

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

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SnapStats Publishing

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FRASER VALLEY EDITION

Surrey
South Surrey
White Rock
North Delta
Cloverdale
Langley
Abbotsford
Mission



Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	0	0	NA
300,001 – 400,000	0	2	NA*
400,001 – 500,000	0	1	NA*
500,001 – 600,000	0	0	NA
600,001 – 700,000	2	1	50%
700,001 – 800,000	2	2	100%
800,001 – 900,000	8	5	63%
900,001 – 1,000,000	27	17	63%
1,000,001 – 1,250,000	79	116	147%*
1,250,001 – 1,500,000	110	114	104%*
1,500,001 – 1,750,000	76	49	64%
1,750,001 – 2,000,000	60	22	37%
2,000,001 – 2,250,000	24	6	25%
2,250,001 – 2,500,000	20	5	25%
2,500,001 – 2,750,000	12	4	33%
2,750,001 – 3,000,000	7	0	NA
3,000,001 – 3,500,000	2	0	NA
3,500,001 – 4,000,000	3	0	NA
4,000,001 & Greater	2	0	NA
TOTAL*	434	344	79%

2 Bedrooms & Less	18	7	39%
3 to 4 Bedrooms	143	121	85%
5 to 6 Bedrooms	144	120	83%
7 Bedrooms & More	129	96	74%
TOTAL*	434	344	79%

SnapStats®	January	February	Variance
Inventory	406	434	7%
Solds	245	344	40%
Sale Price	\$1,262,000	\$1,292,738	2%
Sale Price SQFT	\$438	\$488	11%
Sale to List Price Ratio	101%	103%	2%
Days on Market	13	7	-46%

*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

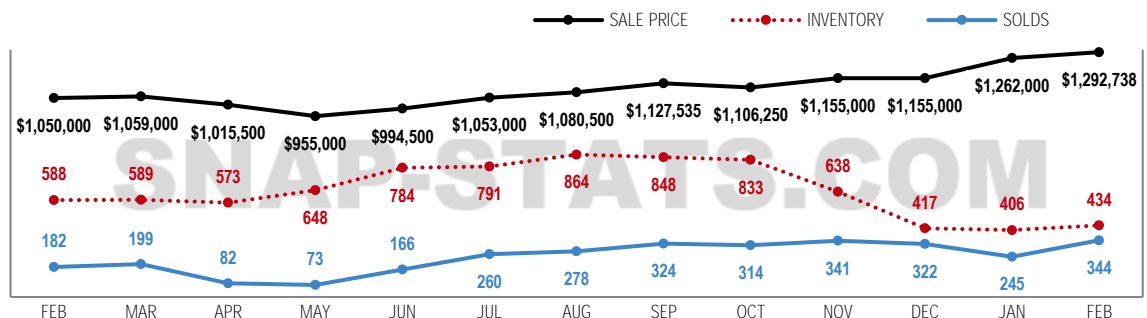
SnapStats®	Inventory	Sales	Sales Ratio
Bear Creek Green Timbers	29	20	69%
Bolivar Heights	33	28	85%
Bridgeview	6	8	133%*
Cedar Hills	27	22	81%
East Newton	50	43	86%
Fleetwood Tynehead	35	51	146%*
Fraser Heights	31	26	84%
Guildford	33	11	33%
Panorama Ridge	39	28	72%
Port Kells	1	0	NA
Queen Mary Park	24	22	92%
Royal Heights	6	10	167%*
Sullivan Station	27	28	104%*
West Newton	27	33	122%*
Whalley	66	14	21%
TOTAL*	434	344	79%

Market Summary

- Market Type Indicator **SURREY DETACHED**: Sellers Market at 79% Sales Ratio average (7.9 in 10 homes selling rate)
- Homes are selling on average 3% above list price
- Most Active Price Band** \$1 mil to \$1.5 mil with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$2 mil to \$2.5 mil, Guildford, Whalley and up to 2 bedroom properties
- Sellers Best Bet** Selling homes in Bridgeview, Fleetwood Tynehead, Royal Heights, Sullivan Station, West Newton and 3-6 bedrooms

**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	1	NA*
200,001 – 300,000	29	13	45%
300,001 – 400,000	138	71	51%
400,001 – 500,000	172	128	74%
500,001 – 600,000	111	73	66%
600,001 – 700,000	86	92	107%*
700,001 – 800,000	39	56	144%*
800,001 – 900,000	10	16	160%*
900,001 – 1,000,000	4	2	50%
1,000,001 – 1,250,000	0	0	NA
1,250,001 – 1,500,000	1	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*	590	452	77%

0 to 1 Bedroom	150	80	53%
2 Bedrooms	266	172	65%
3 Bedrooms	137	148	108%*
4 Bedrooms & Greater	37	52	141%*
TOTAL*	590	452	77%

SnapStats®	January	February	Variance
Inventory	689	590	-14%
Solds	288	452	57%
Sale Price	\$512,500	\$510,000	0%
Sale Price SQFT	\$427	\$416	-3%
Sale to List Price Ratio	97%	99%	2%
Days on Market	20	10	-50%

