

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

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SnapStats Publishing

604.229.0521
snapstatsinfo@gmail.com
snap-stats.com

SnapStats Publishing Company
1838 West 1 Avenue
Vancouver, BC V6J 1G5



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info@snap-stats.com | snap-stats.com

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	0	NA
800,001 - 900,000	1	1	100%
900,001 - 1,000,000	1	6	600%*
1,000,001 - 1,250,000	17	18	106%*
1,250,001 - 1,500,000	86	56	65%
1,500,001 - 1,750,000	52	81	156%*
1,750,001 - 2,000,000	74	36	49%
2,000,001 - 2,250,000	24	12	50%
2,250,001 - 2,500,000	35	6	17%
2,500,001 - 2,750,000	21	6	29%
2,750,001 - 3,000,000	18	1	6%
3,000,001 - 3,500,000	8	1	13%
3,500,001 - 4,000,000	7	0	NA
4,000,001 - 4,500,000	2	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*	349	224	64%

2 Bedrooms & Less	17	10	59%
3 to 4 Bedrooms	116	78	67%
5 to 6 Bedrooms	115	77	67%
7 Bedrooms & More	101	59	58%
TOTAL*	349	224	64%

SnapStats®	October	November	Variance
Inventory	389	349	-10%
Solds	233	224	-4%
Sale Price	\$1,510,000	\$1,612,500	7%
Sale Price SQFT	\$560	\$625	12%
Sale to List Price Ratio	104%	108%	4%
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 DETACHED HOUSES

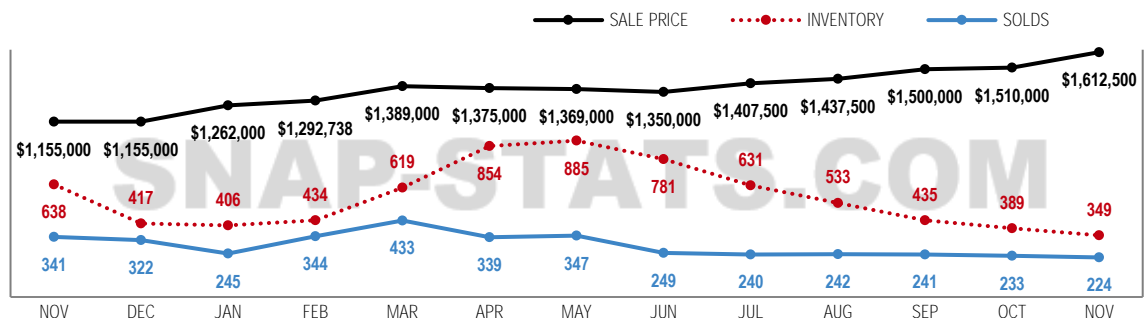
SnapStats®	Inventory	Sales	Sales Ratio
Bear Creek Green Timbers	20	18	90%
Bolivar Heights	31	22	71%
Bridgeview	2	7	350%*
Cedar Hills	17	18	106%*
East Newton	36	21	58%
Fleetwood Tynehead	33	38	115%*
Fraser Heights	16	15	94%
Guildford	47	8	17%
Panorama Ridge	37	11	30%
Port Kells	2	0	NA
Queen Mary Park	26	9	35%
Royal Heights	3	0	NA
Sullivan Station	15	17	113%*
West Newton	23	26	113%*
Whalley	41	14	34%
TOTAL*	349	224	64%

Market Summary

- Market Type Indicator **SURREY DETACHED**: Sellers Market at 64% Sales Ratio average (6.4 in 10 homes selling rate)
- Homes are selling on average 8% 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 \$2.75 mil to \$3 mil, Guildford, Panorama Ridge, Queen Mary Park, Whalley and 7 plus bedrooms
- Sellers Best Bet** Selling homes in Cedar Hills, Fleetwood Tynehead, Sullivan Station, West Newton and 3 to 6 bedrooms

**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	2	22%
300,001 – 400,000	51	49	96%
400,001 – 500,000	90	97	108%*
500,001 – 600,000	91	73	80%
600,001 – 700,000	51	52	102%*
700,001 – 800,000	49	47	96%
800,001 – 900,000	53	49	92%
900,001 – 1,000,000	18	22	122%*
1,000,001 – 1,250,000	1	7	700%*
1,250,001 – 1,500,000	1	0	NA
1,500,001 – 1,750,000	1	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*	415	398	96%

0 to 1 Bedroom	113	104	92%
2 Bedrooms	174	162	93%
3 Bedrooms	100	90	90%
4 Bedrooms & Greater	28	42	150%*
TOTAL*	415	398	96%

SnapStats®	October	November	Variance
Inventory	483	415	-14%
Solds	389	398	2%
Sale Price	\$558,000	\$568,000	2%
Sale Price SQFT	\$502	\$597	19%
Sale to List Price Ratio	101%	103%	2%
Days on Market	9	8	-11%

