratio	97%	99%	2%
Days on Market	36	24	-33%

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

## Community DETACHED HOUSES

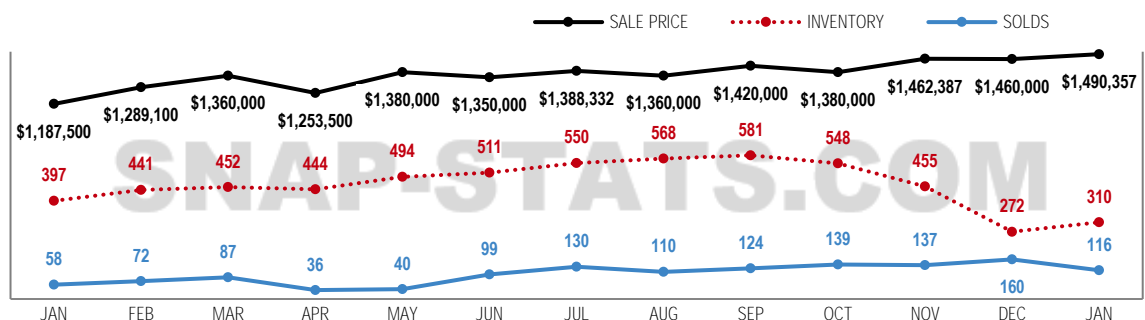
SnapStats®	Inventory	Sales	Sales Ratio
Crescent Beach Ocean Park	48	18	38%
Elgin Chantrell	40	8	20%
Grandview	33	20	61%
Hazelmere	0	0	NA
King George Corridor	40	19	48%
Morgan Creek	25	6	24%
Pacific Douglas	13	13	100%
Sunnyside Park	23	12	52%
White Rock	88	20	23%
<b>TOTAL*</b>	<b>310</b>	<b>116</b>	<b>37%</b>

## Market Summary

- Market Type Indicator **S SURREY WHITE ROCK DETACHED**: Sellers Market at 37% Sales Ratio average (3.7 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band\*\* \$1 mil to \$1.25 mil with average 76% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes minimum \$4 mil, Elgin Chantrell, Morgan Creek, White Rock and up to 2 bedroom properties
- Sellers Best Bet\*\* Selling homes in Grandview, Pacific Douglas 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	1	0	NA
200,001 – 300,000	1	1	100%
300,001 – 400,000	19	9	47%
400,001 – 500,000	65	24	37%
500,001 – 600,000	54	21	39%
600,001 – 700,000	57	40	70%
700,001 – 800,000	61	27	44%
800,001 – 900,000	34	12	35%
900,001 – 1,000,000	31	5	16%
1,000,001 – 1,250,000	24	9	38%
1,250,001 – 1,500,000	9	2	22%
1,500,001 – 1,750,000	7	1	14%
1,750,001 – 2,000,000	6	1	17%
2,000,001 – 2,250,000	2	0	NA
2,250,001 – 2,500,000	0	1	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	2	0	NA
3,500,001 – 4,000,000	1	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	375	153	41%

0 to 1 Bedroom	43	10	23%
2 Bedrooms	229	65	28%
3 Bedrooms	66	44	67%
4 Bedrooms & Greater	37	34	92%
TOTAL*	375	153	41%

SnapStats®	December	January	Variance
Inventory	345	375	9%
Solds	169	153	-9%
Sale Price	\$620,000	\$665,000	7%
Sale Price SQFT	\$481	\$474	-1%
Sale to List Price Ratio	99%	102%	3%
Days on Market	26	17	-35%

\*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

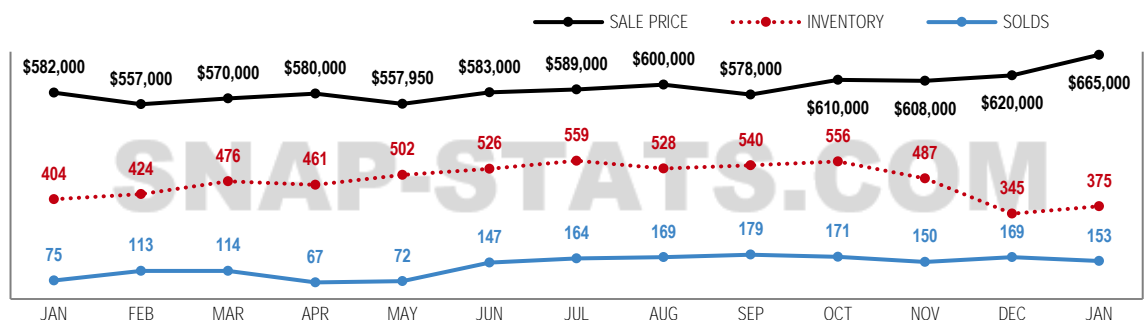
SnapStats®	Inventory	Sales	Sales Ratio
Crescent Beach Ocean Park	6	4	67%
Elgin Chantrell	6	3	50%
Grandview	60	50	83%
Hazelmere	0	0	NA
King George Corridor	97	37	38%
Morgan Creek	23	12	52%
Pacific Douglas	19	8	42%
Sunnyside Park	20	7	35%
White Rock	144	32	22%
TOTAL*	375	153	41%

