

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 - 700,000	0	1	NA*
700,001 - 800,000	3	1	33%
800,001 - 900,000	7	1	14%
900,001 - 1,000,000	19	7	37%
1,000,001 - 1,250,000	61	53	87%
1,250,001 - 1,500,000	177	95	54%
1,500,001 - 1,750,000	103	50	49%
1,750,001 - 2,000,000	109	15	14%
2,000,001 - 2,250,000	43	10	23%
2,250,001 - 2,500,000	48	2	4%
2,500,001 - 2,750,000	22	2	9%
2,750,001 - 3,000,000	19	1	5%
3,000,001 - 3,500,000	12	2	17%
3,500,001 - 4,000,000	5	0	NA
4,000,001 - 4,500,000	0	0	NA
4,500,001 - 5,000,000	1	0	NA
5,000,001 - 5,500,000	0	0	NA
5,500,001 - 6,000,000	0	0	NA
6,000,001 - 6,500,000	0	0	NA
6,500,001 - 7,000,000	1	0	NA
7,000,001 & Greater	1	0	NA
TOTAL*	631	240	38%

2 Bedrooms & Less	23	3	13%
3 to 4 Bedrooms	183	75	41%
5 to 6 Bedrooms	211	85	40%
7 Bedrooms & More	214	77	36%
TOTAL*	631	240	38%

SnapStats®	June	July	Variance
Inventory	781	631	-19%
Solds	249	240	-4%
Sale Price	\$1,350,000	\$1,407,500	4%
Sale Price SQFT	\$507	\$511	1%
Sale to List Price Ratio	104%	101%	-3%
Days on Market	12	14	17%

*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

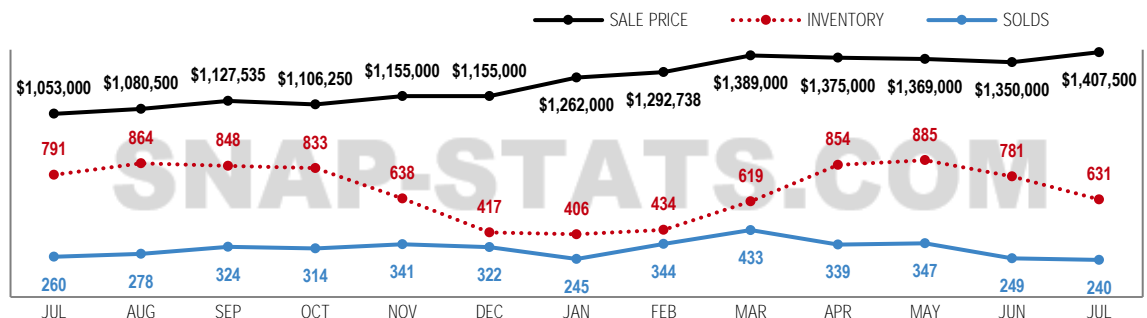
SnapStats®	Inventory	Sales	Sales Ratio
Bear Creek Green Timbers	57	22	39%
Bolivar Heights	53	14	26%
Bridgeview	5	3	60%
Cedar Hills	37	14	38%
East Newton	71	28	39%
Fleetwood Tynehead	64	42	66%
Fraser Heights	42	16	38%
Guildford	38	12	32%
Panorama Ridge	73	21	29%
Port Kells	2	0	NA
Queen Mary Park	43	12	28%
Royal Heights	10	1	10%
Sullivan Station	26	22	85%
West Newton	45	23	51%
Whalley	65	10	15%
TOTAL*	631	240	38%

Market Summary

- Market Type Indicator **SURREY DETACHED**: Sellers Market at 38% Sales Ratio average (3.8 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 87% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$2.25 mil to \$2.5 mil, Royal Heights, Whalley and up to 2 bedroom properties
- Sellers Best Bet** Selling homes in Fleetwood Tynehead, 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	15	2	13%
300,001 – 400,000	110	67	61%
400,001 – 500,000	170	89	52%
500,001 – 600,000	140	67	48%
600,001 – 700,000	103	36	35%
700,001 – 800,000	96	65	68%
800,001 – 900,000	83	19	23%
900,001 – 1,000,000	7	7	100%
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*	731	354	48%

0 to 1 Bedroom	187	85	45%
2 Bedrooms	278	128	46%
3 Bedrooms	178	105	59%
4 Bedrooms & Greater	88	36	41%
TOTAL*	731	354	48%

SnapStats®	June	July	Variance
Inventory	745	731	-2%
Solds	403	354	-12%
Sale Price	\$543,000	\$525,450	-3%
Sale Price SQFT	\$471	\$475	1%
Sale to List Price Ratio	101%	100%	-1%
Days on Market	10	11	10%

*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

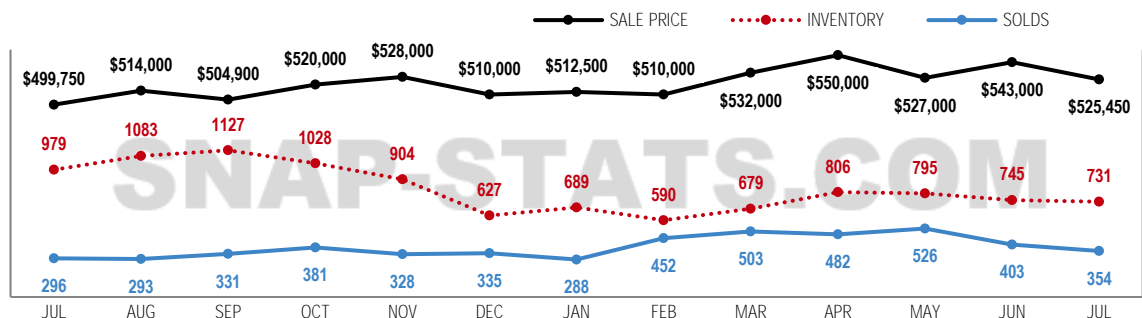
SnapStats®	Inventory	Sales	Sales Ratio
Bear Creek Green Timbers	20	3	15%
Bolivar Heights	19	6	32%
Bridgeview	2	0	NA
Cedar Hills	1	1	100%
East Newton	60	34	57%
Fleetwood Tynehead	65	29	45%
Fraser Heights	10	9	90%
Guildford	74	40	54%
Panorama Ridge	22	7	32%
Port Kells	0	0	NA
Queen Mary Park	35	27	77%
Royal Heights	1	0	NA
Sullivan Station	56	42	75%
West Newton	77	35	45%
Whalley	289	121	42%
TOTAL*	731	354	48%