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

Community CONDOS & TOWNHOMES

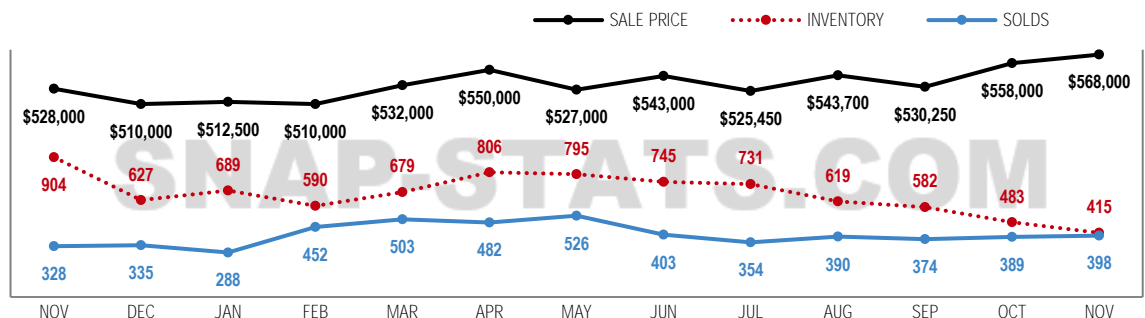
SnapStats®	Inventory	Sales	Sales Ratio
Bear Creek Green Timbers	11	8	73%
Bolivar Heights	4	5	125%*
Bridgeview	1	1	100%
Cedar Hills	4	0	NA
East Newton	37	28	76%
Fleetwood Tynehead	39	36	92%
Fraser Heights	17	5	29%
Guildford	43	42	98%
Panorama Ridge	3	14	467%*
Port Kells	0	0	NA
Queen Mary Park	16	21	131%*
Royal Heights	0	0	NA
Sullivan Station	21	28	133%*
West Newton	42	36	86%
Whalley	177	174	98%
TOTAL*	415	398	96%

Market Summary

- Market Type Indicator **SURREY ATTACHED**: Sellers Market at 96% Sales Ratio average (9.6 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 \$200,000 to \$300,000, Fraser Heights and 3 bedroom properties
- Sellers Best Bet** Selling homes in Panorama Ridge, Queen Mary Park, Sullivan Station 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	0	NA
800,001 - 900,000	0	0	NA
900,001 - 1,000,000	0	0	NA
1,000,001 - 1,250,000	6	0	NA
1,250,001 - 1,500,000	15	16	107%*
1,500,001 - 1,750,000	39	24	62%
1,750,001 - 2,000,000	27	26	96%
2,000,001 - 2,250,000	14	14	100%
2,250,001 - 2,500,000	13	12	92%
2,500,001 - 2,750,000	11	6	55%
2,750,001 - 3,000,000	21	7	33%
3,000,001 - 3,500,000	34	8	24%
3,500,001 - 4,000,000	19	3	16%
4,000,001 - 4,500,000	11	3	27%
4,500,001 - 5,000,000	11	0	NA
5,000,001 - 5,500,000	0	0	NA
5,500,001 - 6,000,000	4	0	NA
6,000,001 - 6,500,000	3	1	33%
6,500,001 - 7,000,000	5	0	NA
7,000,001 & Greater	7	0	NA
TOTAL*	241	120	50%

2 Bedrooms & Less	14	8	57%
3 to 4 Bedrooms	93	61	66%
5 to 6 Bedrooms	109	44	40%
7 Bedrooms & More	25	7	28%
TOTAL*	241	120	50%

SnapStats®	October	November	Variance
Inventory	296	241	-19%
Solds	112	120	7%
Sale Price	\$1,800,000	\$1,945,000	8%
Sale Price SQFT	\$591	\$594	1%
Sale to List Price Ratio	99%	102%	3%
Days on Market	17	18	6%

*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

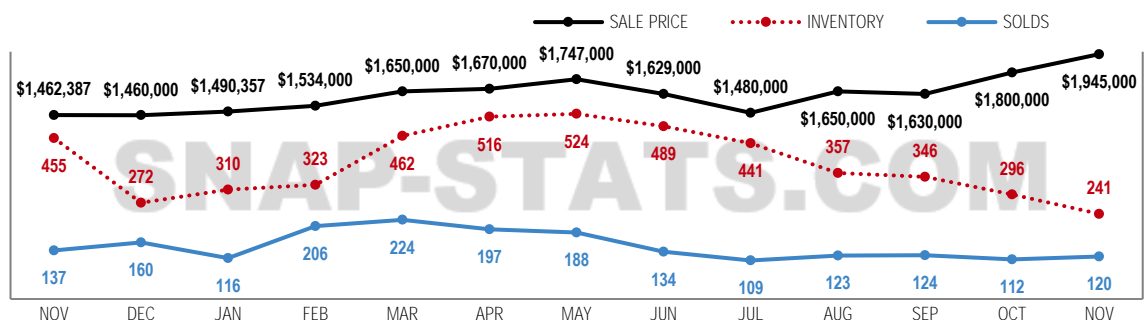
SnapStats®	Inventory	Sales	Sales Ratio
Crescent Beach Ocean Park	39	19	49%
Elgin Chantrell	45	16	36%
Grandview	27	18	67%
Hazelmere	3	1	33%
King George Corridor	22	12	55%
Morgan Creek	19	6	32%
Pacific Douglas	10	11	110%*
Sunnyside Park	13	14	108%*
White Rock	63	23	37%
TOTAL*	241	120	50%

Market Summary

- Market Type Indicator **S SURREY WHITE ROCK DETACHED**: Sellers Market at 50% Sales Ratio average (5 in 10 homes selling rate)
- Homes are selling on average 2% above list price
- Most Active Price Band** \$1.25 mil to \$1.5 mil with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$3.5 mil to \$4 mil, Elgin Chantrell, Morgan Creek, White Rock and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Pacific Douglas, 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	8	6	75%
400,001 – 500,000	18	16	89%
500,001 – 600,000	26	28	108%*
600,001 – 700,000	23	17	74%
700,001 – 800,000	20	20	100%
800,001 – 900,000	21	20	95%
900,001 – 1,000,000	24	25	104%*
1,000,001 – 1,250,000	34	20	59%
1,250,001 – 1,500,000	9	3	33%
1,500,001 – 1,750,000	3	3	100%
1,750,001 – 2,000,000	2	2	100%
2,000,001 – 2,250,000	0	1	NA*
2,250,001 – 2,500,000	2	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	0	0	NA
3,500,001 – 4,000,000	1	0	NA
4,000,001 & Greater	1	0	NA
TOTAL*	194	163	84%

