

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	0	NA
700,001 - 800,000	2	1	50%
800,001 - 900,000	1	0	NA
900,001 - 1,000,000	5	1	20%
1,000,001 - 1,250,000	28	31	111%*
1,250,001 - 1,500,000	91	78	86%
1,500,001 - 1,750,000	73	64	88%
1,750,001 - 2,000,000	74	26	35%
2,000,001 - 2,250,000	33	13	39%
2,250,001 - 2,500,000	27	13	48%
2,500,001 - 2,750,000	17	3	18%
2,750,001 - 3,000,000	19	0	NA
3,000,001 - 3,500,000	10	1	10%
3,500,001 - 4,000,000	6	0	NA
4,000,001 - 4,500,000	2	0	NA
4,500,001 - 5,000,000	0	1	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	1	NA*
<b>TOTAL*</b>	<b>389</b>	<b>233</b>	<b>60%</b>

2 Bedrooms & Less	20	3	15%
3 to 4 Bedrooms	118	98	83%
5 to 6 Bedrooms	131	73	56%
7 Bedrooms & More	120	59	49%
<b>TOTAL*</b>	<b>389</b>	<b>233</b>	<b>60%</b>

SnapStats®	September	October	Variance
Inventory	435	389	-11%
Solds	241	233	-3%
Sale Price	\$1,500,000	\$1,510,000	1%
Sale Price SQFT	\$543	\$560	3%
Sale to List Price Ratio	103%	104%	1%
Days on Market	11	10	-9%

\*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

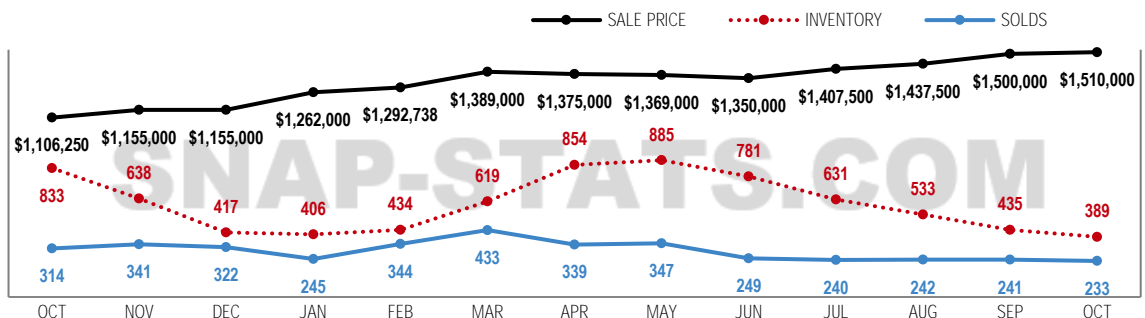
SnapStats®	Inventory	Sales	Sales Ratio
Bear Creek Green Timbers	27	17	63%
Bolivar Heights	40	21	53%
Bridgeview	2	2	100%
Cedar Hills	17	12	71%
East Newton	39	22	56%
Fleetwood Tynehead	38	44	116%*
Fraser Heights	25	17	68%
Guildford	38	8	21%
Panorama Ridge	33	27	82%
Port Kells	1	0	NA
Queen Mary Park	23	11	48%
Royal Heights	3	3	100%
Sullivan Station	18	19	106%*
West Newton	31	16	52%
Whalley	54	14	26%
<b>TOTAL*</b>	<b>389</b>	<b>233</b>	<b>60%</b>

## Market Summary

- Market Type Indicator **SURREY DETACHED**: Sellers Market at 60% Sales Ratio average (6 in 10 homes selling rate)
- Homes are selling on average 4% above list price
- Most Active Price Band\*\* \$1 mil to \$1.25 mil with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$3 mil to \$3.5 mil, Guildford, Whalley and up to 2 bedroom properties
- Sellers Best Bet\*\* Selling homes in Fleetwood Tynehead, Sullivan Station and 3 to 4 bedroom properties

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

## 13 Month Market Trend



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## Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	9	3	33%
300,001 – 400,000	71	52	73%
400,001 – 500,000	115	95	83%
500,001 – 600,000	93	69	74%
600,001 – 700,000	68	45	66%
700,001 – 800,000	53	54	102%*
800,001 – 900,000	56	44	79%
900,001 – 1,000,000	16	21	131%*
1,000,001 – 1,250,000	2	6	300%*
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>483</b>	<b>389</b>	<b>81%</b>

0 to 1 Bedroom	132	104	79%
2 Bedrooms	209	138	66%
3 Bedrooms	103	90	87%
4 Bedrooms & Greater	39	57	146%*
<b>TOTAL*</b>	<b>483</b>	<b>389</b>	<b>81%</b>

SnapStats®	September	October	Variance
Inventory	582	483	-17%
Solds	374	389	4%
Sale Price	\$530,250	\$558,000	5%
Sale Price SQFT	\$487	\$502	3%
Sale to List Price Ratio	100%	101%	1%
Days on Market	11	9	-18%