Market Summary

- Market Type Indicator **SURREY ATTACHED**: Sellers Market at 48% Sales Ratio average (4.8 in 10 homes selling rate)
- Homes are selling on average 100% of list price
- Most Active Price Band** \$700,000 to \$800,000 with average 68% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$200,000 to \$300,000, Bear Creek Green Timbers and minimum 4 bedroom properties
- Sellers Best Bet** Selling homes in Fraser Heights, Queen Mary Park, Sullivan Station 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 - 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	18	14	78%
1,250,001 - 1,500,000	67	44	66%
1,500,001 - 1,750,000	68	22	32%
1,750,001 - 2,000,000	49	8	16%
2,000,001 - 2,250,000	26	6	23%
2,250,001 - 2,500,000	34	2	6%
2,500,001 - 2,750,000	29	3	10%
2,750,001 - 3,000,000	29	5	17%
3,000,001 - 3,500,000	41	1	2%
3,500,001 - 4,000,000	30	1	3%
4,000,001 - 4,500,000	15	1	7%
4,500,001 - 5,000,000	13	0	NA
5,000,001 - 5,500,000	0	1	NA*
5,500,001 - 6,000,000	4	0	NA
6,000,001 - 6,500,000	2	0	NA
6,500,001 - 7,000,000	6	0	NA
7,000,001 & Greater	8	0	NA
TOTAL*	441	109	25%

2 Bedrooms & Less	30	6	20%
3 to 4 Bedrooms	192	64	33%
5 to 6 Bedrooms	171	34	20%
7 Bedrooms & More	48	5	10%
TOTAL*	441	109	25%

SnapStats®	June	July	Variance
Inventory	489	441	-10%
Solds	134	109	-19%
Sale Price	\$1,629,000	\$1,480,000	-9%
Sale Price SQFT	\$537	\$565	5%
Sale to List Price Ratio	101%	99%	-2%
Days on Market	13	17	31%

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Community DETACHED HOUSES

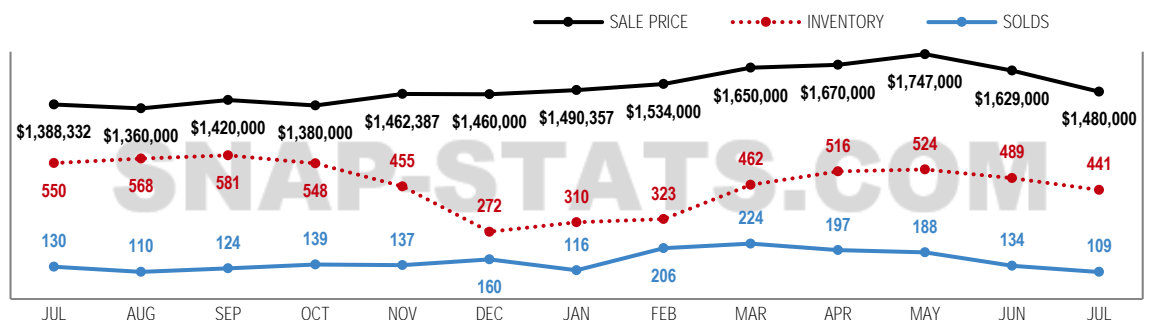
SnapStats®	Inventory	Sales	Sales Ratio
Crescent Beach Ocean Park	60	14	23%
Elgin Chantrell	81	9	11%
Grandview	37	7	19%
Hazelmere	3	0	NA
King George Corridor	50	17	34%
Morgan Creek	34	10	29%
Pacific Douglas	21	6	29%
Sunnyside Park	40	18	45%
White Rock	115	28	24%
TOTAL*	441	109	25%

Market Summary

- Market Type Indicator **S SURREY WHITE ROCK DETACHED**: Sellers Market at 25% Sales Ratio average (2.5 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band** \$1 mil to \$1.25 mil with average 78% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$3 mil to \$4 mil, Elgin Chantrell and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Sunnyside Park and 3 to 4 bedroom properties

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SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	1	2	200%*
300,001 – 400,000	15	9	60%
400,001 – 500,000	28	23	82%
500,001 – 600,000	48	38	79%
600,001 – 700,000	26	18	69%
700,001 – 800,000	31	34	110%*
800,001 – 900,000	24	15	63%
900,001 – 1,000,000	24	9	38%
1,000,001 – 1,250,000	35	18	51%
1,250,001 – 1,500,000	5	2	40%
1,500,001 – 1,750,000	4	0	NA
1,750,001 – 2,000,000	6	1	17%
2,000,001 – 2,250,000	0	1	NA*
2,250,001 – 2,500,000	0	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	1	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	1	0	NA
TOTAL*	251	170	68%

0 to 1 Bedroom	25	19	76%
2 Bedrooms	159	83	52%
3 Bedrooms	43	40	93%
4 Bedrooms & Greater	24	28	117%*
TOTAL*	251	170	68%

