

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

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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	1	0	NA
700,001 – 800,000	2	2	100%
800,001 – 900,000	10	1	10%
900,001 – 1,000,000	45	12	27%
1,000,001 – 1,250,000	134	83	62%
1,250,001 – 1,500,000	228	139	61%
1,500,001 – 1,750,000	158	66	42%
1,750,001 – 2,000,000	119	21	18%
2,000,001 – 2,250,000	50	10	20%
2,250,001 – 2,500,000	60	11	18%
2,500,001 – 2,750,000	32	0	NA
2,750,001 – 3,000,000	27	1	4%
3,000,001 – 3,500,000	12	1	8%
3,500,001 – 4,000,000	4	0	NA
4,000,001 & Greater	3	0	NA
<b>TOTAL*</b>	<b>885</b>	<b>347</b>	<b>39%</b>

2 Bedrooms & Less	23	7	30%
3 to 4 Bedrooms	294	139	47%
5 to 6 Bedrooms	272	129	47%
7 Bedrooms & More	296	72	24%
<b>TOTAL*</b>	<b>885</b>	<b>347</b>	<b>39%</b>

SnapStats®	April	May	Variance
Inventory	854	885	4%
Solds	339	347	2%
Sale Price	\$1,375,000	\$1,369,000	0%
Sale Price SQFT	\$530	\$528	0%
Sale to List Price Ratio	106%	105%	-1%
Days on Market	7	8	14%

\*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

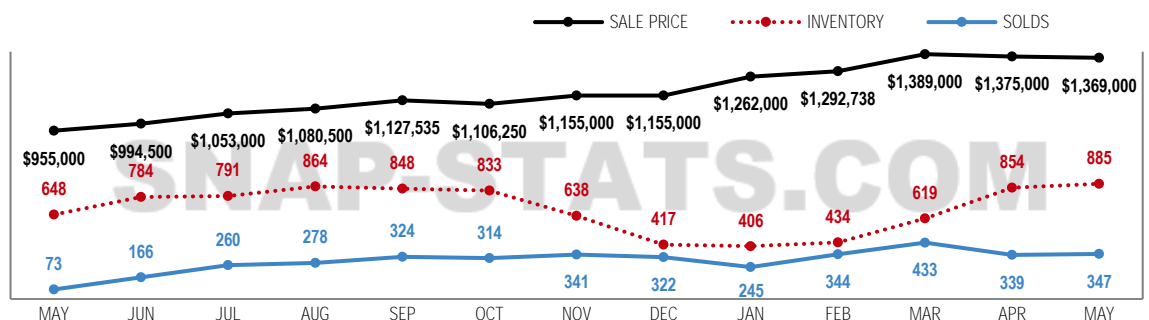
SnapStats®	Inventory	Sales	Sales Ratio
Bear Creek Green Timbers	84	29	35%
Bolivar Heights	72	25	35%
Bridgeview	14	3	21%
Cedar Hills	53	22	42%
East Newton	89	27	30%
Fleetwood Tynehead	94	55	59%
Fraser Heights	72	30	42%
Guildford	42	23	55%
Panorama Ridge	86	24	28%
Port Kells	3	2	67%
Queen Mary Park	70	19	27%
Royal Heights	18	7	39%
Sullivan Station	37	30	81%
West Newton	80	37	46%
Whalley	71	14	20%
<b>TOTAL*</b>	<b>885</b>	<b>347</b>	<b>39%</b>

## Market Summary

- Market Type Indicator **SURREY DETACHED**: Sellers Market at 39% Sales Ratio average (3.9 in 10 homes selling rate)
- Homes are selling on average 5% above list price
- Most Active Price Band\*\* \$1 mil to \$1.5 mil with average 62% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$2.75 mil to \$3 mil, Bridgeview, Panorama Ridge, Queen Mary Park and Whalley
- Sellers Best Bet\*\* Selling homes in Port Kells, Sullivan Station and 3 to 6 bedroom properties

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

## 13 Month Market Trend



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## Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	13	8	62%
300,001 – 400,000	145	91	63%
400,001 – 500,000	184	139	76%
500,001 – 600,000	144	82	57%
600,001 – 700,000	125	59	47%
700,001 – 800,000	88	97	110%*
800,001 – 900,000	79	34	43%
900,001 – 1,000,000	9	15	167%*
1,000,001 – 1,250,000	6	1	17%
1,250,001 – 1,500,000	0	0	NA
1,500,001 – 1,750,000	2	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*	795	526	66%

0 to 1 Bedroom	161	113	70%
2 Bedrooms	316	205	65%
3 Bedrooms	215	133	62%
4 Bedrooms & Greater	103	75	73%
TOTAL*	795	526	66%

SnapStats®	April	May	Variance
Inventory	806	795	-1%
Solds	482	526	9%
Sale Price	\$550,000	\$527,000	-4%
Sale Price SQFT	\$469	\$460	-2%
Sale to List Price Ratio	102%	100%	-2%
Days on Market	8	9	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