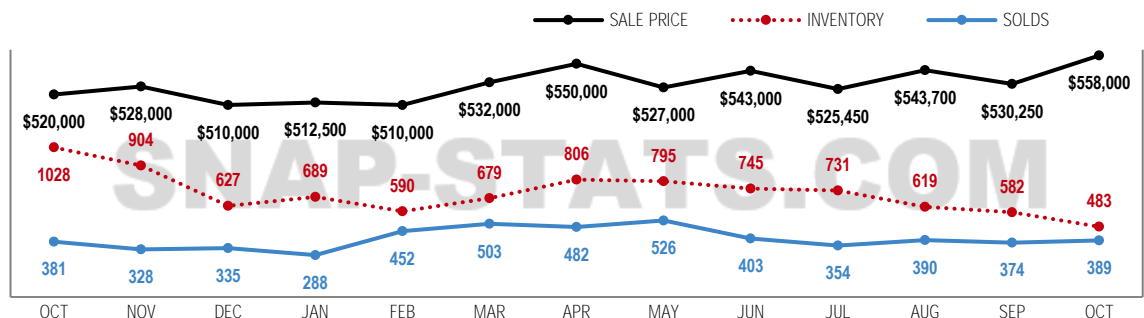
\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

## Market Summary

- Market Type Indicator **SURREY ATTACHED**: Sellers Market at 81% Sales Ratio average (8.1 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 \$200,000 to \$300,000, East Newton, Fleetwood Tynehead, Whalley and 2 bedroom properties
- Sellers Best Bet\*\* Selling homes in Bear Creek Green Timbers, Guildford, Panorama Ridge, Queen Mary Park and Sullivan Station

\*\*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	0	NA
800,001 - 900,000	0	0	NA
900,001 - 1,000,000	0	0	NA
1,000,001 - 1,250,000	4	9	225%*
1,250,001 - 1,500,000	28	23	82%
1,500,001 - 1,750,000	32	22	69%
1,750,001 - 2,000,000	41	15	37%
2,000,001 - 2,250,000	14	17	121%*
2,250,001 - 2,500,000	27	11	41%
2,500,001 - 2,750,000	14	8	57%
2,750,001 - 3,000,000	28	3	11%
3,000,001 - 3,500,000	36	3	8%
3,500,001 - 4,000,000	25	0	NA
4,000,001 - 4,500,000	14	0	NA
4,500,001 - 5,000,000	12	0	NA
5,000,001 - 5,500,000	0	0	NA
5,500,001 - 6,000,000	2	0	NA
6,000,001 - 6,500,000	5	0	NA
6,500,001 - 7,000,000	4	1	25%
7,000,001 & Greater	9	0	NA
TOTAL*	296	112	38%

2 Bedrooms & Less	20	6	30%
3 to 4 Bedrooms	116	55	47%
5 to 6 Bedrooms	132	42	32%
7 Bedrooms & More	28	9	32%
TOTAL*	296	112	38%

SnapStats®	September	October	Variance
Inventory	346	296	-14%
Solds	124	112	-10%
Sale Price	\$1,630,000	\$1,800,000	10%
Sale Price SQFT	\$582	\$591	2%
Sale to List Price Ratio	101%	99%	-2%
Days on Market	14	17	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 DETACHED HOUSES

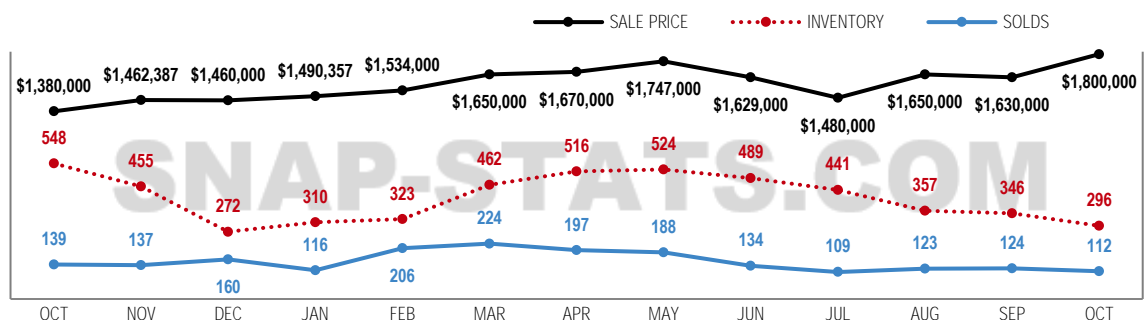
SnapStats®	Inventory	Sales	Sales Ratio
Crescent Beach Ocean Park	49	11	22%
Elgin Chantrell	63	22	35%
Grandview	31	9	29%
Hazelmere	3	0	NA
King George Corridor	25	18	72%
Morgan Creek	16	8	50%
Pacific Douglas	17	8	47%
Sunnyside Park	15	10	67%
White Rock	77	26	34%
TOTAL*	296	112	38%

## Market Summary

- Market Type Indicator **S SURREY WHITE ROCK DETACHED**: Sellers Market at 38% Sales Ratio average (3.8 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Sales Price Band\*\* \$1 mil to \$1.25 mil with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$3 mil to \$3.5 mil, Crescent Beach Ocean Park, Grandview and up to 2 bedroom properties
- Sellers Best Bet\*\* Selling homes in King George Corridor, Sunnyside Park 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	1	1	100%
200,001 – 300,000	1	1	100%
300,001 – 400,000	9	8	89%
400,001 – 500,000	21	21	100%
500,001 – 600,000	28	24	86%
600,001 – 700,000	27	13	48%
700,001 – 800,000	15	20	133%*
800,001 – 900,000	21	28	133%*
900,001 – 1,000,000	24	16	67%
1,000,001 – 1,250,000	34	20	59%
1,250,001 – 1,500,000	12	7	58%
1,500,001 – 1,750,000	5	1	20%
1,750,001 – 2,000,000	3	1	33%
2,000,001 – 2,250,000	1	1	100%
2,250,001 – 2,500,000	1	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	1	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	204	162	79%