SnapStats®	June	July	Variance
Inventory	297	251	-15%
Solds	176	170	-3%
Sale Price	\$715,000	\$686,250	-4%
Sale Price SQFT	\$545	\$548	1%
Sale to List Price Ratio	102%	101%	-1%
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

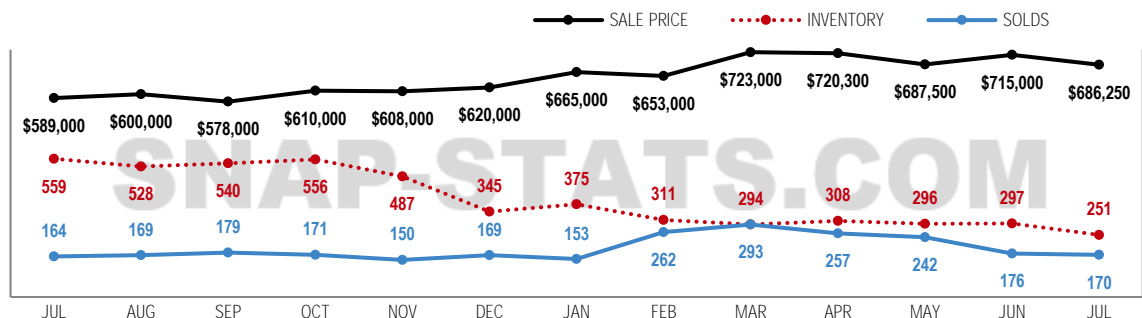
SnapStats®	Inventory	Sales	Sales Ratio
Crescent Beach Ocean Park	2	1	50%
Elgin Chantrell	4	2	50%
Grandview	56	47	84%
Hazelmere	0	1	NA*
King George Corridor	40	32	80%
Morgan Creek	12	18	150%*
Pacific Douglas	2	9	450%*
Sunnyside Park	22	16	73%
White Rock	113	44	39%
TOTAL*	251	170	68%

Market Summary

- Market Type Indicator **S SURREY WHITE ROCK ATTACHED**: Sellers Market at 68% Sales Ratio average (6.8 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 >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$900,000 to \$1 mil, White Rock and 2 bedroom properties
- Sellers Best Bet** Selling homes in Morgan Creek, Pacific Douglas and minimum 4 bedroom properties

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SnapStats®	Inventory	Sales	Sales Ratio
\$0 - 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	3	60%
1,000,001 - 1,250,000	25	31	124%*
1,250,001 - 1,500,000	46	24	52%
1,500,001 - 1,750,000	18	4	22%
1,750,001 - 2,000,000	7	0	NA
2,000,001 - 2,250,000	7	1	14%
2,250,001 - 2,500,000	2	0	NA
2,500,001 - 2,750,000	2	1	50%
2,750,001 - 3,000,000	3	0	NA
3,000,001 - 3,500,000	1	0	NA
3,500,001 - 4,000,000	0	0	NA
4,000,001 - 4,500,000	0	0	NA
4,500,001 - 5,000,000	0	0	NA
5,000,001 - 5,500,000	0	0	NA
5,500,001 - 6,000,000	0	0	NA
6,000,001 - 6,500,000	0	0	NA
6,500,001 - 7,000,000	0	0	NA
7,000,001 & Greater	0	0	NA
TOTAL*	116	64	55%

2 Bedrooms & Less	0	0	NA
3 to 4 Bedrooms	50	38	76%
5 to 6 Bedrooms	49	25	51%
7 Bedrooms & More	17	1	6%
TOTAL*	116	64	55%

SnapStats®	June	July	Variance
Inventory	152	116	-24%
Solds	65	64	-2%
Sale Price	\$1,200,000	\$1,230,500	3%
Sale Price SQFT	\$535	\$551	3%
Sale to List Price Ratio	101%	101%	0%
Days on Market	7	11	57%

Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Annieville	33	7	21%
Nordel	32	24	75%
Scottsdale	25	15	60%
Sunshine Hills Woods	26	18	69%
TOTAL*	116	64	55%

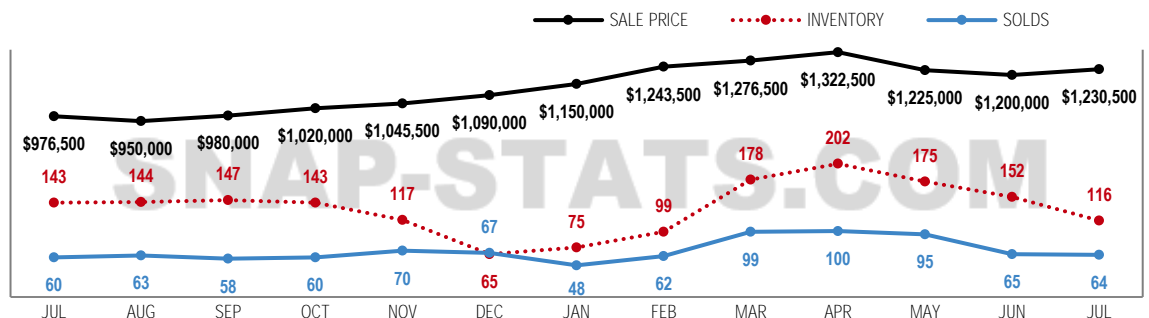
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **NORTH DELTA DETACHED**: Sellers Market at 55% Sales Ratio average (5.5 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 >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.5 mil to \$1.75 mil, Annieville and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Nordel and 3 to 4 bedroom properties

