

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	1	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	3	0	NA
800,001 – 900,000	4	3	75%
900,001 – 1,000,000	34	7	21%
1,000,001 – 1,250,000	91	66	73%
1,250,001 – 1,500,000	211	93	44%
1,500,001 – 1,750,000	143	51	36%
1,750,001 – 2,000,000	109	19	17%
2,000,001 – 2,250,000	46	2	4%
2,250,001 – 2,500,000	59	3	5%
2,500,001 – 2,750,000	32	3	9%
2,750,001 – 3,000,000	26	1	4%
3,000,001 – 3,500,000	15	0	NA
3,500,001 – 4,000,000	4	0	NA
4,000,001 & Greater	3	0	NA
<b>TOTAL*</b>	<b>781</b>	<b>249</b>	<b>32%</b>

2 Bedrooms & Less	20	3	15%
3 to 4 Bedrooms	236	103	44%
5 to 6 Bedrooms	246	82	33%
7 Bedrooms & More	279	61	22%
<b>TOTAL*</b>	<b>781</b>	<b>249</b>	<b>32%</b>

SnapStats®	May	June	Variance
Inventory	885	781	-12%
Solds	347	249	-28%
Sale Price	\$1,369,000	\$1,350,000	-1%
Sale Price SQFT	\$528	\$507	-4%
Sale to List Price Ratio	105%	104%	-1%
Days on Market	8	12	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

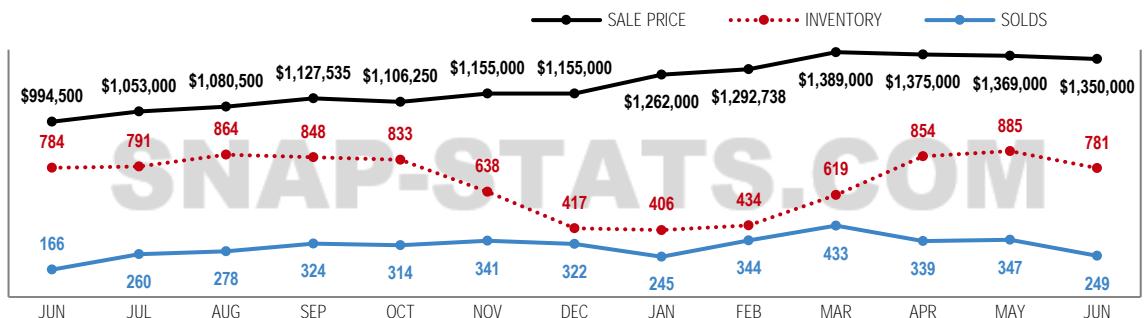
SnapStats®	Inventory	Sales	Sales Ratio
Bear Creek Green Timbers	66	28	42%
Bolivar Heights	59	21	36%
Bridgeview	9	3	33%
Cedar Hills	42	21	50%
East Newton	86	23	27%
Fleetwood Tynehead	95	23	24%
Fraser Heights	61	25	41%
Guildford	46	10	22%
Panorama Ridge	85	21	25%
Port Kells	3	0	NA
Queen Mary Park	56	16	29%
Royal Heights	10	5	50%
Sullivan Station	38	16	42%
West Newton	61	34	56%
Whalley	64	3	5%
<b>TOTAL*</b>	<b>781</b>	<b>249</b>	<b>32%</b>

## Market Summary

- Market Type Indicator **SURREY DETACHED**: Sellers Market at 32% Sales Ratio average (3.2 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 73% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$2 mil to \$2.25 mil / \$2.75 mil to \$3 mil, Whalley and up to 2 bedroom properties
- Sellers Best Bet\*\* Selling homes in Cedar Hills, Royal Heights, West Newton 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	14	6	43%
300,001 – 400,000	133	60	45%
400,001 – 500,000	161	101	63%
500,001 – 600,000	148	66	45%
600,001 – 700,000	111	56	50%
700,001 – 800,000	83	70	84%
800,001 – 900,000	78	38	49%
900,001 – 1,000,000	10	4	40%
1,000,001 – 1,250,000	5	2	40%
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*	745	403	54%

0 to 1 Bedroom	182	69	38%
2 Bedrooms	292	151	52%
3 Bedrooms	182	122	67%
4 Bedrooms & Greater	89	61	69%
TOTAL*	745	403	54%

SnapStats®	May	June	Variance
Inventory	795	745	-6%
Solds	526	403	-23%
Sale Price	\$527,000	\$543,000	3%
Sale Price SQFT	\$460	\$471	2%
Sale to List Price Ratio	100%	101%	1%
Days on Market	9	10	11%