## Market Summary

- Market Type Indicator **S SURREY WHITE ROCK ATTACHED**: Sellers Market at 41% Sales Ratio average (4.1 in 10 homes selling rate)
- Homes are selling on average 2% above list price
- Most Active Price Band\*\* \$600,000 to \$700,000 with average 70% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$900,000 to \$1 mil, White Rock and up to 1 bedroom properties
- Sellers Best Bet\*\* Selling homes in Grandview and minimum 4 bedroom properties

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

## 13 Month Market Trend



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## Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	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	1	NA*
800,001 – 900,000	0	2	NA*
900,001 – 1,000,000	7	7	100%
1,000,001 – 1,250,000	26	25	96%
1,250,001 – 1,500,000	22	8	36%
1,500,001 – 1,750,000	6	5	83%
1,750,001 – 2,000,000	7	0	NA
2,000,001 – 2,250,000	2	0	NA
2,250,001 – 2,500,000	4	0	NA
2,500,001 – 2,750,000	1	0	NA
2,750,001 – 3,000,000	0	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	75	48	64%

2 Bedrooms & Less	0	0	NA
3 to 4 Bedrooms	34	30	88%
5 to 6 Bedrooms	32	16	50%
7 Bedrooms & More	9	2	22%
TOTAL*	75	48	64%

SnapStats®	December	January	Variance
Inventory	65	75	15%
Solds	67	48	-28%
Sale Price	\$1,090,000	\$1,150,000	6%
Sale Price SQFT	\$461	\$514	11%
Sale to List Price Ratio	99%	105%	6%
Days on Market	10	8	-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 DETACHED HOUSES

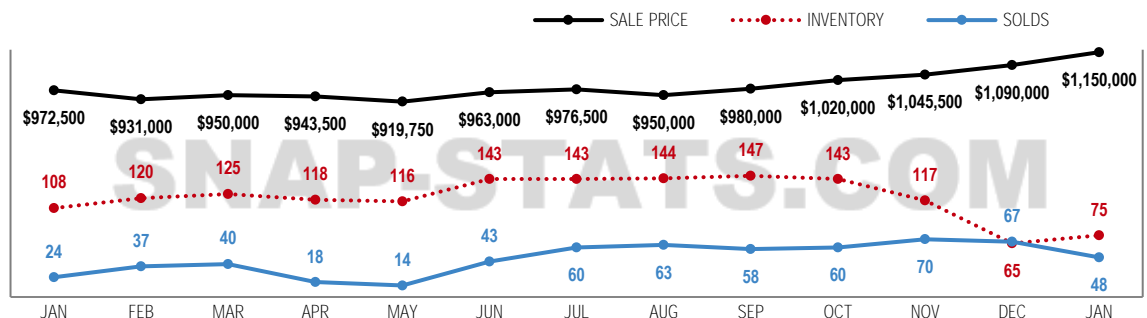
SnapStats®	Inventory	Sales	Sales Ratio
Annieville	25	14	56%
Nordel	20	14	70%
Scottsdale	18	12	67%
Sunshine Hills Woods	12	8	67%
TOTAL*	75	48	64%

## Market Summary

- Market Type Indicator **NORTH DELTA DETACHED**: Sellers Market at 64% Sales Ratio average (6.4 in 10 homes selling rate)
- Homes are selling on average 5% above list price
- Most Active Price Band\*\* \$1 mil to \$1.25 mil with average 96% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.25 mil to \$1.5 mil, Annieville and minimum 7 bedroom properties
- Sellers Best Bet\*\* Selling homes in Nordel, Scottsdale, Sunshine Hills Wood 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	2	0	NA
200,001 – 300,000	4	0	NA
300,001 – 400,000	2	2	100%
400,001 – 500,000	7	3	43%
500,001 – 600,000	15	5	33%
600,001 – 700,000	6	4	67%
700,001 – 800,000	11	4	36%
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*	49	18	37%