0 to 1 Bedroom	34	20	59%
2 Bedrooms	108	79	73%
3 Bedrooms	35	47	134%*
4 Bedrooms & Greater	17	17	100%
TOTAL*	194	163	84%

SnapStats®	October	November	Variance
Inventory	204	194	-5%
Solds	162	163	1%
Sale Price	\$762,500	\$769,900	1%
Sale Price SQFT	\$614	\$620	1%
Sale to List Price Ratio	102%	106%	4%
Days on Market	8	7	-13%

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

Community CONDOS & TOWNHOMES

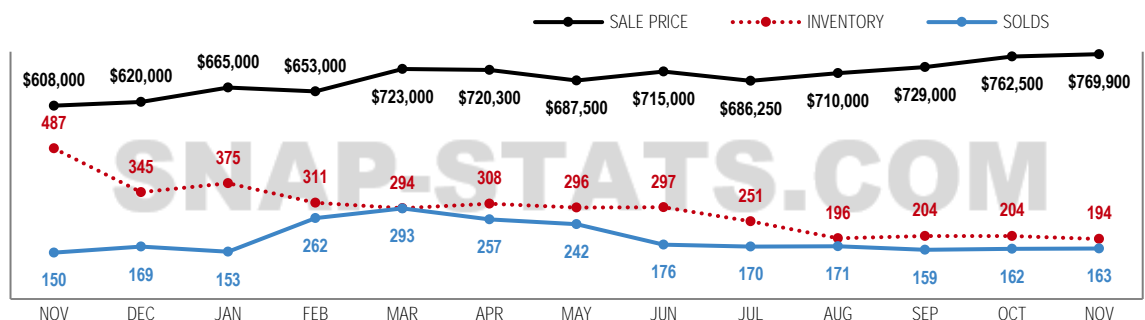
SnapStats®	Inventory	Sales	Sales Ratio
Crescent Beach Ocean Park	2	2	100%
Elgin Chantrell	12	0	NA
Grandview	32	48	150%*
Hazelmere	0	0	NA
King George Corridor	28	31	111%*
Morgan Creek	7	15	214%*
Pacific Douglas	4	2	50%
Sunnyside Park	11	10	91%
White Rock	98	55	56%
TOTAL*	194	163	84%

Market Summary

- Market Type Indicator **S SURREY WHITE ROCK ATTACHED**: Sellers Market at 84% Sales Ratio average (8.4 in 10 homes selling rate)
- Homes are selling on average 6% above list price
- Most Active Price Band** \$500,000 to \$600,000 with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.25 mil to \$1.5 mil, 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

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	0	0	NA
1,000,001 - 1,250,000	10	2	20%
1,250,001 - 1,500,000	20	23	115%*
1,500,001 - 1,750,000	11	21	191%*
1,750,001 - 2,000,000	7	2	29%
2,000,001 - 2,250,000	0	1	NA*
2,250,001 - 2,500,000	5	0	NA
2,500,001 - 2,750,000	3	1	33%
2,750,001 - 3,000,000	5	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*	62	50	81%

2 Bedrooms & Less	1	0	NA
3 to 4 Bedrooms	25	26	104%*
5 to 6 Bedrooms	24	20	83%
7 Bedrooms & More	12	4	33%
TOTAL*	62	50	81%

SnapStats®	October	November	Variance
Inventory	64	62	-3%
Solds	41	50	22%
Sale Price	\$1,430,000	\$1,502,500	5%
Sale Price SQFT	\$585	\$653	12%
Sale to List Price Ratio	103%	107%	4%
Days on Market	12	7	-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

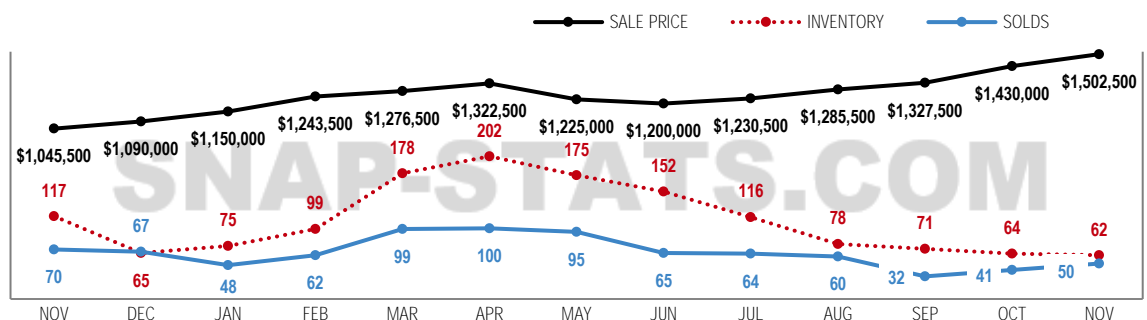
SnapStats®	Inventory	Sales	Sales Ratio
Annieville	22	14	64%
Nordel	15	12	80%
Scottsdale	13	11	85%
Sunshine Hills Woods	12	13	108%*
TOTAL*	62	50	81%