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

Community CONDOS & TOWNHOMES

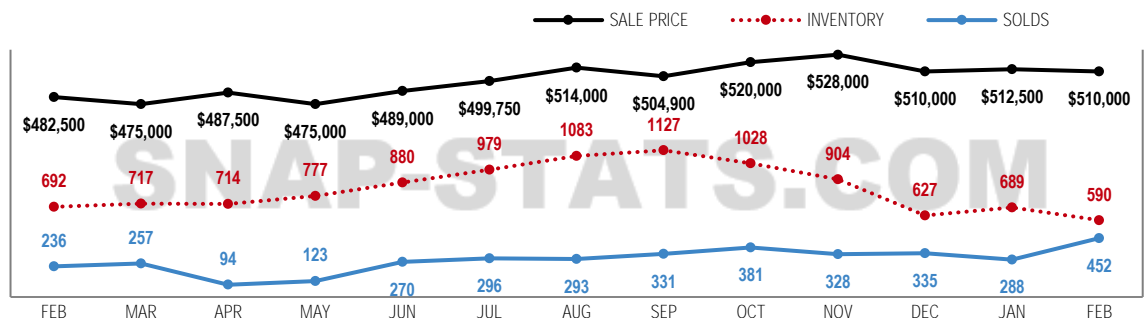
SnapStats®	Inventory	Sales	Sales Ratio
Bear Creek Green Timbers	13	4	31%
Bolivar Heights	17	0	NA
Bridgeview	2	0	NA
Cedar Hills	1	1	100%
East Newton	58	42	72%
Fleetwood Tynehead	29	43	148%*
Fraser Heights	5	6	120%*
Guildford	75	63	84%
Panorama Ridge	8	9	113%*
Port Kells	0	0	NA
Queen Mary Park	35	19	54%
Royal Heights	0	1	NA*
Sullivan Station	36	82	228%*
West Newton	80	43	54%
Whalley	231	139	60%
TOTAL*	590	452	77%

Market Summary

- Market Type Indicator **SURREY ATTACHED**: Sellers Market at 77% Sales Ratio average (7.7 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band** \$600,000 to \$900,000 with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$200,000 to \$300,000, Bear Creek, Queen Mary Park, West Newton and up to 1 bedrooms
- Sellers Best Bet** Selling homes in Fleetwood Tynehead, Panorama Ridge, Sullivan Station and minimum 3 bedrooms

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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	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	1	1	100%
1,000,001 – 1,250,000	25	28	112%*
1,250,001 – 1,500,000	58	66	114%*
1,500,001 – 1,750,000	43	38	88%
1,750,001 – 2,000,000	27	27	100%
2,000,001 – 2,250,000	24	13	54%
2,250,001 – 2,500,000	33	13	39%
2,500,001 – 2,750,000	24	7	29%
2,750,001 – 3,000,000	19	4	21%
3,000,001 – 3,500,000	22	5	23%
3,500,001 – 4,000,000	20	2	10%
4,000,001 & Greater	27	2	7%
TOTAL*	323	206	64%

2 Bedrooms & Less	15	8	53%
3 to 4 Bedrooms	149	109	73%
5 to 6 Bedrooms	123	74	60%
7 Bedrooms & More	36	15	42%
TOTAL*	323	206	64%

SnapStats®	January	February	Variance
Inventory	310	323	4%
Solds	116	206	78%
Sale Price	\$1,490,357	\$1,534,000	3%
Sale Price SQFT	\$468	\$514	10%
Sale to List Price Ratio	99%	100%	1%
Days on Market	24	10	-58%

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Community DETACHED HOUSES

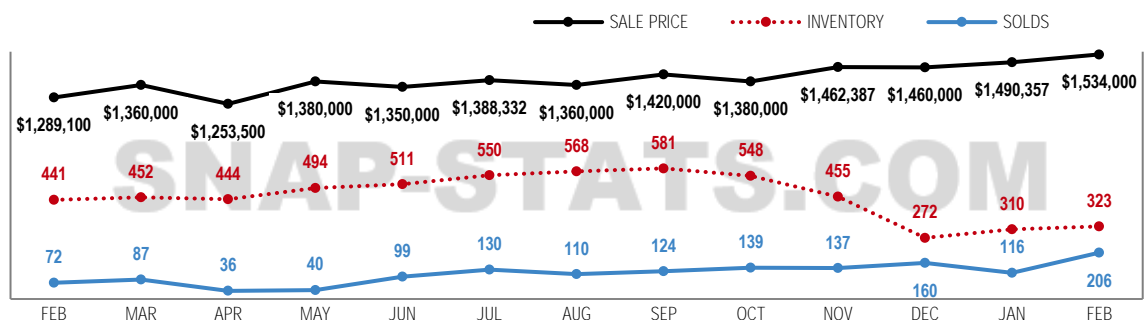
SnapStats®	Inventory	Sales	Sales Ratio
Crescent Beach Ocean Park	48	29	60%
Elgin Chantrell	31	22	71%
Grandview	35	24	69%
Hazelmere	1	0	NA
King George Corridor	33	31	94%
Morgan Creek	22	18	82%
Pacific Douglas	15	10	67%
Sunnyside Park	37	25	68%
White Rock	101	47	47%
TOTAL*	323	206	64%

Market Summary

- Market Type Indicator **S SURREY WHITE ROCK DETACHED**: 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** \$1 mil to \$1.5 mil with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes minimum \$4 mil, White Rock and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in King George Corridor, Morgan Creek and 3 to 4 bedroom properties

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SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	4	0	NA
300,001 – 400,000	13	21	162%*
400,001 – 500,000	43	56	130%*
500,001 – 600,000	37	33	89%
600,001 – 700,000	41	44	107%*
700,001 – 800,000	55	40	73%
800,001 – 900,000	38	31	82%
900,001 – 1,000,000	28	23	82%
1,000,001 – 1,250,000	23	9	39%
1,250,001 – 1,500,000	10	3	30%
1,500,001 – 1,750,000	8	1	13%
1,750,001 – 2,000,000	3	1	33%
2,000,001 – 2,250,000	2	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	0	0	NA
3,000,001 – 3,500,000	3	0	NA
3,500,001 – 4,000,000	1	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	311	262	84%