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

## Community CONDOS & TOWNHOMES

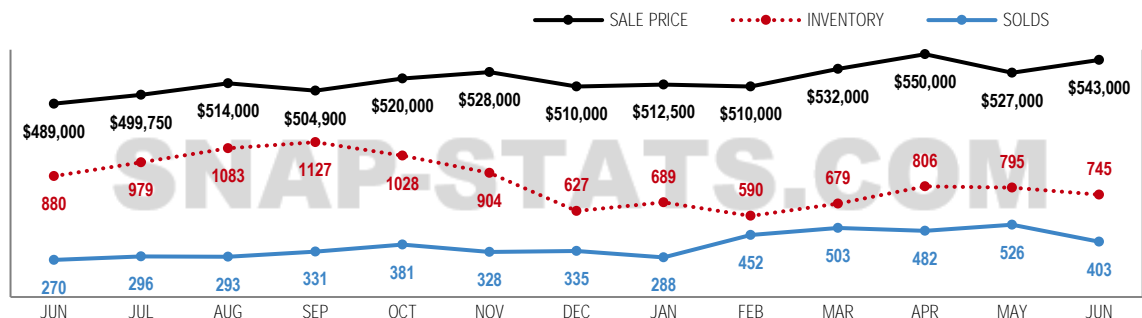
SnapStats®	Inventory	Sales	Sales Ratio
Bear Creek Green Timbers	15	20	133%*
Bolivar Heights	24	5	21%
Bridgeview	3	0	NA
Cedar Hills	1	1	100%
East Newton	45	54	120%*
Fleetwood Tynehead	71	38	54%
Fraser Heights	16	2	13%
Guildford	74	53	72%
Panorama Ridge	20	12	60%
Port Kells	0	0	NA
Queen Mary Park	43	31	72%
Royal Heights	1	0	NA
Sullivan Station	55	43	78%
West Newton	85	42	49%
Whalley	292	102	35%
TOTAL*	745	403	54%

## Market Summary

- Market Type Indicator **SURREY ATTACHED**: Sellers Market at 54% Sales Ratio average (5.4 in 10 homes selling rate)
- Homes are selling on average 1% above list price
- Most Active Price Band\*\* \$700,000 to \$800,000 with average 84% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$900,000 to \$1 mil, Bolivar Heights, Fraser Heights and up to 1 bedroom properties
- Sellers Best Bet\*\* Selling homes in Bear Creek Green Timbers, East Newton and minimum 3 bedroom properties

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

## 13 Month Market Trend



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## Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	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	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	21	4	19%
1,250,001 – 1,500,000	82	46	56%
1,500,001 – 1,750,000	82	27	33%
1,750,001 – 2,000,000	51	20	39%
2,000,001 – 2,250,000	29	12	41%
2,250,001 – 2,500,000	39	9	23%
2,500,001 – 2,750,000	22	9	41%
2,750,001 – 3,000,000	39	1	3%
3,000,001 – 3,500,000	45	1	2%
3,500,001 – 4,000,000	26	0	NA
4,000,001 & Greater	52	3	6%
TOTAL*	489	134	27%

2 Bedrooms & Less	26	1	4%
3 to 4 Bedrooms	222	75	34%
5 to 6 Bedrooms	188	50	27%
7 Bedrooms & More	53	8	15%
TOTAL*	489	134	27%

SnapStats®	May	June	Variance
Inventory	524	489	-7%
Solds	188	134	-29%
Sale Price	\$1,747,000	\$1,629,000	-7%
Sale Price SQFT	\$566	\$537	-5%
Sale to List Price Ratio	101%	101%	0%
Days on Market	9	13	44%

## Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Crescent Beach Ocean Park	73	20	27%
Elgin Chantrell	90	7	8%
Grandview	36	19	53%
Hazelmere	4	0	NA
King George Corridor	56	19	34%
Morgan Creek	28	22	79%
Pacific Douglas	24	12	50%
Sunnyside Park	46	10	22%
White Rock	132	25	19%
TOTAL*	489	134	27%

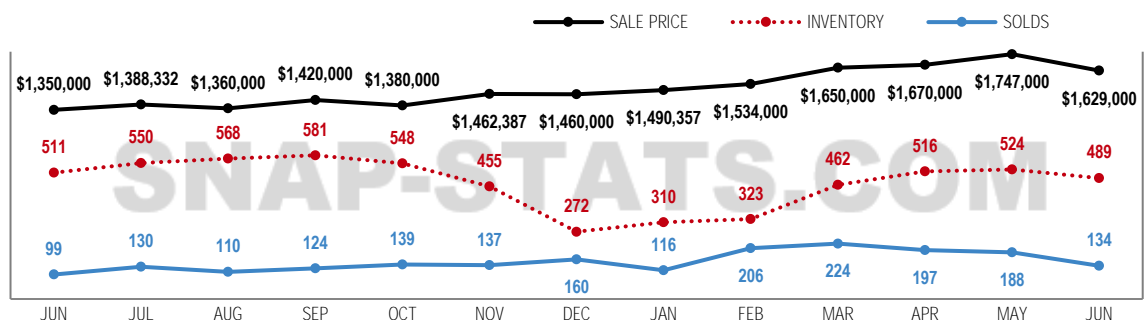
\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

## Market Summary

- Market Type Indicator **S SURREY WHITE ROCK DETACHED**: Sellers Market at 27% Sales Ratio average (2.7 in 10 homes selling rate)
- Homes are selling on average 1% above list price
- Most Active Price Band\*\* \$1.25 mil to \$1.5 mil with average 56% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$2.75 mil to \$3.5 mil, Elgin Chantrell and up to 2 bedroom properties
- Sellers Best Bet\*\* Selling homes in Grandview, Morgan Creek, Pacific Douglas 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	2	0	NA
300,001 – 400,000	18	9	50%
400,001 – 500,000	30	25	83%
500,001 – 600,000	56	26	46%
600,001 – 700,000	35	25	71%
700,001 – 800,000	48	31	65%
800,001 – 900,000	23	18	78%
900,001 – 1,000,000	27	19	70%
1,000,001 – 1,250,000	31	18	58%
1,250,001 – 1,500,000	8	2	25%
1,500,001 – 1,750,000	5	1	20%
1,750,001 – 2,000,000	7	0	NA
2,000,001 – 2,250,000	1	1	100%
2,250,001 – 2,500,000	1	1	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	2	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	297	176	59%