Market Summary

- Market Type Indicator **NORTH DELTA DETACHED**: Sellers Market at 81% Sales Ratio average (8.1 in 10 homes selling rate)
- Homes are selling on average 7% 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 Sunshine Hills Woods 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	0	NA
200,001 – 300,000	1	0	NA
300,001 – 400,000	2	2	100%
400,001 – 500,000	7	4	57%
500,001 – 600,000	6	6	100%
600,001 – 700,000	4	3	75%
700,001 – 800,000	4	0	NA
800,001 – 900,000	1	0	NA
900,001 – 1,000,000	2	0	NA
1,000,001 – 1,250,000	6	1	17%
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*	33	16	48%

0 to 1 Bedroom	7	5	71%
2 Bedrooms	13	9	69%
3 Bedrooms	10	1	10%
4 Bedrooms & Greater	3	1	33%
TOTAL*	33	16	48%

SnapStats®	October	November	Variance
Inventory	28	33	18%
Solds	24	16	-33%
Sale Price	\$560,000	\$522,000	-7%
Sale Price SQFT	\$579	\$656	13%
Sale to List Price Ratio	97%	104%	7%
Days on Market	20	8	-60%

Community CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
Annieville	6	2	33%
Nordel	3	1	33%
Scottsdale	12	9	75%
Sunshine Hills Woods	12	4	33%
TOTAL*	33	16	48%

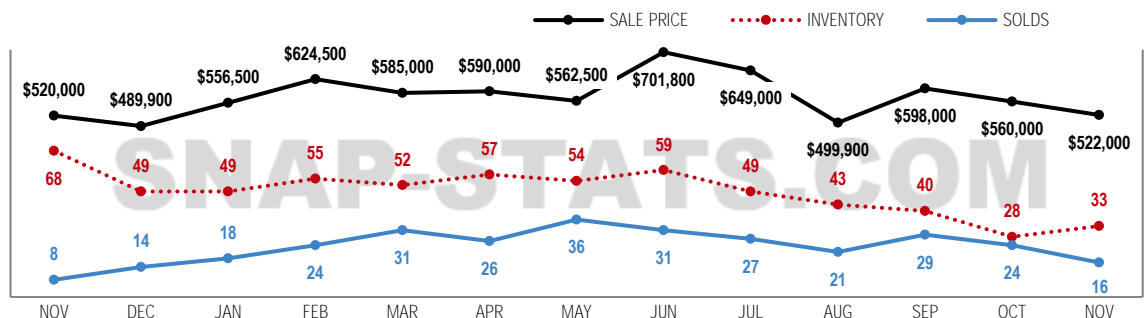
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **NORTH DELTA ATTACHED**: Sellers Market at 48% Sales Ratio average (4.8 in 10 homes selling rate)
- Homes are selling on average 4% above list price
- Most Active Price Band** Insufficient data but with 6 sales price band of \$500,000 to \$600,000
- Buyers Best Bet** Homes in Scottsdale and 3 bedroom properties
- Sellers Best Bet** Homes in Sunshine Hills Woods and 2 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



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Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 - 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	2	5	250%*
1,250,001 - 1,500,000	11	13	118%*
1,500,001 - 1,750,000	12	16	133%*
1,750,001 - 2,000,000	6	1	17%
2,000,001 - 2,250,000	1	3	300%*
2,250,001 - 2,500,000	7	1	14%
2,500,001 - 2,750,000	1	1	100%
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*	44	41	93%

2 Bedrooms & Less	2	2	100%
3 to 4 Bedrooms	15	15	100%
5 to 6 Bedrooms	16	16	100%
7 Bedrooms & More	11	8	73%
TOTAL*	44	41	93%

SnapStats®	October	November	Variance
Inventory	34	44	29%
Solds	44	41	-7%
Sale Price	\$1,500,000	\$1,525,000	2%
Sale Price SQFT	\$598	\$577	-4%
Sale to List Price Ratio	109%	109%	0%
Days on Market	7	7	0%

Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Clayton	14	8	57%
Cloverdale	30	33	110%*
Serpentine	0	0	NA
TOTAL*	44	41	93%

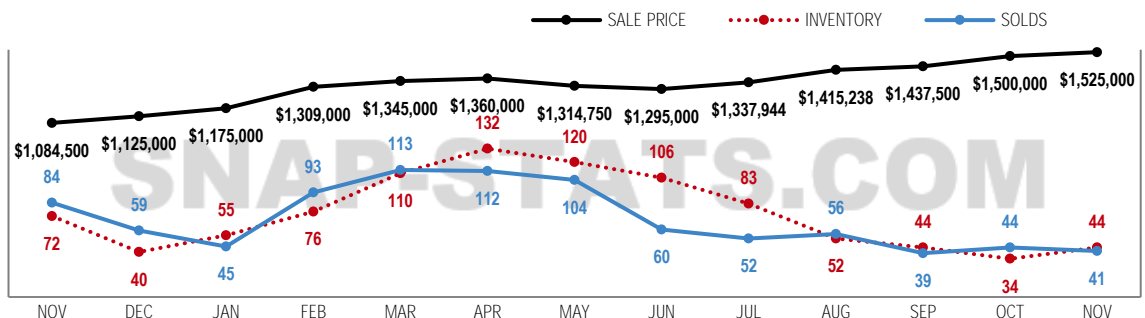
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **CLOVERDALE DETACHED**: Sellers Market at 93% Sales Ratio average (9.3 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 in Clayton and minimum 7 bedroom properties
- Sellers Best Bet** Insufficient data but selling homes in Cloverdale and 3 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	0	NA
300,001 – 400,000	1	1	100%
400,001 – 500,000	2	6	300%*
500,001 – 600,000	5	7	140%*
600,001 – 700,000	11	6	55%
700,001 – 800,000	13	13	100%
800,001 – 900,000	11	19	173%*
900,001 – 1,000,000	2	7	350%*
1,000,001 – 1,250,000	1	2	200%*
1,250,001 – 1,500,000	0	0	NA
1,500,001 – 1,750,000	0	0	NA
1,750,001 – 2,000,000	0	0	NA
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	0	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	0	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	47	61	130%*

