

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	0	0	NA
700,001 - 800,000	1	0	NA
800,001 - 900,000	0	1	NA*
900,001 - 1,000,000	1	1	100%
1,000,001 - 1,250,000	4	8	200%*
1,250,001 - 1,500,000	30	55	183%*
1,500,001 - 1,750,000	39	72	185%*
1,750,001 - 2,000,000	39	49	126%*
2,000,001 - 2,250,000	24	15	63%
2,250,001 - 2,500,000	29	12	41%
2,500,001 - 2,750,000	17	1	6%
2,750,001 - 3,000,000	17	1	6%
3,000,001 - 3,500,000	7	0	NA
3,500,001 - 4,000,000	9	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*	219	215	98%

2 Bedrooms & Less	8	5	63%
3 to 4 Bedrooms	64	87	136%*
5 to 6 Bedrooms	74	75	101%*
7 Bedrooms & More	73	48	66%
TOTAL*	219	215	98%

SnapStats®	November	December	Variance
Inventory	349	219	-37%
Solds	224	215	-4%
Sale Price	\$1,612,500	\$1,630,000	1%
Sale Price SQFT	\$625	\$681	9%
Sale to List Price Ratio	108%	109%	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

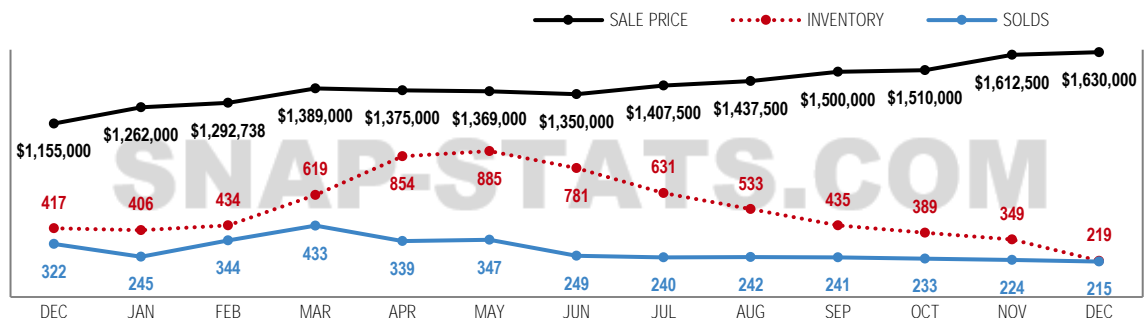
SnapStats®	Inventory	Sales	Sales Ratio
Bear Creek Green Timbers	14	16	114%*
Bolivar Heights	25	19	76%
Bridgeview	2	1	50%
Cedar Hills	5	10	200%*
East Newton	18	24	133%*
Fleetwood Tynehead	15	28	187%*
Fraser Heights	9	14	156%*
Guildford	37	19	51%
Panorama Ridge	20	22	110%*
Port Kells	0	2	NA*
Queen Mary Park	14	14	100%
Royal Heights	3	1	33%
Sullivan Station	9	13	144%*
West Newton	12	22	183%*
Whalley	36	10	28%
TOTAL*	219	215	98%

Market Summary

- Market Type Indicator **SURREY 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** \$1 mil to \$1.25 mil with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$2.5 mil to \$3 mil, Bolivar Heights, Guildford, Whalley and up to 2 bedroom properties
- Sellers Best Bet** Selling homes in Cedar Hills, Fleetwood Tynehead, West Newton and 3 to 4 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



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Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	5	1	20%
300,001 – 400,000	21	31	148%*
400,001 – 500,000	35	79	226%*
500,001 – 600,000	52	92	177%*
600,001 – 700,000	29	40	138%*
700,001 – 800,000	28	33	118%*
800,001 – 900,000	46	38	83%
900,001 – 1,000,000	17	36	212%*
1,000,001 – 1,250,000	14	18	129%*
1,250,001 – 1,500,000	1	1	100%
1,500,001 – 1,750,000	0	1	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*	248	370	149%*

0 to 1 Bedroom	64	102	159%*
2 Bedrooms	94	147	156%*
3 Bedrooms	63	83	132%*
4 Bedrooms & Greater	27	38	141%*
TOTAL*	248	370	149%*

SnapStats®	November	December	Variance
Inventory	415	248	-40%
Solds	398	370	-7%
Sale Price	\$568,000	\$570,000	0%
Sale Price SQFT	\$597	\$627	5%
Sale to List Price Ratio	103%	104%	1%
Days on Market	8	8	0%