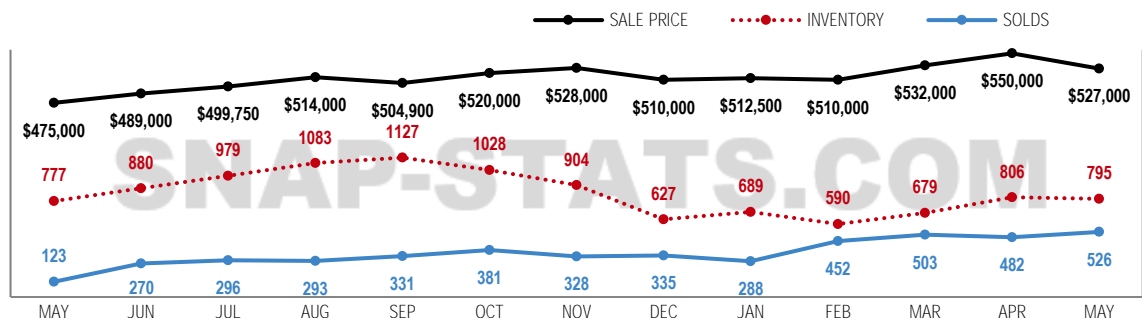
SnapStats®	Inventory	Sales	Sales Ratio
Bear Creek Green Timbers	21	6	29%
Bolivar Heights	14	3	21%
Bridgeview	2	3	150%*
Cedar Hills	1	1	100%
East Newton	73	51	70%
Fleetwood Tynehead	71	58	82%
Fraser Heights	16	5	31%
Guildford	93	75	81%
Panorama Ridge	18	16	89%
Port Kells	0	0	NA
Queen Mary Park	52	35	67%
Royal Heights	1	0	NA
Sullivan Station	69	71	103%*
West Newton	91	52	57%
Whalley	273	150	55%
TOTAL*	795	526	66%

## Market Summary

- Market Type Indicator **SURREY ATTACHED**: Sellers Market at 66% Sales Ratio average (6.6 in 10 homes selling rate)
- Homes are selling on average 100% of list price
- Most Active Price Band\*\* \$900,000 to \$1 mil with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$800,000 to \$900,000, Bear Creek, Bolivar Heights, Fraser Heights and 3 bedrooms
- Sellers Best Bet\*\* Selling homes in Fleetwood Tynehead, Guildford, Panorama Ridge, Sullivan Station and minimum 4 bedrooms

\*\*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	1	0	NA
1,000,001 – 1,250,000	25	15	60%
1,250,001 – 1,500,000	90	40	44%
1,500,001 – 1,750,000	102	41	40%
1,750,001 – 2,000,000	51	30	59%
2,000,001 – 2,250,000	29	16	55%
2,250,001 – 2,500,000	47	17	36%
2,500,001 – 2,750,000	30	10	33%
2,750,001 – 3,000,000	38	7	18%
3,000,001 – 3,500,000	39	11	28%
3,500,001 – 4,000,000	22	0	NA
4,000,001 & Greater	50	1	2%
TOTAL*	524	188	36%

2 Bedrooms & Less	28	5	18%
3 to 4 Bedrooms	256	101	39%
5 to 6 Bedrooms	189	71	38%
7 Bedrooms & More	51	11	22%
TOTAL*	524	188	36%

SnapStats®	April	May	Variance
Inventory	516	524	2%
Solds	197	188	-5%
Sale Price	\$1,670,000	\$1,747,000	5%
Sale Price SQFT	\$575	\$566	-2%
Sale to List Price Ratio	104%	101%	-3%
Days on Market	11	9	-18%

\*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

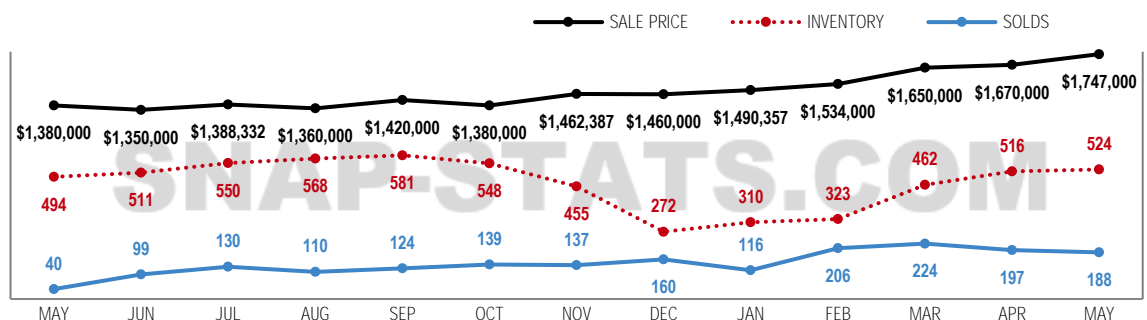
SnapStats®	Inventory	Sales	Sales Ratio
Crescent Beach Ocean Park	81	30	37%
Elgin Chantrell	80	23	29%
Grandview	49	22	45%
Hazelmere	2	1	50%
King George Corridor	68	20	29%
Morgan Creek	36	17	47%
Pacific Douglas	24	10	42%
Sunnyside Park	51	26	51%
White Rock	133	39	29%
TOTAL*	524	188	36%

## Market Summary

- Market Type Indicator **S SURREY WHITE ROCK DETACHED**: Sellers Market at 36% Sales Ratio average (3.6 in 10 homes selling rate)
- Homes are selling on average 1% above list price
- Most Active Price Band\*\* \$1 mil to \$1.25 mil with average 60% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes minimum \$4 mil, Elgin Chantrell, King George Corridor, White Rock and up to 2 bedroom properties
- Sellers Best Bet\*\* Selling homes in Sunnyside Park and 3 to 6 bedroom properties

