

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	0	NA
400,001 – 500,000	0	0	NA
500,001 – 600,000	0	0	NA
600,001 – 700,000	0	0	NA
700,001 – 800,000	1	0	NA
800,001 – 900,000	10	2	20%
900,001 – 1,000,000	42	8	19%
1,000,001 – 1,250,000	137	76	55%
1,250,001 – 1,500,000	219	139	63%
1,500,001 – 1,750,000	151	68	45%
1,750,001 – 2,000,000	119	24	20%
2,000,001 – 2,250,000	39	10	26%
2,250,001 – 2,500,000	59	3	5%
2,500,001 – 2,750,000	32	4	13%
2,750,001 – 3,000,000	29	4	14%
3,000,001 – 3,500,000	9	1	11%
3,500,001 – 4,000,000	4	0	NA
4,000,001 & Greater	3	0	NA
TOTAL*	854	339	40%

2 Bedrooms & Less	19	6	32%
3 to 4 Bedrooms	279	131	47%
5 to 6 Bedrooms	277	122	44%
7 Bedrooms & More	279	80	29%
TOTAL*	854	339	40%

SnapStats®	March	April	Variance
Inventory	619	854	38%
Solds	433	339	-22%
Sale Price	\$1,389,000	\$1,375,000	-1%
Sale Price SQFT	\$514	\$530	3%
Sale to List Price Ratio	107%	106%	-1%
Days on Market	7	7	0%

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

Community DETACHED HOUSES

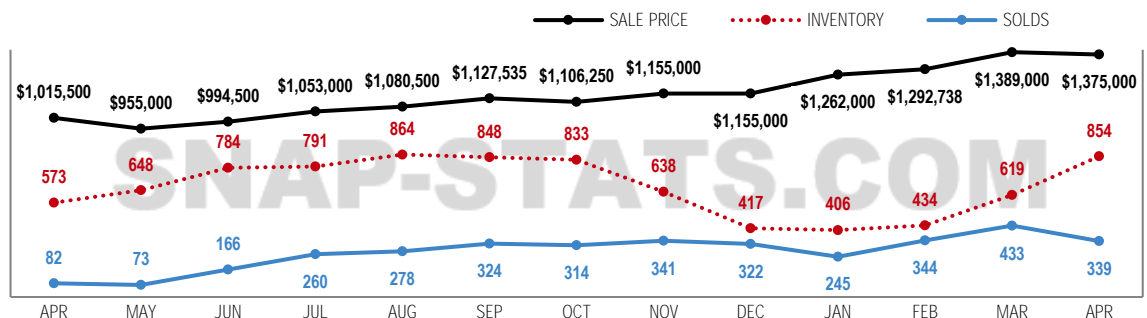
SnapStats®	Inventory	Sales	Sales Ratio
Bear Creek Green Timbers	79	20	25%
Bolivar Heights	67	32	48%
Bridgeview	14	2	14%
Cedar Hills	53	18	34%
East Newton	88	45	51%
Fleetwood Tynehead	93	54	58%
Fraser Heights	70	24	34%
Guildford	54	21	39%
Panorama Ridge	81	35	43%
Port Kells	4	0	NA
Queen Mary Park	60	18	30%
Royal Heights	15	7	47%
Sullivan Station	34	25	74%
West Newton	77	26	34%
Whalley	65	12	18%
TOTAL*	854	339	40%

Market Summary

- Market Type Indicator **SURREY DETACHED**: Sellers Market at 40% Sales Ratio average (4 in 10 homes selling rate)
- Homes are selling on average 6% above list price
- Most Active Price Band** \$1.25 mil to \$1.5 mil with average 63% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$2.25 mil to \$2.5 mil, Bridgeview, Whalley and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Fleetwood Tynehead, Sullivan Station and 3 to 4 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



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Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	18	15	83%
300,001 – 400,000	139	79	57%
400,001 – 500,000	199	112	56%
500,001 – 600,000	148	68	46%
600,001 – 700,000	128	57	45%
700,001 – 800,000	90	106	118%*
800,001 – 900,000	63	38	60%
900,001 – 1,000,000	16	6	38%
1,000,001 – 1,250,000	4	1	25%
1,250,001 – 1,500,000	0	0	NA
1,500,001 – 1,750,000	1	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*	806	482	60%

0 to 1 Bedroom	167	105	63%
2 Bedrooms	325	163	50%
3 Bedrooms	215	148	69%
4 Bedrooms & Greater	99	66	67%
TOTAL*	806	482	60%

SnapStats®	March	April	Variance
Inventory	679	806	19%
Solds	503	482	-4%
Sale Price	\$532,000	\$550,000	3%
Sale Price SQFT	\$460	\$469	2%
Sale to List Price Ratio	103%	102%	-1%
Days on Market	8	8	0%