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

Community CONDOS & TOWNHOMES

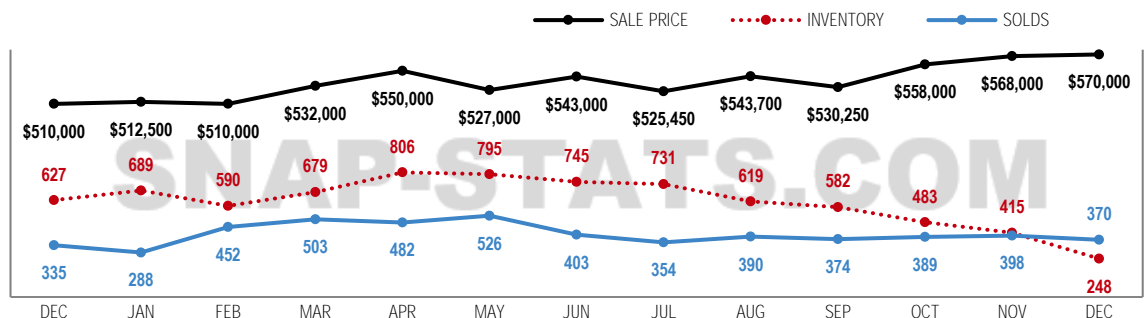
SnapStats®	Inventory	Sales	Sales Ratio
Bear Creek Green Timbers	5	18	360%*
Bolivar Heights	6	2	33%
Bridgeview	0	2	NA*
Cedar Hills	4	2	50%
East Newton	15	29	193%*
Fleetwood Tynehead	37	37	100%
Fraser Heights	15	8	53%
Guildford	17	48	282%*
Panorama Ridge	5	6	120%*
Port Kells	0	0	NA
Queen Mary Park	16	17	106%*
Royal Heights	0	0	NA
Sullivan Station	11	27	245%*
West Newton	28	38	136%*
Whalley	89	136	153%*
TOTAL*	248	370	149%*

Market Summary

- Market Type Indicator **SURREY ATTACHED**: Sellers Market at 149% Sales Ratio average (14.9 in 10 homes selling rate)
- Homes are selling on average 4% above list price
- Most Active Price Band** \$400,000 to \$500,000 with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$800,000 to \$900,000 and Fraser Heights
- Sellers Best Bet** Selling homes in Bear Creek Green Timbers, Guildford, Sullivan Station and all 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	1	NA*
800,001 - 900,000	0	0	NA
900,001 - 1,000,000	0	0	NA
1,000,001 - 1,250,000	4	2	50%
1,250,001 - 1,500,000	8	12	150%*
1,500,001 - 1,750,000	13	32	246%*
1,750,001 - 2,000,000	12	20	167%*
2,000,001 - 2,250,000	9	10	111%*
2,250,001 - 2,500,000	7	5	71%
2,500,001 - 2,750,000	9	3	33%
2,750,001 - 3,000,000	21	2	10%
3,000,001 - 3,500,000	23	8	35%
3,500,001 - 4,000,000	14	2	14%
4,000,001 - 4,500,000	8	1	13%
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	1	1	100%
6,500,001 - 7,000,000	4	1	25%
7,000,001 & Greater	6	0	NA
TOTAL*	154	100	65%

2 Bedrooms & Less	9	7	78%
3 to 4 Bedrooms	53	50	94%
5 to 6 Bedrooms	76	37	49%
7 Bedrooms & More	16	6	38%
TOTAL*	154	100	65%

SnapStats®	November	December	Variance
Inventory	241	154	-36%
Solds	120	100	-17%
Sale Price	\$1,945,000	\$1,779,000	-9%
Sale Price SQFT	\$594	\$633	7%
Sale to List Price Ratio	102%	100%	-2%
Days on Market	18	20	11%

Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Crescent Beach Ocean Park	26	13	50%
Elgin Chantrell	28	9	32%
Grandview	17	13	76%
Hazelmere	3	0	NA
King George Corridor	14	19	136%*
Morgan Creek	11	9	82%
Pacific Douglas	5	7	140%*
Sunnyside Park	5	10	200%*
White Rock	45	20	44%
TOTAL*	154	100	65%

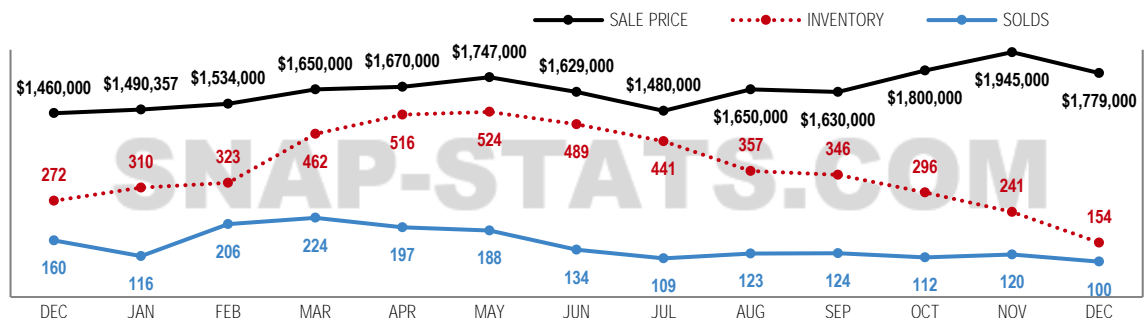
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **S SURREY WHITE ROCK DETACHED**: Sellers Market at 65% Sales Ratio average (6.5 in 10 homes selling rate)
- Homes are selling on average 100% of 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, Elgin Chantrell, White Rock and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in King George Corridor, 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	0	NA
300,001 – 400,000	6	7	117%*
400,001 – 500,000	7	10	143%*
500,001 – 600,000	13	22	169%*
600,001 – 700,000	12	16	133%*
700,001 – 800,000	11	12	109%*
800,001 – 900,000	13	22	169%*
900,001 – 1,000,000	11	17	155%*
1,000,001 – 1,250,000	25	28	112%*
1,250,001 – 1,500,000	7	6	86%
1,500,001 – 1,750,000	2	1	50%
1,750,001 – 2,000,000	1	1	100%
2,000,001 – 2,250,000	0	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	1	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*	111	144	130%*

