

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	1	1	100%
700,001 - 800,000	1	1	100%
800,001 - 900,000	4	1	25%
900,001 - 1,000,000	10	7	70%
1,000,001 - 1,250,000	38	37	97%
1,250,001 - 1,500,000	111	76	68%
1,500,001 - 1,750,000	77	65	84%
1,750,001 - 2,000,000	75	34	45%
2,000,001 - 2,250,000	30	10	33%
2,250,001 - 2,500,000	33	6	18%
2,500,001 - 2,750,000	17	1	6%
2,750,001 - 3,000,000	18	2	11%
3,000,001 - 3,500,000	11	0	NA
3,500,001 - 4,000,000	6	0	NA
4,000,001 - 4,500,000	1	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	1	0	NA
7,000,001 & Greater	1	0	NA
TOTAL*	435	241	55%

2 Bedrooms & Less	16	7	44%
3 to 4 Bedrooms	157	87	55%
5 to 6 Bedrooms	134	86	64%
7 Bedrooms & More	128	61	48%
TOTAL*	435	241	55%

SnapStats®	August	September	Variance
Inventory	533	435	-18%
Solds	242	241	0%
Sale Price	\$1,437,500	\$1,500,000	4%
Sale Price SQFT	\$523	\$543	4%
Sale to List Price Ratio	103%	103%	0%
Days on Market	16	11	-31%

*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

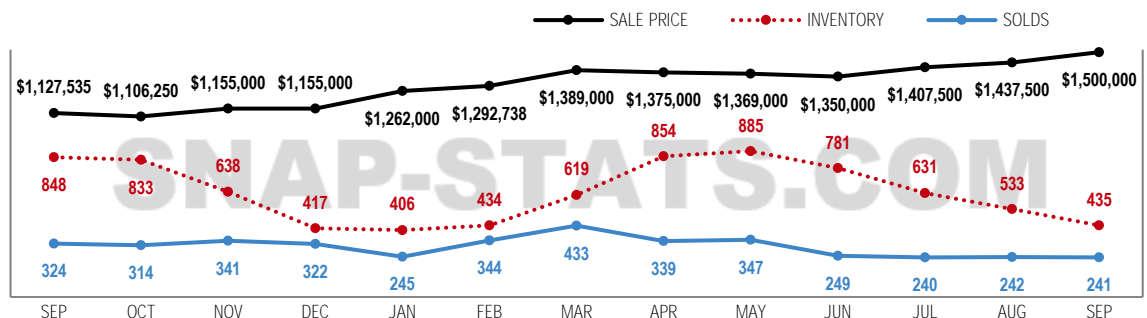
SnapStats®	Inventory	Sales	Sales Ratio
Bear Creek Green Timbers	26	17	65%
Bolivar Heights	45	28	62%
Bridgeview	1	6	600%*
Cedar Hills	22	14	64%
East Newton	37	34	92%
Fleetwood Tynehead	41	34	83%
Fraser Heights	34	18	53%
Guildford	36	7	19%
Panorama Ridge	45	27	60%
Port Kells	2	0	NA
Queen Mary Park	24	15	63%
Royal Heights	7	2	29%
Sullivan Station	19	6	32%
West Newton	38	24	63%
Whalley	58	9	16%
TOTAL*	435	241	55%

Market Summary

- Market Type Indicator **SURREY 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** \$1 mil to \$1.25 mil with average 97% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$2.5 mil to \$2.75 mil, Guildford, Whalley and up to 2 bedroom properties
- Sellers Best Bet** Selling homes in East Newton, Fleetwood Tynehead 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	7	3	43%
300,001 – 400,000	88	63	72%
400,001 – 500,000	141	96	68%
500,001 – 600,000	118	53	45%
600,001 – 700,000	81	34	42%
700,001 – 800,000	69	62	90%
800,001 – 900,000	62	49	79%
900,001 – 1,000,000	14	12	86%
1,000,001 – 1,250,000	2	2	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*	582	374	64%

0 to 1 Bedroom	161	94	58%
2 Bedrooms	241	129	54%
3 Bedrooms	127	97	76%
4 Bedrooms & Greater	53	54	102%*
TOTAL*	582	374	64%

SnapStats®	August	September	Variance
Inventory	619	582	-6%
Solds	390	374	-4%
Sale Price	\$543,700	\$530,250	-2%
Sale Price SQFT	\$483	\$487	1%
Sale to List Price Ratio	100%	100%	0%
Days on Market	12	11	-8%

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

Community CONDOS & TOWNHOMES

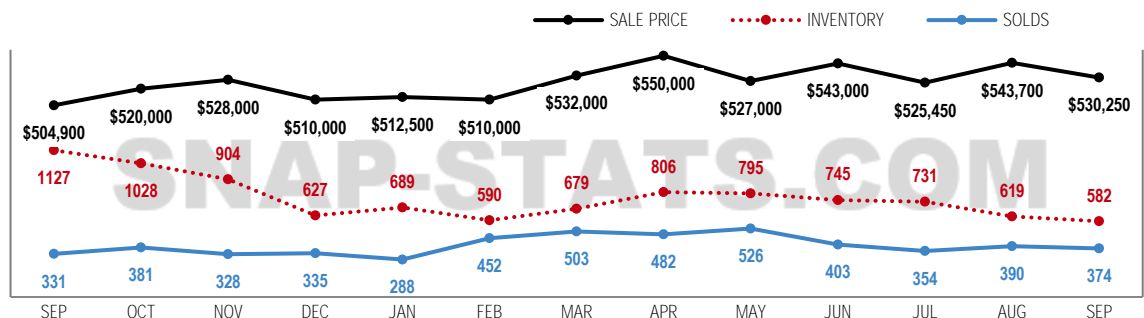
SnapStats®	Inventory	Sales	Sales Ratio
Bear Creek Green Timbers	13	5	38%
Bolivar Heights	9	3	33%
Bridgeview	0	1	NA*
Cedar Hills	0	3	NA*
East Newton	42	26	62%
Fleetwood Tynehead	52	31	60%
Fraser Heights	11	3	27%
Guildford	53	45	85%
Panorama Ridge	21	22	105%*
Port Kells	0	0	NA
Queen Mary Park	32	15	47%
Royal Heights	1	1	100%
Sullivan Station	42	41	98%
West Newton	42	40	95%
Whalley	264	138	52%
TOTAL*	582	374	64%