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

Community CONDOS & TOWNHOMES

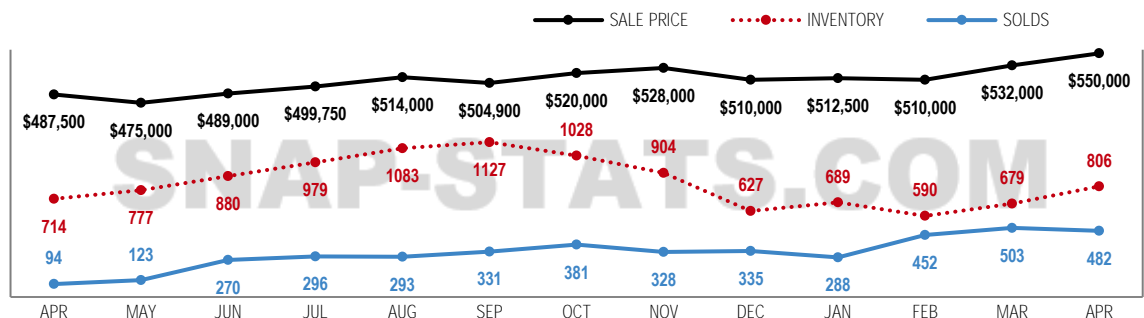
SnapStats®	Inventory	Sales	Sales Ratio
Bear Creek Green Timbers	11	8	73%
Bolivar Heights	12	6	50%
Bridgeview	4	0	NA
Cedar Hills	1	0	NA
East Newton	78	48	62%
Fleetwood Tynehead	74	55	74%
Fraser Heights	12	6	50%
Guildford	91	53	58%
Panorama Ridge	18	9	50%
Port Kells	0	0	NA
Queen Mary Park	52	38	73%
Royal Heights	0	2	NA*
Sullivan Station	84	67	80%
West Newton	91	57	63%
Whalley	278	133	48%
TOTAL*	806	482	60%

Market Summary

- Market Type Indicator **SURREY ATTACHED**: Sellers Market at 60% Sales Ratio average (6 in 10 homes selling rate)
- Homes are selling on average 2% above list price
- Most Active Price Band** \$700,000 to \$800,000 with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$900,000 to \$1 mil, Bolivar Heights, Fraser Heights, Panorama Ridge, Whalley and 2 bedrooms
- Sellers Best Bet** Selling homes in Bear Creek, Fleetwood Tynehead, Queen Mary Park, Sullivan Station and 3 bedrooms

**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	2	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	1	50%
1,000,001 – 1,250,000	24	14	58%
1,250,001 – 1,500,000	94	56	60%
1,500,001 – 1,750,000	87	45	52%
1,750,001 – 2,000,000	59	32	54%
2,000,001 – 2,250,000	23	12	52%
2,250,001 – 2,500,000	52	11	21%
2,500,001 – 2,750,000	37	5	14%
2,750,001 – 3,000,000	39	4	10%
3,000,001 – 3,500,000	29	9	31%
3,500,001 – 4,000,000	26	3	12%
4,000,001 & Greater	44	3	7%
TOTAL*	516	197	38%

2 Bedrooms & Less	31	11	35%
3 to 4 Bedrooms	251	110	44%
5 to 6 Bedrooms	187	65	35%
7 Bedrooms & More	47	11	23%
TOTAL*	516	197	38%

SnapStats®	March	April	Variance
Inventory	462	516	12%
Solds	224	197	-12%
Sale Price	\$1,650,000	\$1,670,000	1%
Sale Price SQFT	\$539	\$575	7%
Sale to List Price Ratio	103%	104%	1%
Days on Market	8	11	38%

Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Crescent Beach Ocean Park	83	37	45%
Elgin Chantrell	71	14	20%
Grandview	50	25	50%
Hazelmere	2	0	NA
King George Corridor	60	28	47%
Morgan Creek	36	12	33%
Pacific Douglas	20	14	70%
Sunnyside Park	61	20	33%
White Rock	133	47	35%
TOTAL*	516	197	38%

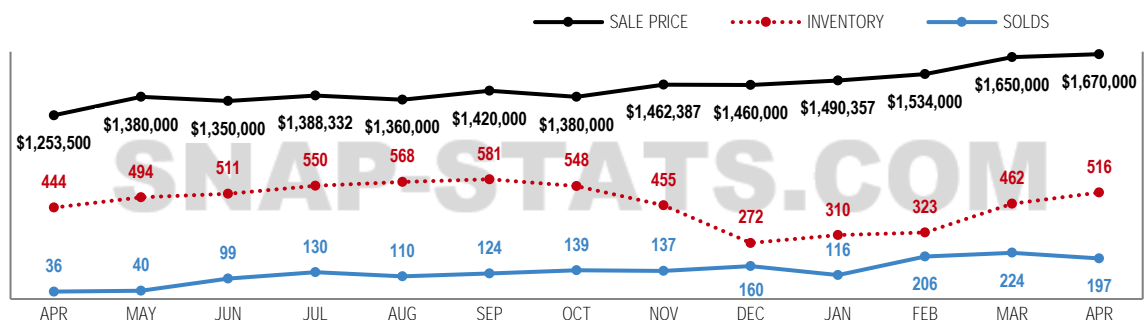
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **S SURREY WHITE ROCK DETACHED**: Sellers Market at 38% Sales Ratio average (3.8 in 10 homes selling rate)
- Homes are selling on average 4% above list price
- Most Active Price Band** \$1.25 mil to \$1.5 mil with average 60% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes minimum \$4 mil, Elgin Chantrell and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Pacific Douglas and 3 to 4 bedroom properties

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SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	1	0	NA
200,001 – 300,000	3	4	133%*
300,001 – 400,000	15	10	67%
400,001 – 500,000	29	31	107%*
500,001 – 600,000	43	39	91%
600,001 – 700,000	42	33	79%
700,001 – 800,000	54	51	94%
800,001 – 900,000	39	28	72%
900,001 – 1,000,000	29	23	79%
1,000,001 – 1,250,000	25	24	96%
1,250,001 – 1,500,000	8	10	125%*
1,500,001 – 1,750,000	7	2	29%
1,750,001 – 2,000,000	5	1	20%
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	3	0	NA
2,500,001 – 2,750,000	3	0	NA
2,750,001 – 3,000,000	1	0	NA
3,000,001 – 3,500,000	1	1	100%
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	308	257	83%