0 to 1 Bedroom	12	23	192%*
2 Bedrooms	71	69	97%
3 Bedrooms	19	30	158%*
4 Bedrooms & Greater	9	22	244%*
TOTAL*	111	144	130%*

SnapStats®	November	December	Variance
Inventory	194	111	-43%
Solds	163	144	-12%
Sale Price	\$769,900	\$818,950	6%
Sale Price SQFT	\$620	\$683	10%
Sale to List Price Ratio	106%	104%	-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

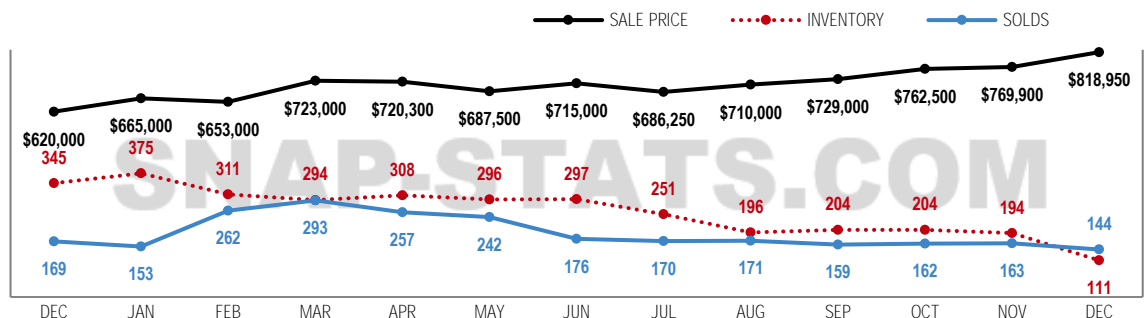
SnapStats®	Inventory	Sales	Sales Ratio
Crescent Beach Ocean Park	0	2	NA*
Elgin Chantrell	8	5	63%
Grandview	13	46	354%*
Hazelmere	0	0	NA
King George Corridor	13	22	169%*
Morgan Creek	5	7	140%*
Pacific Douglas	1	6	600%*
Sunnyside Park	15	13	87%
White Rock	56	43	77%
TOTAL*	111	144	130%*

Market Summary

- Market Type Indicator **S SURREY WHITE ROCK ATTACHED**: Sellers Market at 130% Sales Ratio average (13 in 10 homes selling rate)
- Homes are selling on average 4% above list price
- Most Active Price Band** \$400,000 to \$1.25 mil with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes in Elgin Chantrell, Sunnyside Park, White Rock and 2 bedroom properties
- Sellers Best Bet** Selling homes in Grandview, King George Corridor and up to 1 bedroom / minimum 3 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	0	NA
1,000,001 - 1,250,000	2	1	50%
1,250,001 - 1,500,000	11	11	100%
1,500,001 - 1,750,000	5	26	520%*
1,750,001 - 2,000,000	9	5	56%
2,000,001 - 2,250,000	0	0	NA
2,250,001 - 2,500,000	2	3	150%*
2,500,001 - 2,750,000	2	1	50%
2,750,001 - 3,000,000	3	1	33%
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*	35	48	137%*

2 Bedrooms & Less	0	1	NA*
3 to 4 Bedrooms	18	15	83%
5 to 6 Bedrooms	8	29	363%*
7 Bedrooms & More	9	3	33%
TOTAL*	35	48	137%*

SnapStats®	November	December	Variance
Inventory	62	35	-44%
Solds	50	48	-4%
Sale Price	\$1,502,500	\$1,586,500	6%
Sale Price SQFT	\$653	\$676	4%
Sale to List Price Ratio	107%	113%	6%
Days on Market	7	7	0%

Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Annieville	16	10	63%
Nordel	7	14	200%*
Scottsdale	5	16	320%*
Sunshine Hills Woods	7	8	114%*
TOTAL*	35	48	137%*

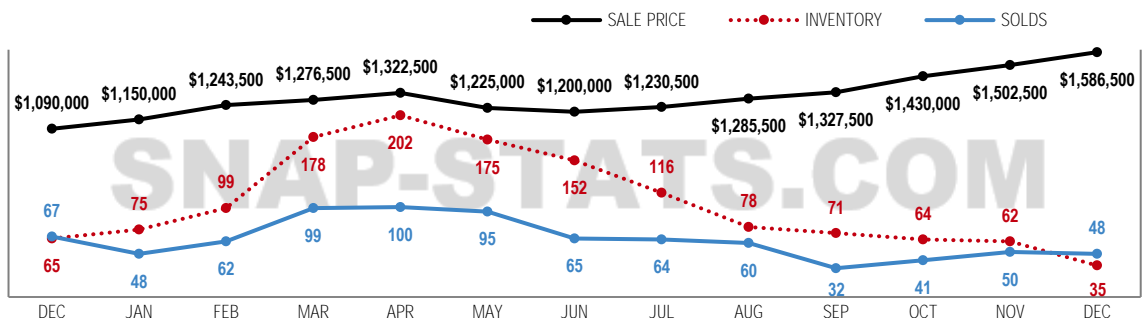
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **NORTH DELTA DETACHED**: Sellers Market at 137% Sales Ratio average (13.7 in 10 homes selling rate)
- Homes are selling on average 13% 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 \$1.75 mil to \$2 mil, Annieville and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Nordel, Scottsdale, 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	1	0	NA
300,001 – 400,000	2	0	NA
400,001 – 500,000	2	6	300%*
500,001 – 600,000	1	5	500%*
600,001 – 700,000	3	4	133%*
700,001 – 800,000	1	4	400%*
800,001 – 900,000	1	0	NA
900,001 – 1,000,000	0	5	NA*
1,000,001 – 1,250,000	6	3	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*	17	27	159%*