0 to 1 Bedroom	5	1	20%
2 Bedrooms	31	5	16%
3 Bedrooms	9	10	111%*
4 Bedrooms & Greater	4	2	50%
TOTAL*	49	18	37%

SnapStats®	December	January	Variance
Inventory	49	49	0%
Solds	14	18	29%
Sale Price	\$489,900	\$556,500	14%
Sale Price SQFT	\$480	\$410	-15%
Sale to List Price Ratio	97%	98%	1%
Days on Market	17	32	88%

## Community CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
Annieville	18	3	17%
Nordel	3	2	67%
Scottsdale	21	6	29%
Sunshine Hills Woods	7	7	100%
TOTAL*	49	18	37%

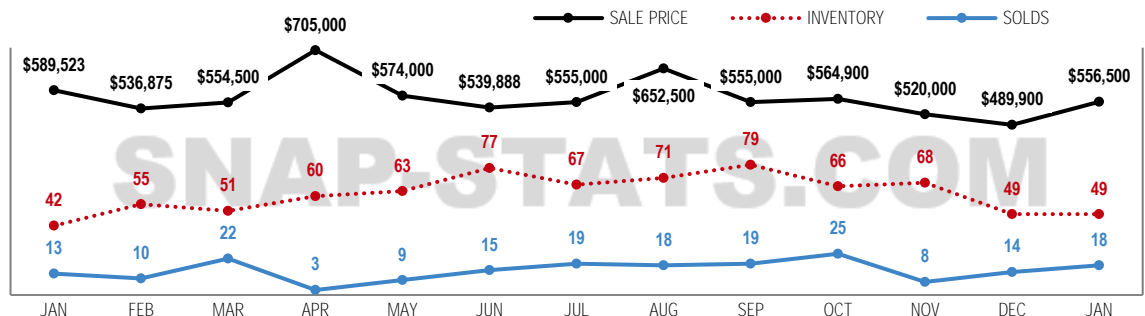
\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

## Market Summary

- Market Type Indicator **NORTH DELTA 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\*\* \$700,000 to \$800,000 with average 36% 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 Scottsdale and 3 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	2	1	50%
900,001 – 1,000,000	4	4	100%
1,000,001 – 1,250,000	20	24	120%*
1,250,001 – 1,500,000	10	8	80%
1,500,001 – 1,750,000	5	5	100%
1,750,001 – 2,000,000	4	2	50%
2,000,001 – 2,250,000	5	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	1	1	100%
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	1	0	NA
TOTAL*	55	45	82%

2 Bedrooms & Less	1	2	200%*
3 to 4 Bedrooms	21	22	105%*
5 to 6 Bedrooms	22	16	73%
7 Bedrooms & More	11	5	45%
TOTAL*	55	45	82%

SnapStats®	December	January	Variance
Inventory	40	55	38%
Solds	59	45	-24%
Sale Price	\$1,125,000	\$1,175,000	4%
Sale Price SQFT	\$406	\$458	13%
Sale to List Price Ratio	98%	103%	5%
Days on Market	12	7	-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.

## Community DETACHED HOUSES

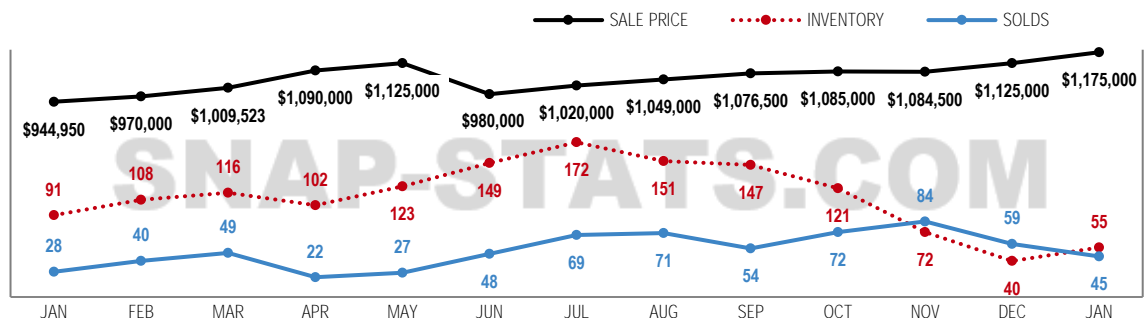
SnapStats®	Inventory	Sales	Sales Ratio
Clayton	12	11	92%
Cloverdale	42	34	81%
Serpentine	1	0	NA
TOTAL*	55	45	82%