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

## 13 Month Market Trend



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## Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	1	NA*
200,001 – 300,000	1	5	500%*
300,001 – 400,000	20	8	40%
400,001 – 500,000	28	37	132%*
500,001 – 600,000	48	40	83%
600,001 – 700,000	32	40	125%*
700,001 – 800,000	54	41	76%
800,001 – 900,000	32	30	94%
900,001 – 1,000,000	27	17	63%
1,000,001 – 1,250,000	28	20	71%
1,250,001 – 1,500,000	5	1	20%
1,500,001 – 1,750,000	6	1	17%
1,750,001 – 2,000,000	5	1	20%
2,000,001 – 2,250,000	2	0	NA
2,250,001 – 2,500,000	4	0	NA
2,500,001 – 2,750,000	2	0	NA
2,750,001 – 3,000,000	1	0	NA
3,000,001 – 3,500,000	1	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	296	242	82%

0 to 1 Bedroom	26	33	127%*
2 Bedrooms	177	110	62%
3 Bedrooms	62	63	102%*
4 Bedrooms & Greater	31	36	116%*
TOTAL*	296	242	82%

SnapStats®	April	May	Variance
Inventory	308	296	-4%
Solds	257	242	-6%
Sale Price	\$720,300	\$687,500	-5%
Sale Price SQFT	\$543	\$537	-1%
Sale to List Price Ratio	103%	100%	-3%
Days on Market	7	9	29%

\*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

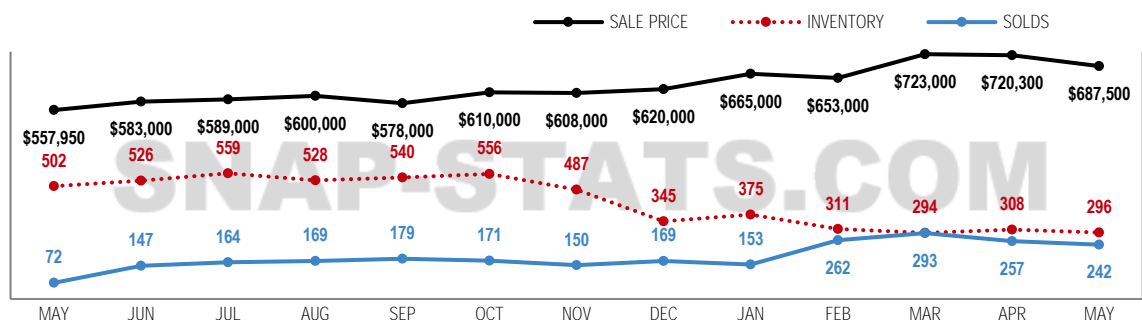
SnapStats®	Inventory	Sales	Sales Ratio
Crescent Beach Ocean Park	1	1	100%
Elgin Chantrell	1	1	100%
Grandview	59	78	132%*
Hazelmere	0	0	NA
King George Corridor	57	48	84%
Morgan Creek	18	26	144%*
Pacific Douglas	11	10	91%
Sunnyside Park	19	13	68%
White Rock	130	65	50%
TOTAL*	296	242	82%

## Market Summary

- Market Type Indicator **S SURREY WHITE ROCK ATTACHED**: Sellers Market at 82% Sales Ratio average (8.2 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 \$300,000 to \$400,000, Sunnyside Park, White Rock and 2 bedroom properties
- Sellers Best Bet\*\* Selling homes in Grandview, Morgan Creek and up to 1 / minimum 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	0	0	NA
900,001 – 1,000,000	9	5	56%
1,000,001 – 1,250,000	55	48	87%
1,250,001 – 1,500,000	65	36	55%
1,500,001 – 1,750,000	15	3	20%
1,750,001 – 2,000,000	11	1	9%
2,000,001 – 2,250,000	7	0	NA
2,250,001 – 2,500,000	7	1	14%
2,500,001 – 2,750,000	3	1	33%
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*	175	95	54%

2 Bedrooms & Less	1	2	200%*
3 to 4 Bedrooms	78	54	69%
5 to 6 Bedrooms	71	34	48%
7 Bedrooms & More	25	5	20%
TOTAL*	175	95	54%

SnapStats®	April	May	Variance
Inventory	202	175	-13%
Solds	100	95	-5%
Sale Price	\$1,322,500	\$1,225,000	-7%
Sale Price SQFT	\$539	\$546	1%
Sale to List Price Ratio	110%	102%	-7%
Days on Market	7	8	14%

## Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Annieville	49	12	24%
Nordel	48	32	67%
Scottsdale	35	28	80%
Sunshine Hills Woods	43	23	53%
TOTAL*	175	95	54%

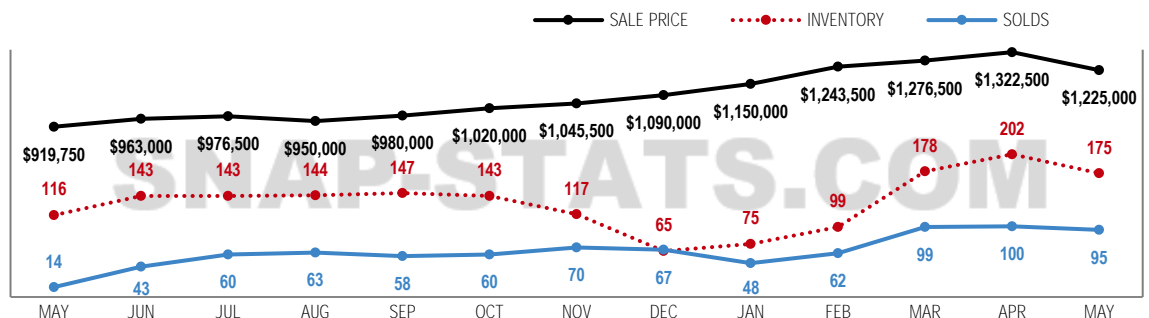
\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