0 to 1 Bedroom	3	5	167%*
2 Bedrooms	6	9	150%*
3 Bedrooms	5	9	180%*
4 Bedrooms & Greater	3	4	133%*
TOTAL*	17	27	159%*

SnapStats®	November	December	Variance
Inventory	33	17	-48%
Solds	16	27	69%
Sale Price	\$522,000	\$643,000	23%
Sale Price SQFT	\$656	\$618	-6%
Sale to List Price Ratio	104%	107%	3%
Days on Market	8	9	13%

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

Community CONDOS & TOWNHOMES

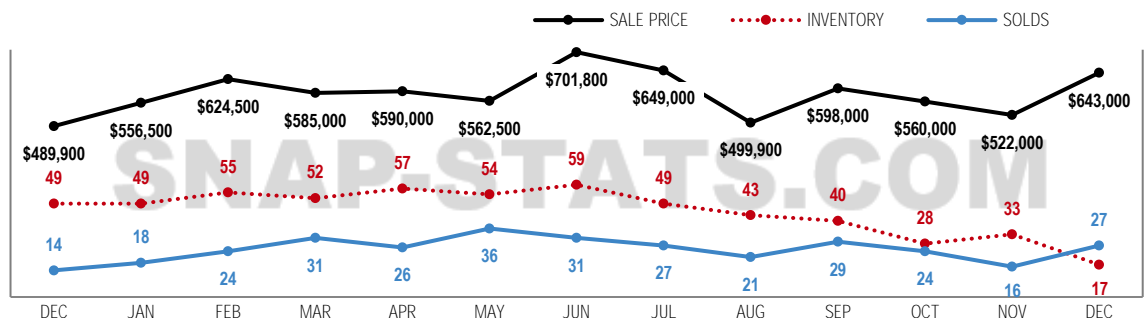
SnapStats®	Inventory	Sales	Sales Ratio
Annieville	5	3	60%
Nordel	0	5	NA*
Scottsdale	7	6	86%
Sunshine Hills Woods	5	13	260%*
TOTAL*	17	27	159%*

Market Summary

- Market Type Indicator **NORTH DELTA ATTACHED**: Sellers Market at 159% Sales Ratio average (15.9 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 \$400,000 to \$500,000
- Buyers Best Bet** Insufficient data
- Sellers Best Bet** Selling homes in Sunshine Hills Woods 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	0	0	NA
800,001 - 900,000	0	0	NA
900,001 - 1,000,000	0	0	NA
1,000,001 - 1,250,000	3	1	33%
1,250,001 - 1,500,000	9	4	44%
1,500,001 - 1,750,000	3	21	700%*
1,750,001 - 2,000,000	2	6	300%*
2,000,001 - 2,250,000	1	4	400%*
2,250,001 - 2,500,000	5	1	20%
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	0	0	NA
6,500,001 - 7,000,000	0	0	NA
7,000,001 & Greater	1	0	NA
TOTAL*	25	37	148%*

2 Bedrooms & Less	2	0	NA
3 to 4 Bedrooms	13	12	92%
5 to 6 Bedrooms	5	20	400%*
7 Bedrooms & More	5	5	100%
TOTAL*	25	37	148%*

SnapStats®	November	December	Variance
Inventory	44	25	-43%
Solds	41	37	-10%
Sale Price	\$1,525,000	\$1,650,000	8%
Sale Price SQFT	\$577	\$544	-6%
Sale to List Price Ratio	109%	107%	-2%
Days on Market	7	7	0%

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

Community DETACHED HOUSES

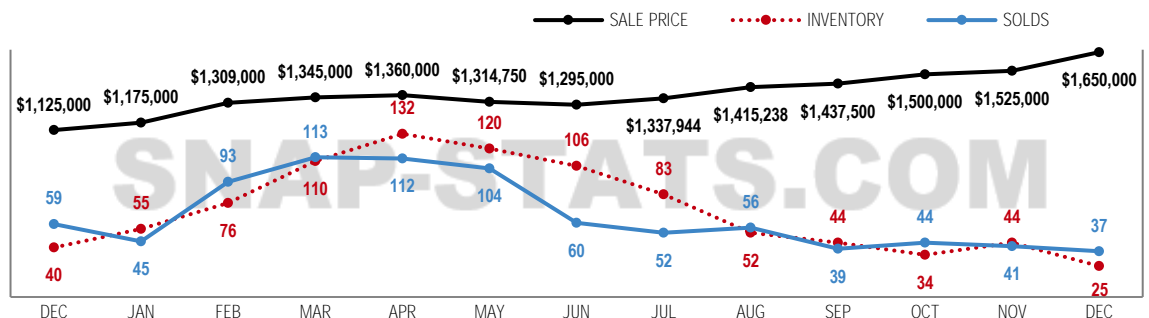
SnapStats®	Inventory	Sales	Sales Ratio
Clayton	4	15	375%*
Cloverdale	21	22	105%*
Serpentine	0	0	NA
TOTAL*	25	37	148%*