0 to 1 Bedroom	2	6	300%*
2 Bedrooms	18	22	122%*
3 Bedrooms	20	24	120%*
4 Bedrooms & Greater	7	9	129%*
TOTAL*	47	61	130%*

SnapStats®	October	November	Variance
Inventory	39	47	21%
Solds	60	61	2%
Sale Price	\$750,000	\$799,200	7%
Sale Price SQFT	\$538	\$576	7%
Sale to List Price Ratio	107%	113%	6%
Days on Market	7	6	-14%

Community CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
Clayton	26	33	127%*
Cloverdale	21	28	133%*
Serpentine	0	0	NA
TOTAL*	47	61	130%*

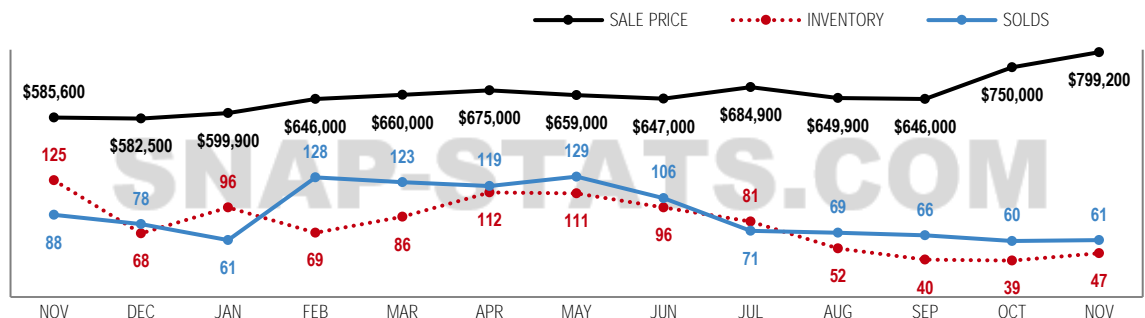
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **CLOVERDALE ATTACHED**: Sellers Market at 130% Sales Ratio average (13 in 10 homes selling rate)
- Homes are selling on average 13% above list price
- Most Active Price Band** \$800,000 to \$900,000 with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$600,000 to \$700,000
- Sellers Best Bet** Selling homes in Clayton, Cloverdale and minimum 2 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



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Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 - 700,000	1	0	NA
700,001 - 800,000	0	0	NA
800,001 - 900,000	0	1	NA*
900,001 - 1,000,000	2	1	50%
1,000,001 - 1,250,000	10	9	90%
1,250,001 - 1,500,000	23	30	130%*
1,500,001 - 1,750,000	21	40	190%*
1,750,001 - 2,000,000	10	16	160%*
2,000,001 - 2,250,000	18	4	22%
2,250,001 - 2,500,000	8	6	75%
2,500,001 - 2,750,000	6	3	50%
2,750,001 - 3,000,000	7	2	29%
3,000,001 - 3,500,000	4	0	NA
3,500,001 - 4,000,000	3	0	NA
4,000,001 - 4,500,000	2	1	50%
4,500,001 - 5,000,000	2	0	NA
5,000,001 - 5,500,000	5	0	NA
5,500,001 - 6,000,000	2	0	NA
6,000,001 - 6,500,000	0	0	NA
6,500,001 - 7,000,000	0	0	NA
7,000,001 & Greater	3	0	NA
TOTAL*	127	113	89%

2 Bedrooms & Less	5	2	40%
3 to 4 Bedrooms	60	49	82%
5 to 6 Bedrooms	46	47	102%*
7 Bedrooms & More	16	15	94%
TOTAL*	127	113	89%

SnapStats®	October	November	Variance
Inventory	149	127	-15%
Solds	94	113	20%
Sale Price	\$1,475,000	\$1,585,000	7%
Sale Price SQFT	\$568	\$565	-1%
Sale to List Price Ratio	106%	102%	-4%
Days on Market	7	7	0%