0 to 1 Bedroom	38	30	79%
2 Bedrooms	193	117	61%
3 Bedrooms	50	65	130%*
4 Bedrooms & Greater	30	50	167%*
TOTAL*	311	262	84%

SnapStats®	January	February	Variance
Inventory	375	311	-17%
Solds	153	262	71%
Sale Price	\$665,000	\$653,000	-2%
Sale Price SQFT	\$474	\$521	10%
Sale to List Price Ratio	102%	101%	-1%
Days on Market	17	7	-59%

*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

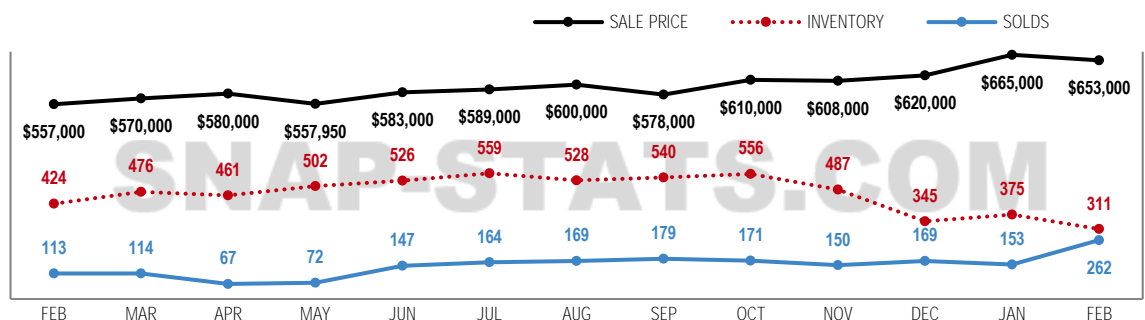
SnapStats®	Inventory	Sales	Sales Ratio
Crescent Beach Ocean Park	5	3	60%
Elgin Chantrell	8	3	38%
Grandview	45	78	173%*
Hazelmere	0	0	NA
King George Corridor	62	58	94%
Morgan Creek	18	28	156%*
Pacific Douglas	9	26	289%*
Sunnyside Park	13	14	108%*
White Rock	151	52	34%
TOTAL*	311	262	84%

Market Summary

- Market Type Indicator **S SURREY WHITE ROCK ATTACHED**: Sellers Market at 84% Sales Ratio average (8.4 in 10 homes selling rate)
- Homes are selling on average 1% above list price
- Most Active Price Band** \$300,000 to \$500,000 with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.5 mil to \$1.75 mil, Elgin Chantrell, White Rock and 2 bedroom properties
- Sellers Best Bet** Selling homes in Grandview, Morgan Creek, Pacific Douglas, Sunnyside Park and 3 to 4 bedroom properties

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SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	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	3	0	NA
900,001 – 1,000,000	7	2	29%
1,000,001 – 1,250,000	30	33	110%*
1,250,001 – 1,500,000	35	16	46%
1,500,001 – 1,750,000	7	6	86%
1,750,001 – 2,000,000	10	3	30%
2,000,001 – 2,250,000	2	1	50%
2,250,001 – 2,500,000	3	0	NA
2,500,001 – 2,750,000	2	1	50%
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*	99	62	63%

2 Bedrooms & Less	1	0	NA
3 to 4 Bedrooms	49	39	80%
5 to 6 Bedrooms	35	19	54%
7 Bedrooms & More	14	4	29%
TOTAL*	99	62	63%

SnapStats®	January	February	Variance
Inventory	75	99	32%
Solds	48	62	29%
Sale Price	\$1,150,000	\$1,243,500	8%
Sale Price SQFT	\$514	\$556	8%
Sale to List Price Ratio	105%	117%	11%
Days on Market	8	7	-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

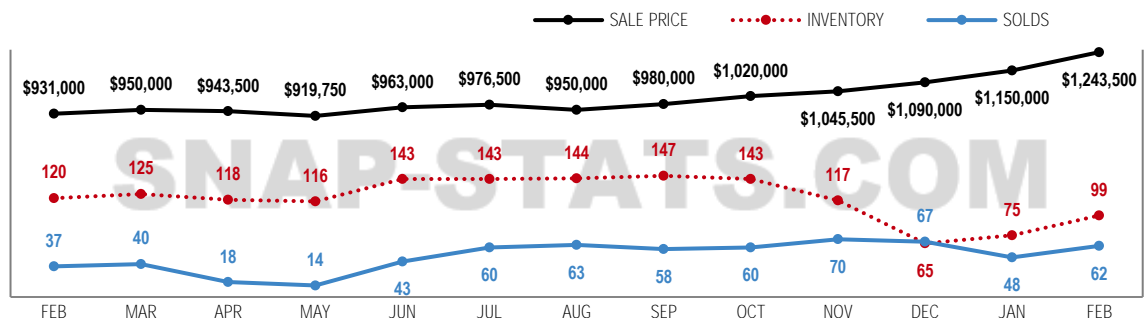
SnapStats®	Inventory	Sales	Sales Ratio
Annieville	35	20	57%
Nordel	32	15	47%
Scottsdale	22	14	64%
Sunshine Hills Woods	10	13	130%*
TOTAL*	99	62	63%