Market Summary

- Market Type Indicator **CLOVERDALE DETACHED**: Sellers Market at 148% Sales Ratio average (14.8 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 \$1.25 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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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	0	2	NA*
400,001 – 500,000	0	5	NA*
500,001 – 600,000	3	6	200%*
600,001 – 700,000	3	10	333%*
700,001 – 800,000	3	11	367%*
800,001 – 900,000	1	25	2500%*
900,001 – 1,000,000	1	9	900%*
1,000,001 – 1,250,000	0	3	NA*
1,250,001 – 1,500,000	0	0	NA
1,500,001 – 1,750,000	0	0	NA
1,750,001 – 2,000,000	0	0	NA
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	0	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	0	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	13	72	554%*

0 to 1 Bedroom	3	4	133%*
2 Bedrooms	4	33	825%*
3 Bedrooms	5	28	560%*
4 Bedrooms & Greater	1	7	700%*
TOTAL*	13	72	554%*

SnapStats®	November	December	Variance
Inventory	47	13	-72%
Solds	61	72	18%
Sale Price	\$799,200	\$806,165	1%
Sale Price SQFT	\$576	\$643	12%
Sale to List Price Ratio	113%	110%	-3%
Days on Market	6	7	17%

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

Community CONDOS & TOWNHOMES

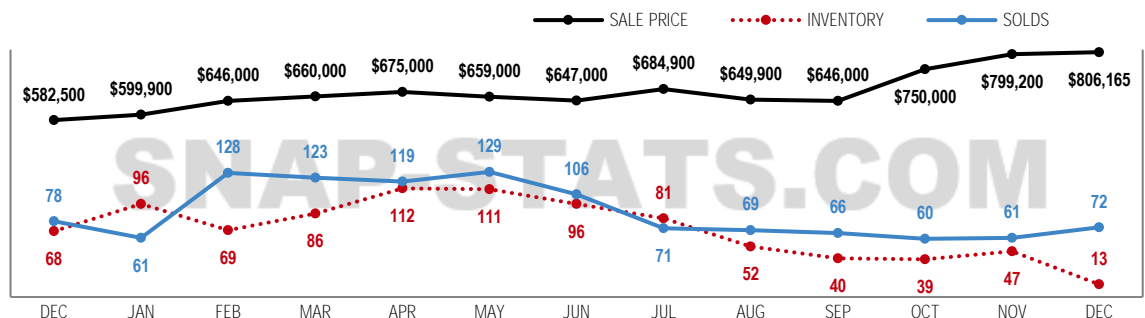
SnapStats®	Inventory	Sales	Sales Ratio
Clayton	5	40	800%*
Cloverdale	8	32	400%*
Serpentine	0	0	NA
TOTAL*	13	72	554%*

Market Summary

- Market Type Indicator **CLOVERDALE ATTACHED**: Sellers Market at 554% Sales Ratio average (55.4 in 10 homes selling rate)
- Homes are selling on average 10% 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 2 to 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	1	0	NA
700,001 - 800,000	0	0	NA
800,001 - 900,000	0	1	NA*
900,001 - 1,000,000	0	1	NA*
1,000,001 - 1,250,000	3	8	267%*
1,250,001 - 1,500,000	12	15	125%*
1,500,001 - 1,750,000	7	37	529%*
1,750,001 - 2,000,000	11	8	73%
2,000,001 - 2,250,000	15	6	40%
2,250,001 - 2,500,000	5	4	80%
2,500,001 - 2,750,000	2	4	200%*
2,750,001 - 3,000,000	4	2	50%
3,000,001 - 3,500,000	3	1	33%
3,500,001 - 4,000,000	4	0	NA
4,000,001 - 4,500,000	1	2	200%*
4,500,001 - 5,000,000	1	0	NA
5,000,001 - 5,500,000	2	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	2	0	NA
TOTAL*	75	89	119%*

2 Bedrooms & Less	4	1	25%
3 to 4 Bedrooms	39	37	95%
5 to 6 Bedrooms	25	45	180%*
7 Bedrooms & More	7	6	86%
TOTAL*	75	89	119%*

SnapStats®	November	December	Variance
Inventory	127	75	-41%
Solds	113	89	-21%
Sale Price	\$1,585,000	\$1,610,000	2%
Sale Price SQFT	\$565	\$581	3%
Sale to List Price Ratio	102%	101%	-1%
Days on Market	7	7	0%

