

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

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SnapStats Publishing

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February 2022

Produced & Published by SnapStats® Publishing Co.
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FRASER VALLEY EDITION

Surrey
South Surrey
White Rock
North Delta
Cloverdale
Langley
Abbotsford
Mission



Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 - 700,000	0	1	NA*
700,001 - 800,000	1	0	NA
800,001 - 900,000	0	0	NA
900,001 - 1,000,000	2	0	NA
1,000,001 - 1,250,000	8	3	38%
1,250,001 - 1,500,000	72	15	21%
1,500,001 - 1,750,000	91	49	54%
1,750,001 - 2,000,000	118	50	42%
2,000,001 - 2,250,000	51	20	39%
2,250,001 - 2,500,000	67	26	39%
2,500,001 - 2,750,000	28	9	32%
2,750,001 - 3,000,000	29	4	14%
3,000,001 - 3,500,000	18	2	11%
3,500,001 - 4,000,000	8	1	13%
4,000,001 - 4,500,000	6	1	17%
4,500,001 - 5,000,000	2	0	NA
5,000,001 - 5,500,000	2	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*	503	181	36%

2 Bedrooms & Less	16	5	31%
3 to 4 Bedrooms	164	70	43%
5 to 6 Bedrooms	161	52	32%
7 Bedrooms & More	162	54	33%
TOTAL*	503	181	36%

SnapStats®	January	February	Variance
Inventory	296	503	70%
Solds	162	181	12%
Sale Price	\$1,850,000	\$1,830,000	-1%
Sale Price SQFT	\$651	\$743	14%
Sale to List Price Ratio	109%	108%	-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

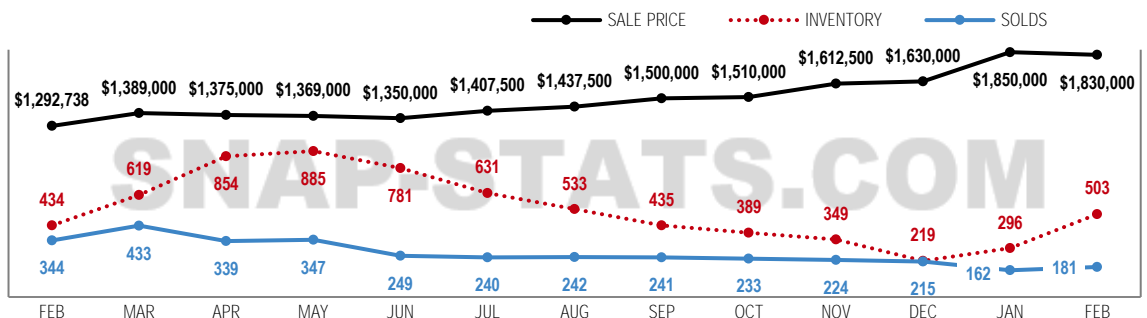
SnapStats®	Inventory	Sales	Sales Ratio
Bear Creek Green Timbers	38	17	45%
Bolivar Heights	51	20	39%
Bridgeview	11	3	27%
Cedar Hills	25	14	56%
East Newton	61	22	36%
Fleetwood Tynehead	55	25	45%
Fraser Heights	21	18	86%
Guildford	42	7	17%
Panorama Ridge	40	11	28%
Port Kells	2	0	NA
Queen Mary Park	28	8	29%
Royal Heights	4	0	NA
Sullivan Station	33	10	30%
West Newton	52	16	31%
Whalley	40	10	25%
TOTAL*	503	181	36%

Market Summary

- Market Type Indicator **SURREY DETACHED**: Sellers Market at 36% Sales Ratio average (3.6 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 54% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$3 mil to \$3.5 mil, Guildford and up to 2 bedroom properties
- Sellers Best Bet** Selling homes in Fraser Heights 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	3	60%
300,001 – 400,000	44	14	32%
400,001 – 500,000	81	62	77%
500,001 – 600,000	106	64	60%
600,001 – 700,000	67	51	76%
700,001 – 800,000	65	35	54%
800,001 – 900,000	80	33	41%
900,001 – 1,000,000	71	32	45%
1,000,001 – 1,250,000	36	49	136%*
1,250,001 – 1,500,000	13	16	123%*
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*	569	359	63%