0 to 1 Bedroom	31	18	58%
2 Bedrooms	174	129	74%
3 Bedrooms	64	66	103%*
4 Bedrooms & Greater	39	44	113%*
TOTAL*	308	257	83%

SnapStats®	March	April	Variance
Inventory	294	308	5%
Solds	293	257	-12%
Sale Price	\$723,000	\$720,300	0%
Sale Price SQFT	\$551	\$543	-1%
Sale to List Price Ratio	103%	103%	0%
Days on Market	7	7	0%

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

Community CONDOS & TOWNHOMES

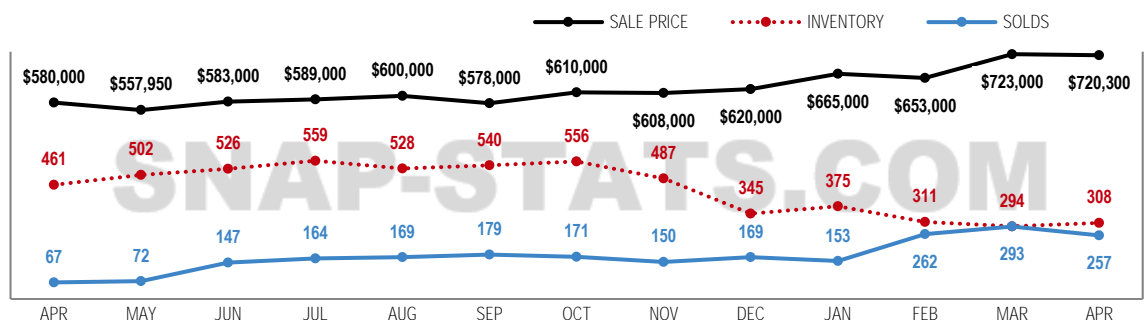
SnapStats®	Inventory	Sales	Sales Ratio
Crescent Beach Ocean Park	2	3	150%*
Elgin Chantrell	2	5	250%*
Grandview	62	82	132%*
Hazelmere	0	0	NA
King George Corridor	49	59	120%*
Morgan Creek	19	20	105%*
Pacific Douglas	14	10	71%
Sunnyside Park	19	20	105%*
White Rock	141	58	41%
TOTAL*	308	257	83%

Market Summary

- Market Type Indicator **S SURREY WHITE ROCK ATTACHED**: Sellers Market at 83% Sales Ratio average (8.3 in 10 homes selling rate)
- Homes are selling on average 3% above list price
- Most Active Price Band** \$1.25 mil to \$1.5 mil with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$300,000 to \$400,000, Pacific Douglas, White Rock and up to 1 bedrooms
- Sellers Best Bet** Selling homes in Grandview, King George Corridor, Morgan Creek, Sunnyside Park and minimum 3 bedrooms

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Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	0	0	NA
300,001 – 400,000	0	0	NA
400,001 – 500,000	0	0	NA
500,001 – 600,000	0	0	NA
600,001 – 700,000	0	0	NA
700,001 – 800,000	0	0	NA
800,001 – 900,000	1	0	NA
900,001 – 1,000,000	12	2	17%
1,000,001 – 1,250,000	69	39	57%
1,250,001 – 1,500,000	77	35	45%
1,500,001 – 1,750,000	17	12	71%
1,750,001 – 2,000,000	10	5	50%
2,000,001 – 2,250,000	3	6	200%*
2,250,001 – 2,500,000	7	1	14%
2,500,001 – 2,750,000	1	0	NA
2,750,001 – 3,000,000	3	0	NA
3,000,001 – 3,500,000	1	0	NA
3,500,001 – 4,000,000	1	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	202	100	50%

2 Bedrooms & Less	2	0	NA
3 to 4 Bedrooms	98	54	55%
5 to 6 Bedrooms	78	37	47%
7 Bedrooms & More	24	9	38%
TOTAL*	202	100	50%

SnapStats®	March	April	Variance
Inventory	178	202	13%
Solds	99	100	1%
Sale Price	\$1,276,500	\$1,322,500	4%
Sale Price SQFT	\$559	\$539	-4%
Sale to List Price Ratio	107%	110%	3%
Days on Market	7	7	0%

Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Annieville	46	25	54%
Nordel	67	28	42%
Scottsdale	44	22	50%
Sunshine Hills Woods	45	25	56%
TOTAL*	202	100	50%

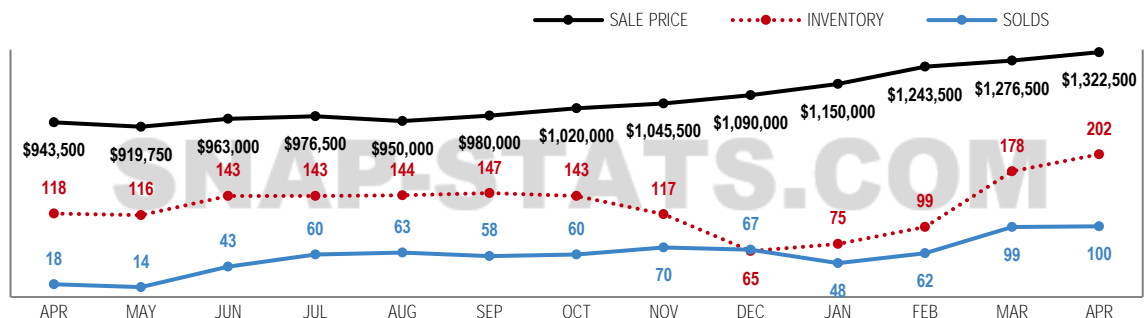
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **NORTH DELTA DETACHED**: Sellers Market at 50% Sales Ratio average (5 in 10 homes selling rate)
- Homes are selling on average 10% above list price
- Most Active Price Band** \$1.5 mil to \$1.75 mil with average 71% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$900,000 to \$1 mil, Nordel and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Annieville, 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	7	2	29%
300,001 – 400,000	1	2	200%*
400,001 – 500,000	13	4	31%
500,001 – 600,000	17	5	29%
600,001 – 700,000	6	2	33%
700,001 – 800,000	8	4	50%
800,001 – 900,000	2	3	150%*
900,001 – 1,000,000	1	3	300%*
1,000,001 – 1,250,000	2	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*	57	26	46%