## Market Summary

- Market Type Indicator **NORTH DELTA DETACHED**: Sellers Market at 54% Sales Ratio average (5.4 in 10 homes selling rate)
- Homes are selling on average 2% above list price
- Most Active Price Band\*\* \$1 mil to \$1.25 mil with average 87% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.75 mil to \$2 mil, Annieville and minimum 7 bedroom properties
- Sellers Best Bet\*\* Selling homes in Scottsdale 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	3	3	100%
300,001 – 400,000	2	0	NA
400,001 – 500,000	11	5	45%
500,001 – 600,000	19	14	74%
600,001 – 700,000	4	4	100%
700,001 – 800,000	12	2	17%
800,001 – 900,000	2	4	200%*
900,001 – 1,000,000	0	3	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*	54	36	67%

0 to 1 Bedroom	9	3	33%
2 Bedrooms	28	16	57%
3 Bedrooms	10	8	80%
4 Bedrooms & Greater	7	9	129%*
TOTAL*	54	36	67%

SnapStats®	April	May	Variance
Inventory	57	54	-5%
Solds	26	36	38%
Sale Price	\$590,000	\$562,500	-5%
Sale Price SQFT	\$594	\$470	-21%
Sale to List Price Ratio	99%	101%	2%
Days on Market	16	8	-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

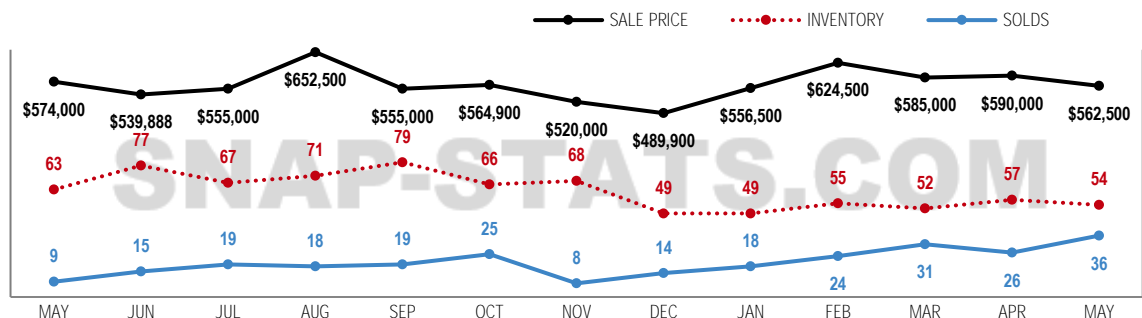
SnapStats®	Inventory	Sales	Sales Ratio
Annieville	16	13	81%
Nordel	6	5	83%
Scottsdale	29	15	52%
Sunshine Hills Woods	3	3	100%
TOTAL*	54	36	67%

## Market Summary

- Market Type Indicator **NORTH DELTA ATTACHED**: Sellers Market at 67% Sales Ratio average (6.7 in 10 homes selling rate)
- Homes are selling on average 1% above list price
- Most Active Price Band\*\* \$500,000 to \$600,000 with average 74% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$700,000 to \$800,000, Scottsdale and up to 1 bedroom properties
- Sellers Best Bet\*\* Selling homes in Annieville and minimum 4 bedroom properties

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

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### Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	0	0	NA
300,001 – 400,000	0	0	NA
400,001 – 500,000	0	0	NA
500,001 – 600,000	0	0	NA
600,001 – 700,000	0	0	NA
700,001 – 800,000	1	0	NA
800,001 – 900,000	1	1	100%
900,001 – 1,000,000	9	4	44%
1,000,001 – 1,250,000	22	35	159%*
1,250,001 – 1,500,000	53	43	81%
1,500,001 – 1,750,000	9	13	144%*
1,750,001 – 2,000,000	6	5	83%
2,000,001 – 2,250,000	3	0	NA
2,250,001 – 2,500,000	9	3	33%
2,500,001 – 2,750,000	1	0	NA
2,750,001 – 3,000,000	2	0	NA
3,000,001 – 3,500,000	1	0	NA
3,500,001 – 4,000,000	1	0	NA
4,000,001 & Greater	2	0	NA
<b>TOTAL*</b>	<b>120</b>	<b>104</b>	<b>87%</b>

2 Bedrooms & Less	5	2	40%
3 to 4 Bedrooms	47	41	87%
5 to 6 Bedrooms	48	44	92%
7 Bedrooms & More	20	17	85%
<b>TOTAL*</b>	<b>120</b>	<b>104</b>	<b>87%</b>

SnapStats®	April	May	Variance
Inventory	132	120	-9%
Solds	112	104	-7%
Sale Price	\$1,360,000	\$1,314,750	-3%
Sale Price SQFT	\$476	\$475	0%
Sale to List Price Ratio	105%	102%	-3%
Days on Market	7	8	14%

\*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

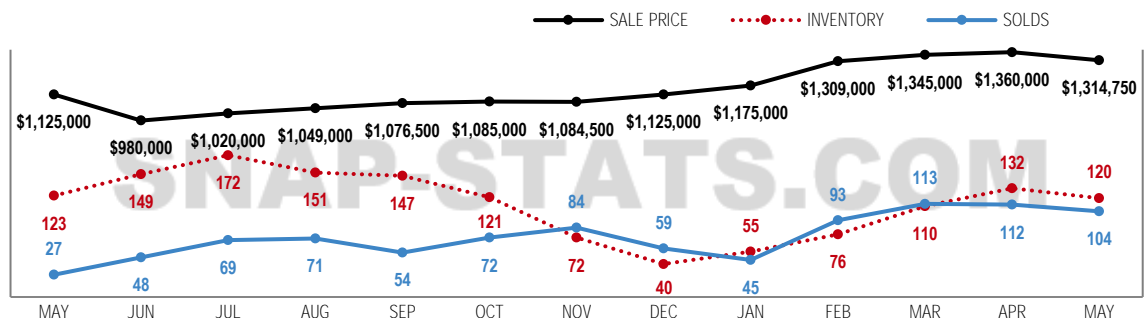
SnapStats®	Inventory	Sales	Sales Ratio
Clayton	35	24	69%
Cloverdale	84	80	95%
Serpentine	1	0	NA
<b>TOTAL*</b>	<b>120</b>	<b>104</b>	<b>87%</b>