0 to 1 Bedroom	29	18	62%
2 Bedrooms	110	83	75%
3 Bedrooms	45	43	96%
4 Bedrooms & Greater	20	18	90%
TOTAL*	204	162	79%

SnapStats®	September	October	Variance
Inventory	204	204	0%
Solds	159	162	2%
Sale Price	\$729,000	\$762,500	5%
Sale Price SQFT	\$615	\$614	0%
Sale to List Price Ratio	100%	102%	2%
Days on Market	7	8	14%

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

## Community CONDOS & TOWNHOMES

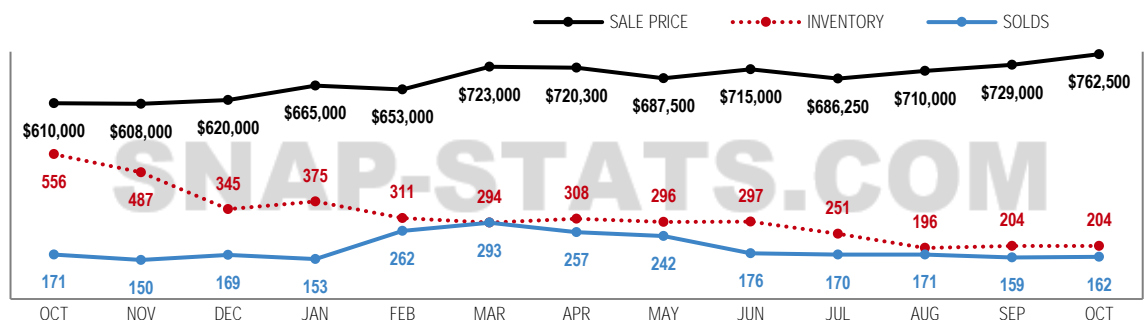
SnapStats®	Inventory	Sales	Sales Ratio
Crescent Beach Ocean Park	3	2	67%
Elgin Chantrell	1	5	500%*
Grandview	36	37	103%*
Hazelmere	0	0	NA
King George Corridor	30	38	127%*
Morgan Creek	10	11	110%*
Pacific Douglas	2	5	250%*
Sunnyside Park	15	13	87%
White Rock	107	51	48%
TOTAL*	204	162	79%

## Market Summary

- Market Type Indicator **S SURREY WHITE ROCK 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\*\* \$700,000 to \$900,000 with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$600,000 to \$700,000, White Rock and up to 1 bedroom properties
- Sellers Best Bet\*\* Selling homes in Grandview, King George Corridor, Morgan Creek 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	1	1	100%
1,000,001 - 1,250,000	9	4	44%
1,250,001 - 1,500,000	28	19	68%
1,500,001 - 1,750,000	7	12	171%*
1,750,001 - 2,000,000	6	1	17%
2,000,001 - 2,250,000	2	2	100%
2,250,001 - 2,500,000	4	2	50%
2,500,001 - 2,750,000	2	0	NA
2,750,001 - 3,000,000	4	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*	64	41	64%

2 Bedrooms & Less	2	0	NA
3 to 4 Bedrooms	27	26	96%
5 to 6 Bedrooms	25	11	44%
7 Bedrooms & More	10	4	40%
TOTAL*	64	41	64%

SnapStats®	September	October	Variance
Inventory	71	64	-10%
Solds	32	41	28%
Sale Price	\$1,327,500	\$1,430,000	8%
Sale Price SQFT	\$570	\$585	3%
Sale to List Price Ratio	101%	103%	2%
Days on Market	8	12	50%

## Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Annieville	21	8	38%
Nordel	14	13	93%
Scottsdale	15	7	47%
Sunshine Hills Woods	14	13	93%
TOTAL*	64	41	64%

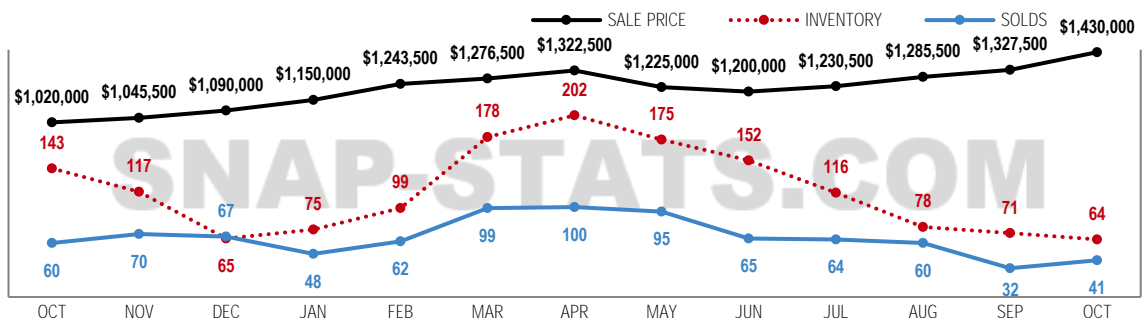
\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

## Market Summary

- Market Type Indicator **NORTH DELTA DETACHED**: Sellers Market at 64% Sales Ratio average (6.4 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 >100% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1 mil to \$1.25 mil, Annieville and minimum 7 bedroom properties
- Sellers Best Bet\*\* Selling homes in Nordel, Sunshine Hills Wood 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	2	200%*
300,001 – 400,000	2	2	100%
400,001 – 500,000	10	5	50%
500,001 – 600,000	6	4	67%
600,001 – 700,000	2	6	300%*
700,001 – 800,000	1	0	NA
800,001 – 900,000	0	5	NA*
900,001 – 1,000,000	0	0	NA
1,000,001 – 1,250,000	6	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	24	86%