0 to 1 Bedroom	10	7	70%
2 Bedrooms	31	9	29%
3 Bedrooms	10	8	80%
4 Bedrooms & Greater	6	2	33%
TOTAL*	57	26	46%

SnapStats®	March	April	Variance
Inventory	52	57	10%
Solds	31	26	-16%
Sale Price	\$585,000	\$590,000	1%
Sale Price SQFT	\$634	\$594	-6%
Sale to List Price Ratio	101%	99%	-2%
Days on Market	16	16	0%

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

Community CONDOS & TOWNHOMES

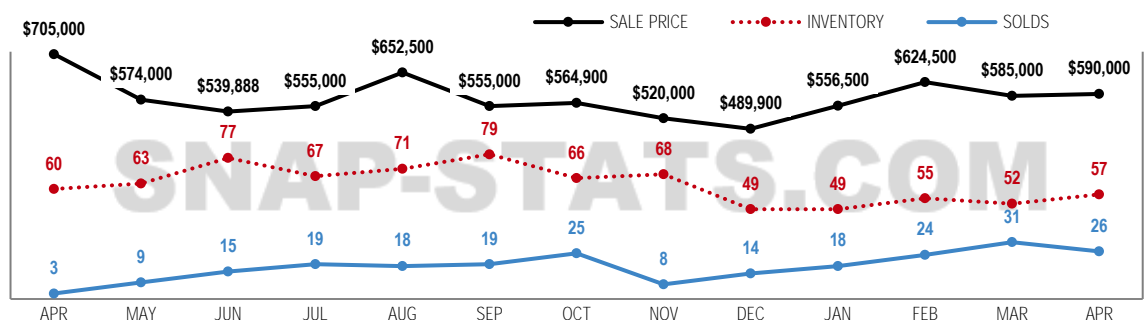
SnapStats®	Inventory	Sales	Sales Ratio
Annieville	18	7	39%
Nordel	8	6	75%
Scottsdale	28	10	36%
Sunshine Hills Woods	3	3	100%
TOTAL*	57	26	46%

Market Summary

- Market Type Indicator **NORTH DELTA ATTACHED**: Sellers Market at 46% Sales Ratio average (4.6 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band** \$700,000 to \$800,000 with average 50% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$500,000 to \$600,000, Annieville, Scottsdale and 2 bedroom properties
- Sellers Best Bet** Selling homes in Nordel and 3 bedroom properties

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13 Month Market Trend



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Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	0	0	NA
300,001 – 400,000	0	0	NA
400,001 – 500,000	0	0	NA
500,001 – 600,000	0	0	NA
600,001 – 700,000	0	0	NA
700,001 – 800,000	1	0	NA
800,001 – 900,000	3	0	NA
900,001 – 1,000,000	6	2	33%
1,000,001 – 1,250,000	27	29	107%*
1,250,001 – 1,500,000	66	52	79%
1,500,001 – 1,750,000	8	17	213%*
1,750,001 – 2,000,000	6	8	133%*
2,000,001 – 2,250,000	1	1	100%
2,250,001 – 2,500,000	7	3	43%
2,500,001 – 2,750,000	1	0	NA
2,750,001 – 3,000,000	1	0	NA
3,000,001 – 3,500,000	2	0	NA
3,500,001 – 4,000,000	1	0	NA
4,000,001 & Greater	2	0	NA
TOTAL*	132	112	85%

2 Bedrooms & Less	3	0	NA
3 to 4 Bedrooms	46	48	104%*
5 to 6 Bedrooms	55	48	87%
7 Bedrooms & More	28	16	57%
TOTAL*	132	112	85%

SnapStats®	March	April	Variance
Inventory	110	132	20%
Solds	113	112	-1%
Sale Price	\$1,345,000	\$1,360,000	1%
Sale Price SQFT	\$516	\$476	-8%
Sale to List Price Ratio	108%	105%	-3%
Days on Market	7	7	0%

Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Clayton	41	27	66%
Cloverdale	90	85	94%
Serpentine	1	0	NA
TOTAL*	132	112	85%

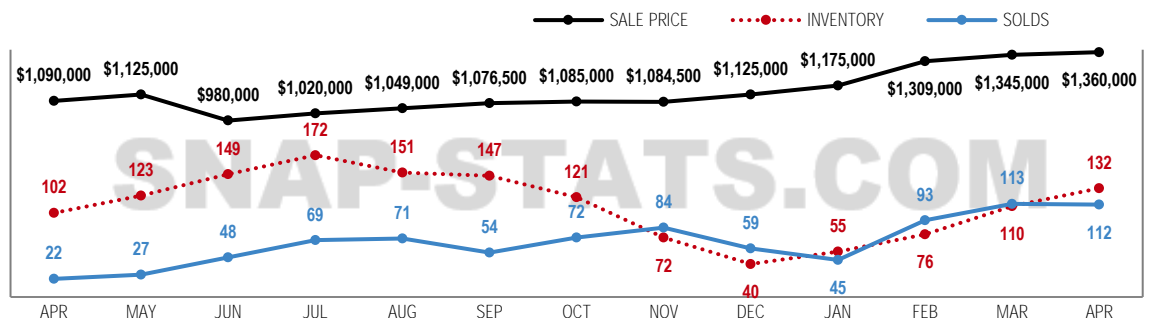
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **CLOVERDALE DETACHED**: Sellers Market at 85% Sales Ratio average (8.5 in 10 homes selling rate)
- Homes are selling on average 5% above list price
- Most Active Price Band** \$1.5 mil to \$1.75 mil with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.25 mil to \$1.5 mil, Clayton and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Cloverdale 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	3	1	33%
300,001 – 400,000	8	4	50%
400,001 – 500,000	22	15	68%
500,001 – 600,000	16	21	131%*
600,001 – 700,000	36	31	86%
700,001 – 800,000	22	30	136%*
800,001 – 900,000	4	15	375%*
900,001 – 1,000,000	0	1	NA*
1,000,001 – 1,250,000	1	1	100%
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*	112	119	106%*