Market Summary

- Market Type Indicator **SURREY ATTACHED**: Sellers Market at 64% Sales Ratio average (6.4 in 10 homes selling rate)
- Homes are selling on average 100% of list price
- Most Active Price Band** \$700,000 to \$800,000 with average 90% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$600,000 to \$700,000, Bear Creek, Bolivar Heights, Fraser Heights and 2 bedroom properties
- Sellers Best Bet** Selling homes in Panorama Ridge, Sullivan Station, West Newton and minimum 4 bedroom properties

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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	0	2	NA*
1,000,001 - 1,250,000	7	4	57%
1,250,001 - 1,500,000	32	37	116%*
1,500,001 - 1,750,000	42	27	64%
1,750,001 - 2,000,000	35	25	71%
2,000,001 - 2,250,000	25	8	32%
2,250,001 - 2,500,000	35	8	23%
2,500,001 - 2,750,000	26	3	12%
2,750,001 - 3,000,000	30	0	NA
3,000,001 - 3,500,000	42	6	14%
3,500,001 - 4,000,000	24	2	8%
4,000,001 - 4,500,000	15	0	NA
4,500,001 - 5,000,000	14	0	NA
5,000,001 - 5,500,000	0	0	NA
5,500,001 - 6,000,000	3	0	NA
6,000,001 - 6,500,000	2	1	50%
6,500,001 - 7,000,000	5	0	NA
7,000,001 & Greater	9	1	11%
TOTAL*	346	124	36%

2 Bedrooms & Less	16	8	50%
3 to 4 Bedrooms	138	69	50%
5 to 6 Bedrooms	162	41	25%
7 Bedrooms & More	30	6	20%
TOTAL*	346	124	36%

SnapStats®	August	September	Variance
Inventory	357	346	-3%
Solds	123	124	1%
Sale Price	\$1,650,000	\$1,630,000	-1%
Sale Price SQFT	\$584	\$582	0%
Sale to List Price Ratio	100%	101%	1%
Days on Market	24	14	-42%

*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

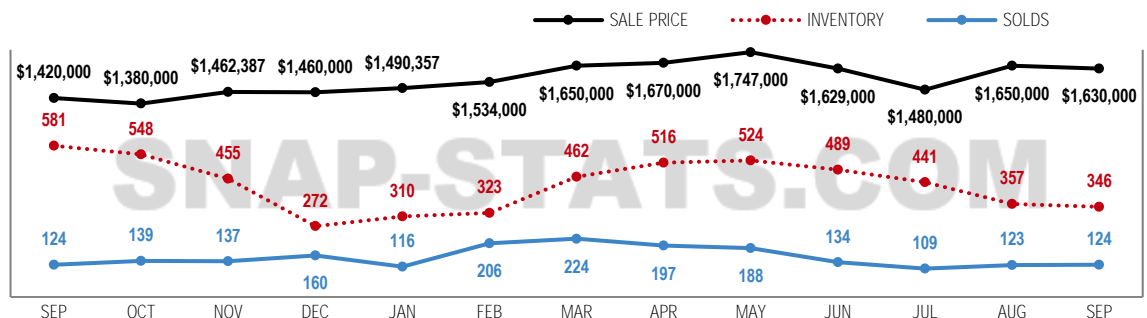
SnapStats®	Inventory	Sales	Sales Ratio
Crescent Beach Ocean Park	50	23	46%
Elgin Chantrell	82	14	17%
Grandview	25	14	56%
Hazelmere	3	0	NA
King George Corridor	33	14	42%
Morgan Creek	24	13	54%
Pacific Douglas	20	7	35%
Sunnyside Park	23	18	78%
White Rock	86	21	24%
TOTAL*	346	124	36%

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** \$1.25 to \$1.5 mil with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$3.5 mil to \$4 mil, Elgin Chantrell, White Rock and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Sunnyside Park and up to 4 bedroom properties

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SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	1	0	NA
200,001 – 300,000	2	2	100%
300,001 – 400,000	12	11	92%
400,001 – 500,000	24	20	83%
500,001 – 600,000	24	27	113%*
600,001 – 700,000	22	14	64%
700,001 – 800,000	15	22	147%*
800,001 – 900,000	24	28	117%*
900,001 – 1,000,000	21	8	38%
1,000,001 – 1,250,000	31	23	74%
1,250,001 – 1,500,000	11	3	27%
1,500,001 – 1,750,000	8	1	13%
1,750,001 – 2,000,000	4	0	NA
2,000,001 – 2,250,000	1	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	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	1	0	NA
TOTAL*	204	159	78%