## Market Summary

- Market Type Indicator **CLOVERDALE DETACHED**: Sellers Market at 82% Sales Ratio average (8.2 in 10 homes selling rate)
- Homes are selling on average 3% above list price
- Most Active Price Band\*\* \$1 mil to \$1.25 mil with average >100% 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 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	0	0	NA
200,001 – 300,000	2	0	NA
300,001 – 400,000	17	4	24%
400,001 – 500,000	15	14	93%
500,001 – 600,000	15	13	87%
600,001 – 700,000	27	13	48%
700,001 – 800,000	17	15	88%
800,001 – 900,000	3	2	67%
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
<b>TOTAL*</b>	<b>96</b>	<b>61</b>	<b>64%</b>
0 to 1 Bedroom	14	4	29%
2 Bedrooms	34	24	71%
3 Bedrooms	40	24	60%
4 Bedrooms & Greater	8	9	113%*
<b>TOTAL*</b>	<b>96</b>	<b>61</b>	<b>64%</b>

SnapStats®	December	January	Variance
Inventory	68	96	41%
Solds	78	61	-22%
Sale Price	\$582,500	\$599,900	3%
Sale Price SQFT	\$401	\$419	4%
Sale to List Price Ratio	98%	100%	2%
Days on Market	11	8	-27%

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

### Community CONDOS & TOWNHOMES

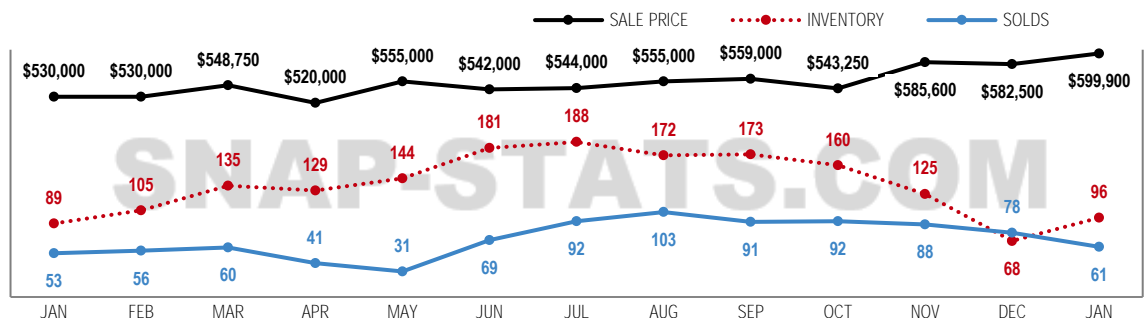
SnapStats®	Inventory	Sales	Sales Ratio
Clayton	58	36	62%
Cloverdale	38	25	66%
Serpentine	0	0	NA
<b>TOTAL*</b>	<b>96</b>	<b>61</b>	<b>64%</b>

### Market Summary

- Market Type Indicator **CLOVERDALE ATTACHED**: Sellers Market at 64% Sales Ratio average (6.4 in 10 homes selling rate)
- Homes are selling on average 100% of list price
- Most Active Price Band\*\* \$400,000 to \$500,000 with average 93% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$300,000 to \$400,000 and up to 1 bedroom properties
- Sellers Best Bet\*\* Selling homes in Clayton, Cloverdale and minimum 4 bedroom properties

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

### 13 Month Market Trend



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## Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	1	0	NA
100,001 – 200,000	2	0	NA
200,001 – 300,000	0	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	2	1	50%
800,001 – 900,000	8	6	75%
900,001 – 1,000,000	15	11	73%
1,000,001 – 1,250,000	28	23	82%
1,250,001 – 1,500,000	25	16	64%
1,500,001 – 1,750,000	10	8	80%
1,750,001 – 2,000,000	6	1	17%
2,000,001 – 2,250,000	3	0	NA
2,250,001 – 2,500,000	7	1	14%
2,500,001 – 2,750,000	4	2	50%
2,750,001 – 3,000,000	4	0	NA
3,000,001 – 3,500,000	8	0	NA
3,500,001 – 4,000,000	2	0	NA
4,000,001 & Greater	9	0	NA
TOTAL*	135	69	51%

2 Bedrooms & Less	13	3	23%
3 to 4 Bedrooms	72	35	49%
5 to 6 Bedrooms	43	28	65%
7 Bedrooms & More	7	3	43%
TOTAL*	135	69	51%