0 to 1 Bedroom	31	15	48%
2 Bedrooms	179	88	49%
3 Bedrooms	56	48	86%
4 Bedrooms & Greater	31	25	81%
TOTAL*	297	176	59%

SnapStats®	May	June	Variance
Inventory	296	297	0%
Solds	242	176	-27%
Sale Price	\$687,500	\$715,000	4%
Sale Price SQFT	\$537	\$545	1%
Sale to List Price Ratio	100%	102%	2%
Days on Market	9	8	-11%

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

## Community CONDOS & TOWNHOMES

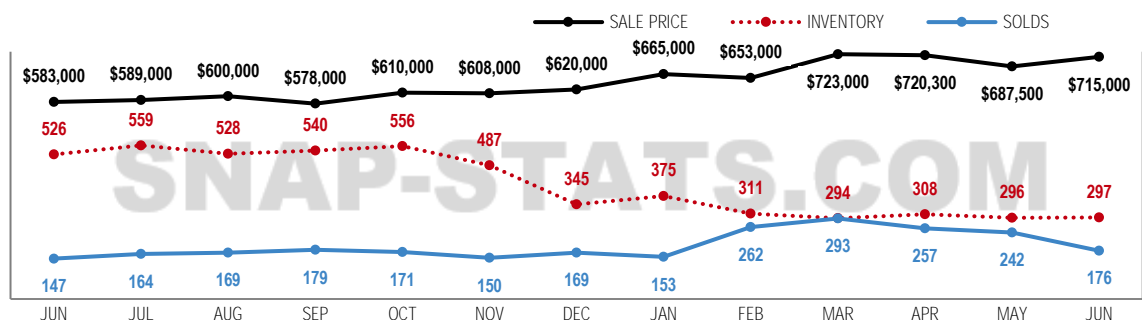
SnapStats®	Inventory	Sales	Sales Ratio
Crescent Beach Ocean Park	1	1	100%
Elgin Chantrell	4	4	100%
Grandview	55	60	109%*
Hazelmere	1	0	NA
King George Corridor	50	39	78%
Morgan Creek	22	15	68%
Pacific Douglas	11	3	27%
Sunnyside Park	16	18	113%*
White Rock	137	36	26%
TOTAL*	297	176	59%

## Market Summary

- Market Type Indicator **S SURREY WHITE ROCK ATTACHED**: Sellers Market at 59% Sales Ratio average (5.9 in 10 homes selling rate)
- Homes are selling on average 445% above list price
- Most Active Price Band\*\* \$400,000 to \$500,000 with average 83% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.25 mil to \$1.5 mil, Pacific Douglas, White Rock and up to 2 bedroom properties
- Sellers Best Bet\*\* Selling homes in Grandview, Sunnyside Park and 3 bedroom properties

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

## 13 Month Market Trend



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### Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	0	0	NA
300,001 – 400,000	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	5	2	40%
1,000,001 – 1,250,000	49	37	76%
1,250,001 – 1,500,000	52	22	42%
1,500,001 – 1,750,000	17	4	24%
1,750,001 – 2,000,000	9	0	NA
2,000,001 – 2,250,000	7	0	NA
2,250,001 – 2,500,000	6	0	NA
2,500,001 – 2,750,000	4	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	0	0	NA
4,000,001 & Greater	0	0	NA
<b>TOTAL*</b>	<b>152</b>	<b>65</b>	<b>43%</b>
2 Bedrooms & Less	0	0	NA
3 to 4 Bedrooms	67	47	70%
5 to 6 Bedrooms	62	18	29%
7 Bedrooms & More	23	0	NA
<b>TOTAL*</b>	<b>152</b>	<b>65</b>	<b>43%</b>

SnapStats®	May	June	Variance
Inventory	175	152	-13%
Solds	95	65	-32%
Sale Price	\$1,225,000	\$1,200,000	-2%
Sale Price SQFT	\$546	\$535	-2%
Sale to List Price Ratio	102%	101%	-1%
Days on Market	8	7	-13%

### Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Annieville	36	11	31%
Nordel	44	17	39%
Scottsdale	35	19	54%
Sunshine Hills Woods	37	18	49%
<b>TOTAL*</b>	<b>152</b>	<b>65</b>	<b>43%</b>

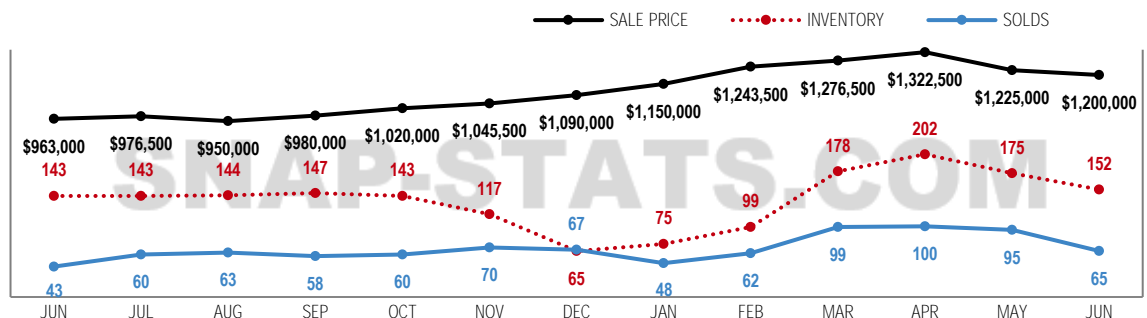
\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