Market Summary

- Market Type Indicator **NORTH DELTA DETACHED**: Sellers Market at 63% Sales Ratio average (6.3 in 10 homes selling rate)
- Homes are selling on average 17% 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 \$1.75 mil to \$2 mil, Nordel and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Sunshine Hills Woods and 3 to 4 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



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SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	1	NA*
200,001 – 300,000	8	3	38%
300,001 – 400,000	5	1	20%
400,001 – 500,000	7	3	43%
500,001 – 600,000	17	2	12%
600,001 – 700,000	5	4	80%
700,001 – 800,000	10	7	70%
800,001 – 900,000	3	3	100%
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*	55	24	44%
0 to 1 Bedroom	9	3	33%
2 Bedrooms	34	9	26%
3 Bedrooms	6	7	117%*
4 Bedrooms & Greater	6	5	83%
TOTAL*	55	24	44%

SnapStats®	January	February	Variance
Inventory	49	55	12%
Solds	18	24	33%
Sale Price	\$556,500	\$624,500	12%
Sale Price SQFT	\$410	\$457	11%
Sale to List Price Ratio	98%	98%	0%
Days on Market	32	10	-69%

*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

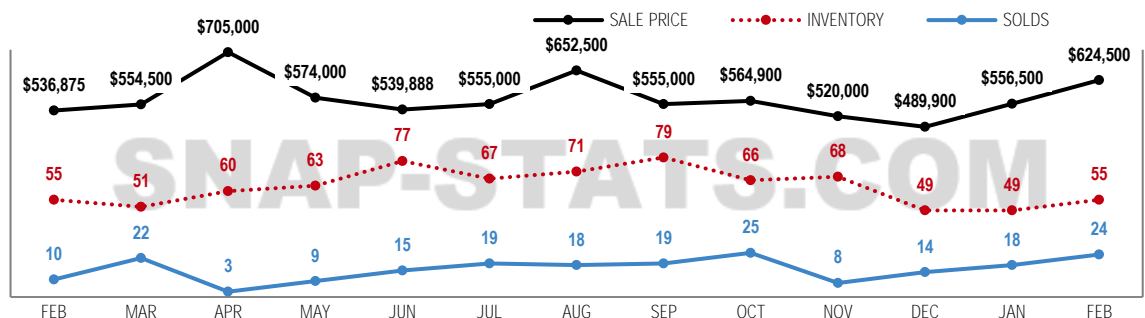
SnapStats®	Inventory	Sales	Sales Ratio
Annieville	20	8	40%
Nordel	4	7	175%*
Scottsdale	25	5	20%
Sunshine Hills Woods	6	4	67%
TOTAL*	55	24	44%

Market Summary

- Market Type Indicator **NORTH DELTA ATTACHED**: Sellers Market at 44% Sales Ratio average (4.4 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band** \$700,000 to \$800,000 with average 70% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$500,000 to \$600,000, Scottsdale and 2 bedroom properties
- Sellers Best Bet** Selling homes in Annieville and up to 1 bedroom properties

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Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	0	0	NA
300,001 – 400,000	0	0	NA
400,001 – 500,000	0	0	NA
500,001 – 600,000	0	0	NA
600,001 – 700,000	0	0	NA
700,001 – 800,000	0	0	NA
800,001 – 900,000	1	1	100%
900,001 – 1,000,000	7	1	14%
1,000,001 – 1,250,000	27	32	119%*
1,250,001 – 1,500,000	25	37	148%*
1,500,001 – 1,750,000	5	16	320%*
1,750,001 – 2,000,000	4	4	100%
2,000,001 – 2,250,000	2	2	100%
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	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	1	0	NA
TOTAL*	76	93	122%*
2 Bedrooms & Less	4	1	25%
3 to 4 Bedrooms	33	33	100%
5 to 6 Bedrooms	25	44	176%*
7 Bedrooms & More	14	15	107%*
TOTAL*	76	93	122%*

SnapStats®	January	February	Variance
Inventory	55	76	38%
Solds	45	93	107%
Sale Price	\$1,175,000	\$1,309,000	11%
Sale Price SQFT	\$458	\$464	1%
Sale to List Price Ratio	103%	109%	6%
Days on Market	7	6	-14%

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Community DETACHED HOUSES

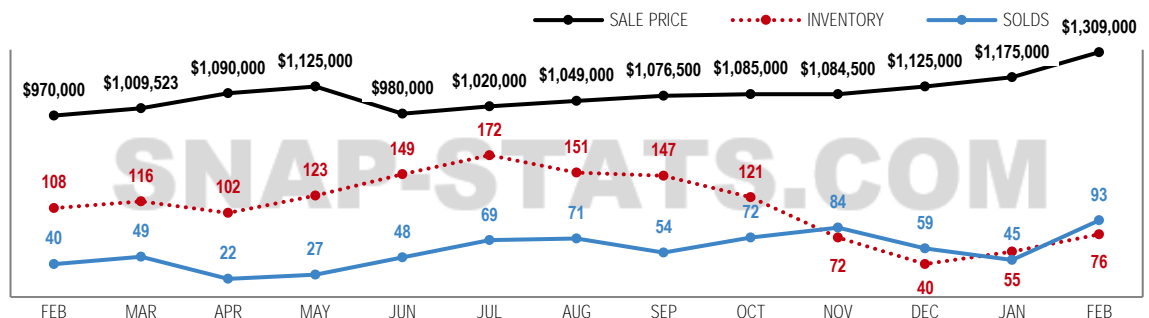
SnapStats®	Inventory	Sales	Sales Ratio
Clayton	22	21	95%
Cloverdale	54	72	133%*
Serpentine	0	0	NA
TOTAL*	76	93	122%*