SnapStats®	December	January	Variance
Inventory	114	135	18%
Solds	82	69	-16%
Sale Price	\$1,195,000	\$1,170,800	-2%
Sale Price SQFT	\$455	\$507	11%
Sale to List Price Ratio	100%	98%	-2%
Days on Market	7	12	71%

\*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

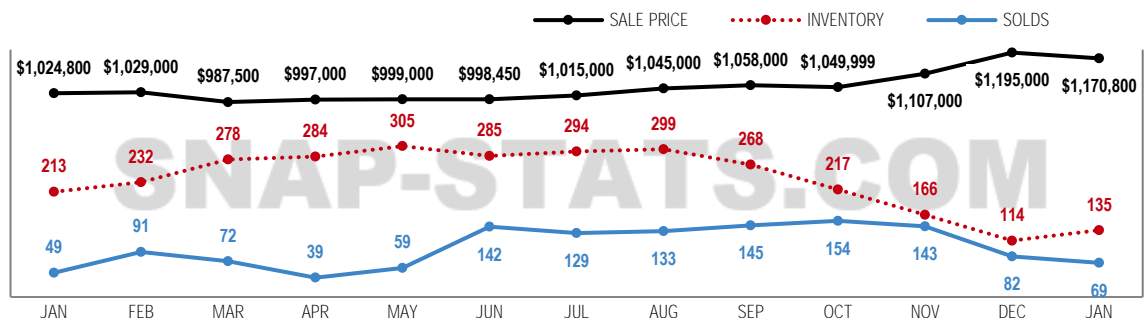
SnapStats®	Inventory	Sales	Sales Ratio
Aldergrove	11	11	100%
Brookwood	16	11	69%
Campbell Valley	9	3	33%
County Line Glen Valley	1	1	100%
Fort Langley	7	2	29%
Langley City	34	13	38%
Murrayville	10	5	50%
Otter District	1	0	NA
Salmon River	9	3	33%
Walnut Grove	17	8	47%
Willoughby Heights	20	12	60%
TOTAL*	135	69	51%

## Market Summary

- Market Type Indicator **LANGLEY DETACHED**: Sellers Market at 51% Sales Ratio average (5.1 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band\*\* \$1 mil to \$1.25 mil with average 82% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.25 mil to \$1.5 mil, Campbell Valley, Fort Langley, Salmon River and up to 2 bedroom properties
- Sellers Best Bet\*\* Selling homes in Aldergrove, Brookwood 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	8	5	63%
300,001 – 400,000	72	35	49%
400,001 – 500,000	98	50	51%
500,001 – 600,000	95	29	31%
600,001 – 700,000	95	49	52%
700,001 – 800,000	61	20	33%
800,001 – 900,000	11	7	64%
900,001 – 1,000,000	3	3	100%
1,000,001 – 1,250,000	4	1	25%
1,250,001 – 1,500,000	0	0	NA
1,500,001 – 1,750,000	0	0	NA
1,750,001 – 2,000,000	1	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*	448	199	44%

0 to 1 Bedroom	68	14	21%
2 Bedrooms	215	100	47%
3 Bedrooms	138	59	43%
4 Bedrooms & Greater	27	26	96%
TOTAL*	448	199	44%

SnapStats®	December	January	Variance
Inventory	377	448	19%
Solds	196	199	2%
Sale Price	\$487,500	\$536,000	10%
Sale Price SQFT	\$396	\$427	8%
Sale to List Price Ratio	100%	99%	-1%
Days on Market	14	9	-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

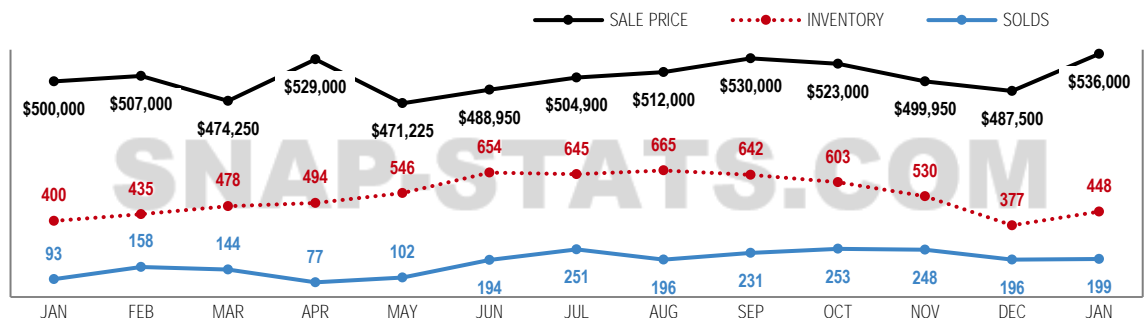
SnapStats®	Inventory	Sales	Sales Ratio
Aldergrove	8	5	63%
Brookwood	0	0	NA
Campbell Valley	0	0	NA
County Line Glen Valley	0	0	NA
Fort Langley	4	1	25%
Langley City	142	73	51%
Murrayville	28	18	64%
Otter District	0	0	NA
Salmon River	2	0	NA
Walnut Grove	21	13	62%
Willoughby Heights	243	89	37%
TOTAL*	448	199	44%