0 to 1 Bedroom	16	12	75%
2 Bedrooms	36	48	133%*
3 Bedrooms	48	53	110%*
4 Bedrooms & Greater	12	6	50%
TOTAL*	112	119	106%*

SnapStats®	March	April	Variance
Inventory	86	112	30%
Solds	123	119	-3%
Sale Price	\$660,000	\$675,000	2%
Sale Price SQFT	\$475	\$503	6%
Sale to List Price Ratio	106%	109%	3%
Days on Market	7	7	0%

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

Community CONDOS & TOWNHOMES

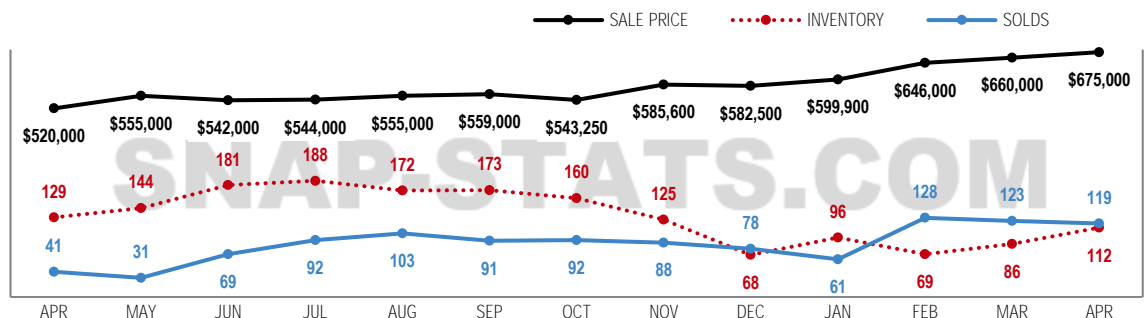
SnapStats®	Inventory	Sales	Sales Ratio
Clayton	71	68	96%
Cloverdale	41	51	124%*
Serpentine	0	0	NA
TOTAL*	112	119	106%*

Market Summary

- Market Type Indicator **CLOVERDALE ATTACHED**: Sellers Market at 106% Sales Ratio average (10.6 in 10 homes selling rate)
- Homes are selling on average 9% above list price
- Most Active Price Band** \$800,000 to \$900,000 with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$300,000 to \$400,000, Clayton and minimum 4 bedroom properties
- Sellers Best Bet** Selling homes in Cloverdale and 2 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	1	0	NA
200,001 – 300,000	2	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	1	NA*
700,001 – 800,000	1	2	200%*
800,001 – 900,000	4	5	125%*
900,001 – 1,000,000	22	17	77%
1,000,001 – 1,250,000	55	62	113%*
1,250,001 – 1,500,000	65	65	100%
1,500,001 – 1,750,000	37	36	97%
1,750,001 – 2,000,000	24	5	21%
2,000,001 – 2,250,000	8	9	113%*
2,250,001 – 2,500,000	16	3	19%
2,500,001 – 2,750,000	5	2	40%
2,750,001 – 3,000,000	4	1	25%
3,000,001 – 3,500,000	4	4	100%
3,500,001 – 4,000,000	6	0	NA
4,000,001 & Greater	8	0	NA
TOTAL*	262	212	81%

2 Bedrooms & Less	12	4	33%
3 to 4 Bedrooms	117	122	104%*
5 to 6 Bedrooms	102	76	75%
7 Bedrooms & More	31	10	32%
TOTAL*	262	212	81%

SnapStats®	March	April	Variance
Inventory	242	262	8%
Solds	214	212	-1%
Sale Price	\$1,305,000	\$1,308,756	0%
Sale Price SQFT	\$538	\$532	-1%
Sale to List Price Ratio	104%	105%	1%
Days on Market	7	7	0%

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

Community DETACHED HOUSES

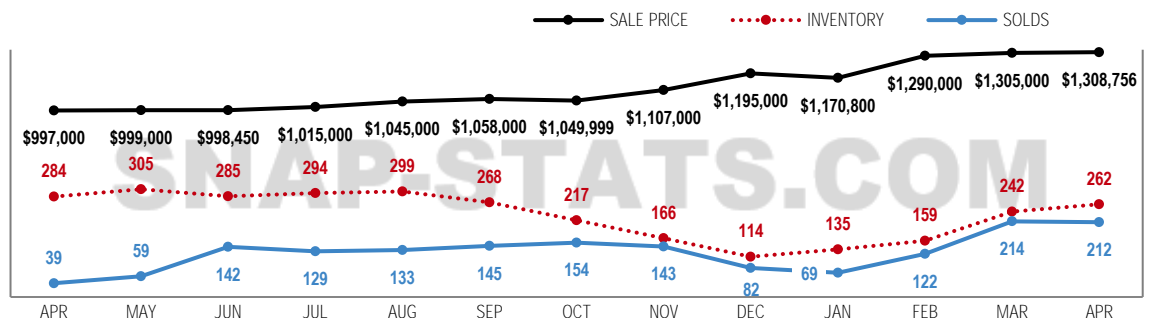
SnapStats®	Inventory	Sales	Sales Ratio
Aldergrove	26	26	100%
Brookwood	33	38	115%*
Campbell Valley	11	5	45%
County Line Glen Valley	0	0	NA
Fort Langley	16	9	56%
Langley City	47	27	57%
Murrayville	15	9	60%
Otter District	0	0	NA
Salmon River	9	11	122%*
Walnut Grove	40	32	80%
Willoughby Heights	65	55	85%
TOTAL*	262	212	81%