0 to 1 Bedroom	9	2	22%
2 Bedrooms	13	17	131%*
3 Bedrooms	5	4	80%
4 Bedrooms & Greater	1	1	100%
TOTAL*	28	24	86%

SnapStats®	September	October	Variance
Inventory	40	28	-30%
Solds	29	24	-17%
Sale Price	\$598,000	\$560,000	-6%
Sale Price SQFT	\$519	\$579	12%
Sale to List Price Ratio	100%	97%	-3%
Days on Market	11	20	82%

\*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

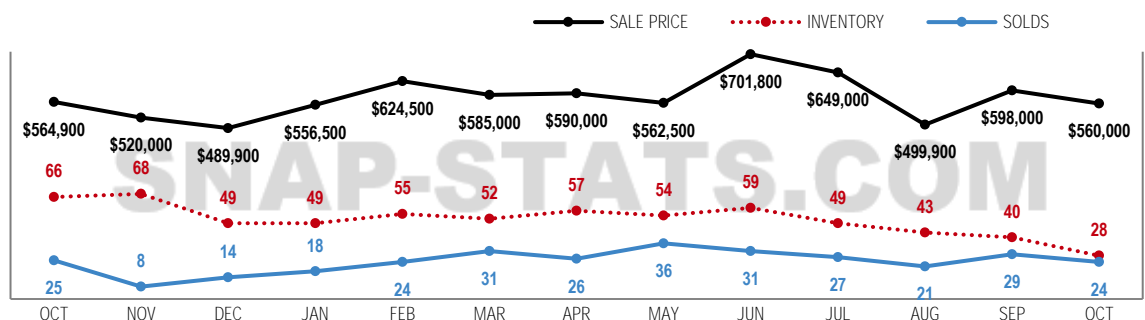
SnapStats®	Inventory	Sales	Sales Ratio
Annieville	4	7	175%*
Nordel	1	3	300%*
Scottsdale	13	8	62%
Sunshine Hills Woods	10	6	60%
TOTAL*	28	24	86%

## Market Summary

- Market Type Indicator **NORTH DELTA ATTACHED**: Sellers Market at 86% Sales Ratio average (8.6 in 10 homes selling rate)
- Homes are selling on average 3% below list price
- Most Active Price Band\*\* \$400,000 to \$500,000 with average 50% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Insufficient data but homes up to 1 bedrooms
- Sellers Best Bet\*\* Selling homes in Scottsdale, Sunshine Hills Woods and 2 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	0	NA
1,000,001 - 1,250,000	4	6	150%*
1,250,001 - 1,500,000	12	17	142%*
1,500,001 - 1,750,000	4	15	375%*
1,750,001 - 2,000,000	3	5	167%*
2,000,001 - 2,250,000	2	1	50%
2,250,001 - 2,500,000	3	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 - 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*	34	44	129%*

2 Bedrooms & Less	4	1	25%
3 to 4 Bedrooms	12	19	158%*
5 to 6 Bedrooms	10	17	170%*
7 Bedrooms & More	8	7	88%
TOTAL*	34	44	129%*

SnapStats®	September	October	Variance
Inventory	44	34	-23%
Solds	39	44	13%
Sale Price	\$1,437,500	\$1,500,000	4%
Sale Price SQFT	\$510	\$598	17%
Sale to List Price Ratio	106%	109%	3%
Days on Market	7	7	0%

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

### Community DETACHED HOUSES

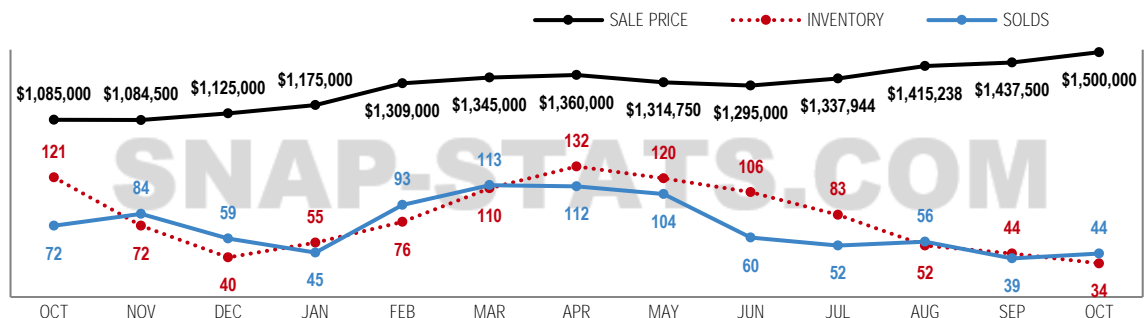
SnapStats®	Inventory	Sales	Sales Ratio
Clayton	7	10	143%*
Cloverdale	27	34	126%*
Serpentine	0	0	NA
TOTAL*	34	44	129%*

### Market Summary

- Market Type Indicator **CLOVERDALE DETACHED**: Sellers Market at 129% Sales Ratio average (12.9 in 10 homes selling rate)
- Homes are selling on average 9% above list price
- Most Active Price Band\*\* \$1.25 mil to \$1.75 mil with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Insufficient data but homes with minimum 7 bedrooms
- Sellers Best Bet\*\* Selling homes in Clayton, Cloverdale and 3 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	0	1	NA*
300,001 – 400,000	4	3	75%
400,001 – 500,000	4	5	125%*
500,001 – 600,000	5	6	120%*
600,001 – 700,000	6	8	133%*
700,001 – 800,000	13	18	138%*
800,001 – 900,000	7	14	200%*
900,001 – 1,000,000	0	3	NA*
1,000,001 – 1,250,000	0	2	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*	39	60	154%*