### Market Summary

- Market Type Indicator **CLOVERDALE DETACHED**: Sellers Market at 87% Sales Ratio average (8.7 in 10 homes selling rate)
- Homes are selling on average 2% 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 \$2.25 mil to \$2.5 mil, Clayton and minimum 7 bedroom properties
- Sellers Best Bet\*\* Selling homes in Cloverdale 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	3	1	33%
300,001 – 400,000	16	13	81%
400,001 – 500,000	17	13	76%
500,001 – 600,000	16	23	144%*
600,001 – 700,000	25	31	124%*
700,001 – 800,000	25	33	132%*
800,001 – 900,000	7	13	186%*
900,001 – 1,000,000	0	1	NA*
1,000,001 – 1,250,000	2	1	50%
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*	111	129	116%*

0 to 1 Bedroom	16	18	113%*
2 Bedrooms	43	42	98%
3 Bedrooms	40	60	150%*
4 Bedrooms & Greater	12	9	75%
TOTAL*	111	129	116%*

SnapStats®	April	May	Variance
Inventory	112	111	-1%
Solds	119	129	8%
Sale Price	\$675,000	\$659,000	-2%
Sale Price SQFT	\$503	\$496	-1%
Sale to List Price Ratio	109%	102%	-6%
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

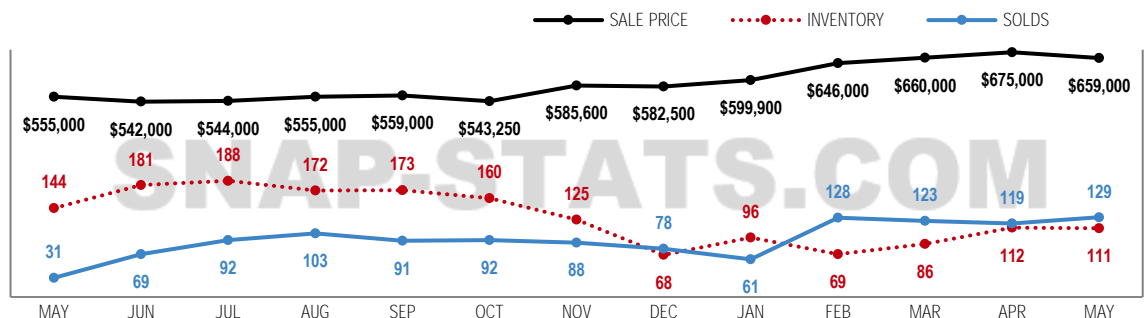
SnapStats®	Inventory	Sales	Sales Ratio
Clayton	58	82	141%*
Cloverdale	53	47	89%
Serpentine	0	0	NA
TOTAL*	111	129	116%*

## Market Summary

- Market Type Indicator **CLOVERDALE ATTACHED**: Sellers Market at 116% Sales Ratio average (11.6 in 10 homes selling rate)
- Homes are selling on average 2% above list price
- Most Active Price Band\*\* \$500,000 to \$900,000 with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$400,000 to \$500,000, Cloverdale and minimum 4 bedroom properties
- Sellers Best Bet\*\* Selling homes in Clayton and up to 3 bedroom properties

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

## 13 Month Market Trend



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## Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	1	1	100%
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	0	NA
700,001 – 800,000	1	0	NA
800,001 – 900,000	7	3	43%
900,001 – 1,000,000	22	14	64%
1,000,001 – 1,250,000	47	55	117%*
1,250,001 – 1,500,000	83	61	73%
1,500,001 – 1,750,000	38	30	79%
1,750,001 – 2,000,000	19	10	53%
2,000,001 – 2,250,000	9	6	67%
2,250,001 – 2,500,000	14	4	29%
2,500,001 – 2,750,000	6	2	33%
2,750,001 – 3,000,000	6	2	33%
3,000,001 – 3,500,000	5	1	20%
3,500,001 – 4,000,000	7	0	NA
4,000,001 & Greater	8	2	25%
TOTAL*	275	191	69%

2 Bedrooms & Less	16	2	13%
3 to 4 Bedrooms	135	100	74%
5 to 6 Bedrooms	93	80	86%
7 Bedrooms & More	31	9	29%
TOTAL*	275	191	69%

SnapStats®	April	May	Variance
Inventory	262	275	5%
Solds	212	191	-10%
Sale Price	\$1,308,756	\$1,345,000	3%
Sale Price SQFT	\$532	\$541	2%
Sale to List Price Ratio	105%	104%	-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