0 to 1 Bedroom	123	99	80%
2 Bedrooms	215	135	63%
3 Bedrooms	146	79	54%
4 Bedrooms & Greater	85	46	54%
TOTAL*	569	359	63%

SnapStats®	January	February	Variance
Inventory	323	569	76%
Solds	282	359	27%
Sale Price	\$640,000	\$661,000	3%
Sale Price SQFT	\$674	\$669	-1%
Sale to List Price Ratio	109%	110%	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 CONDOS & TOWNHOMES

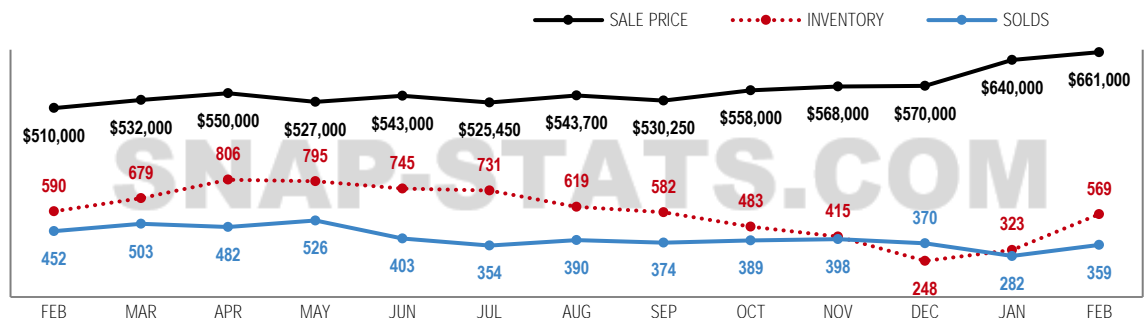
SnapStats®	Inventory	Sales	Sales Ratio
Bear Creek Green Timbers	23	11	48%
Bolivar Heights	7	9	129%*
Bridgeview	2	1	50%
Cedar Hills	3	1	33%
East Newton	36	25	69%
Fleetwood Tynehead	70	36	51%
Fraser Heights	20	7	35%
Guildford	65	43	66%
Panorama Ridge	11	10	91%
Port Kells	0	0	NA
Queen Mary Park	25	16	64%
Royal Heights	0	0	NA
Sullivan Station	66	31	47%
West Newton	59	41	69%
Whalley	182	128	70%
TOTAL*	569	359	63%

Market Summary

- Market Type Indicator **SURREY ATTACHED**: Sellers Market at 63% Sales Ratio average (6.3 in 10 homes selling rate)
- Homes are selling on average 10% 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 \$300,000 to \$400,000, Fraser Heights and minimum 3 bedroom properties
- Sellers Best Bet** Selling homes in Bolivar Heights, Panorama Ridge and up to 1 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	1	NA*
800,001 - 900,000	0	0	NA
900,001 - 1,000,000	0	0	NA
1,000,001 - 1,250,000	1	0	NA
1,250,001 - 1,500,000	17	2	12%
1,500,001 - 1,750,000	33	13	39%
1,750,001 - 2,000,000	34	37	109%*
2,000,001 - 2,250,000	15	17	113%*
2,250,001 - 2,500,000	24	12	50%
2,500,001 - 2,750,000	17	11	65%
2,750,001 - 3,000,000	26	7	27%
3,000,001 - 3,500,000	34	13	38%
3,500,001 - 4,000,000	16	4	25%
4,000,001 - 4,500,000	10	5	50%
4,500,001 - 5,000,000	9	2	22%
5,000,001 - 5,500,000	3	0	NA
5,500,001 - 6,000,000	3	1	33%
6,000,001 - 6,500,000	1	0	NA
6,500,001 - 7,000,000	6	0	NA
7,000,001 & Greater	7	0	NA
TOTAL*	256	125	49%