## Market Summary

- Market Type Indicator **LANGLEY ATTACHED**: Sellers Market at 44% Sales Ratio average (4.4 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 64% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$500,000 to \$600,000, Willoughby Heights and up to 1 bedroom properties
- Sellers Best Bet\*\* Selling homes in Aldergrove, Murrayville, Walnut Grove and minimum 4 bedroom properties

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

## 13 Month Market Trend



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## Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	0	0	NA
300,001 – 400,000	0	0	NA
400,001 – 500,000	1	0	NA
500,001 – 600,000	1	0	NA
600,001 – 700,000	2	1	50%
700,001 – 800,000	13	13	100%
800,001 – 900,000	22	35	159%*
900,001 – 1,000,000	28	26	93%
1,000,001 – 1,250,000	30	24	80%
1,250,001 – 1,500,000	30	8	27%
1,500,001 – 1,750,000	13	4	31%
1,750,001 – 2,000,000	8	3	38%
2,000,001 – 2,250,000	0	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	2	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
<b>TOTAL*</b>	<b>153</b>	<b>114</b>	<b>75%</b>

2 Bedrooms & Less	8	3	38%
3 to 4 Bedrooms	58	48	83%
5 to 6 Bedrooms	61	53	87%
7 Bedrooms & More	26	10	38%
<b>TOTAL*</b>	<b>153</b>	<b>114</b>	<b>75%</b>

SnapStats®	December	January	Variance
Inventory	150	153	2%
Solds	133	114	-14%
Sale Price	\$910,000	\$950,850	4%
Sale Price SQFT	\$385	\$355	-8%
Sale to List Price Ratio	101%	106%	5%
Days on Market	17	10	-41%

\*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

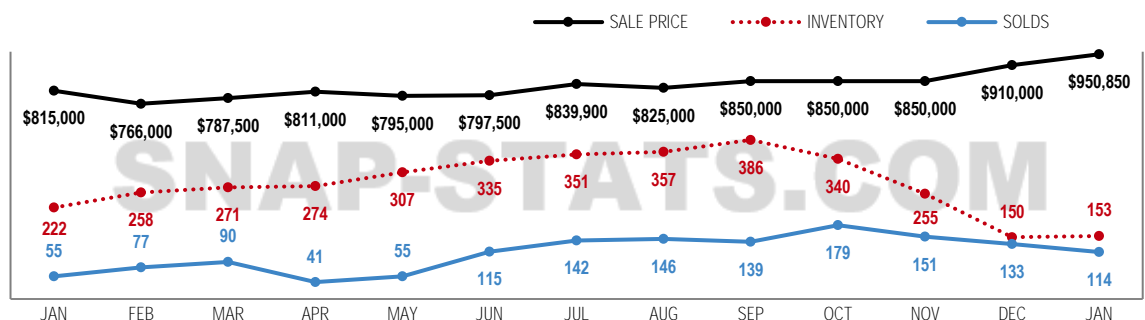
SnapStats®	Inventory	Sales	Sales Ratio
Abbotsford East	56	31	55%
Abbotsford West	41	47	115%*
Aberdeen	11	6	55%
Bradner	0	0	NA
Central Abbotsford	34	20	59%
Matsqui	3	0	NA
Poplar	3	7	233%*
Sumas Mountain	4	3	75%
Sumas Prairie	1	0	NA
<b>TOTAL*</b>	<b>153</b>	<b>114</b>	<b>75%</b>

## Market Summary

- Market Type Indicator **ABBOTSFORD DETACHED**: Sellers Market at 75% Sales Ratio average (7.5 in 10 homes selling rate)
- Homes are selling on average 6% above list price
- Most Active Price Band\*\* \$700,000 to \$900,000 with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.25 mil to \$1.5 mil, Abbotsford East, Aberdeen, Central Abbotsford and up to 2 / 7 plus bedrooms
- Sellers Best Bet\*\* Selling homes in Abbotsford West 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	15	4	27%
200,001 – 300,000	63	19	30%
300,001 – 400,000	74	24	32%
400,001 – 500,000	37	16	43%
500,001 – 600,000	55	25	45%
600,001 – 700,000	25	10	40%
700,001 – 800,000	6	3	50%
800,001 – 900,000	1	0	NA
900,001 – 1,000,000	1	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*	277	101	36%