### Market Summary

- Market Type Indicator **NORTH DELTA DETACHED**: Sellers Market at 43% Sales Ratio average (4.3 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 76% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.5 mil to \$1.75 mil, Annieville and 5 to 6 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	2	1	50%
300,001 – 400,000	2	0	NA
400,001 – 500,000	15	2	13%
500,001 – 600,000	15	9	60%
600,001 – 700,000	8	3	38%
700,001 – 800,000	9	11	122%*
800,001 – 900,000	6	5	83%
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*	59	31	53%

0 to 1 Bedroom	12	1	8%
2 Bedrooms	25	12	48%
3 Bedrooms	13	13	100%
4 Bedrooms & Greater	9	5	56%
TOTAL*	59	31	53%

SnapStats®	May	June	Variance
Inventory	54	59	9%
Solds	36	31	-14%
Sale Price	\$562,500	\$701,800	25%
Sale Price SQFT	\$470	\$538	14%
Sale to List Price Ratio	101%	108%	7%
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

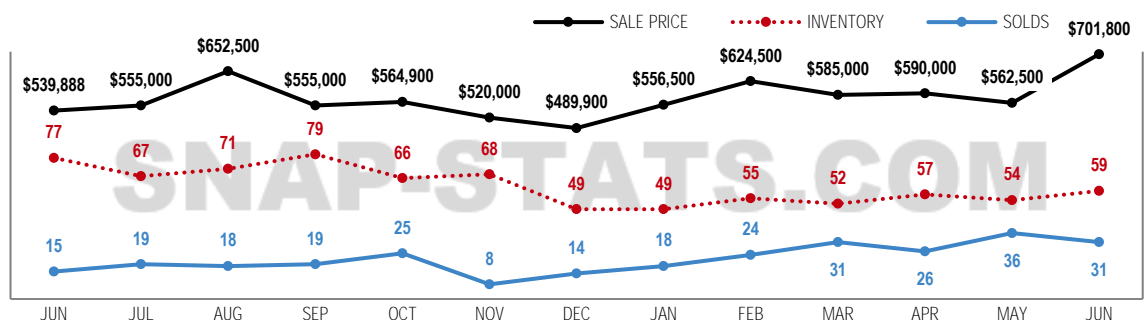
SnapStats®	Inventory	Sales	Sales Ratio
Annieville	17	6	35%
Nordel	11	2	18%
Scottsdale	28	19	68%
Sunshine Hills Woods	3	4	133%*
TOTAL*	59	31	53%

## Market Summary

- Market Type Indicator **NORTH DELTA ATTACHED**: Sellers Market at 53% Sales Ratio average (5.3 in 10 homes selling rate)
- Homes are selling on average 8% above list price
- Most Active Price Band\*\* \$700,000 to \$800,000 with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$400,000 to \$500,000, Nordel and up to 1 bedroom properties
- Sellers Best Bet\*\* Selling homes in Scottsdale and 3 bedroom properties

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

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## Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	0	0	NA
300,001 – 400,000	0	0	NA
400,001 – 500,000	0	0	NA
500,001 – 600,000	0	0	NA
600,001 – 700,000	0	0	NA
700,001 – 800,000	0	0	NA
800,001 – 900,000	1	0	NA
900,001 – 1,000,000	3	6	200%*
1,000,001 – 1,250,000	17	17	100%
1,250,001 – 1,500,000	45	30	67%
1,500,001 – 1,750,000	15	3	20%
1,750,001 – 2,000,000	6	3	50%
2,000,001 – 2,250,000	4	1	25%
2,250,001 – 2,500,000	7	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	1	0	NA
3,500,001 – 4,000,000	1	0	NA
4,000,001 & Greater	2	0	NA
TOTAL*	106	60	57%

2 Bedrooms & Less	4	1	25%
3 to 4 Bedrooms	39	24	62%
5 to 6 Bedrooms	39	32	82%
7 Bedrooms & More	24	3	13%
TOTAL*	106	60	57%

SnapStats®	May	June	Variance
Inventory	120	106	-12%
Solds	104	60	-42%
Sale Price	\$1,314,750	\$1,295,000	-2%
Sale Price SQFT	\$475	\$440	-7%
Sale to List Price Ratio	102%	100%	-2%
Days on Market	8	1	-88%

## Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Clayton	26	20	77%
Cloverdale	79	40	51%
Serpentine	1	0	NA
TOTAL*	106	60	57%

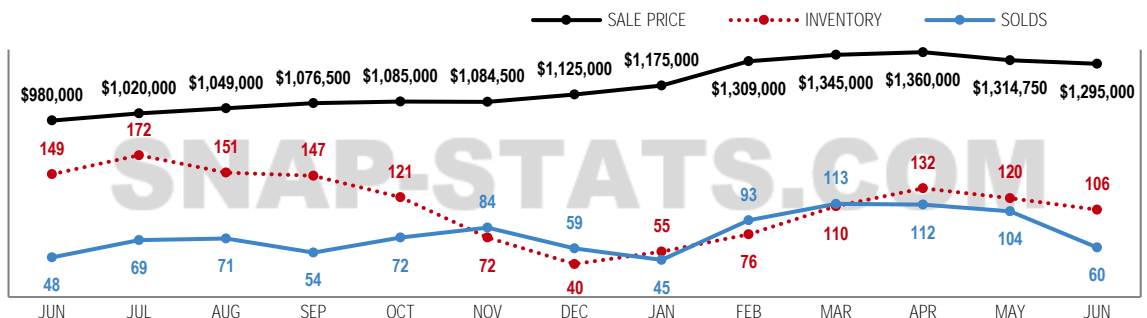
\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