Market Summary

- Market Type Indicator **CLOVERDALE DETACHED**: Sellers Market at 122% Sales Ratio average (12.2 in 10 homes selling rate)
- Homes are selling on average 9% above list price
- Most Active Price Band** \$1 mil to \$1.75 mil with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes in Clayton
- Sellers Best Bet** Selling homes in Cloverdale and all 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	0	2	NA*
300,001 – 400,000	16	14	88%
400,001 – 500,000	7	20	286%*
500,001 – 600,000	10	15	150%*
600,001 – 700,000	24	40	167%*
700,001 – 800,000	9	32	356%*
800,001 – 900,000	2	5	250%*
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*	69	128	186%*

0 to 1 Bedroom	13	15	115%*
2 Bedrooms	23	39	170%*
3 Bedrooms	27	65	241%*
4 Bedrooms & Greater	6	9	150%*
TOTAL*	69	128	186%*

SnapStats®	January	February	Variance
Inventory	96	69	-28%
Solds	61	128	110%
Sale Price	\$599,900	\$646,000	8%
Sale Price SQFT	\$419	\$453	8%
Sale to List Price Ratio	100%	105%	5%
Days on Market	8	7	-13%

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

Community CONDOS & TOWNHOMES

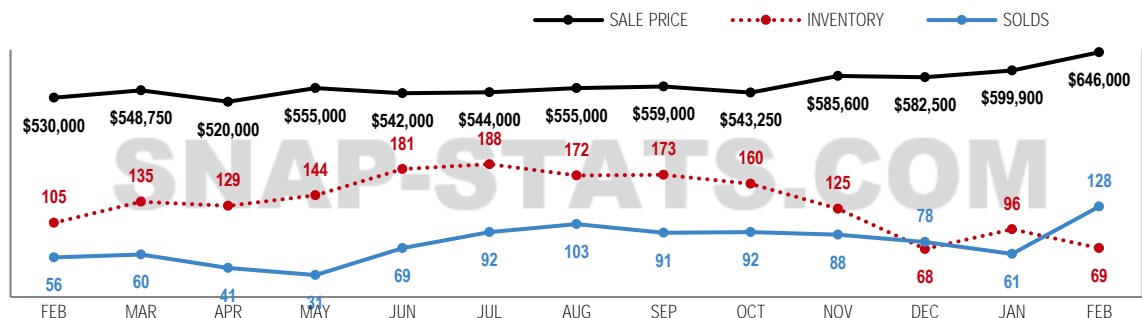
SnapStats®	Inventory	Sales	Sales Ratio
Clayton	33	87	264%*
Cloverdale	36	41	114%*
Serpentine	0	0	NA
TOTAL*	69	128	186%*

Market Summary

- Market Type Indicator **CLOVERDALE ATTACHED**: Sellers Market at 186% Sales Ratio average (18.6 in 10 homes selling rate)
- Homes are selling on average 5% above list price
- Most Active Price Band** \$400,000 to \$800,000 with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$300,000 to \$400,000
- Sellers Best Bet** Selling homes in Clayton, Cloverdale and all 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	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	5	0	NA
800,001 – 900,000	6	4	67%
900,001 – 1,000,000	19	15	79%
1,000,001 – 1,250,000	29	37	128%*
1,250,001 – 1,500,000	46	35	76%
1,500,001 – 1,750,000	13	13	100%
1,750,001 – 2,000,000	8	5	63%
2,000,001 – 2,250,000	1	3	300%*
2,250,001 – 2,500,000	7	3	43%
2,500,001 – 2,750,000	1	2	200%*
2,750,001 – 3,000,000	3	0	NA
3,000,001 – 3,500,000	4	5	125%*
3,500,001 – 4,000,000	4	0	NA
4,000,001 & Greater	10	0	NA
TOTAL*	159	122	77%

2 Bedrooms & Less	13	2	15%
3 to 4 Bedrooms	77	74	96%
5 to 6 Bedrooms	59	41	69%
7 Bedrooms & More	10	5	50%
TOTAL*	159	122	77%

SnapStats®	January	February	Variance
Inventory	135	159	18%
Solds	69	122	77%
Sale Price	\$1,170,800	\$1,290,000	10%
Sale Price SQFT	\$507	\$519	2%
Sale to List Price Ratio	98%	108%	10%
Days on Market	12	6	-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