0 to 1 Bedroom	32	14	44%
2 Bedrooms	159	45	28%
3 Bedrooms	66	34	52%
4 Bedrooms & Greater	20	8	40%
TOTAL*	277	101	36%

SnapStats®	December	January	Variance
Inventory	232	277	19%
Solds	159	101	-36%
Sale Price	\$396,000	\$417,400	5%
Sale Price SQFT	\$343	\$354	3%
Sale to List Price Ratio	99%	99%	0%
Days on Market	28	21	-25%

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

## Community CONDOS & TOWNHOMES

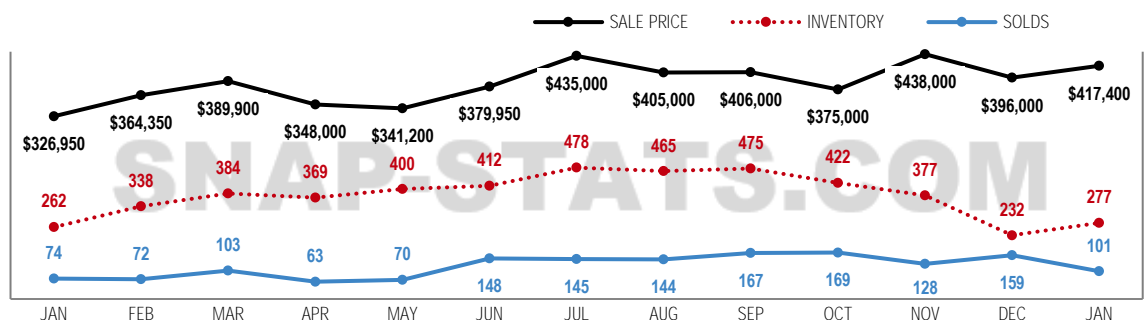
SnapStats®	Inventory	Sales	Sales Ratio
Abbotsford East	21	15	71%
Abbotsford West	86	37	43%
Aberdeen	8	3	38%
Bradner	0	0	NA
Central Abbotsford	146	41	28%
Matsqui	0	0	NA
Poplar	16	5	31%
Sumas Mountain	0	0	NA
Sumas Prairie	0	0	NA
TOTAL*	277	101	36%

## Market Summary

- Market Type Indicator **ABBOTSFORD ATTACHED**: Sellers Market at 36% Sales Ratio average (3.6 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band\*\* \$500,000 to \$600,000 with average 45% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$100,000 to \$200,000, Central Abbotsford, Poplar and 2 bedroom properties
- Sellers Best Bet\*\* Selling homes in Abbotsford East and 3 bedroom properties

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

## 13 Month Market Trend



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### Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	0	0	NA
300,001 – 400,000	1	0	NA
400,001 – 500,000	0	0	NA
500,001 – 600,000	2	2	100%
600,001 – 700,000	12	3	25%
700,001 – 800,000	9	9	100%
800,001 – 900,000	11	12	109%*
900,001 – 1,000,000	9	9	100%
1,000,001 – 1,250,000	8	5	63%
1,250,001 – 1,500,000	5	1	20%
1,500,001 – 1,750,000	4	0	NA
1,750,001 – 2,000,000	1	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	1	0	NA
2,750,001 – 3,000,000	1	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
<b>TOTAL*</b>	<b>67</b>	<b>41</b>	<b>61%</b>

2 Bedrooms & Less	6	1	17%
3 to 4 Bedrooms	34	21	62%
5 to 6 Bedrooms	20	18	90%
7 Bedrooms & More	7	1	14%
<b>TOTAL*</b>	<b>67</b>	<b>41</b>	<b>61%</b>

SnapStats®	December	January	Variance
Inventory	58	67	16%
Solds	56	41	-27%
Sale Price	\$777,000	\$850,000	9%
Sale Price SQFT	\$333	\$333	0%
Sale to List Price Ratio	104%	101%	-3%
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 DETACHED HOUSES