2 Bedrooms & Less	10	5	50%
3 to 4 Bedrooms	114	69	61%
5 to 6 Bedrooms	105	42	40%
7 Bedrooms & More	27	9	33%
TOTAL*	256	125	49%

SnapStats®	January	February	Variance
Inventory	190	256	35%
Solds	85	125	47%
Sale Price	\$1,925,000	\$2,115,000	10%
Sale Price SQFT	\$712	\$678	-5%
Sale to List Price Ratio	102%	110%	8%
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

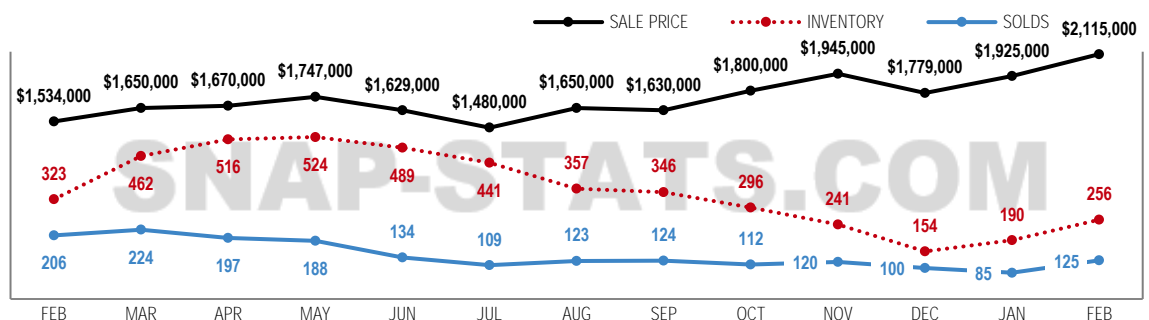
SnapStats®	Inventory	Sales	Sales Ratio
Crescent Beach Ocean Park	43	30	70%
Elgin Chantrell	47	13	28%
Grandview	27	21	78%
Hazelmere	2	2	100%
King George Corridor	26	13	50%
Morgan Creek	18	10	56%
Pacific Douglas	13	3	23%
Sunnyside Park	27	15	56%
White Rock	53	18	34%
TOTAL*	256	125	49%

Market Summary

- Market Type Indicator **S SURREY WHITE ROCK DETACHED**: Sellers Market at 49% Sales Ratio average (4.9 in 10 homes selling rate)
- Homes are selling on average 10% above list price
- Most Active Price Band** \$1.75 mil to \$2.25 mil with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.25 mil to \$1.5 mil, Elgin Chantrell, Pacific Douglas and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Crescent Beach Ocean Park, Grandview 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	9	4	44%
400,001 – 500,000	14	5	36%
500,001 – 600,000	25	12	48%
600,001 – 700,000	13	13	100%
700,001 – 800,000	17	23	135%*
800,001 – 900,000	25	16	64%
900,001 – 1,000,000	33	25	76%
1,000,001 – 1,250,000	35	43	123%*
1,250,001 – 1,500,000	23	14	61%
1,500,001 – 1,750,000	5	3	60%
1,750,001 – 2,000,000	3	2	67%
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	0	1	NA*
2,500,001 – 2,750,000	0	1	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	1	0	NA
TOTAL*	205	162	79%

0 to 1 Bedroom	27	12	44%
2 Bedrooms	87	82	94%
3 Bedrooms	57	46	81%
4 Bedrooms & Greater	34	22	65%
TOTAL*	205	162	79%

SnapStats®	January	February	Variance
Inventory	130	205	58%
Solds	116	162	40%
Sale Price	\$825,500	\$927,950	12%
Sale Price SQFT	\$673	\$700	4%
Sale to List Price Ratio	105%	110%	5%
Days on Market	9	7	-22%