**With minimum inventory of 10 in most instances

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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	2	67%
300,001 – 400,000	4	1	25%
400,001 – 500,000	13	3	23%
500,001 – 600,000	9	4	44%
600,001 – 700,000	3	5	167%*
700,001 – 800,000	6	4	67%
800,001 – 900,000	3	5	167%*
900,001 – 1,000,000	3	2	67%
1,000,001 – 1,250,000	5	1	20%
1,250,001 – 1,500,000	0	0	NA
1,500,001 – 1,750,000	0	0	NA
1,750,001 – 2,000,000	0	0	NA
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	0	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	0	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	49	27	55%

0 to 1 Bedroom	10	3	30%
2 Bedrooms	20	11	55%
3 Bedrooms	13	6	46%
4 Bedrooms & Greater	6	7	117%*
TOTAL*	49	27	55%

SnapStats®	June	July	Variance
Inventory	59	49	-17%
Solds	31	27	-13%
Sale Price	\$701,800	\$649,000	-8%
Sale Price SQFT	\$538	\$498	-7%
Sale to List Price Ratio	108%	100%	-7%
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

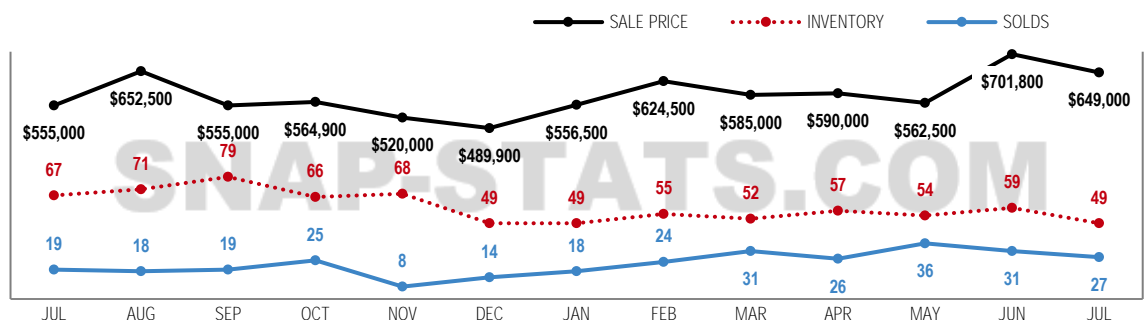
SnapStats®	Inventory	Sales	Sales Ratio
Annieville	19	6	32%
Nordel	5	5	100%
Scottsdale	24	10	42%
Sunshine Hills Woods	1	6	600%*
TOTAL*	49	27	55%

Market Summary

- Market Type Indicator **NORTH DELTA ATTACHED**: Sellers Market at 55% Sales Ratio average (5.5 in 10 homes selling rate)
- Homes are selling on average 100% of list price
- Most Active Price Band** \$700,000 to \$800,000 with average 67% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$400,000 to \$500,000, Annieville and up to 1 bedroom properties
- Sellers Best Bet** Selling homes in Scottsdale and 2 bedroom properties

**With minimum inventory of 10 in most instances

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SnapStats®	Inventory	Sales	Sales Ratio
\$0 - 700,000	0	0	NA
700,001 - 800,000	1	0	NA
800,001 - 900,000	0	0	NA
900,001 - 1,000,000	2	2	100%
1,000,001 - 1,250,000	12	9	75%
1,250,001 - 1,500,000	40	29	73%
1,500,001 - 1,750,000	9	8	89%
1,750,001 - 2,000,000	4	0	NA
2,000,001 - 2,250,000	4	1	25%
2,250,001 - 2,500,000	5	1	20%
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	1	NA*
4,000,001 - 4,500,000	0	0	NA
4,500,001 - 5,000,000	0	0	NA
5,000,001 - 5,500,000	0	1	NA*
5,500,001 - 6,000,000	0	0	NA
6,000,001 - 6,500,000	1	0	NA
6,500,001 - 7,000,000	1	0	NA
7,000,001 & Greater	0	0	NA
TOTAL*	83	52	63%

2 Bedrooms & Less	5	1	20%
3 to 4 Bedrooms	30	18	60%
5 to 6 Bedrooms	29	26	90%
7 Bedrooms & More	19	7	37%
TOTAL*	83	52	63%

SnapStats®	June	July	Variance
Inventory	106	83	-22%
Solds	60	52	-13%
Sale Price	\$1,295,000	\$1,337,944	3%
Sale Price SQFT	\$440	\$445	1%
Sale to List Price Ratio	100%	103%	3%
Days on Market	7	10	43%

*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

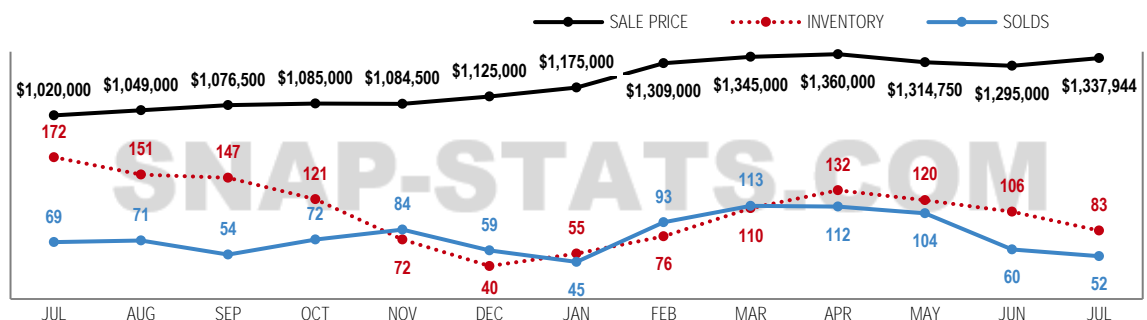
SnapStats®	Inventory	Sales	Sales Ratio
Clayton	21	17	81%
Cloverdale	61	35	57%
Serpentine	1	0	NA
TOTAL*	83	52	63%