0 to 1 Bedroom	25	22	88%
2 Bedrooms	117	85	73%
3 Bedrooms	45	36	80%
4 Bedrooms & Greater	17	16	94%
TOTAL*	204	159	78%

SnapStats®	August	September	Variance
Inventory	196	204	4%
Solds	171	159	-7%
Sale Price	\$710,000	\$729,000	3%
Sale Price SQFT	\$562	\$615	9%
Sale to List Price Ratio	102%	100%	-2%
Days on Market	9	7	-22%

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

Community CONDOS & TOWNHOMES

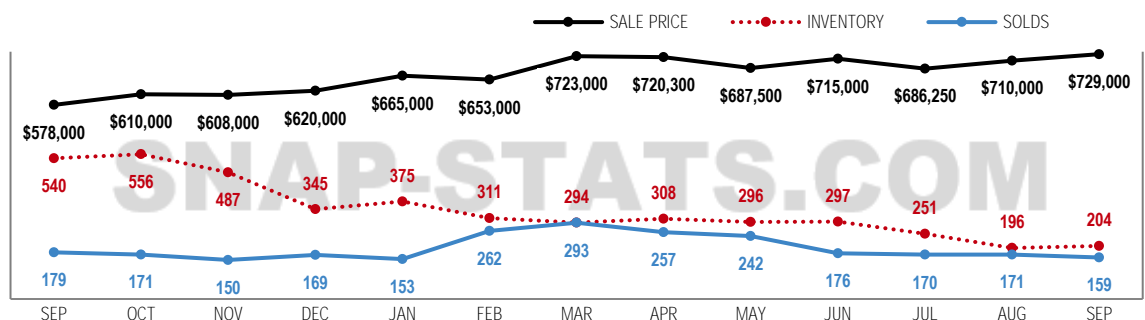
SnapStats®	Inventory	Sales	Sales Ratio
Crescent Beach Ocean Park	3	3	100%
Elgin Chantrell	4	11	275%*
Grandview	34	41	121%*
Hazelmere	0	0	NA
King George Corridor	29	31	107%*
Morgan Creek	8	13	163%*
Pacific Douglas	1	3	300%*
Sunnyside Park	15	17	113%*
White Rock	110	40	36%
TOTAL*	204	159	78%

Market Summary

- Market Type Indicator **S SURREY WHITE ROCK ATTACHED**: Sellers Market at 78% Sales Ratio average (7.8 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 >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.5 mil to \$1.75 mil, White Rock and 2 bedroom properties
- Sellers Best Bet** Selling homes in Elgin Chantrell, Grandview, King George Corridor, Morgan Creek and Sunnyside Park

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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	1	0	NA
1,000,001 - 1,250,000	14	8	57%
1,250,001 - 1,500,000	29	16	55%
1,500,001 - 1,750,000	10	7	70%
1,750,001 - 2,000,000	4	1	25%
2,000,001 - 2,250,000	4	0	NA
2,250,001 - 2,500,000	3	0	NA
2,500,001 - 2,750,000	2	0	NA
2,750,001 - 3,000,000	3	0	NA
3,000,001 - 3,500,000	0	0	NA
3,500,001 - 4,000,000	1	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*	71	32	45%

2 Bedrooms & Less	2	1	50%
3 to 4 Bedrooms	32	15	47%
5 to 6 Bedrooms	26	14	54%
7 Bedrooms & More	11	2	18%
TOTAL*	71	32	45%

SnapStats®	August	September	Variance
Inventory	78	71	-9%
Solds	60	32	-47%
Sale Price	\$1,285,500	\$1,327,500	3%
Sale Price SQFT	\$567	\$570	1%
Sale to List Price Ratio	102%	101%	-1%
Days on Market	13	8	-38%

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

Community DETACHED HOUSES

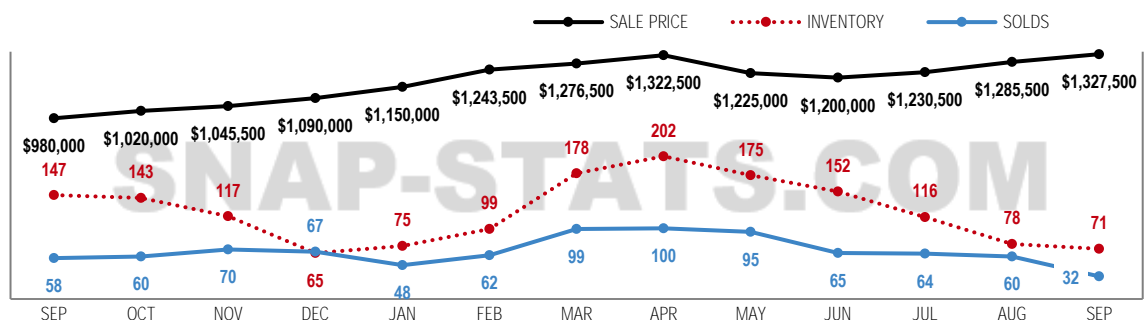
SnapStats®	Inventory	Sales	Sales Ratio
Annieville	20	9	45%
Nordel	23	10	43%
Scottsdale	16	6	38%
Sunshine Hills Woods	12	7	58%
TOTAL*	71	32	45%

Market Summary

- Market Type Indicator **NORTH DELTA DETACHED**: Sellers Market at 45% Sales Ratio average (4.5 in 10 homes selling rate)
- Homes are selling on average 1% above list price
- Most Active Price Band** \$1.5 mil to \$1.75 mil with average 70% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.25 mil to \$1.5 mil, Scottsdale and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Sunshine Hills Woods and 5 to 6 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