Market Summary

- Market Type Indicator **LANGLEY DETACHED**: Sellers Market at 81% Sales Ratio average (8.1 in 10 homes selling rate)
- Homes are selling on average 5% above list price
- Most Active Price Band** \$1 mil to \$1.25 mil / \$2 mil to \$2.25 mil with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$2.25 mil to \$2.5 mil, Campbell Valley, Fort Langley, Langley City, Murrayville and 7+ bedrooms
- Sellers Best Bet** Selling homes in Aldergrove, Brookwood, Salmon River 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	1	2	200%*
300,001 – 400,000	53	36	68%
400,001 – 500,000	96	53	55%
500,001 – 600,000	96	62	65%
600,001 – 700,000	84	62	74%
700,001 – 800,000	85	61	72%
800,001 – 900,000	35	30	86%
900,001 – 1,000,000	15	17	113%*
1,000,001 – 1,250,000	4	6	150%*
1,250,001 – 1,500,000	2	2	100%
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*	472	331	70%

0 to 1 Bedroom	70	36	51%
2 Bedrooms	208	143	69%
3 Bedrooms	161	124	77%
4 Bedrooms & Greater	33	28	85%
TOTAL*	472	331	70%

SnapStats®	March	April	Variance
Inventory	417	472	13%
Solds	382	331	-13%
Sale Price	\$555,950	\$626,000	13%
Sale Price SQFT	\$481	\$493	2%
Sale to List Price Ratio	103%	105%	2%
Days on Market	7	7	0%

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

Community CONDOS & TOWNHOMES

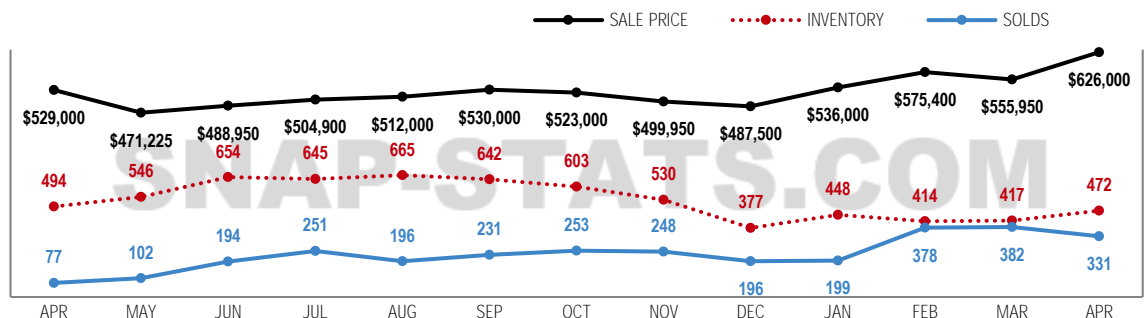
SnapStats®	Inventory	Sales	Sales Ratio
Aldergrove	7	9	129%*
Brookwood	0	0	NA
Campbell Valley	0	0	NA
County Line Glen Valley	0	0	NA
Fort Langley	0	5	NA*
Langley City	130	87	67%
Murrayville	11	18	164%*
Otter District	0	0	NA
Salmon River	5	2	40%
Walnut Grove	31	36	116%*
Willoughby Heights	288	174	60%
TOTAL*	472	331	70%

Market Summary

- Market Type Indicator **LANGLEY ATTACHED**: Sellers Market at 70% Sales Ratio average (7 in 10 homes selling rate)
- Homes are selling on average 5% above list price
- Most Active Price Band** \$900,000 to \$1 mil with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$400,000 to \$500,000, Langley City, Willoughby Heights and up to 1 bedroom properties
- Sellers Best Bet** Selling homes in Aldergrove, 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	0	NA
600,001 – 700,000	0	1	NA*
700,001 – 800,000	12	3	25%
800,001 – 900,000	36	20	56%
900,001 – 1,000,000	44	51	116%*
1,000,001 – 1,250,000	104	93	89%
1,250,001 – 1,500,000	53	35	66%
1,500,001 – 1,750,000	27	12	44%
1,750,001 – 2,000,000	14	4	29%
2,000,001 – 2,250,000	3	1	33%
2,250,001 – 2,500,000	3	0	NA
2,500,001 – 2,750,000	3	0	NA
2,750,001 – 3,000,000	1	0	NA
3,000,001 – 3,500,000	1	0	NA
3,500,001 – 4,000,000	1	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	302	220	73%

2 Bedrooms & Less	11	2	18%
3 to 4 Bedrooms	124	119	96%
5 to 6 Bedrooms	139	83	60%
7 Bedrooms & More	28	16	57%
TOTAL*	302	220	73%

SnapStats®	March	April	Variance
Inventory	237	302	27%
Solds	243	220	-9%
Sale Price	\$1,090,000	\$1,075,000	-1%
Sale Price SQFT	\$427	\$416	-3%
Sale to List Price Ratio	110%	108%	-2%
Days on Market	7	7	0%

Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Abbotsford East	96	94	98%
Abbotsford West	96	70	73%
Aberdeen	22	10	45%
Bradner	1	0	NA
Central Abbotsford	69	33	48%
Matsqui	2	1	50%
Poplar	9	9	100%
Sumas Mountain	5	3	60%
Sumas Prairie	2	0	NA
TOTAL*	302	220	73%

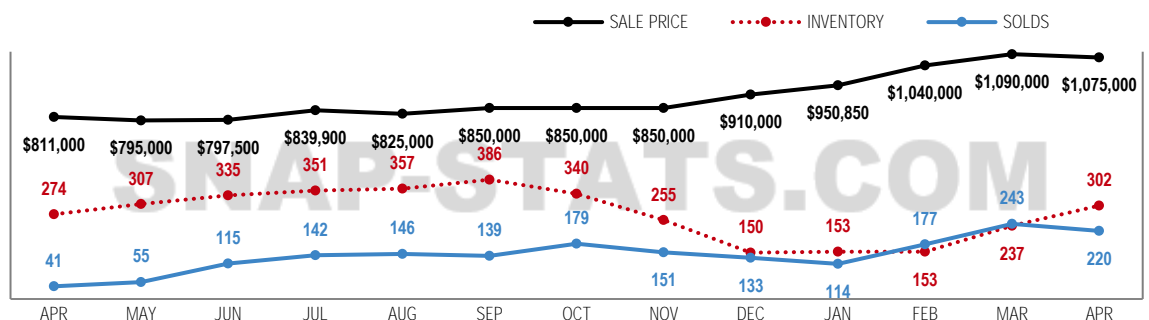
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **ABBOTSFORD DETACHED**: Sellers Market at 73% Sales Ratio average (7.3 in 10 homes selling rate)
- Homes are selling on average 8% above list price
- Most Active Price Band** \$900,000 to \$1 mil with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$700,000 to \$800,000, Aberdeen, Central Abbotsford and up to 2 bedroom properties
- Sellers Best Bet** Selling homes in Abbotsford East, Poplar and 3 to 4 bedroom properties

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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	6	300%*
200,001 – 300,000	54	35	65%
300,001 – 400,000	63	43	68%
400,001 – 500,000	40	49	123%*
500,001 – 600,000	53	33	62%
600,001 – 700,000	44	41	93%
700,001 – 800,000	19	14	74%
800,001 – 900,000	2	1	50%
900,001 – 1,000,000	1	0	NA
1,000,001 – 1,250,000	1	0	NA
1,250,001 – 1,500,000	0	0	NA
1,500,001 – 1,750,000	0	0	NA
1,750,001 – 2,000,000	0	0	NA
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	0	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	0	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	279	222	80%

0 to 1 Bedroom	28	19	68%
2 Bedrooms	156	140	90%
3 Bedrooms	75	46	61%
4 Bedrooms & Greater	20	17	85%
TOTAL*	279	222	80%

SnapStats®	March	April	Variance
Inventory	250	279	12%
Solds	241	222	-8%
Sale Price	\$411,500	\$451,000	10%
Sale Price SQFT	\$378	\$424	12%
Sale to List Price Ratio	103%	100%	-3%
Days on Market	7	7	0%

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

Community CONDOS & TOWNHOMES

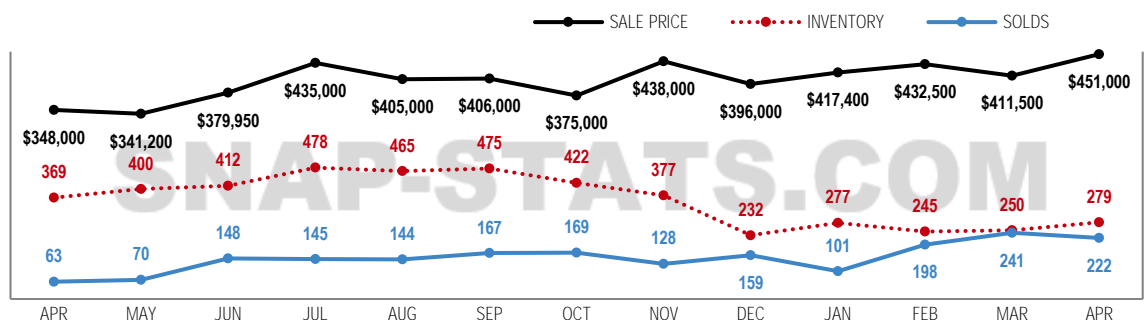
SnapStats®	Inventory	Sales	Sales Ratio
Abbotsford East	21	16	76%
Abbotsford West	111	90	81%
Aberdeen	4	5	125%*
Bradner	0	0	NA
Central Abbotsford	135	100	74%
Matsqui	0	0	NA
Poplar	8	11	138%*
Sumas Mountain	0	0	NA
Sumas Prairie	0	0	NA
TOTAL*	279	222	80%

Market Summary

- Market Type Indicator **ABBOTSFORD ATTACHED**: Sellers Market at 80% Sales Ratio average (8 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 >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$500,000 to \$600,000, Abbotsford East, Central Abbotsford and 3 bedroom properties
- Sellers Best Bet** Selling homes in Poplar and 2 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	2	0	NA
600,001 – 700,000	8	1	13%
700,001 – 800,000	16	18	113%*
800,001 – 900,000	28	19	68%
900,001 – 1,000,000	13	14	108%*
1,000,001 – 1,250,000	17	23	135%*
1,250,001 – 1,500,000	12	5	42%
1,500,001 – 1,750,000	4	1	25%
1,750,001 – 2,000,000	1	0	NA
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	2	2	100%
2,500,001 – 2,750,000	2	0	NA
2,750,001 – 3,000,000	1	0	NA
3,000,001 – 3,500,000	1	0	NA
3,500,001 – 4,000,000	1	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	109	83	76%