Market Summary

- Market Type Indicator **CLOVERDALE DETACHED**: Sellers Market at 63% Sales Ratio average (6.3 in 10 homes selling rate)
- Homes are selling on average 3% above list price
- Most Active Price Band** \$1.5 mil to \$1.75 mil with average 89% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1 mil to \$1.5 mil, Cloverdale and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Clayton and 5 to 6 bedroom properties

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SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	4	0	NA
300,001 – 400,000	14	4	29%
400,001 – 500,000	14	3	21%
500,001 – 600,000	5	11	220%*
600,001 – 700,000	21	25	119%*
700,001 – 800,000	18	21	117%*
800,001 – 900,000	5	4	80%
900,001 – 1,000,000	0	0	NA
1,000,001 – 1,250,000	0	3	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*	81	71	88%

0 to 1 Bedroom	16	3	19%
2 Bedrooms	34	27	79%
3 Bedrooms	25	36	144%*
4 Bedrooms & Greater	6	5	83%
TOTAL*	81	71	88%

SnapStats®	June	July	Variance
Inventory	96	81	-16%
Solds	106	71	-33%
Sale Price	\$647,000	\$684,900	6%
Sale Price SQFT	\$520	\$487	-6%
Sale to List Price Ratio	103%	101%	-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

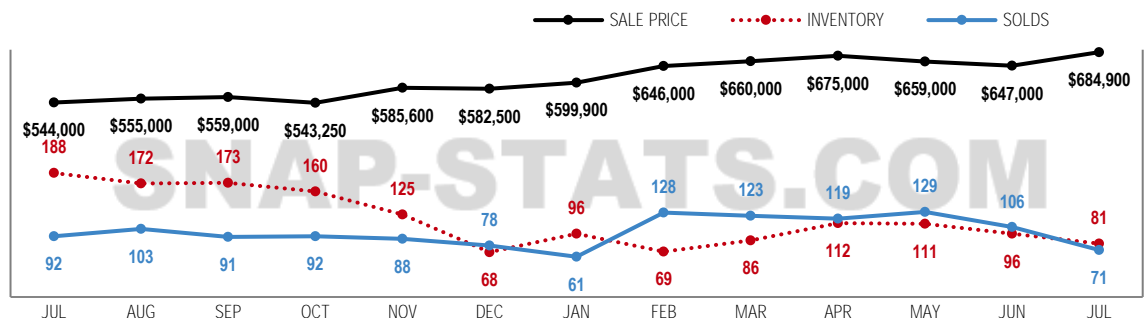
SnapStats®	Inventory	Sales	Sales Ratio
Clayton	41	44	107%*
Cloverdale	40	27	68%
Serpentine	0	0	NA
TOTAL*	81	71	88%

Market Summary

- Market Type Indicator **CLOVERDALE ATTACHED**: Sellers Market at 88% Sales Ratio average (8.8 in 10 homes selling rate)
- Homes are selling on average 1% above list price
- Most Active Price Band** \$500,000 to \$800,000 with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$400,000 to \$500,000, Cloverdale and up to 1 bedroom properties
- Sellers Best Bet** Selling homes in Clayton 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 - 700,000	1	3	300%*
700,001 - 800,000	3	0	NA
800,001 - 900,000	2	3	150%*
900,001 - 1,000,000	9	13	144%*
1,000,001 - 1,250,000	27	37	137%*
1,250,001 - 1,500,000	39	44	113%*
1,500,001 - 1,750,000	30	14	47%
1,750,001 - 2,000,000	11	5	45%
2,000,001 - 2,250,000	3	1	33%
2,250,001 - 2,500,000	11	2	18%
2,500,001 - 2,750,000	5	0	NA
2,750,001 - 3,000,000	9	0	NA
3,000,001 - 3,500,000	9	1	11%
3,500,001 - 4,000,000	5	0	NA
4,000,001 - 4,500,000	1	0	NA
4,500,001 - 5,000,000	2	0	NA
5,000,001 - 5,500,000	4	0	NA
5,500,001 - 6,000,000	2	0	NA
6,000,001 - 6,500,000	1	0	NA
6,500,001 - 7,000,000	2	0	NA
7,000,001 & Greater	1	0	NA
TOTAL*	177	123	69%

2 Bedrooms & Less	11	6	55%
3 to 4 Bedrooms	89	64	72%
5 to 6 Bedrooms	58	44	76%
7 Bedrooms & More	19	9	47%
TOTAL*	177	123	69%

SnapStats®	June	July	Variance
Inventory	235	177	-25%
Solds	154	123	-20%
Sale Price	\$1,298,000	\$1,300,000	0%
Sale Price SQFT	\$532	\$520	-2%
Sale to List Price Ratio	101%	100%	-1%
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 DETACHED HOUSES