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

Community DETACHED HOUSES

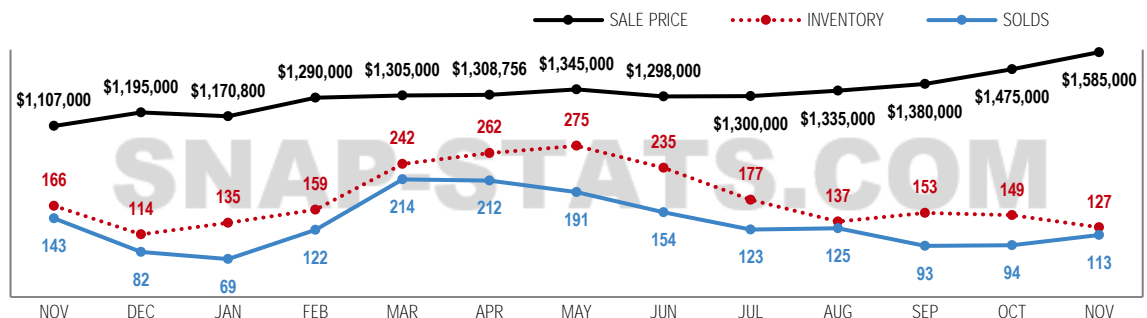
SnapStats®	Inventory	Sales	Sales Ratio
Aldergrove	20	14	70%
Brookwood	17	15	88%
Campbell Valley	7	1	14%
County Line Glen Valley	1	0	NA
Fort Langley	10	4	40%
Langley City	25	13	52%
Murrayville	0	5	NA*
Otter District	2	1	50%
Salmon River	2	4	200%*
Walnut Grove	7	14	200%*
Willoughby Heights	36	42	117%*
TOTAL*	127	113	89%

Market Summary

- Market Type Indicator **LANGLEY DETACHED**: Sellers Market at 89% Sales Ratio average (8.9 in 10 homes selling rate)
- Homes are selling on average 2% 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 \$2 mil to \$2.25 mil, Fort Langley, Langley City and 3 to 4 bedroom properties
- Sellers Best Bet** Selling homes in Walnut Grove, Willoughby Heights and 5 to 6 bedroom properties

**With minimum inventory of 10 in most instances

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Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	0	1	NA*
300,001 – 400,000	14	10	71%
400,001 – 500,000	30	27	90%
500,001 – 600,000	39	44	113%*
600,001 – 700,000	23	43	187%*
700,001 – 800,000	32	34	106%*
800,001 – 900,000	23	38	165%*
900,001 – 1,000,000	14	19	136%*
1,000,001 – 1,250,000	10	14	140%*
1,250,001 – 1,500,000	3	1	33%
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*	190	231	122%*

0 to 1 Bedroom	30	36	120%*
2 Bedrooms	86	104	121%*
3 Bedrooms	54	71	131%*
4 Bedrooms & Greater	20	20	100%
TOTAL*	190	231	122%*

SnapStats®	October	November	Variance
Inventory	241	190	-21%
Solds	239	231	-3%
Sale Price	\$689,900	\$660,000	-4%
Sale Price SQFT	\$573	\$571	0%
Sale to List Price Ratio	105%	102%	-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

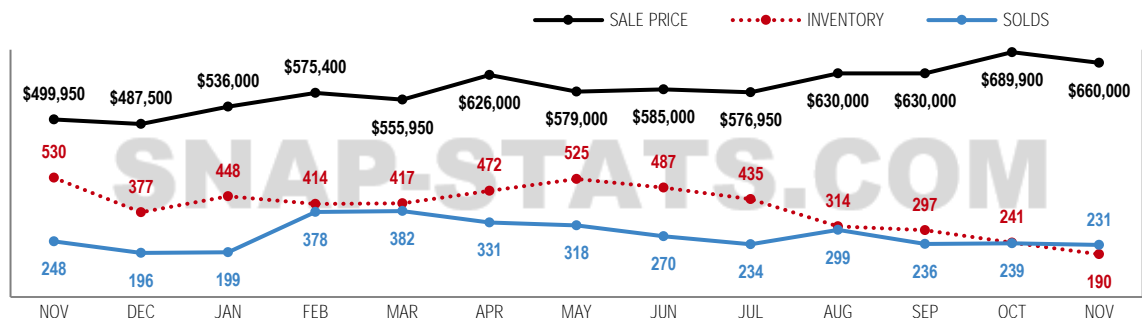
SnapStats®	Inventory	Sales	Sales Ratio
Aldergrove	5	4	80%
Brookwood	0	0	NA
Campbell Valley	0	0	NA
County Line Glen Valley	0	0	NA
Fort Langley	2	3	150%*
Langley City	63	66	105%*
Murrayville	4	13	325%*
Otter District	0	0	NA
Salmon River	1	2	200%*
Walnut Grove	20	21	105%*
Willoughby Heights	95	122	128%*
TOTAL*	190	231	122%*

Market Summary

- Market Type Indicator **LANGLEY ATTACHED**: Sellers Market at 122% Sales Ratio average (12.2 in 10 homes selling rate)
- Homes are selling on average 2% above list price
- Most Active Price Band** \$600,000 to \$700,000 with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$300,000 to \$400,000 and minimum 4 bedroom properties
- Sellers Best Bet** Selling homes in Langley City, Murrayville, Walnut Grove and Willoughby Heights and up to 3 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



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Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 - 700,000	0	0	NA
700,001 - 800,000	1	3	300%*
800,001 - 900,000	4	2	50%
900,001 - 1,000,000	7	5	71%
1,000,001 - 1,250,000	37	39	105%*
1,250,001 - 1,500,000	27	43	159%*
1,500,001 - 1,750,000	11	13	118%*
1,750,001 - 2,000,000	9	6	67%
2,000,001 - 2,250,000	6	3	50%
2,250,001 - 2,500,000	7	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	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*	114	114	100%

2 Bedrooms & Less	9	4	44%
3 to 4 Bedrooms	50	46	92%
5 to 6 Bedrooms	46	57	124%*
7 Bedrooms & More	9	7	78%
TOTAL*	114	114	100%

SnapStats®	October	November	Variance
Inventory	154	114	-26%
Solds	116	114	-2%
Sale Price	\$1,225,000	\$1,292,500	6%
Sale Price SQFT	\$478	\$481	1%
Sale to List Price Ratio	104%	103%	-1%
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 DETACHED HOUSES