## Market Summary

- Market Type Indicator **CLOVERDALE DETACHED**: Sellers Market at 57% Sales Ratio average (5.7 in 10 homes selling rate)
- Homes are selling on average 100% of list price
- Most Active Price Band\*\* \$1 mil to \$1.25 mil with average 100% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.5 mil to \$1.75 mil, Cloverdale and minimum 7 bedroom properties
- Sellers Best Bet\*\* Selling homes in Clayton and 5 to 6 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	5	0	NA
300,001 – 400,000	13	5	38%
400,001 – 500,000	14	23	164%*
500,001 – 600,000	10	13	130%*
600,001 – 700,000	26	28	108%*
700,001 – 800,000	22	26	118%*
800,001 – 900,000	5	9	180%*
900,001 – 1,000,000	0	0	NA
1,000,001 – 1,250,000	1	2	200%*
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*	96	106	110%*

0 to 1 Bedroom	16	11	69%
2 Bedrooms	34	47	138%*
3 Bedrooms	36	36	100%
4 Bedrooms & Greater	10	12	120%*
TOTAL*	96	106	110%*

SnapStats®	May	June	Variance
Inventory	111	96	-14%
Solds	129	106	-18%
Sale Price	\$659,000	\$647,000	-2%
Sale Price SQFT	\$496	\$520	5%
Sale to List Price Ratio	102%	103%	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 CONDOS & TOWNHOMES

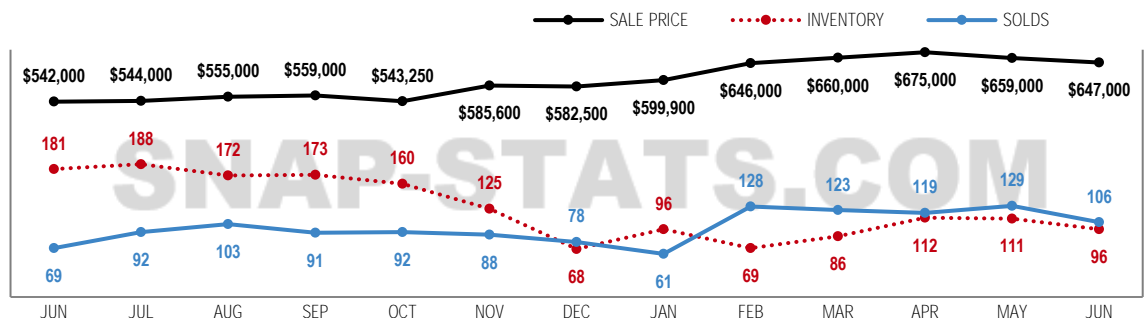
SnapStats®	Inventory	Sales	Sales Ratio
Clayton	49	63	129%*
Cloverdale	47	43	91%
Serpentine	0	0	NA
TOTAL*	96	106	110%*

## Market Summary

- Market Type Indicator **CLOVERDALE ATTACHED**: Sellers Market at 110% Sales Ratio average (11 in 10 homes selling rate)
- Homes are selling on average 3% above list price
- Most Active Price Band\*\* \$400,000 to \$900,000 with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$300,000 to \$400,000, Cloverdale and up to 1 bedroom properties
- Sellers Best Bet\*\* Selling homes in Clayton and minimum 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	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	1	0	NA
700,001 – 800,000	2	2	100%
800,001 – 900,000	5	5	100%
900,001 – 1,000,000	8	13	163%*
1,000,001 – 1,250,000	40	40	100%
1,250,001 – 1,500,000	66	53	80%
1,500,001 – 1,750,000	34	26	76%
1,750,001 – 2,000,000	17	5	29%
2,000,001 – 2,250,000	7	3	43%
2,250,001 – 2,500,000	12	1	8%
2,500,001 – 2,750,000	5	3	60%
2,750,001 – 3,000,000	8	3	38%
3,000,001 – 3,500,000	9	0	NA
3,500,001 – 4,000,000	9	0	NA
4,000,001 & Greater	9	0	NA
TOTAL*	235	154	66%

2 Bedrooms & Less	15	2	13%
3 to 4 Bedrooms	109	95	87%
5 to 6 Bedrooms	81	46	57%
7 Bedrooms & More	30	11	37%
TOTAL*	235	154	66%

SnapStats®	May	June	Variance
Inventory	275	235	-15%
Solds	191	154	-19%
Sale Price	\$1,345,000	\$1,298,000	-3%
Sale Price SQFT	\$541	\$532	-2%
Sale to List Price Ratio	104%	101%	-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