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SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	2	1	50%
300,001 – 400,000	4	0	NA
400,001 – 500,000	10	7	70%
500,001 – 600,000	8	7	88%
600,001 – 700,000	5	3	60%
700,001 – 800,000	2	4	200%*
800,001 – 900,000	4	3	75%
900,001 – 1,000,000	0	1	NA*
1,000,001 – 1,250,000	5	3	60%
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*	40	29	73%

0 to 1 Bedroom	8	5	63%
2 Bedrooms	22	13	59%
3 Bedrooms	7	7	100%
4 Bedrooms & Greater	3	4	133%*
TOTAL*	40	29	73%

SnapStats®	August	September	Variance
Inventory	43	40	-7%
Solds	21	29	38%
Sale Price	\$499,900	\$598,000	20%
Sale Price SQFT	\$481	\$519	8%
Sale to List Price Ratio	100%	100%	0%
Days on Market	13	11	-15%

*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

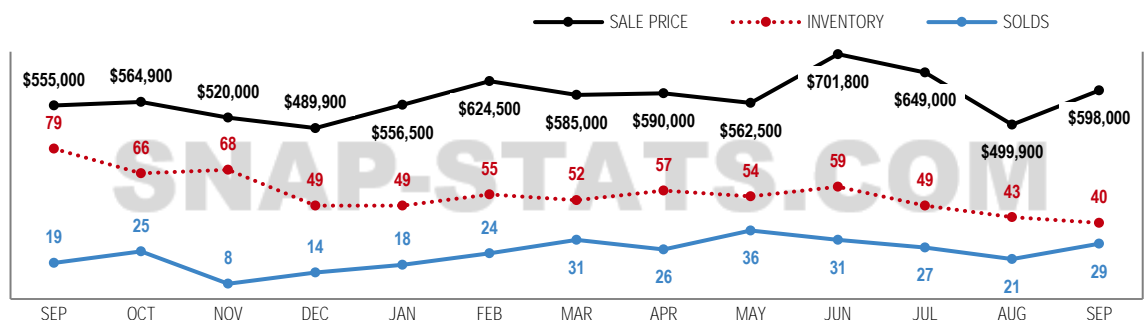
SnapStats®	Inventory	Sales	Sales Ratio
Annieville	10	7	70%
Nordel	2	7	350%*
Scottsdale	15	11	73%
Sunshine Hills Woods	13	4	31%
TOTAL*	40	29	73%

Market Summary

- Market Type Indicator **NORTH DELTA ATTACHED**: Sellers Market at 72% Sales Ratio average (7.2 in 10 homes selling rate)
- Homes are selling on average 100% of list price
- Most Active Price Band** \$500,000 to \$600,000 with average 88% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$400,000 to \$500,000, Sunshines Hills Woods and 2 bedroom properties
- Sellers Best Bet** Selling homes in Annieville, Scottsdale and up to 1 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	0	0	NA
700,001 - 800,000	0	0	NA
800,001 - 900,000	0	0	NA
900,001 - 1,000,000	3	1	33%
1,000,001 - 1,250,000	6	7	117%*
1,250,001 - 1,500,000	21	17	81%
1,500,001 - 1,750,000	4	10	250%*
1,750,001 - 2,000,000	5	3	60%
2,000,001 - 2,250,000	2	0	NA
2,250,001 - 2,500,000	1	1	100%
2,500,001 - 2,750,000	0	0	NA
2,750,001 - 3,000,000	0	0	NA
3,000,001 - 3,500,000	1	0	NA
3,500,001 - 4,000,000	0	0	NA
4,000,001 - 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	1	0	NA
6,500,001 - 7,000,000	0	0	NA
7,000,001 & Greater	0	0	NA
TOTAL*	44	39	89%

2 Bedrooms & Less	4	1	25%
3 to 4 Bedrooms	18	16	89%
5 to 6 Bedrooms	15	16	107%*
7 Bedrooms & More	7	6	86%
TOTAL*	44	39	89%

SnapStats®	August	September	Variance
Inventory	52	44	-15%
Solds	56	39	-30%
Sale Price	\$1,415,238	\$1,437,500	2%
Sale Price SQFT	\$484	\$510	5%
Sale to List Price Ratio	101%	106%	5%
Days on Market	8	7	-13%

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

Community DETACHED HOUSES

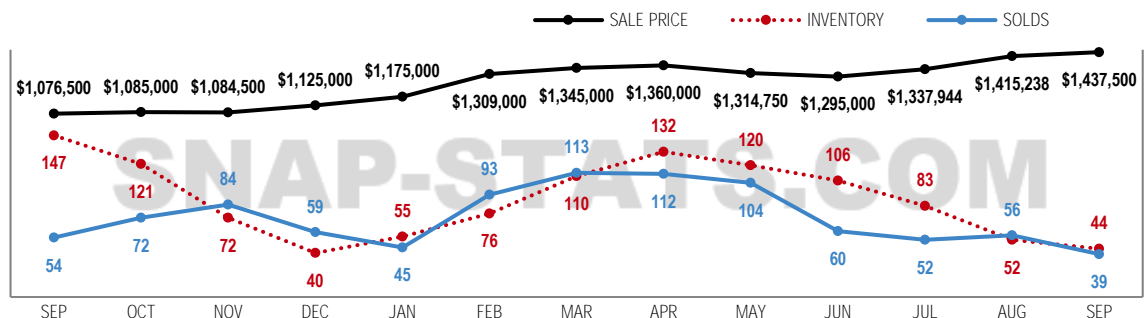
SnapStats®	Inventory	Sales	Sales Ratio
Clayton	7	12	171%*
Cloverdale	36	27	75%
Serpentine	1	0	NA
TOTAL*	44	39	89%