0 to 1 Bedroom	3	5	167%*
2 Bedrooms	13	23	177%*
3 Bedrooms	17	25	147%*
4 Bedrooms & Greater	6	7	117%*
TOTAL*	39	60	154%*

SnapStats®	September	October	Variance
Inventory	40	39	-3%
Solds	66	60	-9%
Sale Price	\$646,000	\$750,000	16%
Sale Price SQFT	\$555	\$538	-3%
Sale to List Price Ratio	100%	107%	7%
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

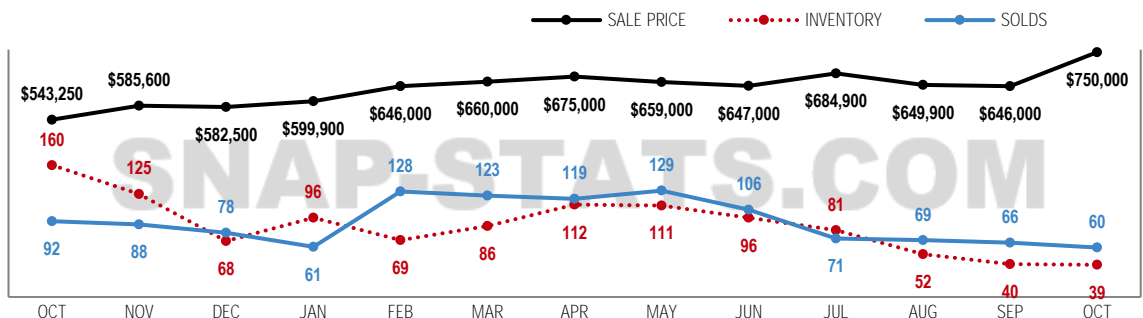
SnapStats®	Inventory	Sales	Sales Ratio
Clayton	19	26	137%*
Cloverdale	20	34	170%*
Serpentine	0	0	NA
TOTAL*	39	60	154%*

### Market Summary

- Market Type Indicator **CLOVERDALE ATTACHED**: Sellers Market at 154% Sales Ratio average (15.4 in 10 homes selling rate)
- Homes are selling on average 7% above list price
- Most Active Price Band\*\* \$600,000 to \$900,000 with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Insufficient data
- Sellers Best Bet\*\* Selling homes in Clayton, Cloverdale and 2 to 3 bedroom properties

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

### 13 Month Market Trend



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## Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 - 700,000	1	0	NA
700,001 - 800,000	1	0	NA
800,001 - 900,000	0	2	NA*
900,001 - 1,000,000	2	3	150%*
1,000,001 - 1,250,000	12	15	125%*
1,250,001 - 1,500,000	26	33	127%*
1,500,001 - 1,750,000	30	20	67%
1,750,001 - 2,000,000	15	9	60%
2,000,001 - 2,250,000	15	3	20%
2,250,001 - 2,500,000	13	3	23%
2,500,001 - 2,750,000	7	3	43%
2,750,001 - 3,000,000	5	2	40%
3,000,001 - 3,500,000	3	1	33%
3,500,001 - 4,000,000	3	0	NA
4,000,001 - 4,500,000	3	0	NA
4,500,001 - 5,000,000	2	0	NA
5,000,001 - 5,500,000	6	0	NA
5,500,001 - 6,000,000	1	0	NA
6,000,001 - 6,500,000	0	0	NA
6,500,001 - 7,000,000	1	0	NA
7,000,001 & Greater	3	0	NA
TOTAL*	149	94	63%

2 Bedrooms & Less	5	1	20%
3 to 4 Bedrooms	67	45	67%
5 to 6 Bedrooms	51	41	80%
7 Bedrooms & More	26	7	27%
TOTAL*	149	94	63%

SnapStats®	September	October	Variance
Inventory	153	149	-3%
Solds	93	94	1%
Sale Price	\$1,380,000	\$1,475,000	7%
Sale Price SQFT	\$548	\$568	4%
Sale to List Price Ratio	105%	106%	1%
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

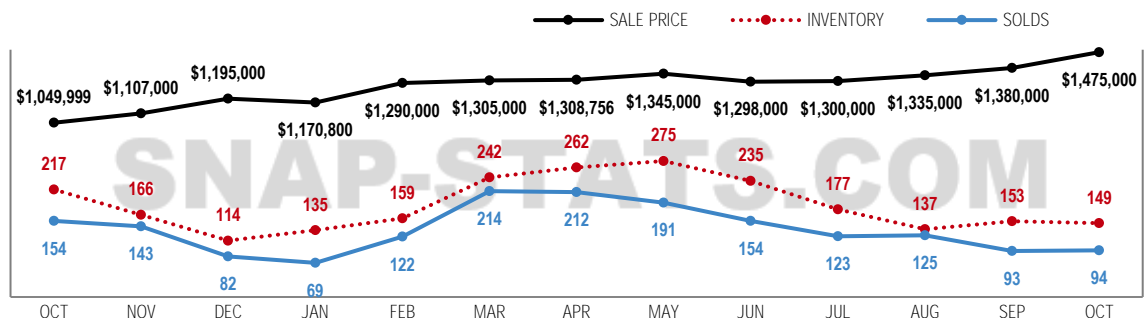
SnapStats®	Inventory	Sales	Sales Ratio
Aldergrove	19	12	63%
Brookwood	18	17	94%
Campbell Valley	10	1	10%
County Line Glen Valley	0	0	NA
Fort Langley	11	2	18%
Langley City	25	14	56%
Murrayville	5	8	160%*
Otter District	4	0	NA
Salmon River	7	5	71%
Walnut Grove	11	11	100%
Willoughby Heights	39	24	62%
TOTAL*	149	94	63%