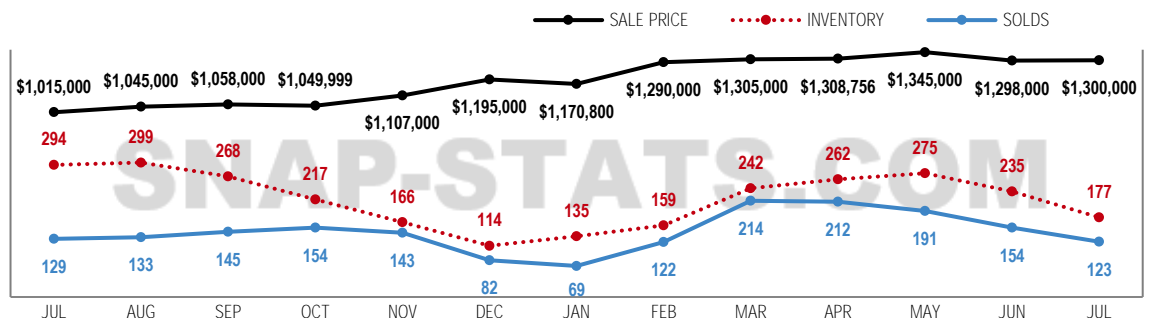
SnapStats®	Inventory	Sales	Sales Ratio
Aldergrove	20	18	90%
Brookwood	27	19	70%
Campbell Valley	12	1	8%
County Line Glen Valley	0	0	NA
Fort Langley	7	1	14%
Langley City	36	19	53%
Murrayville	9	11	122%*
Otter District	1	0	NA
Salmon River	8	5	63%
Walnut Grove	20	16	80%
Willoughby Heights	37	33	89%
TOTAL*	177	123	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 100% of list price
- Most Active Price Band** \$900,000 to \$1.5 mil with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$3 mil to \$3.5 mil, Campbell Valley, Fort Langley and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Aldergrove, Murrayville and 5 to 6 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	1	1	100%
300,001 – 400,000	37	29	78%
400,001 – 500,000	87	55	63%
500,001 – 600,000	90	43	48%
600,001 – 700,000	79	30	38%
700,001 – 800,000	67	43	64%
800,001 – 900,000	46	18	39%
900,001 – 1,000,000	18	8	44%
1,000,001 – 1,250,000	4	5	125%*
1,250,001 – 1,500,000	4	2	50%
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*	435	234	54%

0 to 1 Bedroom	65	41	63%
2 Bedrooms	182	105	58%
3 Bedrooms	145	73	50%
4 Bedrooms & Greater	43	15	35%
TOTAL*	435	234	54%

SnapStats®	June	July	Variance
Inventory	487	435	-11%
Solds	270	234	-13%
Sale Price	\$585,000	\$576,950	-1%
Sale Price SQFT	\$479	\$507	6%
Sale to List Price Ratio	101%	100%	-1%
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

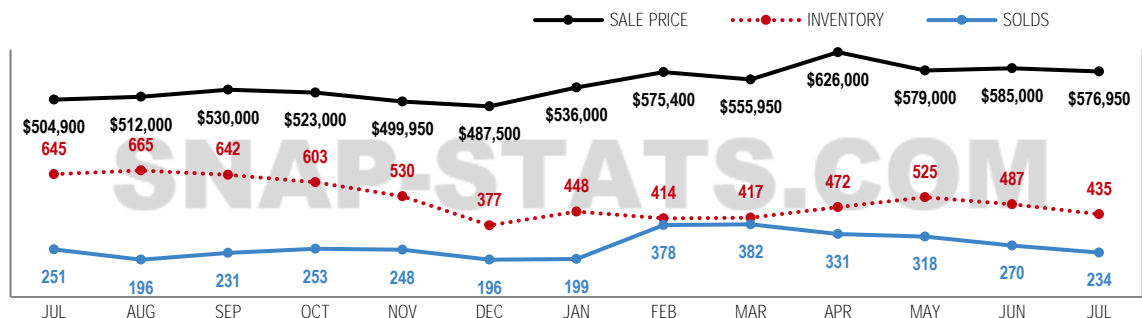
SnapStats®	Inventory	Sales	Sales Ratio
Aldergrove	17	5	29%
Brookwood	0	0	NA
Campbell Valley	0	0	NA
County Line Glen Valley	0	0	NA
Fort Langley	6	1	17%
Langley City	126	75	60%
Murrayville	8	13	163%*
Otter District	0	0	NA
Salmon River	5	2	40%
Walnut Grove	20	19	95%
Willoughby Heights	253	119	47%
TOTAL*	435	234	54%

Market Summary

- Market Type Indicator **LANGLEY ATTACHED**: Sellers Market at 54% Sales Ratio average (5.4 in 10 homes selling rate)
- Homes are selling on average 100% of list price
- Most Active Price Band** \$300,000 to \$400,000 with average 78% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$600,000 to \$700,000, Aldergrove and minimum 4 bedroom properties
- Sellers Best Bet** Selling homes in Murrayville, Walnut Grove and up to 1 bedroom properties

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Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 - 700,000	0	1	NA*
700,001 - 800,000	5	6	120%*
800,001 - 900,000	14	8	57%
900,001 - 1,000,000	16	23	144%*
1,000,001 - 1,250,000	81	57	70%
1,250,001 - 1,500,000	49	14	29%
1,500,001 - 1,750,000	14	4	29%
1,750,001 - 2,000,000	13	2	15%
2,000,001 - 2,250,000	5	1	20%
2,250,001 - 2,500,000	7	0	NA
2,500,001 - 2,750,000	1	0	NA
2,750,001 - 3,000,000	2	0	NA
3,000,001 - 3,500,000	3	0	NA
3,500,001 - 4,000,000	0	0	NA
4,000,001 - 4,500,000	0	0	NA
4,500,001 - 5,000,000	0	0	NA
5,000,001 - 5,500,000	0	0	NA
5,500,001 - 6,000,000	0	0	NA
6,000,001 - 6,500,000	0	0	NA
6,500,001 - 7,000,000	0	0	NA
7,000,001 & Greater	0	0	NA
TOTAL*	210	116	55%

2 Bedrooms & Less	10	4	40%
3 to 4 Bedrooms	85	60	71%
5 to 6 Bedrooms	89	46	52%
7 Bedrooms & More	26	6	23%
TOTAL*	210	116	55%