Market Summary

- Market Type Indicator **CLOVERDALE DETACHED**: Sellers Market at 89% Sales Ratio average (8.9 in 10 homes selling rate)
- Homes are selling on average 6% above list price
- Most Active Price Band** \$1.5 mil to \$1.75 mil with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.25 mil to \$1.5 mil, Cloverdale and 3 to 4 bedroom properties
- Sellers Best Bet** Selling homes in Clayton and 5 to 6 bedroom properties

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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	6	2	33%
400,001 – 500,000	2	15	750%*
500,001 – 600,000	8	13	163%*
600,001 – 700,000	6	11	183%*
700,001 – 800,000	9	20	222%*
800,001 – 900,000	6	2	33%
900,001 – 1,000,000	0	3	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*	40	66	165%*

0 to 1 Bedroom	4	7	175%*
2 Bedrooms	17	36	212%*
3 Bedrooms	15	16	107%*
4 Bedrooms & Greater	4	7	175%*
TOTAL*	40	66	165%*

SnapStats®	August	September	Variance
Inventory	52	40	-23%
Solds	69	66	-4%
Sale Price	\$649,900	\$646,000	-1%
Sale Price SQFT	\$547	\$555	1%
Sale to List Price Ratio	102%	100%	-2%
Days on Market	7	7	0%

Community CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
Clayton	13	36	277%*
Cloverdale	27	30	111%*
Serpentine	0	0	NA
TOTAL*	40	66	165%*

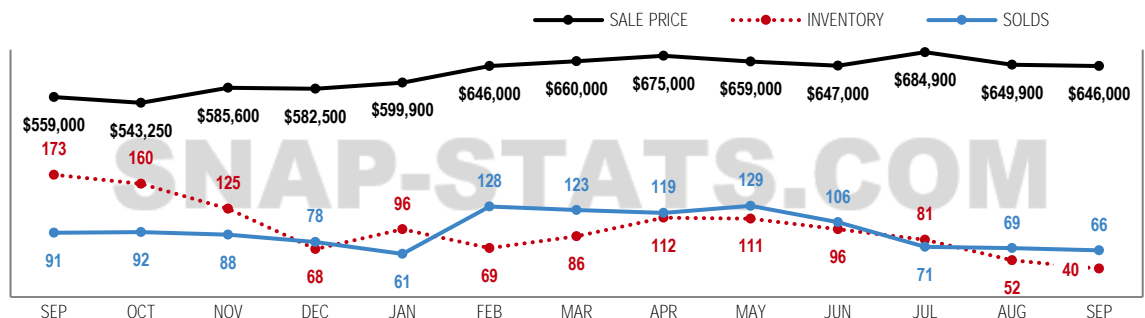
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **CLOVERDALE ATTACHED**: Sellers Market at 165% Sales Ratio average (16.5 in 10 homes selling rate)
- Homes are selling on average 100% of list price
- Most Active Price Band** \$400,000 to \$800,000 with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Insufficient data
- Sellers Best Bet** Selling homes in Clayton, Cloverdale and all bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



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Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 - 700,000	0	0	NA
700,001 - 800,000	1	2	200%*
800,001 - 900,000	1	0	NA
900,001 - 1,000,000	5	3	60%
1,000,001 - 1,250,000	17	25	147%*
1,250,001 - 1,500,000	28	23	82%
1,500,001 - 1,750,000	22	25	114%*
1,750,001 - 2,000,000	15	7	47%
2,000,001 - 2,250,000	11	2	18%
2,250,001 - 2,500,000	12	5	42%
2,500,001 - 2,750,000	8	1	13%
2,750,001 - 3,000,000	7	0	NA
3,000,001 - 3,500,000	6	0	NA
3,500,001 - 4,000,000	2	0	NA
4,000,001 - 4,500,000	4	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	3	0	NA
TOTAL*	153	93	61%

2 Bedrooms & Less	5	3	60%
3 to 4 Bedrooms	68	49	72%
5 to 6 Bedrooms	59	29	49%
7 Bedrooms & More	21	12	57%
TOTAL*	153	93	61%

SnapStats®	August	September	Variance
Inventory	137	153	12%
Solds	125	93	-26%
Sale Price	\$1,335,000	\$1,380,000	3%
Sale Price SQFT	\$544	\$548	1%
Sale to List Price Ratio	99%	105%	6%
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 DETACHED HOUSES