## Market Summary

- Market Type Indicator **LANGLEY DETACHED**: Sellers Market at 63% Sales Ratio average (6.3 in 10 homes selling rate)
- Homes are selling on average 6% above list price
- Most Active Price Band\*\* \$1 mil to \$1.5 mil with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$2 mil to \$2.25 mil, Campbell Valley, Fort Langley and minimum 7 bedroom properties
- Sellers Best Bet\*\* Selling homes in Brookwood, Murrayville, Walnut Grove and 5 to 6 bedroom properties

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

## 13 Month Market Trend



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## Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	1	0	NA
200,001 – 300,000	0	1	NA*
300,001 – 400,000	17	15	88%
400,001 – 500,000	33	31	94%
500,001 – 600,000	55	45	82%
600,001 – 700,000	32	35	109%*
700,001 – 800,000	50	46	92%
800,001 – 900,000	27	25	93%
900,001 – 1,000,000	9	29	322%*
1,000,001 – 1,250,000	12	9	75%
1,250,001 – 1,500,000	3	3	100%
1,500,001 – 1,750,000	1	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*	241	239	99%

0 to 1 Bedroom	37	29	78%
2 Bedrooms	106	104	98%
3 Bedrooms	77	74	96%
4 Bedrooms & Greater	21	32	152%*
TOTAL*	241	239	99%

SnapStats®	September	October	Variance
Inventory	297	241	-19%
Solds	236	239	1%
Sale Price	\$630,000	\$689,900	10%
Sale Price SQFT	\$517	\$573	11%
Sale to List Price Ratio	102%	105%	3%
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

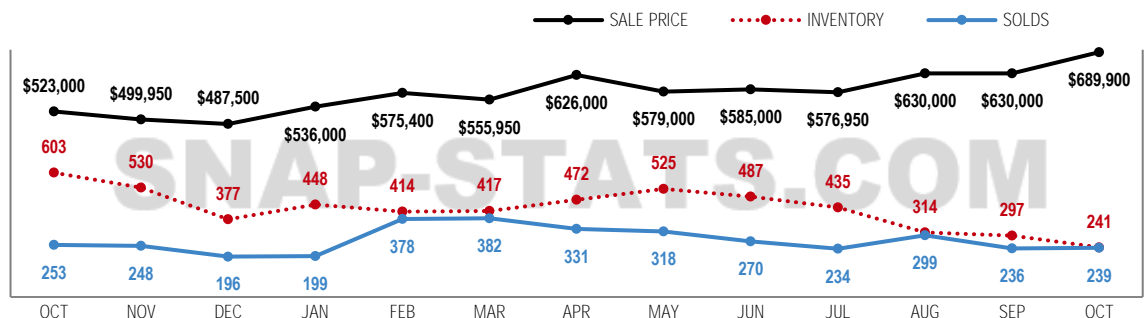
SnapStats®	Inventory	Sales	Sales Ratio
Aldergrove	6	10	167%*
Brookwood	0	0	NA
Campbell Valley	0	0	NA
County Line Glen Valley	0	0	NA
Fort Langley	3	2	67%
Langley City	82	63	77%
Murrayville	6	10	167%*
Otter District	0	0	NA
Salmon River	0	1	NA*
Walnut Grove	15	17	113%*
Willoughby Heights	129	136	105%*
TOTAL*	241	239	99%

## Market Summary

- Market Type Indicator **LANGLEY ATTACHED**: Sellers Market at 99% Sales Ratio average (9.9 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 \$1 mil to \$1.25 mil, Langley City and up to 1 bedroom properties
- Sellers Best Bet\*\* Selling homes in Aldergrove, Murrayville, Walnut Grove, Willoughby Heights 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 - 700,000	0	0	NA
700,001 - 800,000	1	1	100%
800,001 - 900,000	4	6	150%*
900,001 - 1,000,000	8	5	63%
1,000,001 - 1,250,000	51	52	102%*
1,250,001 - 1,500,000	45	43	96%
1,500,001 - 1,750,000	12	7	58%
1,750,001 - 2,000,000	12	2	17%
2,000,001 - 2,250,000	7	0	NA
2,250,001 - 2,500,000	8	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	2	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	1	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*	154	116	75%

2 Bedrooms & Less	9	3	33%
3 to 4 Bedrooms	61	51	84%
5 to 6 Bedrooms	72	53	74%
7 Bedrooms & More	12	9	75%
TOTAL*	154	116	75%

SnapStats®	September	October	Variance
Inventory	179	154	-14%
Solds	99	116	17%
Sale Price	\$1,175,000	\$1,225,000	4%
Sale Price SQFT	\$420	\$478	14%
Sale to List Price Ratio	107%	104%	-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