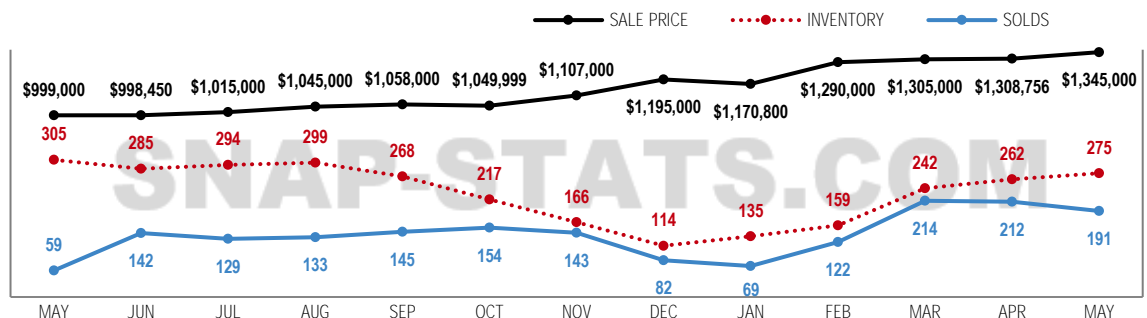
SnapStats®	Inventory	Sales	Sales Ratio
Aldergrove	30	23	77%
Brookwood	39	23	59%
Campbell Valley	11	3	27%
County Line Glen Valley	0	1	NA*
Fort Langley	14	5	36%
Langley City	51	24	47%
Murrayville	12	12	100%
Otter District	1	1	100%
Salmon River	13	12	92%
Walnut Grove	44	43	98%
Willoughby Heights	60	44	73%
TOTAL*	275	191	69%

## Market Summary

- Market Type Indicator **LANGLEY DETACHED**: Sellers Market at 69% Sales Ratio average (6.9 in 10 homes selling rate)
- Homes are selling on average 4% above list price
- Most Active Price Band\*\* \$1 mil to \$1.25 mil with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes minimum \$4 mil, Campbell Valley, Fort Langley and up to 2 bedroom properties
- Sellers Best Bet\*\* Selling homes in Murrayville, Salmon River, Walnut Grove 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	1	0	NA
300,001 – 400,000	50	40	80%
400,001 – 500,000	107	78	73%
500,001 – 600,000	98	49	50%
600,001 – 700,000	91	49	54%
700,001 – 800,000	99	60	61%
800,001 – 900,000	51	27	53%
900,001 – 1,000,000	14	12	86%
1,000,001 – 1,250,000	9	3	33%
1,250,001 – 1,500,000	4	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*	525	318	61%

0 to 1 Bedroom	73	44	60%
2 Bedrooms	221	154	70%
3 Bedrooms	185	104	56%
4 Bedrooms & Greater	46	16	35%
TOTAL*	525	318	61%

SnapStats®	April	May	Variance
Inventory	472	525	11%
Solds	331	318	-4%
Sale Price	\$626,000	\$579,000	-8%
Sale Price SQFT	\$493	\$507	3%
Sale to List Price Ratio	105%	100%	-5%
Days on Market	7	8	14%

\*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

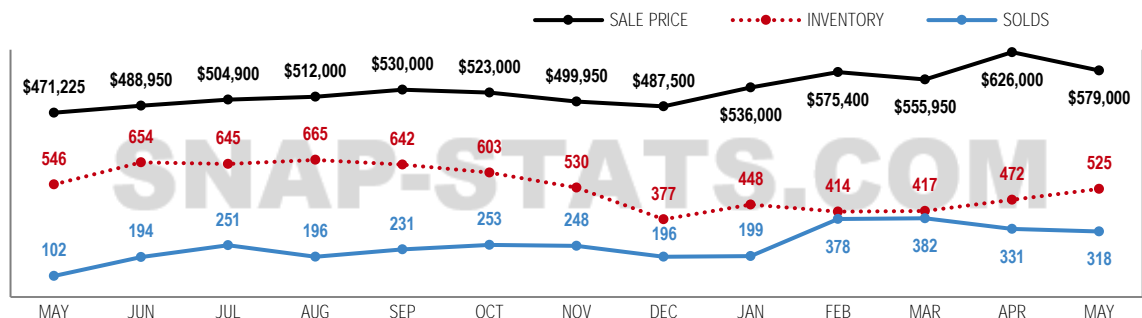
SnapStats®	Inventory	Sales	Sales Ratio
Aldergrove	8	9	113%*
Brookwood	0	0	NA
Campbell Valley	0	0	NA
County Line Glen Valley	0	0	NA
Fort Langley	4	1	25%
Langley City	149	95	64%
Murrayville	12	16	133%*
Otter District	0	0	NA
Salmon River	0	6	NA*
Walnut Grove	29	37	128%*
Willoughby Heights	323	154	48%
TOTAL*	525	318	61%

## Market Summary

- Market Type Indicator **LANGLEY ATTACHED**: Sellers Market at 61% Sales Ratio average (6.1 in 10 homes selling rate)
- Homes are selling on average 100% of list price
- Most Active Price Band\*\* \$900,000 to \$1 mil with average 86% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1 mil to \$1.25 mil, Langley City, Willoughby Heights and minimum 4 bedroom properties
- Sellers Best Bet\*\* Selling homes in Aldergrove, Murrayville, Walnut Grove 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	0	0	NA
500,001 – 600,000	0	0	NA
600,001 – 700,000	0	0	NA
700,001 – 800,000	7	7	100%
800,001 – 900,000	38	18	47%
900,001 – 1,000,000	46	40	87%
1,000,001 – 1,250,000	111	66	59%
1,250,001 – 1,500,000	58	31	53%
1,500,001 – 1,750,000	21	10	48%
1,750,001 – 2,000,000	15	2	13%
2,000,001 – 2,250,000	3	1	33%
2,250,001 – 2,500,000	2	1	50%
2,500,001 – 2,750,000	1	3	300%*
2,750,001 – 3,000,000	2	0	NA
3,000,001 – 3,500,000	2	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	306	179	58%