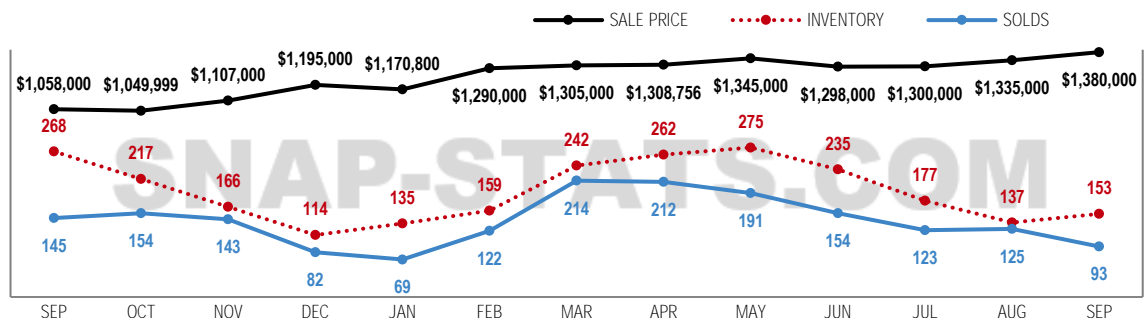
SnapStats®	Inventory	Sales	Sales Ratio
Aldergrove	24	14	58%
Brookwood	19	11	58%
Campbell Valley	11	0	NA
County Line Glen Valley	0	0	NA
Fort Langley	11	4	36%
Langley City	26	15	58%
Murrayville	8	7	88%
Otter District	3	0	NA
Salmon River	7	4	57%
Walnut Grove	9	12	133%*
Willoughby Heights	35	26	74%
TOTAL*	153	93	61%

Market Summary

- Market Type Indicator **LANGLEY DETACHED**: Sellers Market at 61% Sales Ratio average (6.1 in 10 homes selling rate)
- Homes are selling on average 5% above list price
- Most Active Price Band** \$1 mil to \$1.25 mil with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$2.5 mil to \$2.75 mil, Fort Langley and 5 to 6 bedroom properties
- Sellers Best Bet** Selling homes in Murrayville, Walnut Grove and 3 to 4 bedroom properties

**With minimum inventory of 10 in most instances

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Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	2	2	100%
300,001 – 400,000	28	11	39%
400,001 – 500,000	43	49	114%*
500,001 – 600,000	63	49	78%
600,001 – 700,000	49	28	57%
700,001 – 800,000	50	52	104%*
800,001 – 900,000	33	27	82%
900,001 – 1,000,000	11	10	91%
1,000,001 – 1,250,000	12	7	58%
1,250,001 – 1,500,000	5	1	20%
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*	297	236	79%

0 to 1 Bedroom	49	28	57%
2 Bedrooms	128	97	76%
3 Bedrooms	89	93	104%*
4 Bedrooms & Greater	31	18	58%
TOTAL*	297	236	79%

SnapStats®	August	September	Variance
Inventory	314	297	-5%
Solds	299	236	-21%
Sale Price	\$630,000	\$630,000	0%
Sale Price SQFT	\$525	\$517	-2%
Sale to List Price Ratio	100%	102%	2%
Days on Market	10	8	-20%

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

Community CONDOS & TOWNHOMES

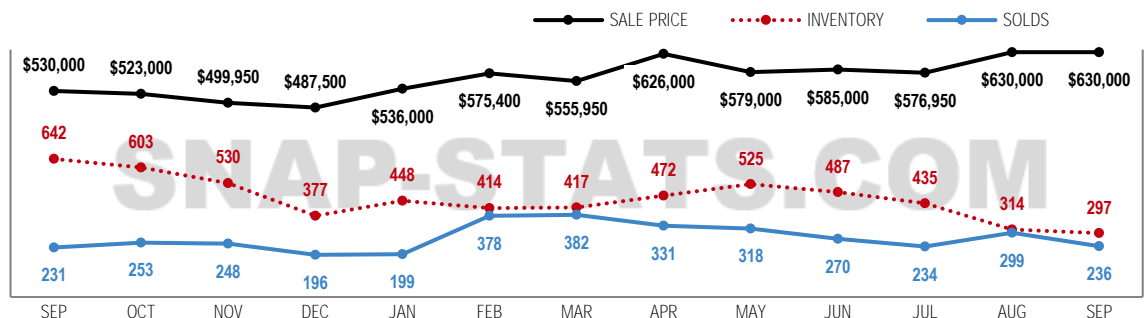
SnapStats®	Inventory	Sales	Sales Ratio
Aldergrove	9	10	111%*
Brookwood	0	0	NA
Campbell Valley	0	0	NA
County Line Glen Valley	0	0	NA
Fort Langley	3	2	67%
Langley City	99	76	77%
Murrayville	10	9	90%
Otter District	0	0	NA
Salmon River	1	2	200%*
Walnut Grove	10	24	240%*
Willoughby Heights	165	113	68%
TOTAL*	297	236	79%

Market Summary

- Market Type Indicator **LANGLEY ATTACHED**: Sellers Market at 79% Sales Ratio average (7.9 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 \$300,000 to \$400,000, Langley City, Willoughby Heights and up to 1 bedroom properties
- Sellers Best Bet** Selling homes in Aldergrove, Walnut Grove and 3 bedroom properties

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13 Month Market Trend



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Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 - 700,000	0	0	NA
700,001 - 800,000	4	0	NA
800,001 - 900,000	5	3	60%
900,001 - 1,000,000	16	11	69%
1,000,001 - 1,250,000	64	54	84%
1,250,001 - 1,500,000	45	23	51%
1,500,001 - 1,750,000	18	5	28%
1,750,001 - 2,000,000	11	2	18%
2,000,001 - 2,250,000	3	1	33%
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	2	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	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	0	0	NA
7,000,001 & Greater	0	0	NA
TOTAL*	179	99	55%

2 Bedrooms & Less	10	2	20%
3 to 4 Bedrooms	71	47	66%
5 to 6 Bedrooms	82	43	52%
7 Bedrooms & More	16	7	44%
TOTAL*	179	99	55%