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

Community CONDOS & TOWNHOMES

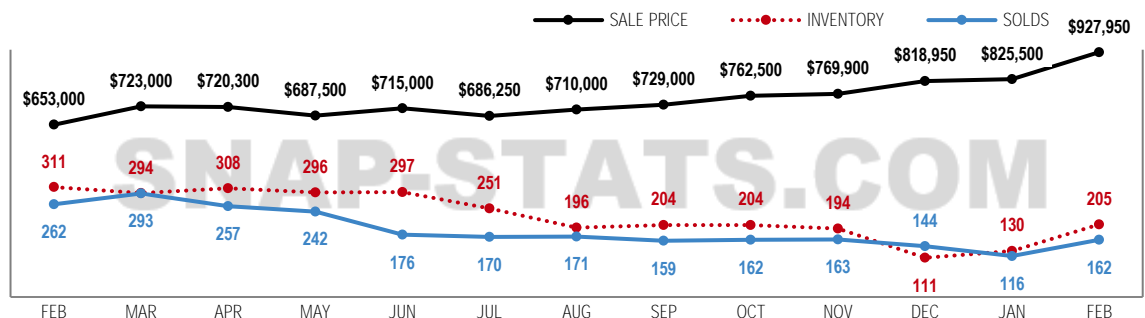
SnapStats®	Inventory	Sales	Sales Ratio
Crescent Beach Ocean Park	1	0	NA
Elgin Chantrell	4	8	200%*
Grandview	60	46	77%
Hazelmere	0	0	NA
King George Corridor	35	33	94%
Morgan Creek	15	11	73%
Pacific Douglas	9	6	67%
Sunnyside Park	7	11	157%*
White Rock	74	47	64%
TOTAL*	205	162	79%

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 10% above list price
- Most Active Price Band** \$700,000 to \$800,000 / \$1 mil to \$1.25 mil with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$400,000 to \$500,000, Pacific Douglas, White Rock and up to 1 bedroom properties
- Sellers Best Bet** Selling homes in Elgin Chantrell, King George Corridor, Sunnyside Park and 2 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	0	NA
1,250,001 - 1,500,000	19	2	11%
1,500,001 - 1,750,000	33	29	88%
1,750,001 - 2,000,000	17	16	94%
2,000,001 - 2,250,000	3	3	100%
2,250,001 - 2,500,000	5	5	100%
2,500,001 - 2,750,000	6	2	33%
2,750,001 - 3,000,000	2	1	50%
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	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*	90	58	64%

2 Bedrooms & Less	1	1	100%
3 to 4 Bedrooms	46	30	65%
5 to 6 Bedrooms	33	16	48%
7 Bedrooms & More	10	11	110%*
TOTAL*	90	58	64%

SnapStats®	January	February	Variance
Inventory	50	90	80%
Solds	28	58	107%
Sale Price	\$1,730,000	\$1,720,450	-1%
Sale Price SQFT	\$698	\$763	9%
Sale to List Price Ratio	115%	108%	-6%
Days on Market	7	7	0%

Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Annieville	18	14	78%
Nordel	25	13	52%
Scottsdale	21	14	67%
Sunshine Hills Woods	26	17	65%
TOTAL*	90	58	64%