2 Bedrooms & Less	15	3	20%
3 to 4 Bedrooms	120	83	69%
5 to 6 Bedrooms	144	83	58%
7 Bedrooms & More	27	10	37%
TOTAL*	306	179	58%

SnapStats®	April	May	Variance
Inventory	302	306	1%
Solds	220	179	-19%
Sale Price	\$1,075,000	\$1,100,000	2%
Sale Price SQFT	\$416	\$420	1%
Sale to List Price Ratio	108%	105%	-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 DETACHED HOUSES

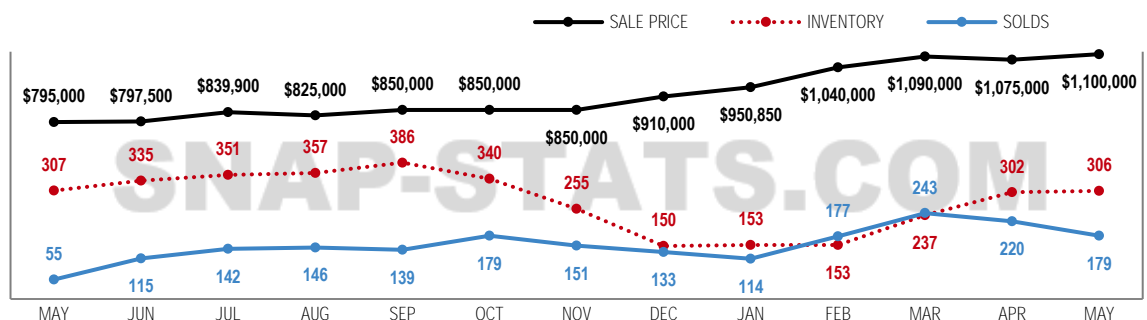
SnapStats®	Inventory	Sales	Sales Ratio
Abbotsford East	105	82	78%
Abbotsford West	94	39	41%
Aberdeen	12	15	125%*
Bradner	0	1	NA*
Central Abbotsford	76	32	42%
Matsqui	1	1	100%
Poplar	11	9	82%
Sumas Mountain	4	0	NA
Sumas Prairie	3	0	NA
TOTAL*	306	179	58%

## Market Summary

- Market Type Indicator **ABBOTSFORD DETACHED**: Sellers Market at 58% Sales Ratio average (5.8 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 35% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.75 mil to \$2 mil, Abbotsford West, Central Abbotsford and up to 2 bedroom properties
- Sellers Best Bet\*\* Selling homes in Aberdeen 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	1	0	NA
100,001 – 200,000	4	2	50%
200,001 – 300,000	59	34	58%
300,001 – 400,000	56	55	98%
400,001 – 500,000	39	47	121%*
500,001 – 600,000	79	30	38%
600,001 – 700,000	53	30	57%
700,001 – 800,000	20	13	65%
800,001 – 900,000	3	3	100%
900,001 – 1,000,000	0	1	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*	314	215	68%

0 to 1 Bedroom	22	28	127%*
2 Bedrooms	190	131	69%
3 Bedrooms	78	44	56%
4 Bedrooms & Greater	24	12	50%
TOTAL*	314	215	68%

SnapStats®	April	May	Variance
Inventory	279	314	13%
Solds	222	215	-3%
Sale Price	\$451,000	\$437,000	-3%
Sale Price SQFT	\$424	\$399	-6%
Sale to List Price Ratio	100%	102%	2%
Days on Market	7	8	14%

\*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

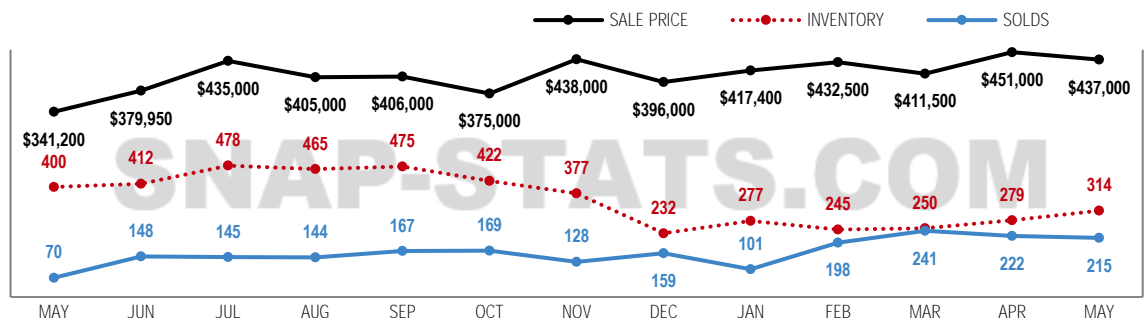
SnapStats®	Inventory	Sales	Sales Ratio
Abbotsford East	29	26	90%
Abbotsford West	130	77	59%
Aberdeen	4	1	25%
Bradner	0	0	NA
Central Abbotsford	142	101	71%
Matsqui	0	0	NA
Poplar	9	10	111%*
Sumas Mountain	0	0	NA
Sumas Prairie	0	0	NA
TOTAL*	314	215	68%

## Market Summary

- Market Type Indicator **ABBOTSFORD ATTACHED**: Sellers Market at 68% Sales Ratio average (6.8 in 10 homes selling rate)
- Homes are selling on average 2% above 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 West and minimum 4 bedroom properties
- Sellers Best Bet\*\* Selling homes in Abbotsford East and up to 1 bedroom properties