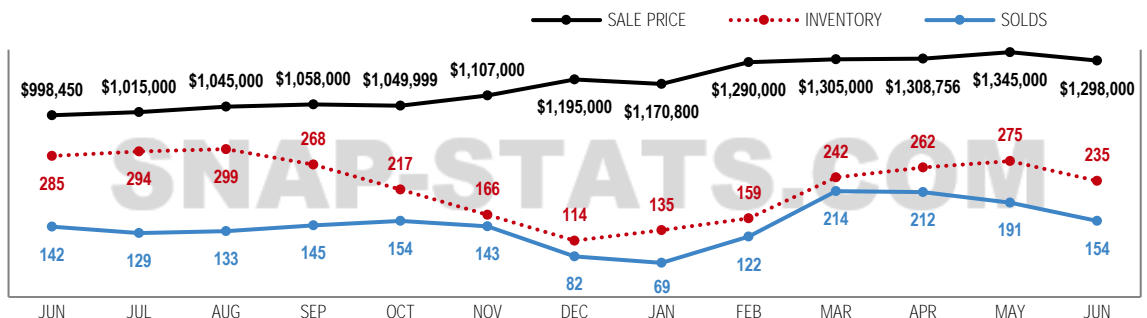
SnapStats®	Inventory	Sales	Sales Ratio
Aldergrove	25	18	72%
Brookwood	35	20	57%
Campbell Valley	12	3	25%
County Line Glen Valley	0	0	NA
Fort Langley	11	7	64%
Langley City	37	27	73%
Murrayville	14	7	50%
Otter District	1	0	NA
Salmon River	12	4	33%
Walnut Grove	29	35	121%*
Willoughby Heights	59	33	56%
TOTAL*	235	154	66%

## Market Summary

- Market Type Indicator **LANGLEY DETACHED**: Sellers Market at 66% Sales Ratio average (6.6 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 \$2.25 mil to \$2.5 mil, Campbell Valley, Salmon River and up to 2 bedroom properties
- Sellers Best Bet\*\* Selling homes in Walnut Grove 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	1	3	300%*
300,001 – 400,000	41	27	66%
400,001 – 500,000	98	58	59%
500,001 – 600,000	102	49	48%
600,001 – 700,000	86	46	53%
700,001 – 800,000	84	49	58%
800,001 – 900,000	45	22	49%
900,001 – 1,000,000	17	10	59%
1,000,001 – 1,250,000	7	5	71%
1,250,001 – 1,500,000	4	1	25%
1,500,001 – 1,750,000	0	0	NA
1,750,001 – 2,000,000	2	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*	487	270	55%

0 to 1 Bedroom	81	40	49%
2 Bedrooms	202	122	60%
3 Bedrooms	160	87	54%
4 Bedrooms & Greater	44	21	48%
TOTAL*	487	270	55%

SnapStats®	May	June	Variance
Inventory	525	487	-7%
Solds	318	270	-15%
Sale Price	\$579,000	\$585,000	1%
Sale Price SQFT	\$507	\$479	-6%
Sale to List Price Ratio	100%	101%	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

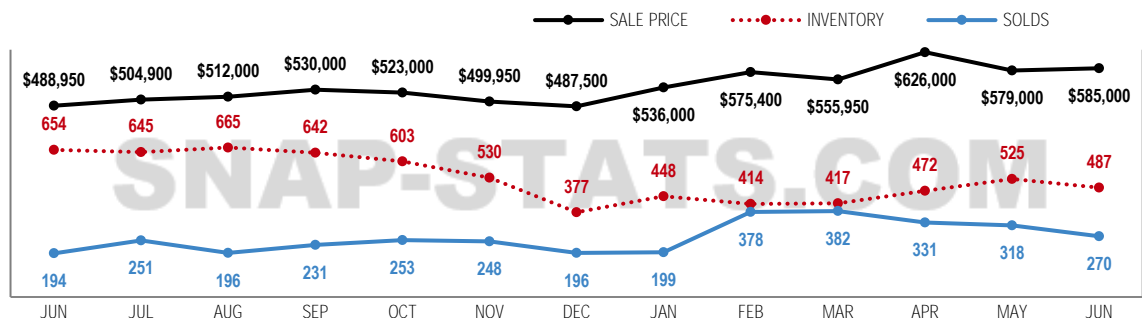
SnapStats®	Inventory	Sales	Sales Ratio
Aldergrove	11	12	109%*
Brookwood	0	0	NA
Campbell Valley	0	0	NA
County Line Glen Valley	0	0	NA
Fort Langley	5	2	40%
Langley City	137	73	53%
Murrayville	11	15	136%*
Otter District	0	0	NA
Salmon River	3	1	33%
Walnut Grove	29	33	114%*
Willoughby Heights	291	134	46%
TOTAL*	487	270	55%

## Market Summary

- Market Type Indicator **LANGLEY ATTACHED**: Sellers Market at 55% Sales Ratio average (5.5 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 66% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$500,000 to \$600,000, 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	1	NA*
600,001 – 700,000	0	0	NA
700,001 – 800,000	8	4	50%
800,001 – 900,000	20	14	70%
900,001 – 1,000,000	29	28	97%
1,000,001 – 1,250,000	95	65	68%
1,250,001 – 1,500,000	47	16	34%
1,500,001 – 1,750,000	14	4	29%
1,750,001 – 2,000,000	12	2	17%
2,000,001 – 2,250,000	2	1	50%
2,250,001 – 2,500,000	6	0	NA
2,500,001 – 2,750,000	0	1	NA*
2,750,001 – 3,000,000	3	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*	238	136	57%

2 Bedrooms & Less	12	5	42%
3 to 4 Bedrooms	105	67	64%
5 to 6 Bedrooms	103	54	52%
7 Bedrooms & More	18	10	56%
TOTAL*	238	136	57%

SnapStats®	May	June	Variance
Inventory	306	238	-22%
Solds	179	136	-24%
Sale Price	\$1,100,000	\$1,090,000	-1%
Sale Price SQFT	\$420	\$422	0%
Sale to List Price Ratio	105%	109%	4%
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 DETACHED HOUSES