2 Bedrooms & Less	11	5	45%
3 to 4 Bedrooms	60	43	72%
5 to 6 Bedrooms	34	29	85%
7 Bedrooms & More	4	6	150%*
TOTAL*	109	83	76%

SnapStats®	March	April	Variance
Inventory	91	109	20%
Solds	90	83	-8%
Sale Price	\$917,500	\$935,000	2%
Sale Price SQFT	\$400	\$371	-7%
Sale to List Price Ratio	110%	110%	0%
Days on Market	7	7	0%

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

Community DETACHED HOUSES

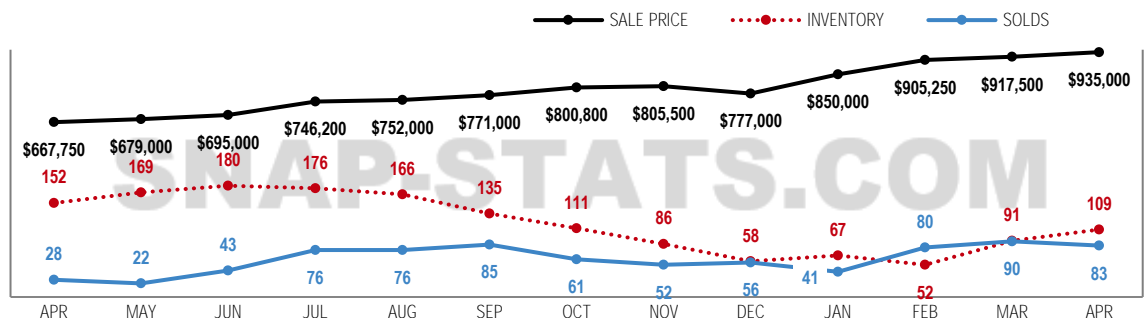
SnapStats®	Inventory	Sales	Sales Ratio
Dewdney Deroche	2	0	NA
Durieu	2	3	150%*
Hatzic	11	5	45%
Hemlock	2	0	NA
Lake Errock	2	6	300%*
Mission	81	67	83%
Mission West	7	2	29%
Stave Falls	0	0	NA
Steelhead	2	0	NA
TOTAL*	109	83	76%

Market Summary

- Market Type Indicator **MISSION DETACHED**: Sellers Market at 76% Sales Ratio average (7.6 in 10 homes selling rate)
- Homes are selling on average 10% 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 \$600,000 to \$700,000, Hatzic and up to 2 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	0	NA
200,001 – 300,000	3	1	33%
300,001 – 400,000	8	3	38%
400,001 – 500,000	4	1	25%
500,001 – 600,000	7	2	29%
600,001 – 700,000	1	0	NA
700,001 – 800,000	0	3	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*	24	10	42%

0 to 1 Bedroom	5	1	20%
2 Bedrooms	9	3	33%
3 Bedrooms	10	5	50%
4 Bedrooms & Greater	0	1	NA*
TOTAL*	24	10	42%

SnapStats®	March	April	Variance
Inventory	12	24	100%
Solds	11	10	-9%
Sale Price	\$370,000	\$493,500	33%
Sale Price SQFT	\$334	\$339	1%
Sale to List Price Ratio	100%	101%	1%
Days on Market	9	6	-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 CONDOS & TOWNHOMES

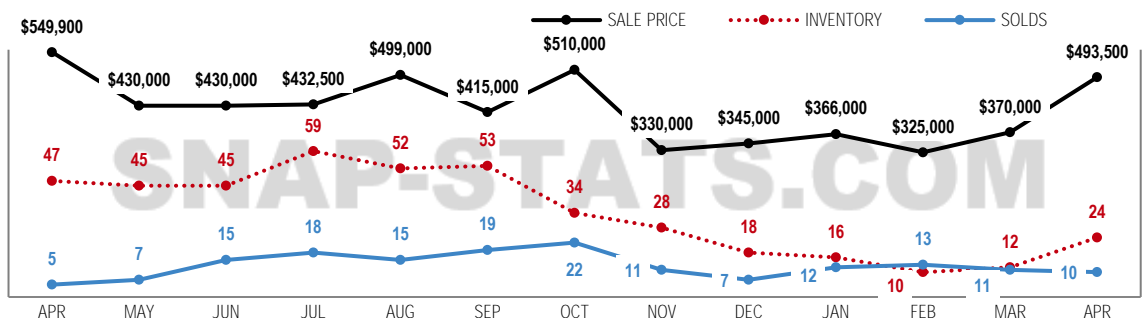
SnapStats®	Inventory	Sales	Sales Ratio
Dewdney Deroche	0	0	NA
Durieu	0	0	NA
Hatzic	0	0	NA
Hemlock	5	1	20%
Lake Errock	0	0	NA
Mission	19	9	47%
Mission West	0	0	NA
Stave Falls	0	0	NA
Steelhead	0	0	NA
TOTAL*	24	10	42%

Market Summary

- Market Type Indicator **MISSION ATTACHED**: Sellers Market at 42% Sales Ratio average (4.2 in 10 homes selling rate)
- Homes are selling on average 1% above list price
- Most Active Price Band** \$300,000 to \$400,000 with average 38% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes with 2 bedrooms (otherwise insufficient data)
- Sellers Best Bet** Selling homes in Mission and 3 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



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