SnapStats®	June	July	Variance
Inventory	238	210	-12%
Solds	136	116	-15%
Sale Price	\$1,090,000	\$1,086,500	0%
Sale Price SQFT	\$422	\$452	7%
Sale to List Price Ratio	109%	103%	-6%
Days on Market	9	11	22%

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

Community DETACHED HOUSES

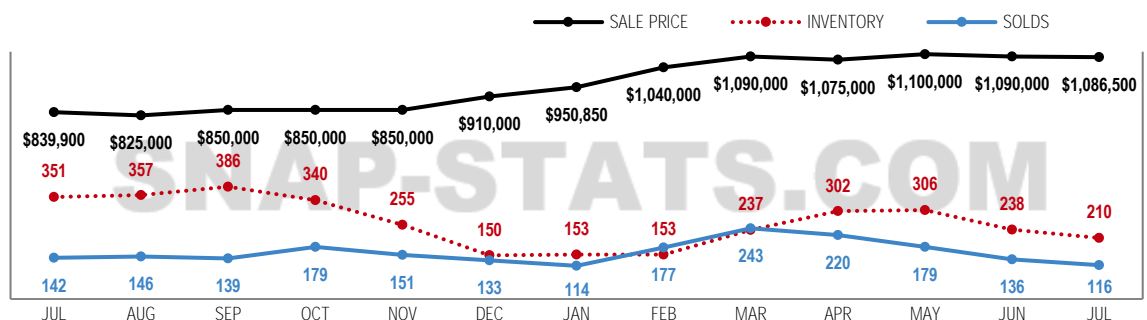
SnapStats®	Inventory	Sales	Sales Ratio
Abbotsford East	91	48	53%
Abbotsford West	53	38	72%
Aberdeen	12	4	33%
Bradner	0	0	NA
Central Abbotsford	42	20	48%
Matsqui	1	1	100%
Poplar	4	5	125%*
Sumas Mountain	4	0	NA
Sumas Prairie	3	0	NA
TOTAL*	210	116	55%

Market Summary

- Market Type Indicator **ABBOTSFORD DETACHED**: Sellers Market at 55% Sales Ratio average (5.5 in 10 homes selling rate)
- Homes are selling on average 3% above list price
- Most Active Price Band** \$900,000 to \$1 mil with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.75 mil to \$2 mil, Aberdeen and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Abbotsford West and 3 to 4 bedroom properties

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13 Month Market Trend



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SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	4	NA*
200,001 – 300,000	29	26	90%
300,001 – 400,000	54	48	89%
400,001 – 500,000	42	30	71%
500,001 – 600,000	69	29	42%
600,001 – 700,000	37	23	62%
700,001 – 800,000	23	7	30%
800,001 – 900,000	6	1	17%
900,001 – 1,000,000	0	1	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*	261	169	65%

0 to 1 Bedroom	34	22	65%
2 Bedrooms	136	102	75%
3 Bedrooms	73	39	53%
4 Bedrooms & Greater	18	6	33%
TOTAL*	261	169	65%

SnapStats®	June	July	Variance
Inventory	302	261	-14%
Solds	184	169	-8%
Sale Price	\$417,944	\$425,000	2%
Sale Price SQFT	\$390	\$402	3%
Sale to List Price Ratio	104%	99%	-5%
Days on Market	10	15	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

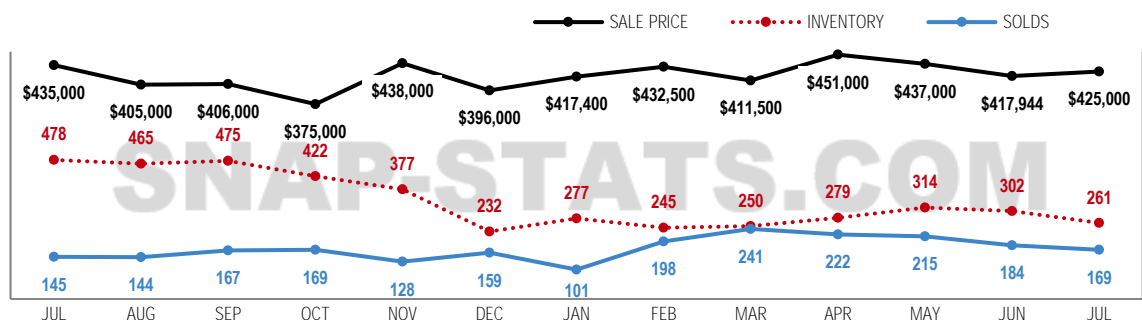
SnapStats®	Inventory	Sales	Sales Ratio
Abbotsford East	27	16	59%
Abbotsford West	99	77	78%
Aberdeen	1	3	300%*
Bradner	0	0	NA
Central Abbotsford	125	72	58%
Matsqui	0	0	NA
Poplar	9	1	11%
Sumas Mountain	0	0	NA
Sumas Prairie	0	0	NA
TOTAL*	261	169	65%

Market Summary

- Market Type Indicator **ABBOTSFORD ATTACHED**: Sellers Market at 65% Sales Ratio average (6.5 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band** \$200,000 to \$400,000 with average 90% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$700,000 to \$800,000, Poplar and minimum 4 bedroom properties
- Sellers Best Bet** Selling homes in Abbotsford West and 2 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 - 700,000	6	0	NA
700,001 - 800,000	12	10	83%
800,001 - 900,000	17	11	65%
900,001 - 1,000,000	9	17	189%*
1,000,001 - 1,250,000	17	17	100%
1,250,001 - 1,500,000	12	5	42%
1,500,001 - 1,750,000	8	0	NA
1,750,001 - 2,000,000	3	0	NA
2,000,001 - 2,250,000	0	0	NA
2,250,001 - 2,500,000	2	1	50%
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 - 4,500,000	0	0	NA
4,500,001 - 5,000,000	0	0	NA
5,000,001 - 5,500,000	0	0	NA
5,500,001 - 6,000,000	0	0	NA
6,000,001 - 6,500,000	0	0	NA
6,500,001 - 7,000,000	0	0	NA
7,000,001 & Greater	0	0	NA
TOTAL*	87	61	70%