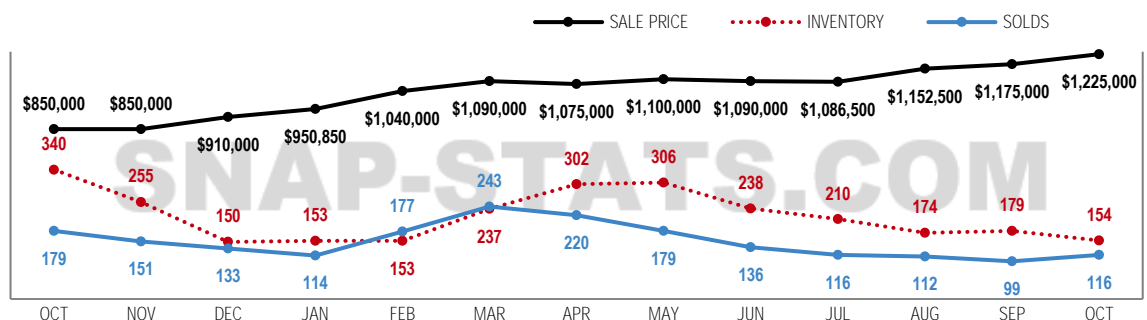
SnapStats®	Inventory	Sales	Sales Ratio
Abbotsford East	71	44	62%
Abbotsford West	34	35	103%*
Aberdeen	8	6	75%
Bradner	1	0	NA
Central Abbotsford	32	24	75%
Matsqui	1	1	100%
Poplar	5	3	60%
Sumas Mountain	0	1	NA*
Sumas Prairie	2	2	100%
TOTAL*	154	116	75%

## Market Summary

- Market Type Indicator **ABBOTSFORD DETACHED**: Sellers Market at 75% Sales Ratio average (7.5 in 10 homes selling rate)
- Homes are selling on average 4% above list price
- Most Active Price Band\*\* \$1 mil to \$1.25 mil with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.75 mil to \$2 mil, Abbotsford East 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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## 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	12	18	150%*
300,001 – 400,000	30	43	143%*
400,001 – 500,000	31	28	90%
500,001 – 600,000	52	29	56%
600,001 – 700,000	22	21	95%
700,001 – 800,000	11	19	173%*
800,001 – 900,000	4	5	125%*
900,001 – 1,000,000	0	1	NA*
1,000,001 – 1,250,000	2	1	50%
1,250,001 – 1,500,000	0	0	NA
1,500,001 – 1,750,000	0	0	NA
1,750,001 – 2,000,000	0	0	NA
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	0	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	0	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	164	165	101%*

0 to 1 Bedroom	21	31	148%*
2 Bedrooms	101	89	88%
3 Bedrooms	33	35	106%*
4 Bedrooms & Greater	9	10	111%*
TOTAL*	164	165	101%*

SnapStats®	September	October	Variance
Inventory	189	164	-13%
Solds	132	165	25%
Sale Price	\$464,800	\$479,900	3%
Sale Price SQFT	\$419	\$453	8%
Sale to List Price Ratio	99%	100%	1%
Days on Market	15	12	-20%

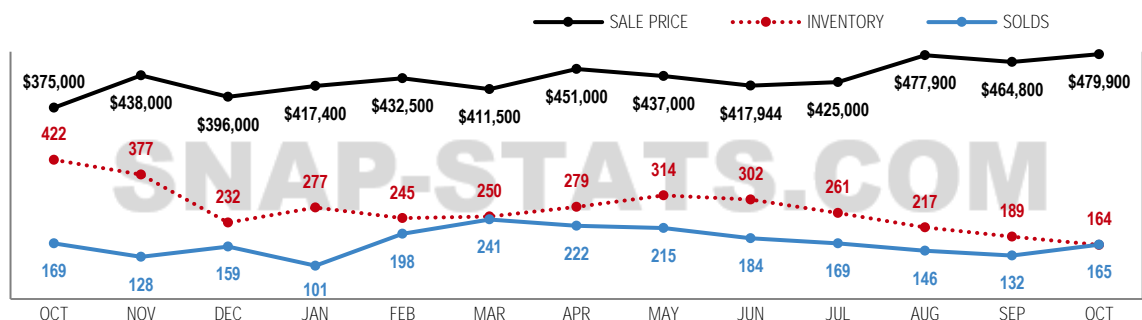
\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

## Market Summary

- Market Type Indicator **ABBOTSFORD ATTACHED**: Sellers Market at 101% Sales Ratio average (10.1 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 \$500,000 to \$600,000, Abbotsford West, Central Abbotsford and 2 bedroom properties
- Sellers Best Bet\*\* Selling homes in Abbotsford East, Poplar and up to 1 bedroom properties

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

## 13 Month Market Trend



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### Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 - 700,000	3	5	167%*
700,001 - 800,000	7	3	43%
800,001 - 900,000	9	4	44%
900,001 - 1,000,000	8	16	200%*
1,000,001 - 1,250,000	12	20	167%*
1,250,001 - 1,500,000	5	9	180%*
1,500,001 - 1,750,000	10	0	NA
1,750,001 - 2,000,000	2	1	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	2	0	NA
2,750,001 - 3,000,000	0	0	NA
3,000,001 - 3,500,000	0	1	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
<b>TOTAL*</b>	<b>60</b>	<b>59</b>	<b>98%</b>

2 Bedrooms & Less	10	3	30%
3 to 4 Bedrooms	29	37	128%*
5 to 6 Bedrooms	15	16	107%*
7 Bedrooms & More	6	3	50%
<b>TOTAL*</b>	<b>60</b>	<b>59</b>	<b>98%</b>

SnapStats®	September	October	Variance
Inventory	69	60	-13%
Solds	58	59	2%
Sale Price	\$999,499	\$1,020,000	2%
Sale Price SQFT	\$431	\$446	3%
Sale to List Price Ratio	111%	109%	-2%
Days on Market	12	8	-33%