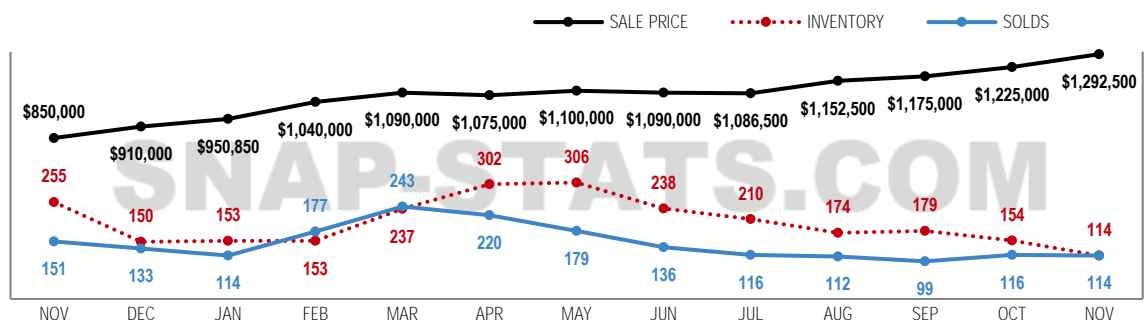
SnapStats®	Inventory	Sales	Sales Ratio
Abbotsford East	49	46	94%
Abbotsford West	32	31	97%
Aberdeen	5	4	80%
Bradner	0	0	NA
Central Abbotsford	21	31	148%*
Matsqui	0	1	NA*
Poplar	4	1	25%
Sumas Mountain	1	0	NA
Sumas Prairie	2	0	NA
TOTAL*	114	114	100%

Market Summary

- Market Type Indicator **ABBOTSFORD DETACHED**: Sellers Market at 100% Sales Ratio average (10 in 10 homes selling rate)
- Homes are selling on average 3% above list price
- Most Active Price Band** \$1.25 mil to \$1.5 mil with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.75 mil to \$2 mil, Abbotsford East / West and up to 2 bedroom properties
- Sellers Best Bet** Selling homes in Central Abbotsford and 5 to 6 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	0	NA
200,001 – 300,000	8	10	125%*
300,001 – 400,000	22	28	127%*
400,001 – 500,000	20	47	235%*
500,001 – 600,000	34	40	118%*
600,001 – 700,000	17	14	82%
700,001 – 800,000	18	18	100%
800,001 – 900,000	9	10	111%*
900,001 – 1,000,000	1	2	200%*
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*	130	169	130%*

0 to 1 Bedroom	20	23	115%*
2 Bedrooms	60	105	175%*
3 Bedrooms	44	31	70%
4 Bedrooms & Greater	6	10	167%*
TOTAL*	130	169	130%*

SnapStats®	October	November	Variance
Inventory	164	130	-21%
Solds	165	169	2%
Sale Price	\$479,900	\$500,000	4%
Sale Price SQFT	\$453	\$470	4%
Sale to List Price Ratio	100%	102%	2%
Days on Market	12	7	-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 CONDOS & TOWNHOMES

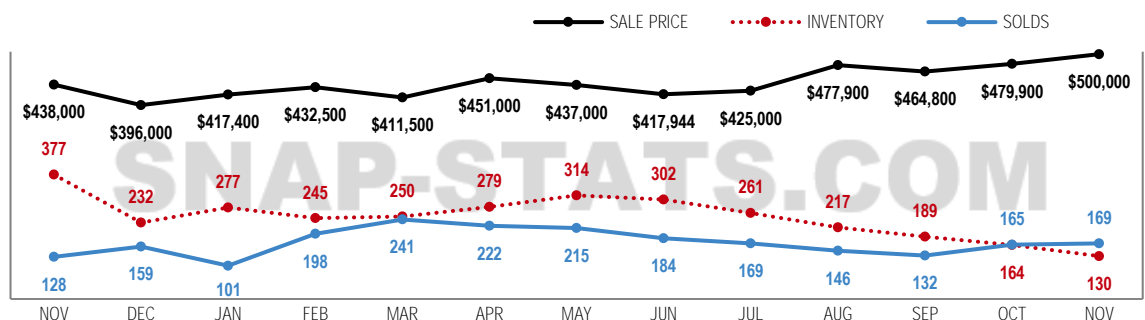
SnapStats®	Inventory	Sales	Sales Ratio
Abbotsford East	9	14	156%*
Abbotsford West	60	68	113%*
Aberdeen	0	1	NA*
Bradner	0	0	NA
Central Abbotsford	60	76	127%*
Matsqui	0	0	NA
Poplar	1	10	1000%*
Sumas Mountain	0	0	NA
Sumas Prairie	0	0	NA
TOTAL*	130	169	130%*

Market Summary

- Market Type Indicator **ABBOTSFORD ATTACHED**: Sellers Market at 130% Sales Ratio average (13 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 \$600,000 to \$700,000 and 3 bedroom properties
- Sellers Best Bet** Selling homes in Abbotsford East / West / Central, Poplar and all but 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	3	1	33%
700,001 - 800,000	4	4	100%
800,001 - 900,000	3	9	300%*
900,001 - 1,000,000	12	8	67%
1,000,001 - 1,250,000	8	18	225%*
1,250,001 - 1,500,000	5	7	140%*
1,500,001 - 1,750,000	8	2	25%
1,750,001 - 2,000,000	4	0	NA
2,000,001 - 2,250,000	1	1	100%
2,250,001 - 2,500,000	0	0	NA
2,500,001 - 2,750,000	3	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 - 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*	52	50	96%