SnapStats®	August	September	Variance
Inventory	174	179	3%
Solds	112	99	-12%
Sale Price	\$1,152,500	\$1,175,000	2%
Sale Price SQFT	\$459	\$420	-8%
Sale to List Price Ratio	105%	107%	2%
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

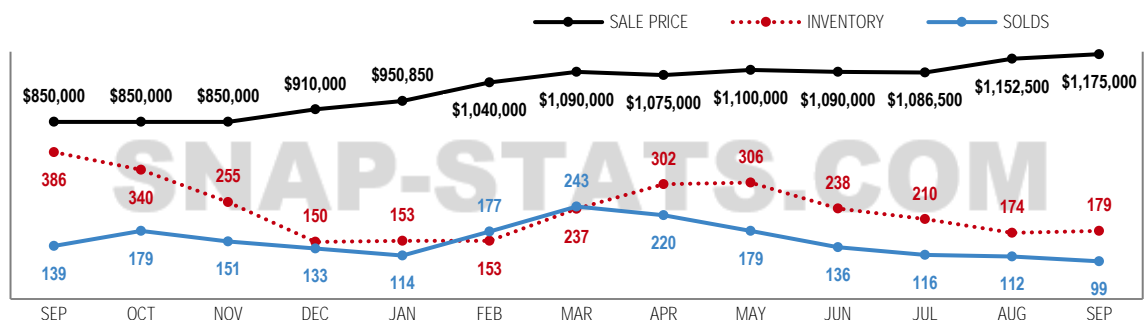
SnapStats®	Inventory	Sales	Sales Ratio
Abbotsford East	79	39	49%
Abbotsford West	42	32	76%
Aberdeen	11	2	18%
Bradner	1	0	NA
Central Abbotsford	35	21	60%
Matsqui	0	1	NA*
Poplar	6	2	33%
Sumas Mountain	1	2	200%*
Sumas Prairie	4	0	NA
TOTAL*	179	99	55%

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 7% above list price
- Most Active Price Band** \$1 mil to \$1.25 mil with average 84% 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 and 3 to 4 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



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SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	1	NA*
200,001 – 300,000	16	12	75%
300,001 – 400,000	45	38	84%
400,001 – 500,000	34	26	76%
500,001 – 600,000	47	20	43%
600,001 – 700,000	27	21	78%
700,001 – 800,000	16	12	75%
800,001 – 900,000	3	1	33%
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*	189	132	70%

0 to 1 Bedroom	28	16	57%
2 Bedrooms	108	77	71%
3 Bedrooms	43	33	77%
4 Bedrooms & Greater	10	6	60%
TOTAL*	189	132	70%

SnapStats®	August	September	Variance
Inventory	217	189	-13%
Solds	146	132	-10%
Sale Price	\$477,900	\$464,800	-3%
Sale Price SQFT	\$442	\$419	-5%
Sale to List Price Ratio	100%	99%	-1%
Days on Market	19	15	-21%

*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

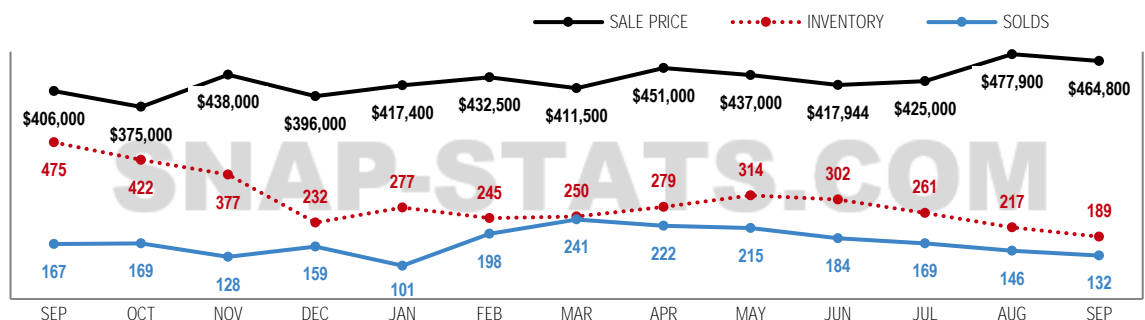
SnapStats®	Inventory	Sales	Sales Ratio
Abbotsford East	24	10	42%
Abbotsford West	62	57	92%
Aberdeen	2	1	50%
Bradner	0	0	NA
Central Abbotsford	89	57	64%
Matsqui	0	0	NA
Poplar	12	7	58%
Sumas Mountain	0	0	NA
Sumas Prairie	0	0	NA
TOTAL*	189	132	70%

Market Summary

- Market Type Indicator **ABBOTSFORD ATTACHED**: Sellers Market at 70% Sales Ratio average (7 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band** \$300,000 to \$400,000 with average 84% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$500,000 to \$600,000, Abbotsford East and up to 1 bedroom properties
- Sellers Best Bet** Selling homes in Abbotsford West 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	4	0	NA
700,001 - 800,000	5	5	100%
800,001 - 900,000	10	16	160%*
900,001 - 1,000,000	14	10	71%
1,000,001 - 1,250,000	13	16	123%*
1,250,001 - 1,500,000	9	8	89%
1,500,001 - 1,750,000	8	1	13%
1,750,001 - 2,000,000	2	0	NA
2,000,001 - 2,250,000	0	0	NA
2,250,001 - 2,500,000	2	0	NA
2,500,001 - 2,750,000	2	0	NA
2,750,001 - 3,000,000	0	0	NA
3,000,001 - 3,500,000	0	0	NA
3,500,001 - 4,000,000	0	2	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*	69	58	84%