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

### Community DETACHED HOUSES

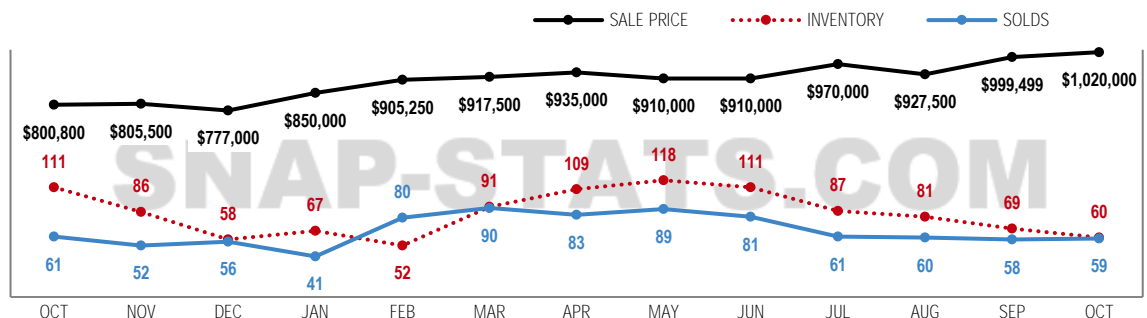
SnapStats®	Inventory	Sales	Sales Ratio
Dewdney Deroche	2	0	NA
Durieu	2	1	50%
Hatzic	4	2	50%
Hemlock	0	2	NA*
Lake Errock	12	0	NA
Mission	36	53	147%*
Mission West	2	1	50%
Stave Falls	1	0	NA
Steelhead	1	0	NA
<b>TOTAL*</b>	<b>60</b>	<b>59</b>	<b>98%</b>

### Market Summary

- Market Type Indicator **MISSION DETACHED**: Sellers Market at 98% Sales Ratio average (9.8 in 10 homes selling rate)
- Homes are selling on average 9% above list price
- Most Active Price Band\*\* \$900,000 to \$1.5 mil with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$800,000 to \$900,000 and up to 2 bedroom properties
- Sellers Best Bet\*\* Selling homes in Mission 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	3	1	33%
300,001 – 400,000	4	7	175%*
400,001 – 500,000	2	2	100%
500,001 – 600,000	0	1	NA*
600,001 – 700,000	4	5	125%*
700,001 – 800,000	3	6	200%*
800,001 – 900,000	1	0	NA
900,001 – 1,000,000	0	0	NA
1,000,001 – 1,250,000	0	0	NA
1,250,001 – 1,500,000	0	0	NA
1,500,001 – 1,750,000	0	0	NA
1,750,001 – 2,000,000	0	0	NA
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	0	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	0	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	17	22	129%*

0 to 1 Bedroom	4	1	25%
2 Bedrooms	5	9	180%*
3 Bedrooms	6	10	167%*
4 Bedrooms & Greater	2	2	100%
TOTAL*	17	22	129%*

SnapStats®	September	October	Variance
Inventory	25	17	-32%
Solds	8	22	175%
Sale Price	\$658,450	\$617,450	-6%
Sale Price SQFT	\$454	\$482	6%
Sale to List Price Ratio	103%	107%	4%
Days on Market	5	4	-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

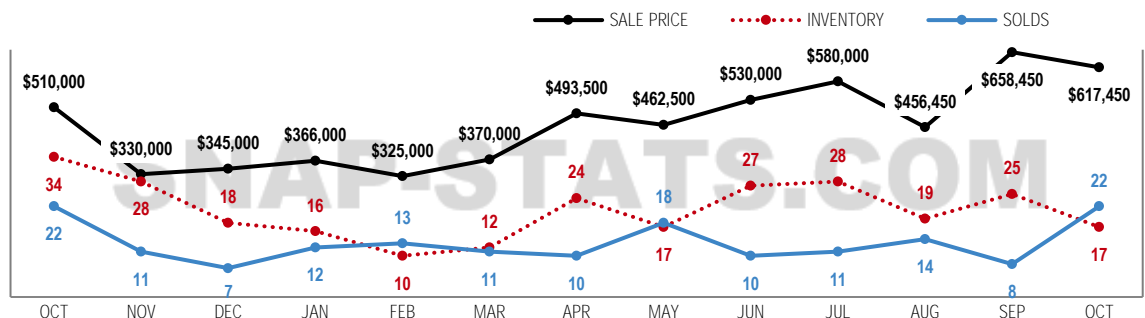
SnapStats®	Inventory	Sales	Sales Ratio
Dewdney Deroche	0	0	NA
Durieu	0	0	NA
Hatzic	0	0	NA
Hemlock	5	0	NA
Lake Errock	0	0	NA
Mission	11	13	118%*
Mission West	1	9	900%*
Stave Falls	0	0	NA
Steelhead	0	0	NA
TOTAL*	17	22	129%*

### Market Summary

- Market Type Indicator **MISSION ATTACHED**: Sellers Market at 129% Sales Ratio average (12.9 in 10 homes selling rate)
- Homes are selling on average 7% above list price
- Most Active Price Band\*\* Insufficient data but with 6 sales price band of \$300,000 to \$400,000
- Buyers Best Bet\*\* Insufficient data
- Sellers Best Bet\*\* Selling homes in Mission, Mission West and 2 to 3 bedroom properties

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

### 13 Month Market Trend



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