2 Bedrooms & Less	8	4	50%
3 to 4 Bedrooms	30	32	107%*
5 to 6 Bedrooms	10	9	90%
7 Bedrooms & More	4	5	125%*
TOTAL*	52	50	96%

SnapStats®	October	November	Variance
Inventory	60	52	-13%
Solds	59	50	-15%
Sale Price	\$1,020,000	\$1,050,000	3%
Sale Price SQFT	\$446	\$500	12%
Sale to List Price Ratio	109%	109%	0%
Days on Market	8	7	-13%

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

Community DETACHED HOUSES

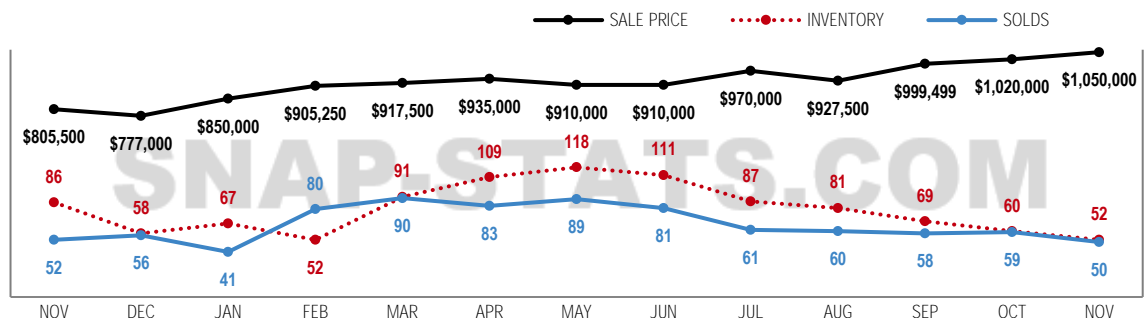
SnapStats®	Inventory	Sales	Sales Ratio
Dewdney Deroche	1	1	100%
Durieu	1	1	100%
Hatzic	2	1	50%
Hemlock	0	0	NA
Lake Errock	8	4	50%
Mission	34	42	124%*
Mission West	3	1	33%
Stave Falls	2	0	NA
Steelhead	1	0	NA
TOTAL*	52	50	96%

Market Summary

- Market Type Indicator **MISSION DETACHED**: Sellers Market at 96% Sales Ratio average (9.6 in 10 homes selling rate)
- Homes are selling on average 9% 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	2	1	50%
300,001 – 400,000	1	5	500%*
400,001 – 500,000	0	3	NA*
500,001 – 600,000	1	0	NA
600,001 – 700,000	5	0	NA
700,001 – 800,000	1	2	200%*
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*	10	12	120%*

0 to 1 Bedroom	2	3	150%*
2 Bedrooms	2	6	300%*
3 Bedrooms	6	1	17%
4 Bedrooms & Greater	0	2	NA*
TOTAL*	10	12	120%*

SnapStats®	October	November	Variance
Inventory	17	10	-41%
Solds	22	12	-45%
Sale Price	\$617,450	\$407,500	-34%
Sale Price SQFT	\$482	\$382	-21%
Sale to List Price Ratio	107%	102%	-5%
Days on Market	4	7	75%

*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

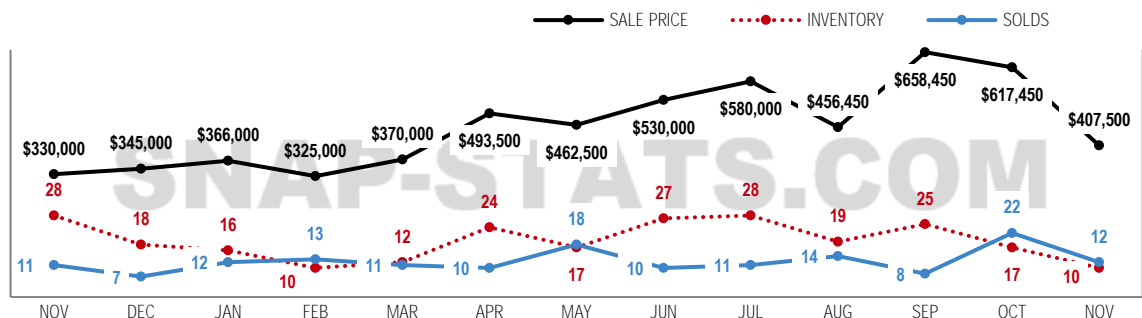
SnapStats®	Inventory	Sales	Sales Ratio
Dewdney Deroche	0	0	NA
Durieu	0	0	NA
Hatzic	0	0	NA
Hemlock	2	3	150%*
Lake Errock	0	0	NA
Mission	8	8	100%
Mission West	0	1	NA*
Stave Falls	0	0	NA
Steelhead	0	0	NA
TOTAL*	10	12	120%*

Market Summary

- Market Type Indicator **MISSION ATTACHED**: Sellers Market at 120% Sales Ratio average (12 in 10 homes selling rate)
- Homes are selling on average 2% above list price
- Most Active Price Band** Insufficient data but with 5 sales price band of \$300,000 to \$400,000
- Buyers Best Bet** Insufficient data
- Sellers Best Bet** Selling homes in Mission

**With minimum inventory of 10 in most instances

13 Month Market Trend



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