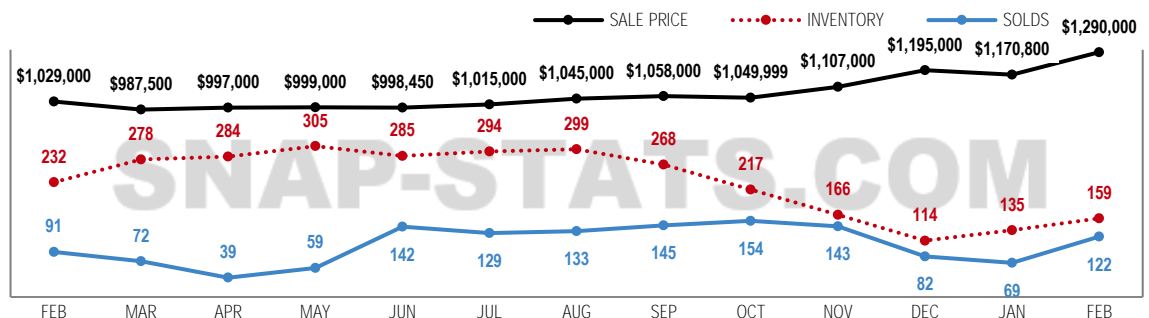
SnapStats®	Inventory	Sales	Sales Ratio
Aldergrove	17	9	53%
Brookwood	23	20	87%
Campbell Valley	8	5	63%
County Line Glen Valley	1	0	NA
Fort Langley	7	3	43%
Langley City	33	23	70%
Murrayville	11	9	82%
Otter District	3	2	67%
Salmon River	10	6	60%
Walnut Grove	28	18	64%
Willoughby Heights	18	27	150%*
TOTAL*	159	122	77%

Market Summary

- Market Type Indicator **LANGLEY DETACHED**: Sellers Market at 77% Sales Ratio average (7.7 in 10 homes selling rate)
- Homes are selling on average 8% 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 \$1.75 mil to \$2 mil, Aldergrove, Fort Langley and up to 2 bedroom properties
- Sellers Best Bet** Selling homes in Brookwood, Murrayville, Willoughby Heights and 3 to 4 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



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Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	1	0	NA
200,001 – 300,000	3	6	200%*
300,001 – 400,000	74	44	59%
400,001 – 500,000	74	91	123%*
500,001 – 600,000	104	70	67%
600,001 – 700,000	76	93	122%*
700,001 – 800,000	57	49	86%
800,001 – 900,000	19	13	68%
900,001 – 1,000,000	2	8	400%*
1,000,001 – 1,250,000	3	4	133%*
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*	414	378	91%

0 to 1 Bedroom	73	37	51%
2 Bedrooms	197	179	91%
3 Bedrooms	127	124	98%
4 Bedrooms & Greater	17	38	224%*
TOTAL*	414	378	91%

SnapStats®	January	February	Variance
Inventory	448	414	-8%
Solds	199	378	90%
Sale Price	\$536,000	\$575,400	7%
Sale Price SQFT	\$427	\$463	8%
Sale to List Price Ratio	99%	103%	4%
Days on Market	9	7	-22%

*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

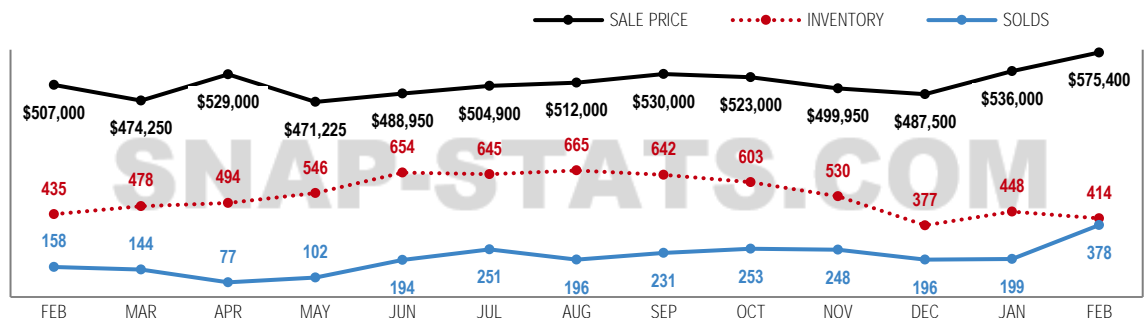
SnapStats®	Inventory	Sales	Sales Ratio
Aldergrove	9	13	144%*
Brookwood	0	0	NA
Campbell Valley	0	0	NA
County Line Glen Valley	0	0	NA
Fort Langley	4	4	100%
Langley City	98	117	119%*
Murrayville	25	28	112%*
Otter District	0	0	NA
Salmon River	2	3	150%*
Walnut Grove	25	32	128%*
Willoughby Heights	251	181	72%
TOTAL*	414	378	91%

Market Summary

- Market Type Indicator **LANGLEY ATTACHED**: Sellers Market at 91% Sales Ratio average (9.1 in 10 homes selling rate)
- Homes are selling on average 3% above list price
- Most Active Price Band** \$900,000 to \$1 mil with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$300,000 to \$400,000, Willoughby Heights and up to 1 bedroom properties
- Sellers Best Bet** Selling homes in Aldergrove, Langley City, Murrayville, 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	0	1	NA*
600,001 – 700,000	0	3	NA*
700,001 – 800,000	8	6	75%
800,001 – 900,000	22	24	109%*
900,001 – 1,000,000	31	44	142%*
1,000,001 – 1,250,000	24	65	271%*
1,250,001 – 1,500,000	35	24	69%
1,500,001 – 1,750,000	14	5	36%
1,750,001 – 2,000,000	11	5	45%
2,000,001 – 2,250,000	1	0	NA
2,250,001 – 2,500,000	0	0	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	0	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	153	177	116%*

2 Bedrooms & Less	7	3	43%
3 to 4 Bedrooms	57	87	153%*
5 to 6 Bedrooms	65	74	114%*
7 Bedrooms & More	24	13	54%
TOTAL*	153	177	116%*

SnapStats®	January	February	Variance
Inventory	153	153	0%
Solds	114	177	55%
Sale Price	\$950,850	\$1,040,000	9%
Sale Price SQFT	\$355	\$404	14%
Sale to List Price Ratio	106%	109%	3%
Days on Market	10	7	-30%

Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Abbotsford East	57	66	116%*
Abbotsford West	38	54	142%*
Aberdeen	14	11	79%
Bradner	0	0	NA
Central Abbotsford	32	36	113%*
Matsqui	1	2	200%*
Poplar	4	5	125%*
Sumas Mountain	6	3	50%
Sumas Prairie	1	0	NA
TOTAL*	153	177	116%*

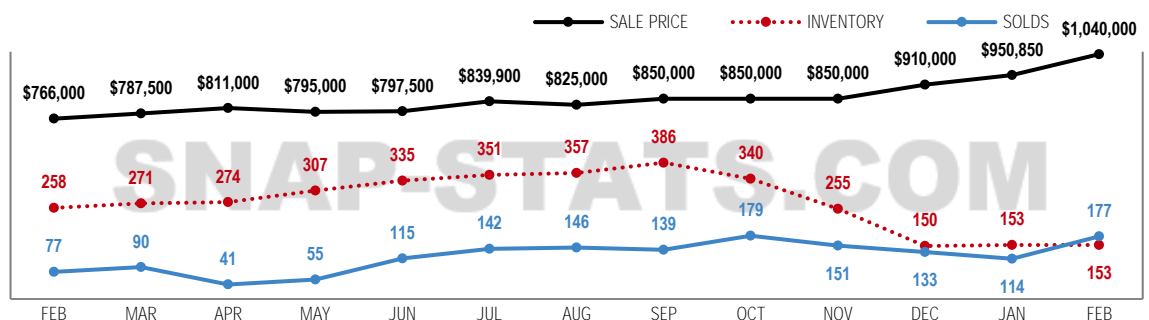
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **ABBOTSFORD DETACHED**: Sellers Market at 116% Sales Ratio average (11.6 in 10 homes selling rate)
- Homes are selling on average 9% above list price
- Most Active Price Band** \$800,000 to \$1.25 mil with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.5 mil to \$1.75 Aberdeen and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Abbotsford East / West / Central 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	13	6	46%
200,001 – 300,000	59	33	56%
300,001 – 400,000	62	54	87%
400,001 – 500,000	38	17	45%
500,001 – 600,000	33	50	152%*
600,001 – 700,000	28	34	121%*
700,001 – 800,000	10	3	30%
800,001 – 900,000	1	0	NA
900,001 – 1,000,000	1	1	100%
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*	245	198	81%

0 to 1 Bedroom	26	30	115%*
2 Bedrooms	153	85	56%
3 Bedrooms	51	61	120%*
4 Bedrooms & Greater	15	22	147%*
TOTAL*	245	198	81%

SnapStats®	January	February	Variance
Inventory	277	245	-12%
Solds	101	198	96%
Sale Price	\$417,400	\$432,500	4%
Sale Price SQFT	\$354	\$364	3%
Sale to List Price Ratio	99%	101%	2%
Days on Market	21	11	-48%

*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

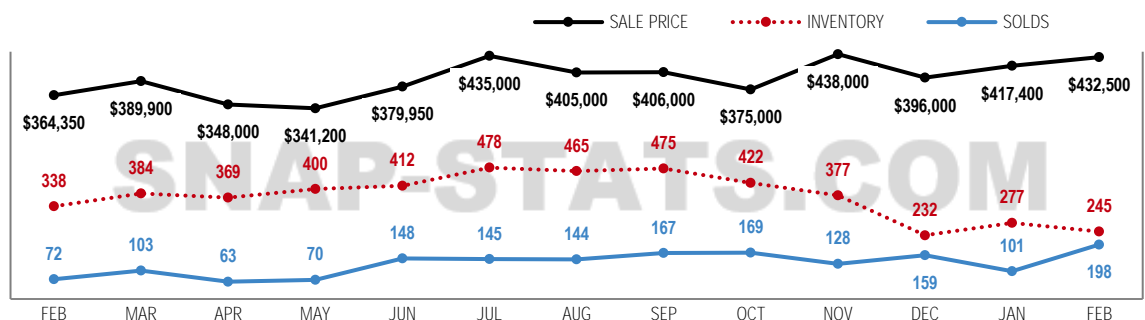
SnapStats®	Inventory	Sales	Sales Ratio
Abbotsford East	20	19	95%
Abbotsford West	68	62	91%
Aberdeen	5	9	180%*
Bradner	0	0	NA
Central Abbotsford	144	93	65%
Matsqui	0	0	NA
Poplar	8	15	188%*
Sumas Mountain	0	0	NA
Sumas Prairie	0	0	NA
TOTAL*	245	198	81%

Market Summary

- Market Type Indicator **ABBOTSFORD ATTACHED**: Sellers Market at 81% Sales Ratio average (8.1 in 10 homes selling rate)
- Homes are selling on average 1% above list price
- Most Active Price Band** \$500,000 to \$700,000 with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$700,000 to \$800,000, Central Abbotsford and 2 bedroom properties
- Sellers Best Bet** Selling homes in Aberdeen, Poplar and up to 1 / 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	0	0	NA
200,001 – 300,000	0	1	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	6	7	117%*
700,001 – 800,000	14	12	86%
800,001 – 900,000	6	17	283%*
900,001 – 1,000,000	5	19	380%*
1,000,001 – 1,250,000	3	14	467%*
1,250,001 – 1,500,000	8	6	75%
1,500,001 – 1,750,000	2	2	100%
1,750,001 – 2,000,000	2	1	50%
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
TOTAL*	52	80	154%*