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

Community DETACHED HOUSES

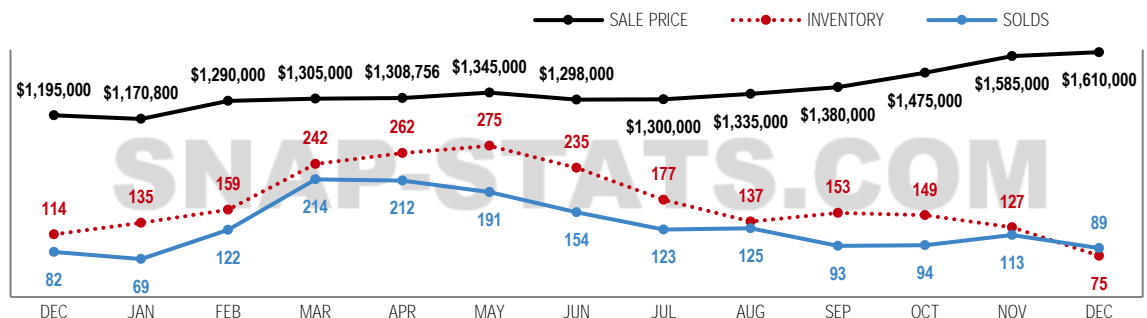
SnapStats®	Inventory	Sales	Sales Ratio
Aldergrove	17	10	59%
Brookwood	5	16	320%*
Campbell Valley	5	3	60%
County Line Glen Valley	1	0	NA
Fort Langley	5	6	120%*
Langley City	17	8	47%
Murrayville	0	2	NA*
Otter District	1	2	200%*
Salmon River	0	3	NA*
Walnut Grove	4	7	175%*
Willoughby Heights	20	32	160%*
TOTAL*	75	89	119%*

Market Summary

- Market Type Indicator **LANGLEY DETACHED**: Sellers Market at 119% Sales Ratio average (11.9 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 >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$2 mil to \$2.25 mil, Aldergrove, Langley City and 3 to 4 bedroom properties
- Sellers Best Bet** Selling homes in Brookwood, Willoughby Heights and 5 to 6 bedroom properties

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SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	0	0	NA
300,001 – 400,000	2	10	500%*
400,001 – 500,000	14	25	179%*
500,001 – 600,000	15	50	333%*
600,001 – 700,000	17	31	182%*
700,001 – 800,000	11	25	227%*
800,001 – 900,000	9	25	278%*
900,001 – 1,000,000	4	26	650%*
1,000,001 – 1,250,000	2	15	750%*
1,250,001 – 1,500,000	2	3	150%*
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*	78	210	269%*

0 to 1 Bedroom	12	32	267%*
2 Bedrooms	44	100	227%*
3 Bedrooms	19	59	311%*
4 Bedrooms & Greater	3	19	633%*
TOTAL*	78	210	269%*

SnapStats®	November	December	Variance
Inventory	190	78	-59%
Solds	231	210	-9%
Sale Price	\$660,000	\$677,000	3%
Sale Price SQFT	\$571	\$596	4%
Sale to List Price Ratio	102%	108%	6%
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

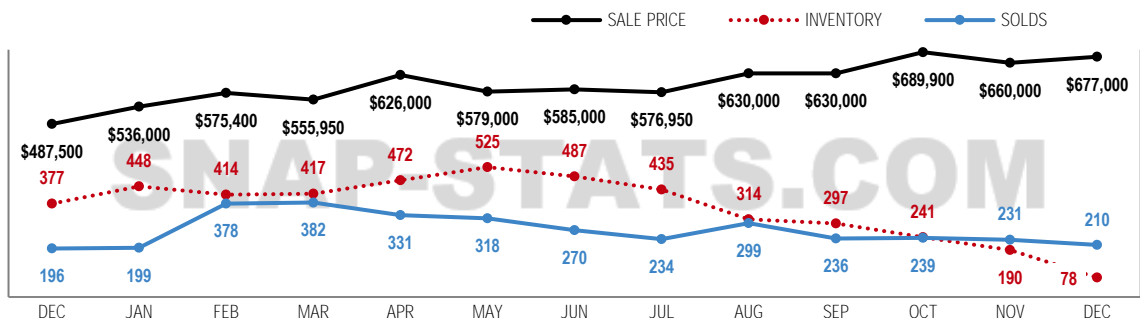
SnapStats®	Inventory	Sales	Sales Ratio
Aldergrove	2	5	250%*
Brookwood	0	0	NA
Campbell Valley	0	0	NA
County Line Glen Valley	0	0	NA
Fort Langley	3	0	NA
Langley City	17	72	424%*
Murrayville	2	7	350%*
Otter District	0	0	NA
Salmon River	0	1	NA*
Walnut Grove	5	23	460%*
Willoughby Heights	49	102	208%*
TOTAL*	78	210	269%*

Market Summary

- Market Type Indicator **LANGLEY ATTACHED**: Sellers Market at 269% Sales Ratio average (26.9 in 10 homes selling rate)
- Homes are selling on average 8% above list price
- Most Active Price Band** \$900,000 to \$1 mil with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$400,000 to \$500,000, Willoughby Heights and 2 bedroom properties
- Sellers Best Bet** Selling homes in Langley City, Walnut Grove 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	1	0	NA
800,001 - 900,000	1	0	NA
900,001 - 1,000,000	0	2	NA*
1,000,001 - 1,250,000	18	25	139%*
1,250,001 - 1,500,000	22	58	264%*
1,500,001 - 1,750,000	7	13	186%*
1,750,001 - 2,000,000	7	2	29%
2,000,001 - 2,250,000	3	2	67%
2,250,001 - 2,500,000	5	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*	69	102	148%*

2 Bedrooms & Less	4	4	100%
3 to 4 Bedrooms	31	41	132%*
5 to 6 Bedrooms	25	51	204%*
7 Bedrooms & More	9	6	67%
TOTAL*	69	102	148%*

SnapStats®	November	December	Variance
Inventory	114	69	-39%
Solds	114	102	-11%
Sale Price	\$1,292,500	\$1,350,000	4%
Sale Price SQFT	\$481	\$538	12%
Sale to List Price Ratio	103%	111%	8%
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 DETACHED HOUSES