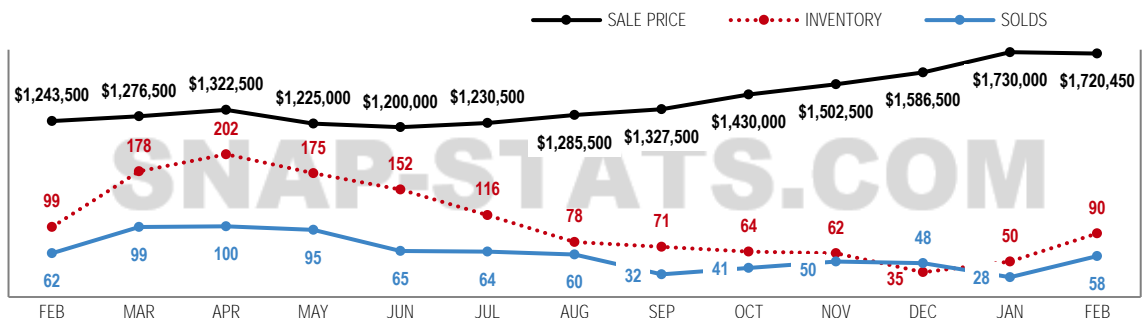
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

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 8% above list price
- Most Active Price Band** \$1.75 mil to \$2 mil with average 94% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.25 mil to \$1.5 mil, Nordel and 5 to 6 bedroom properties
- Sellers Best Bet** Selling homes in Annieville and minimum 7 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	0	1	NA*
300,001 – 400,000	0	0	NA
400,001 – 500,000	2	0	NA
500,001 – 600,000	6	6	100%
600,001 – 700,000	12	2	17%
700,001 – 800,000	8	5	63%
800,001 – 900,000	7	1	14%
900,001 – 1,000,000	2	3	150%*
1,000,001 – 1,250,000	4	1	25%
1,250,001 – 1,500,000	0	7	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*	41	26	63%

0 to 1 Bedroom	8	7	88%
2 Bedrooms	17	9	53%
3 Bedrooms	15	5	33%
4 Bedrooms & Greater	1	5	500%*
TOTAL*	41	26	63%

SnapStats®	January	February	Variance
Inventory	19	41	116%
Solds	9	26	189%
Sale Price	\$675,000	\$800,000	19%
Sale Price SQFT	\$648	\$791	22%
Sale to List Price Ratio	101%	114%	13%
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

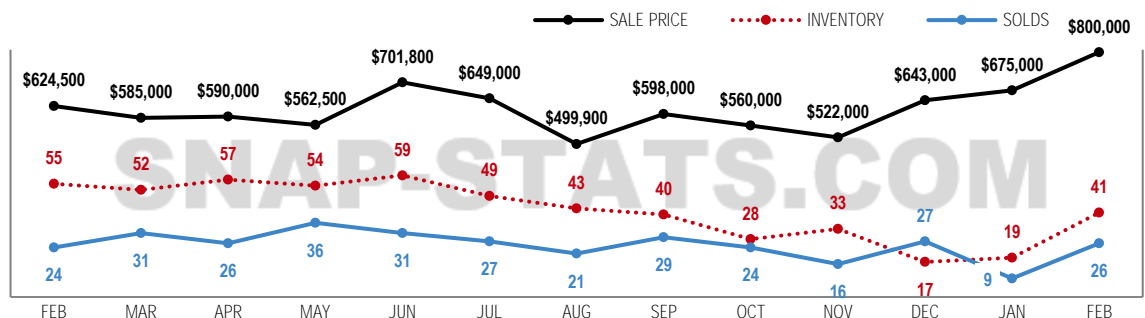
SnapStats®	Inventory	Sales	Sales Ratio
Annieville	8	5	63%
Nordel	2	5	250%*
Scottsdale	11	7	64%
Sunshine Hills Woods	20	9	45%
TOTAL*	41	26	63%