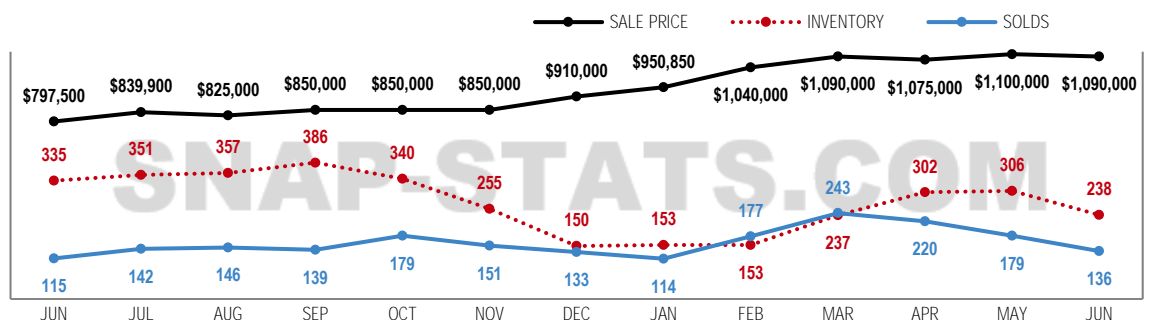
SnapStats®	Inventory	Sales	Sales Ratio
Abbotsford East	94	49	52%
Abbotsford West	68	41	60%
Aberdeen	11	3	27%
Bradner	0	1	NA*
Central Abbotsford	51	35	69%
Matsqui	2	0	NA
Poplar	5	7	140%*
Sumas Mountain	4	0	NA
Sumas Prairie	3	0	NA
TOTAL*	238	136	57%

## Market Summary

- Market Type Indicator **ABBOTSFORD DETACHED**: Sellers Market at 57% Sales Ratio average (5.7 in 10 homes selling rate)
- Homes are selling on average 9% above list price
- Most Active Price Band\*\* \$900,000 to \$1 mil with average 97% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.75 mil to \$2 mil, Aberdeen and up to 2 bedroom properties
- Sellers Best Bet\*\* Selling homes in Abbotsford West, Central Abbotsford 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	2	2	100%
200,001 – 300,000	39	43	110%*
300,001 – 400,000	60	43	72%
400,001 – 500,000	59	34	58%
500,001 – 600,000	76	31	41%
600,001 – 700,000	44	19	43%
700,001 – 800,000	16	11	69%
800,001 – 900,000	3	1	33%
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
<b>TOTAL*</b>	<b>302</b>	<b>184</b>	<b>61%</b>

0 to 1 Bedroom	34	28	82%
2 Bedrooms	168	113	67%
3 Bedrooms	84	27	32%
4 Bedrooms & Greater	16	16	100%
<b>TOTAL*</b>	<b>302</b>	<b>184</b>	<b>61%</b>

SnapStats®	May	June	Variance
Inventory	314	302	-4%
Solds	215	184	-14%
Sale Price	\$437,000	\$417,944	-4%
Sale Price SQFT	\$399	\$390	-2%
Sale to List Price Ratio	102%	104%	2%
Days on Market	8	10	25%

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

## Community CONDOS & TOWNHOMES

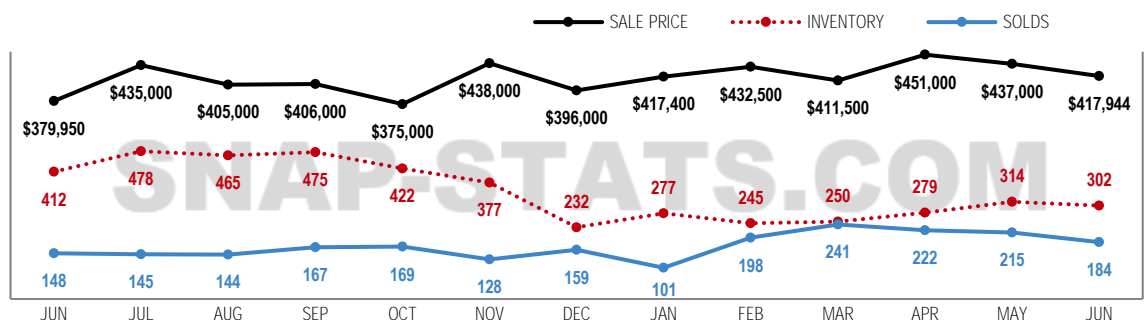
SnapStats®	Inventory	Sales	Sales Ratio
Abbotsford East	25	25	100%
Abbotsford West	132	63	48%
Aberdeen	3	2	67%
Bradner	0	0	NA
Central Abbotsford	133	88	66%
Matsqui	0	0	NA
Poplar	9	6	67%
Sumas Mountain	0	0	NA
Sumas Prairie	0	0	NA
<b>TOTAL*</b>	<b>302</b>	<b>184</b>	<b>61%</b>

## Market Summary

- Market Type Indicator **ABBOTSFORD ATTACHED**: Sellers Market at 61% Sales Ratio average (6.1 in 10 homes selling rate)
- Homes are selling on average 4% above list price
- Most Active Price Band\*\* \$200,000 to \$300,000 with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$500,000 to \$600,000, Abbotsford West and 3 bedroom properties
- Sellers Best Bet\*\* Selling homes in Abbotsford East and minimum 4 bedroom properties