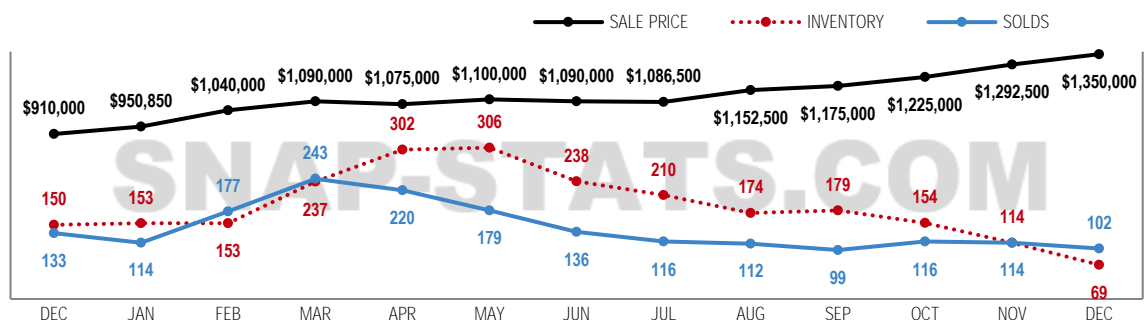
SnapStats®	Inventory	Sales	Sales Ratio
Abbotsford East	30	39	130%*
Abbotsford West	15	31	207%*
Aberdeen	2	3	150%*
Bradner	0	0	NA
Central Abbotsford	15	25	167%*
Matsqui	0	0	NA
Poplar	4	2	50%
Sumas Mountain	1	2	200%*
Sumas Prairie	2	0	NA
TOTAL*	69	102	148%*

Market Summary

- Market Type Indicator **ABBOTSFORD DETACHED**: Sellers Market at 148% Sales Ratio average (14.8 in 10 homes selling rate)
- Homes are selling on average 11% 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 mil to \$1.25 mil, Abbotsford East and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Abbotsford West and 5 to 6 bedroom properties

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SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	4	5	125%*
300,001 – 400,000	10	24	240%*
400,001 – 500,000	7	28	400%*
500,001 – 600,000	16	24	150%*
600,001 – 700,000	7	11	157%*
700,001 – 800,000	13	16	123%*
800,001 – 900,000	5	14	280%*
900,001 – 1,000,000	1	5	500%*
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*	64	127	198%*

0 to 1 Bedroom	9	20	222%*
2 Bedrooms	27	69	256%*
3 Bedrooms	25	34	136%*
4 Bedrooms & Greater	3	4	133%*
TOTAL*	64	127	198%*

SnapStats®	November	December	Variance
Inventory	130	64	-51%
Solds	169	127	-25%
Sale Price	\$500,000	\$525,000	5%
Sale Price SQFT	\$470	\$487	4%
Sale to List Price Ratio	102%	103%	1%
Days on Market	7	7	0%

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

Community CONDOS & TOWNHOMES

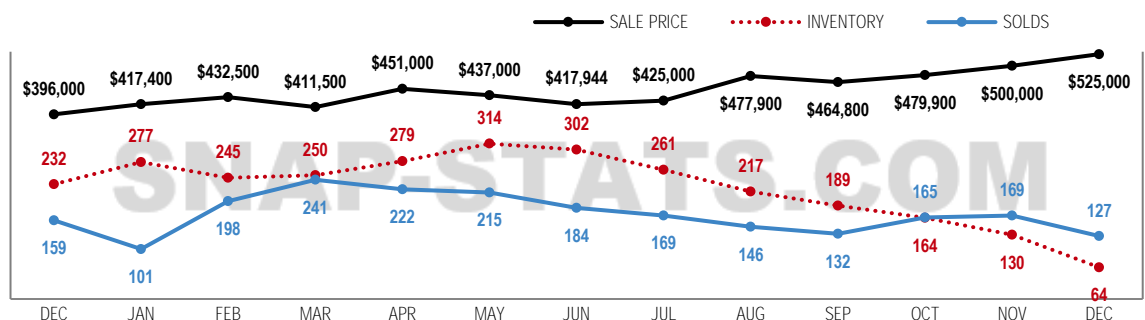
SnapStats®	Inventory	Sales	Sales Ratio
Abbotsford East	2	16	800%*
Abbotsford West	28	61	218%*
Aberdeen	0	0	NA
Bradner	0	0	NA
Central Abbotsford	33	47	142%*
Matsqui	0	0	NA
Poplar	1	3	300%*
Sumas Mountain	0	0	NA
Sumas Prairie	0	0	NA
TOTAL*	64	127	198%*

Market Summary

- Market Type Indicator **ABBOTSFORD ATTACHED**: Sellers Market at 198% Sales Ratio average (19.8 in 10 homes selling rate)
- Homes are selling on average 3% above list price
- Most Active Price Band** \$400,000 to \$500,000 with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$700,000 to \$800,000, Central Abbotsford and 3 bedroom properties
- Sellers Best Bet** Selling homes in Abbotsford East and 2 bedroom properties

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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	3	300%*
800,001 - 900,000	3	2	67%
900,001 - 1,000,000	5	7	140%*
1,000,001 - 1,250,000	5	15	300%*
1,250,001 - 1,500,000	2	13	650%*
1,500,001 - 1,750,000	8	2	25%
1,750,001 - 2,000,000	2	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	2	1	50%
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*	31	43	139%*