2 Bedrooms & Less	9	5	56%
3 to 4 Bedrooms	41	38	93%
5 to 6 Bedrooms	32	15	47%
7 Bedrooms & More	5	3	60%
TOTAL*	87	61	70%

SnapStats®	June	July	Variance
Inventory	111	87	-22%
Solds	81	61	-25%
Sale Price	\$910,000	\$970,000	7%
Sale Price SQFT	\$386	\$406	5%
Sale to List Price Ratio	105%	105%	0%
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

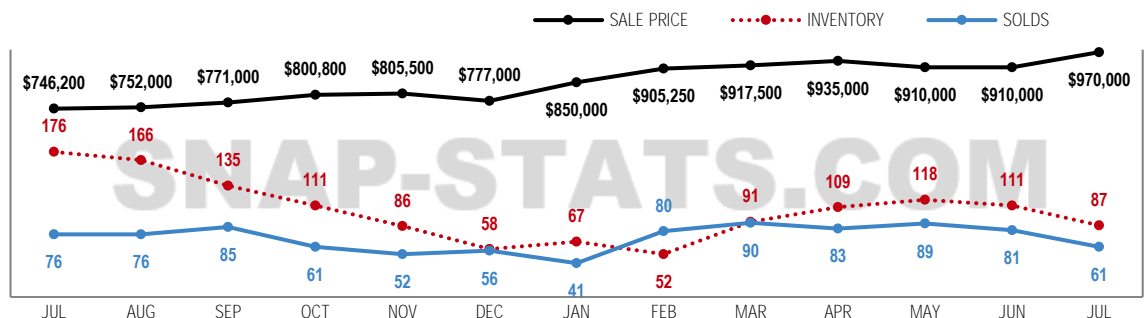
SnapStats®	Inventory	Sales	Sales Ratio
Dewdney Deroche	2	1	50%
Durieu	1	0	NA
Hatzic	9	11	122%*
Hemlock	2	0	NA
Lake Errock	6	3	50%
Mission	60	45	75%
Mission West	5	1	20%
Stave Falls	0	0	NA
Steelhead	2	0	NA
TOTAL*	87	61	70%

Market Summary

- Market Type Indicator **MISSION DETACHED**: 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 \$1.25 mil with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.25 mil to \$1.5 mil, Mission and 5 to 6 bedroom properties
- Sellers Best Bet** Selling homes in Hatzic and 3 to 4 bedroom properties

**With minimum inventory of 10 in most instances

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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	2	2	100%
300,001 – 400,000	14	1	7%
400,001 – 500,000	2	1	50%
500,001 – 600,000	2	3	150%*
600,001 – 700,000	7	3	43%
700,001 – 800,000	1	0	NA
800,001 – 900,000	0	1	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*	28	11	39%

0 to 1 Bedroom	2	1	50%
2 Bedrooms	14	4	29%
3 Bedrooms	12	5	42%
4 Bedrooms & Greater	0	1	NA*
TOTAL*	28	11	39%

SnapStats®	June	July	Variance
Inventory	27	28	4%
Solds	10	11	10%
Sale Price	\$530,000	\$580,000	9%
Sale Price SQFT	\$426	\$419	-2%
Sale to List Price Ratio	101%	106%	5%
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

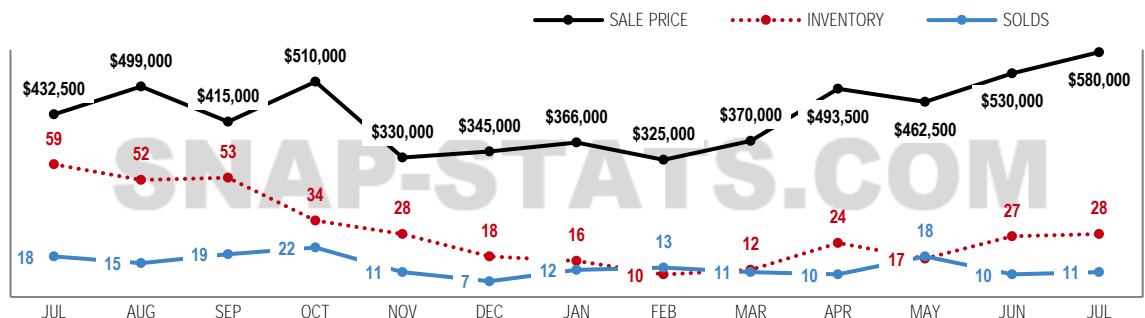
SnapStats®	Inventory	Sales	Sales Ratio
Dewdney Deroche	0	0	NA
Durieu	0	0	NA
Hatzic	0	0	NA
Hemlock	2	1	50%
Lake Errock	0	0	NA
Mission	26	10	38%
Mission West	0	0	NA
Stave Falls	0	0	NA
Steelhead	0	0	NA
TOTAL*	28	11	39%

Market Summary

- Market Type Indicator **MISSION ATTACHED**: Sellers Market at 39% Sales Ratio average (3.9 in 10 homes selling rate)
- Homes are selling on average 6% above list price
- Most Active Price Band** Insufficient data but with 6 sales price band of \$500,000 to \$700,000
- Buyers Best Bet** Homes between \$300,000 to \$400,000 and 2 bedroom properties
- Sellers Best Bet** Selling homes in Mission and 3 bedroom properties

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