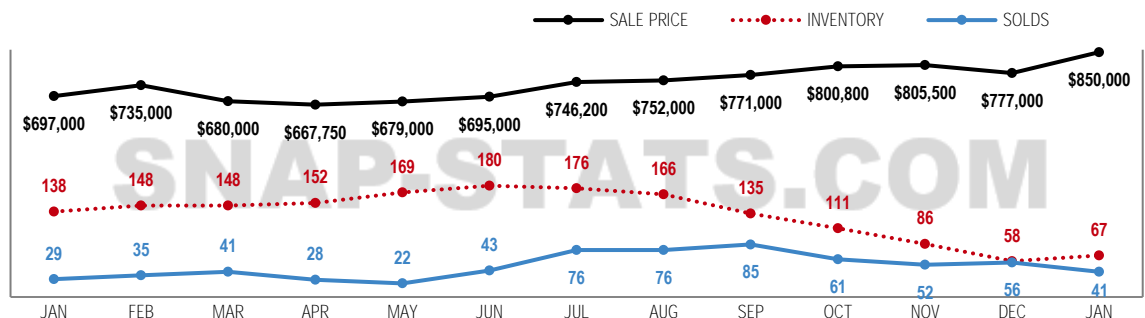
SnapStats®	Inventory	Sales	Sales Ratio
Dewdney Deroche	0	0	NA
Durieu	0	0	NA
Hatzic	5	3	60%
Hemlock	1	1	100%
Lake Errock	4	3	75%
Mission	54	33	61%
Mission West	2	1	50%
Stave Falls	1	0	NA
Steelhead	0	0	NA
<b>TOTAL*</b>	<b>67</b>	<b>41</b>	<b>61%</b>

### Market Summary

- Market Type Indicator **MISSION DETACHED**: Sellers Market at 61% Sales Ratio average (6.1 in 10 homes selling rate)
- Homes are selling on average 1% above list price
- Most Active Price Band\*\* \$700,000 to \$1 mil with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$600,000 to \$700,000 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	1	1	100%
200,001 – 300,000	5	3	60%
300,001 – 400,000	6	2	33%
400,001 – 500,000	2	4	200%*
500,001 – 600,000	1	2	200%*
600,001 – 700,000	1	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*	16	12	75%

0 to 1 Bedroom	2	1	50%
2 Bedrooms	10	8	80%
3 Bedrooms	3	3	100%
4 Bedrooms & Greater	1	0	NA
TOTAL*	16	12	75%

SnapStats®	December	January	Variance
Inventory	18	16	-11%
Solds	7	12	71%
Sale Price	\$345,000	\$366,000	6%
Sale Price SQFT	\$336	\$326	-3%
Sale to List Price Ratio	99%	102%	3%
Days on Market	67	31	-54%

\*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

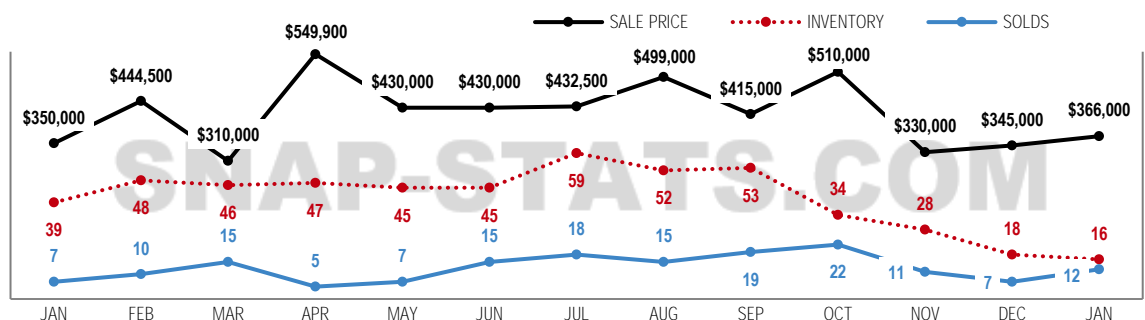
SnapStats®	Inventory	Sales	Sales Ratio
Dewdney Deroche	0	0	NA
Durieu	0	0	NA
Hatzic	0	0	NA
Hemlock	4	5	125%*
Lake Errock	0	0	NA
Mission	11	7	64%
Mission West	1	0	NA
Stave Falls	0	0	NA
Steelhead	0	0	NA
TOTAL*	16	12	75%

### Market Summary

- Market Type Indicator **MISSION ATTACHED**: Sellers Market at 75% Sales Ratio average (7.5 in 10 homes selling rate)
- Homes are selling on average 2% above list price
- Most Active Price Band\*\* Insufficient data but based on sales \$400,000 to \$500,000 (4)
- Buyers Best Bet\*\* Insufficient data
- Sellers Best Bet\*\* Selling homes in Mission and 2 bedroom properties

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

### 13 Month Market Trend



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