Market Summary

- Market Type Indicator **NORTH DELTA ATTACHED**: Sellers Market at 63% Sales Ratio average (6.3 in 10 homes selling rate)
- Homes are selling on average 14% above list price
- Most Active Price Band** \$700,000 to \$800,000 with average 63% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$600,000 to \$700,000, Sunshine Hills Woods and 3 bedroom properties
- Sellers Best Bet** Selling homes in Annieville, Scottsdale 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	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	5	0	NA
1,250,001 - 1,500,000	24	5	21%
1,500,001 - 1,750,000	28	20	71%
1,750,001 - 2,000,000	19	20	105%*
2,000,001 - 2,250,000	4	5	125%*
2,250,001 - 2,500,000	6	2	33%
2,500,001 - 2,750,000	3	1	33%
2,750,001 - 3,000,000	0	1	NA*
3,000,001 - 3,500,000	0	0	NA
3,500,001 - 4,000,000	0	0	NA
4,000,001 - 4,500,000	0	0	NA
4,500,001 - 5,000,000	0	0	NA
5,000,001 - 5,500,000	0	0	NA
5,500,001 - 6,000,000	0	0	NA
6,000,001 - 6,500,000	0	0	NA
6,500,001 - 7,000,000	0	0	NA
7,000,001 & Greater	1	0	NA
TOTAL*	90	54	60%

2 Bedrooms & Less	7	2	29%
3 to 4 Bedrooms	29	20	69%
5 to 6 Bedrooms	36	26	72%
7 Bedrooms & More	18	6	33%
TOTAL*	90	54	60%

SnapStats®	January	February	Variance
Inventory	47	90	91%
Solds	26	54	108%
Sale Price	\$1,795,656	\$1,782,500	-1%
Sale Price SQFT	\$654	\$647	-1%
Sale to List Price Ratio	110%	111%	1%
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 DETACHED HOUSES

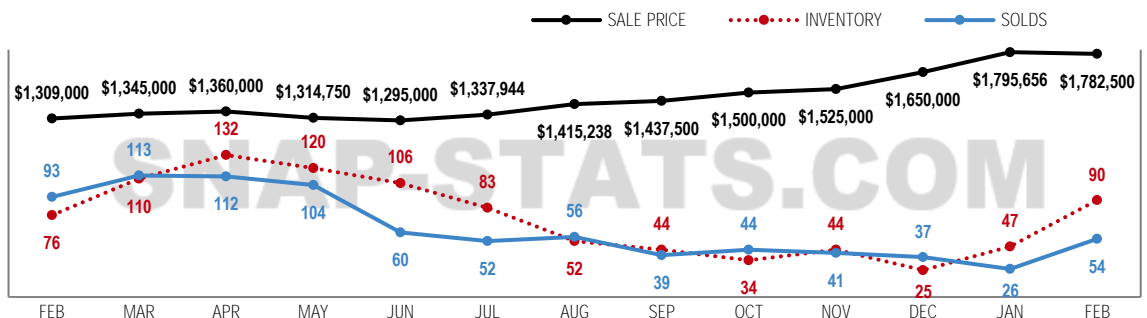
SnapStats®	Inventory	Sales	Sales Ratio
Clayton	19	15	79%
Cloverdale	71	38	54%
Serpentine	0	1	NA*
TOTAL*	90	54	60%

Market Summary

- Market Type Indicator **CLOVERDALE DETACHED**: Sellers Market at 60% Sales Ratio average (6 in 10 homes selling rate)
- Homes are selling on average 11% above list price
- Most Active Price Band** \$1.75 mil to \$2.25 mil with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.25 mil to \$1.5 mil, Cloverdale and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Clayton and 5 to 6 bedroom properties

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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	2	NA*
300,001 – 400,000	3	2	67%
400,001 – 500,000	9	5	56%
500,001 – 600,000	16	4	25%
600,001 – 700,000	17	7	41%
700,001 – 800,000	21	4	19%
800,001 – 900,000	13	9	69%
900,001 – 1,000,000	19	11	58%
1,000,001 – 1,250,000	17	13	76%
1,250,001 – 1,500,000	0	2	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*	115	59	51%

0 to 1 Bedroom	13	8	62%
2 Bedrooms	43	24	56%
3 Bedrooms	37	17	46%
4 Bedrooms & Greater	22	10	45%
TOTAL*	115	59	51%

SnapStats®	January	February	Variance
Inventory	36	115	219%
Solds	35	59	69%
Sale Price	\$920,000	\$870,000	-5%
Sale Price SQFT	\$646	\$692	7%
Sale to List Price Ratio	115%	116%	1%
Days on Market	7	7	0%