2 Bedrooms & Less	8	1	13%
3 to 4 Bedrooms	16	28	175%*
5 to 6 Bedrooms	5	12	240%*
7 Bedrooms & More	2	2	100%
TOTAL*	31	43	139%*

SnapStats®	November	December	Variance
Inventory	52	31	-40%
Solds	50	43	-14%
Sale Price	\$1,050,000	\$1,175,000	12%
Sale Price SQFT	\$500	\$492	-2%
Sale to List Price Ratio	109%	118%	8%
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

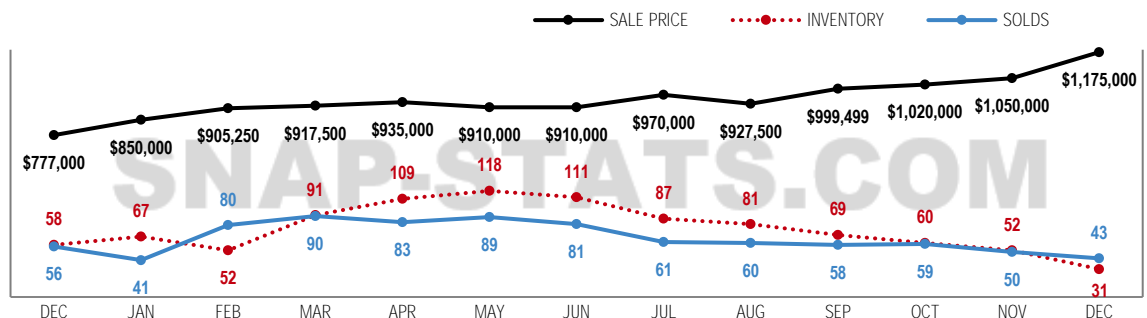
SnapStats®	Inventory	Sales	Sales Ratio
Dewdney Deroche	1	0	NA
Durieu	1	1	100%
Hatzic	1	1	100%
Hemlock	0	0	NA
Lake Errock	5	1	20%
Mission	17	39	229%*
Mission West	2	1	50%
Stave Falls	2	0	NA
Steelhead	2	0	NA
TOTAL*	31	43	139%*

Market Summary

- Market Type Indicator **MISSION DETACHED**: Sellers Market at 139% Sales Ratio average (13.9 in 10 homes selling rate)
- Homes are selling on average 18% 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 \$1.5 mil to \$1.75 mil and up to 2 bedroom properties
- Sellers Best Bet** Selling homes in Mission and 5 to 6 bedroom properties

**With minimum inventory of 10 in most instances

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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	0	NA
300,001 – 400,000	2	0	NA
400,001 – 500,000	1	1	100%
500,001 – 600,000	1	0	NA
600,001 – 700,000	0	0	NA
700,001 – 800,000	0	6	NA*
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*	6	7	117%*

0 to 1 Bedroom	2	0	NA
2 Bedrooms	4	0	NA
3 Bedrooms	0	7	NA*
4 Bedrooms & Greater	0	0	NA
TOTAL*	6	7	117%*

SnapStats®	November	December	Variance
Inventory	10	6	-40%
Solds	12	7	-42%
Sale Price	\$407,500	\$730,000	79%
Sale Price SQFT	\$382	\$539	41%
Sale to List Price Ratio	102%	101%	-1%
Days on Market	7	179	2457%

*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

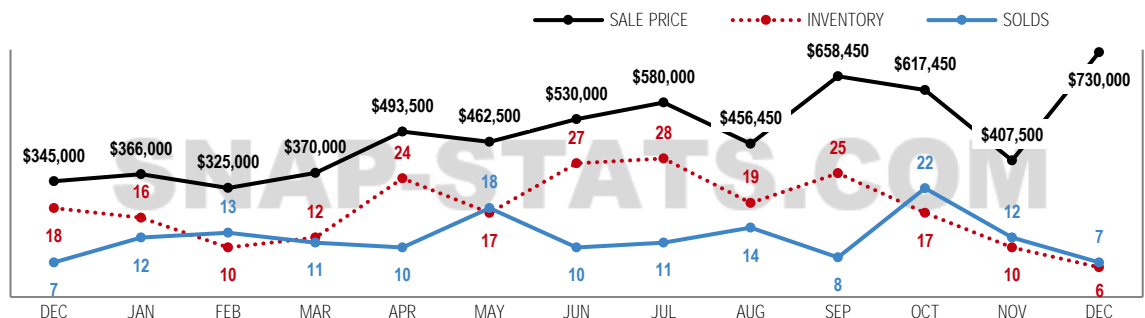
SnapStats®	Inventory	Sales	Sales Ratio
Dewdney Deroche	0	0	NA
Durieu	0	0	NA
Hatzic	0	0	NA
Hemlock	2	0	NA
Lake Errock	0	0	NA
Mission	4	7	175%*
Mission West	0	0	NA
Stave Falls	0	0	NA
Steelhead	0	0	NA
TOTAL*	6	7	117%*

Market Summary

- Market Type Indicator **MISSION ATTACHED**: Sellers Market at 117% Sales Ratio average (11.7 in 10 homes selling rate)
- Homes are selling on average 1% above list price
- Most Active Price Band** Insufficient data
- Buyers Best Bet** Insufficient data
- Sellers Best Bet** Insufficient data

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