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

## 13 Month Market Trend



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### Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	0	0	NA
300,001 – 400,000	0	0	NA
400,001 – 500,000	1	0	NA
500,001 – 600,000	3	1	33%
600,001 – 700,000	6	5	83%
700,001 – 800,000	16	14	88%
800,001 – 900,000	32	24	75%
900,001 – 1,000,000	12	19	158%*
1,000,001 – 1,250,000	19	17	89%
1,250,001 – 1,500,000	11	6	55%
1,500,001 – 1,750,000	9	2	22%
1,750,001 – 2,000,000	4	1	25%
2,000,001 – 2,250,000	0	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	1	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*	118	89	75%

2 Bedrooms & Less	10	3	30%
3 to 4 Bedrooms	68	51	75%
5 to 6 Bedrooms	35	31	89%
7 Bedrooms & More	5	4	80%
TOTAL*	118	89	75%

SnapStats®	April	May	Variance
Inventory	109	118	8%
Solds	83	89	7%
Sale Price	\$935,000	\$910,000	-3%
Sale Price SQFT	\$371	\$385	4%
Sale to List Price Ratio	110%	101%	-8%
Days on Market	7	8	14%

\*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

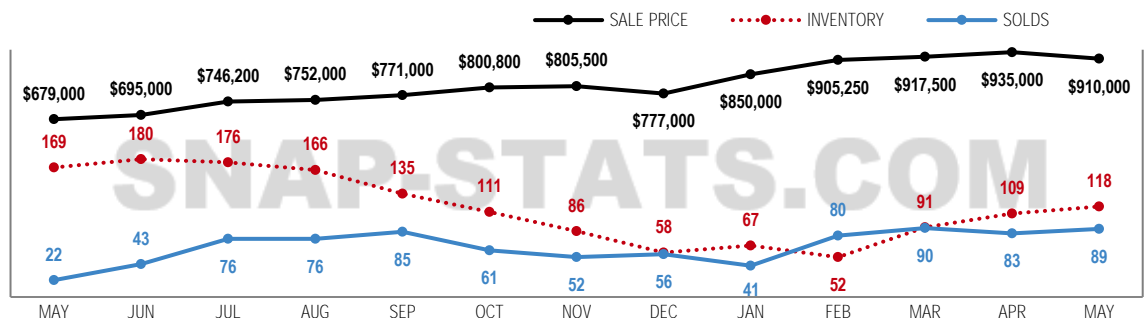
SnapStats®	Inventory	Sales	Sales Ratio
Dewdney Deroche	2	0	NA
Durieu	0	2	NA*
Hatzic	16	8	50%
Hemlock	2	0	NA
Lake Errock	3	1	33%
Mission	86	76	88%
Mission West	7	1	14%
Stave Falls	0	0	NA
Steelhead	2	1	50%
TOTAL*	118	89	75%

### Market Summary

- Market Type Indicator **MISSION DETACHED**: Sellers Market at 75% Sales Ratio average (7.5 in 10 homes selling rate)
- Homes are selling on average 1% above list price
- Most Active Price Band\*\* \$900,000 to \$1 mil with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.5 mil to \$1.75 mil, 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	0	0	NA
200,001 – 300,000	2	2	100%
300,001 – 400,000	6	6	100%
400,001 – 500,000	3	3	100%
500,001 – 600,000	6	3	50%
600,001 – 700,000	0	3	NA*
700,001 – 800,000	0	1	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*	17	18	106%*

0 to 1 Bedroom	2	4	200%*
2 Bedrooms	7	6	86%
3 Bedrooms	8	7	88%
4 Bedrooms & Greater	0	1	NA*
TOTAL*	17	18	106%*

SnapStats®	April	May	Variance
Inventory	24	17	-29%
Solds	10	18	80%
Sale Price	\$493,500	\$462,500	-6%
Sale Price SQFT	\$339	\$413	22%
Sale to List Price Ratio	101%	98%	-3%
Days on Market	6	12	100%

\*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

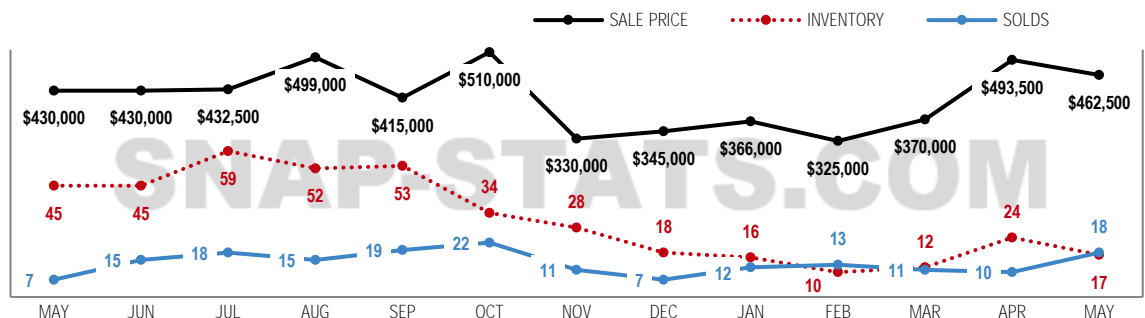
SnapStats®	Inventory	Sales	Sales Ratio
Dewdney Deroche	0	0	NA
Durieu	0	0	NA
Hatzic	0	0	NA
Hemlock	3	2	67%
Lake Errock	0	0	NA
Mission	14	16	114%*
Mission West	0	0	NA
Stave Falls	0	0	NA
Steelhead	0	0	NA
TOTAL*	17	18	106%*

## Market Summary

- Market Type Indicator **MISSION ATTACHED**: Sellers Market at 106% Sales Ratio average (10.6 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band\*\* Insufficient data but with 6 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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