Community CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
Clayton	78	37	47%
Cloverdale	37	22	59%
Serpentine	0	0	NA
TOTAL*	115	59	51%

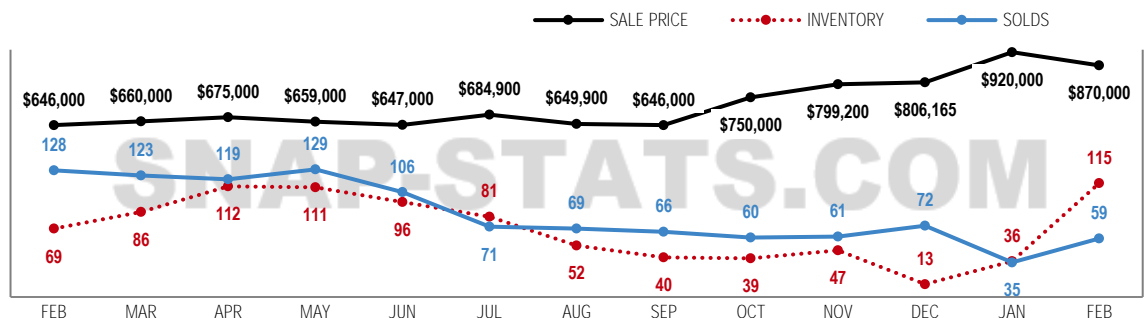
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **CLOVERDALE ATTACHED**: Sellers Market at 51% Sales Ratio average (5.1 in 10 homes selling rate)
- Homes are selling on average 16% above list price
- Most Active Price Band** \$1 mil to \$1.25 mil with average 76% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$700,000 to \$800,000, Clayton and minimum 4 bedroom properties
- Sellers Best Bet** Selling homes in Cloverdale 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	0	0	NA
700,001 - 800,000	0	1	NA*
800,001 - 900,000	2	0	NA
900,001 - 1,000,000	5	1	20%
1,000,001 - 1,250,000	10	0	NA
1,250,001 - 1,500,000	42	6	14%
1,500,001 - 1,750,000	40	37	93%
1,750,001 - 2,000,000	36	30	83%
2,000,001 - 2,250,000	19	10	53%
2,250,001 - 2,500,000	19	3	16%
2,500,001 - 2,750,000	7	2	29%
2,750,001 - 3,000,000	9	1	11%
3,000,001 - 3,500,000	5	0	NA
3,500,001 - 4,000,000	5	4	80%
4,000,001 - 4,500,000	2	1	50%
4,500,001 - 5,000,000	0	0	NA
5,000,001 - 5,500,000	0	1	NA*
5,500,001 - 6,000,000	2	1	50%
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*	206	98	48%

2 Bedrooms & Less	4	1	25%
3 to 4 Bedrooms	115	58	50%
5 to 6 Bedrooms	63	35	56%
7 Bedrooms & More	24	4	17%
TOTAL*	206	98	48%

SnapStats®	January	February	Variance
Inventory	86	206	140%
Solds	63	98	56%
Sale Price	\$1,700,000	\$1,773,000	4%
Sale Price SQFT	\$634	\$694	9%
Sale to List Price Ratio	106%	111%	5%
Days on Market	7	6	-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