2 Bedrooms & Less	5	6	120%*
3 to 4 Bedrooms	29	43	148%*
5 to 6 Bedrooms	13	27	208%*
7 Bedrooms & More	5	4	80%
TOTAL*	52	80	154%*

SnapStats®	January	February	Variance
Inventory	67	52	-22%
Solds	41	80	95%
Sale Price	\$850,000	\$905,250	7%
Sale Price SQFT	\$333	\$363	9%
Sale to List Price Ratio	101%	107%	6%
Days on Market	14	7	-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

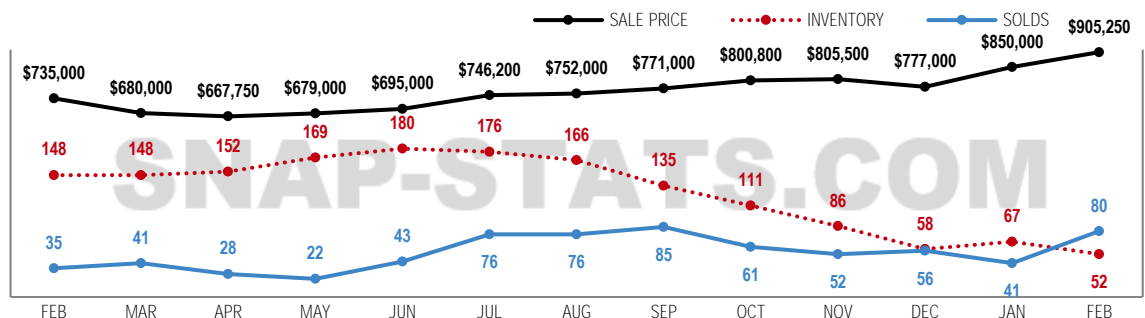
SnapStats®	Inventory	Sales	Sales Ratio
Dewdney Deroche	1	1	100%
Durieu	0	0	NA
Hatzic	6	8	133%*
Hemlock	1	1	100%
Lake Errock	2	4	200%*
Mission	39	64	164%*
Mission West	3	1	33%
Stave Falls	0	1	NA*
Steelhead	0	0	NA
TOTAL*	52	80	154%*

Market Summary

- Market Type Indicator **MISSION DETACHED**: Sellers Market at 154% Sales Ratio average (15.4 in 10 homes selling rate)
- Homes are selling on average 7% above list price
- Most Active Price Band** \$800,000 to \$1.25 mil with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.25 mil to \$1.5 mil
- Sellers Best Bet** Selling homes in Hatzic, Mission and up 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	1	NA*
200,001 – 300,000	4	2	50%
300,001 – 400,000	2	7	350%*
400,001 – 500,000	4	0	NA
500,001 – 600,000	0	2	NA*
600,001 – 700,000	0	1	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*	10	13	130%*

0 to 1 Bedroom	1	3	300%*
2 Bedrooms	7	7	100%
3 Bedrooms	2	2	100%
4 Bedrooms & Greater	0	1	NA*
TOTAL*	10	13	130%*

SnapStats®	January	February	Variance
Inventory	16	10	-38%
Solds	12	13	8%
Sale Price	\$366,000	\$325,000	-11%
Sale Price SQFT	\$326	\$310	-5%
Sale to List Price Ratio	102%	100%	-2%
Days on Market	31	6	-81%

*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

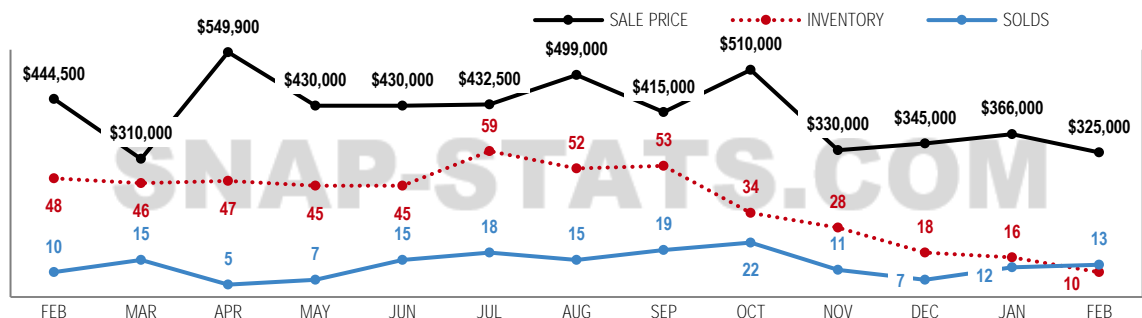
SnapStats®	Inventory	Sales	Sales Ratio
Dewdney Deroche	0	0	NA
Durieu	0	0	NA
Hatzic	0	0	NA
Hemlock	2	5	250%*
Lake Errock	0	0	NA
Mission	7	8	114%*
Mission West	1	0	NA
Stave Falls	0	0	NA
Steelhead	0	0	NA
TOTAL*	10	13	130%*

Market Summary

- Market Type Indicator **MISSION ATTACHED**: Sellers Market at 130% Sales Ratio average (13 in 10 homes selling rate)
- Homes are selling on average 100% of list price
- Most Active Price Band** Insufficient data but with 7 sales \$300,000 to \$400,000
- Buyers Best Bet** Insufficient data
- Sellers Best Bet** Selling homes in Mission

**With minimum inventory of 10 in most instances

13 Month Market Trend



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