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

## 13 Month Market Trend



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## Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	0	0	NA
300,001 – 400,000	0	0	NA
400,001 – 500,000	1	0	NA
500,001 – 600,000	0	3	NA*
600,001 – 700,000	8	3	38%
700,001 – 800,000	17	14	82%
800,001 – 900,000	24	18	75%
900,001 – 1,000,000	12	22	183%*
1,000,001 – 1,250,000	23	12	52%
1,250,001 – 1,500,000	12	7	58%
1,500,001 – 1,750,000	8	0	NA
1,750,001 – 2,000,000	4	2	50%
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	1	0	NA
2,500,001 – 2,750,000	1	0	NA
2,750,001 – 3,000,000	0	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	111	81	73%

2 Bedrooms & Less	12	5	42%
3 to 4 Bedrooms	61	46	75%
5 to 6 Bedrooms	31	29	94%
7 Bedrooms & More	7	1	14%
TOTAL*	111	81	73%

SnapStats®	May	June	Variance
Inventory	118	111	-6%
Solds	89	81	-9%
Sale Price	\$910,000	\$910,000	0%
Sale Price SQFT	\$385	\$386	0%
Sale to List Price Ratio	101%	105%	4%
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

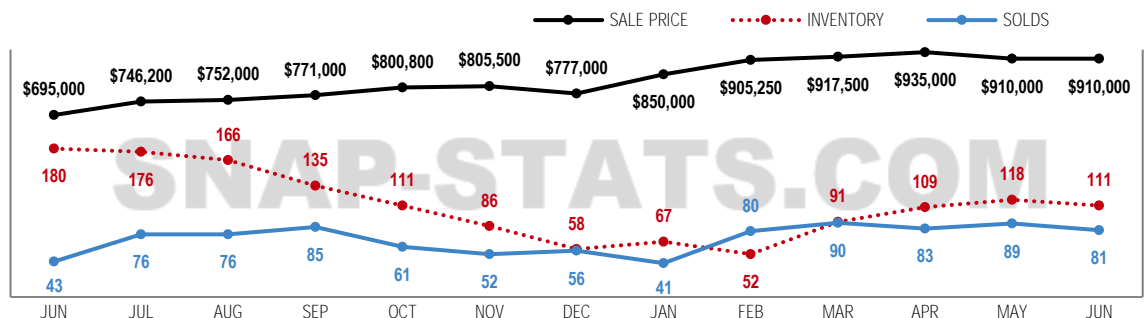
SnapStats®	Inventory	Sales	Sales Ratio
Dewdney Deroche	3	0	NA
Durieu	0	0	NA
Hatzic	17	10	59%
Hemlock	2	1	50%
Lake Errock	4	2	50%
Mission	78	66	85%
Mission West	5	1	20%
Stave Falls	0	1	NA*
Steelhead	2	0	NA
TOTAL*	111	81	73%

## Market Summary

- Market Type Indicator **MISSION DETACHED**: Sellers Market at 73% Sales Ratio average (7.3 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 \$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	0	0	NA
200,001 – 300,000	3	0	NA
300,001 – 400,000	10	4	40%
400,001 – 500,000	3	0	NA
500,001 – 600,000	5	3	60%
600,001 – 700,000	5	2	40%
700,001 – 800,000	1	1	100%
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*	27	10	37%

0 to 1 Bedroom	2	0	NA
2 Bedrooms	14	3	21%
3 Bedrooms	11	6	55%
4 Bedrooms & Greater	0	1	NA*
TOTAL*	27	10	37%

SnapStats®	May	June	Variance
Inventory	17	27	59%
Solds	18	10	-44%
Sale Price	\$462,500	\$530,000	15%
Sale Price SQFT	\$413	\$426	3%
Sale to List Price Ratio	98%	101%	3%
Days on Market	12	9	-25%

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

## Community CONDOS & TOWNHOMES

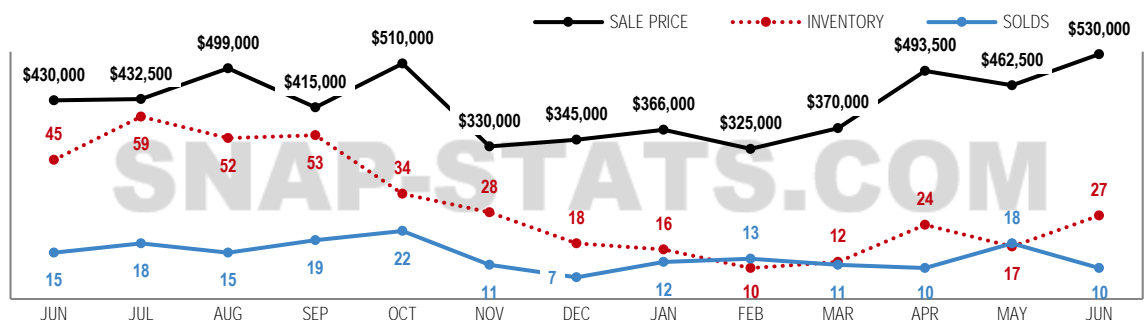
SnapStats®	Inventory	Sales	Sales Ratio
Dewdney Deroche	0	0	NA
Durieu	0	0	NA
Hatzic	0	0	NA
Hemlock	3	0	NA
Lake Errock	0	0	NA
Mission	24	10	42%
Mission West	0	0	NA
Stave Falls	0	0	NA
Steelhead	0	0	NA
TOTAL*	27	10	37%

## Market Summary

- Market Type Indicator **MISSION ATTACHED**: Sellers Market at 37% Sales Ratio average (3.7 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 40% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Insufficient data but homes with 2 bedrooms
- 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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