2 Bedrooms & Less	10	4	40%
3 to 4 Bedrooms	33	31	94%
5 to 6 Bedrooms	23	21	91%
7 Bedrooms & More	3	2	67%
TOTAL*	69	58	84%

SnapStats®	August	September	Variance
Inventory	81	69	-15%
Solds	60	58	-3%
Sale Price	\$927,500	\$999,499	8%
Sale Price SQFT	\$413	\$431	4%
Sale to List Price Ratio	105%	111%	6%
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

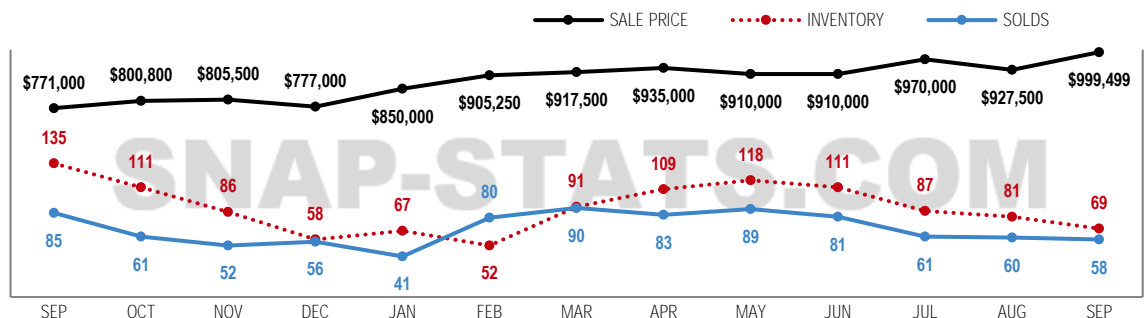
SnapStats®	Inventory	Sales	Sales Ratio
Dewdney Deroche	2	0	NA
Durieu	1	2	200%*
Hatzic	3	2	67%
Hemlock	1	0	NA
Lake Errock	10	2	20%
Mission	47	51	109%*
Mission West	3	0	NA
Stave Falls	0	1	NA*
Steelhead	2	0	NA
TOTAL*	69	58	84%

Market Summary

- Market Type Indicator **MISSION DETACHED**: Sellers Market at 84% Sales Ratio average (8.4 in 10 homes selling rate)
- Homes are selling on average 11% above list price
- Most Active Price Band** \$800,000 to \$900,000 with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.5 mil to \$1.75 mil, Lake Errock and up to 2 bedroom properties
- Sellers Best Bet** Selling homes in Mission 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	0	NA
300,001 – 400,000	10	2	20%
400,001 – 500,000	3	0	NA
500,001 – 600,000	1	0	NA
600,001 – 700,000	8	5	63%
700,001 – 800,000	2	1	50%
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*	25	8	32%

0 to 1 Bedroom	3	0	NA
2 Bedrooms	11	2	18%
3 Bedrooms	9	6	67%
4 Bedrooms & Greater	2	0	NA
TOTAL*	25	8	32%

SnapStats®	August	September	Variance
Inventory	19	25	32%
Solds	14	8	-43%
Sale Price	\$456,450	\$658,450	44%
Sale Price SQFT	\$366	\$454	24%
Sale to List Price Ratio	98%	103%	5%
Days on Market	25	5	-80%

*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

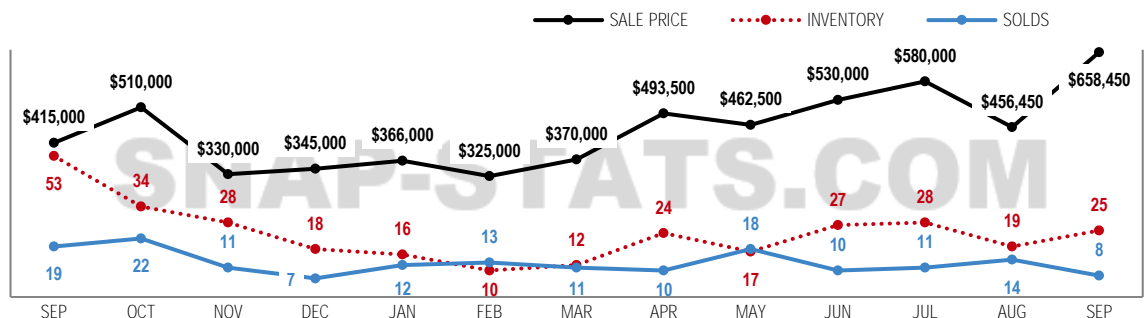
SnapStats®	Inventory	Sales	Sales Ratio
Dewdney Deroche	0	0	NA
Durieu	0	0	NA
Hatzic	0	0	NA
Hemlock	3	0	NA
Lake Errock	0	0	NA
Mission	21	5	24%
Mission West	1	3	300%*
Stave Falls	0	0	NA
Steelhead	0	0	NA
TOTAL*	25	8	32%

Market Summary

- Market Type Indicator **MISSION ATTACHED**: Sellers Market at 32% Sales Ratio average (3.2 in 10 homes selling rate)
- Homes are selling on average 3% above list price
- Most Active Price Band** \$600,000 to \$700,000 with average 63% Sales Ratio (Sellers market)
- 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

**With minimum inventory of 10 in most instances

13 Month Market Trend



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