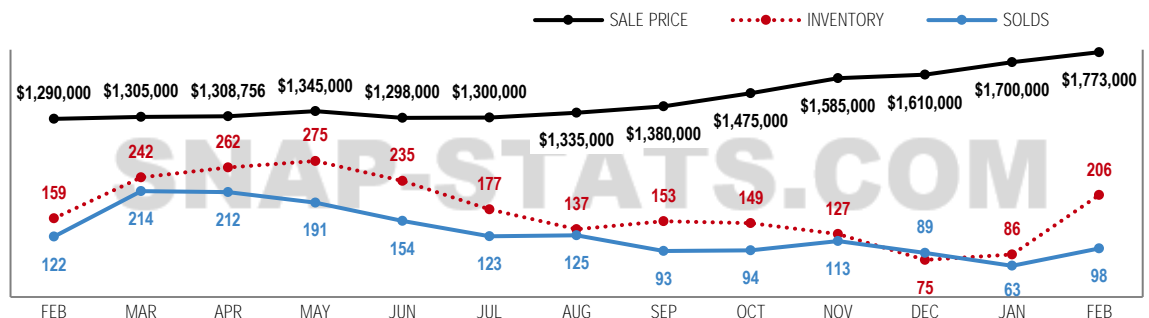
SnapStats®	Inventory	Sales	Sales Ratio
Aldergrove	37	11	30%
Brookwood	37	20	54%
Campbell Valley	10	1	10%
County Line Glen Valley	1	0	NA
Fort Langley	9	3	33%
Langley City	38	15	39%
Murrayville	10	4	40%
Otter District	1	0	NA
Salmon River	6	3	50%
Walnut Grove	17	17	100%
Willoughby Heights	40	24	60%
TOTAL*	206	98	48%

Market Summary

- Market Type Indicator **LANGLEY DETACHED**: Sellers Market at 48% Sales Ratio average (4.8 in 10 homes selling rate)
- Homes are selling on average 11% above list price
- Most Active Price Band** \$1.5 mil to \$1.75 mil with average 93% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$2.75 mil to \$3 mil, Campbell Valley and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Walnut Grove and 5 to 6 bedroom properties

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Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	0	0	NA
300,001 – 400,000	7	2	29%
400,001 – 500,000	38	16	42%
500,001 – 600,000	58	36	62%
600,001 – 700,000	51	32	63%
700,001 – 800,000	53	25	47%
800,001 – 900,000	27	21	78%
900,001 – 1,000,000	30	33	110%*
1,000,001 – 1,250,000	17	33	194%*
1,250,001 – 1,500,000	10	10	100%
1,500,001 – 1,750,000	2	5	250%*
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*	293	213	73%

0 to 1 Bedroom	57	42	74%
2 Bedrooms	142	89	63%
3 Bedrooms	70	64	91%
4 Bedrooms & Greater	24	18	75%
TOTAL*	293	213	73%

SnapStats®	January	February	Variance
Inventory	163	293	80%
Solds	145	213	47%
Sale Price	\$684,900	\$760,000	11%
Sale Price SQFT	\$652	\$622	-5%
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 CONDOS & TOWNHOMES

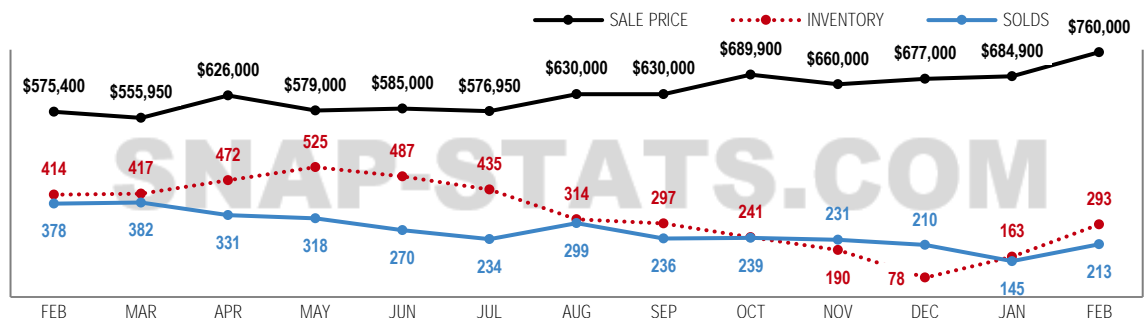
SnapStats®	Inventory	Sales	Sales Ratio
Aldergrove	6	7	117%*
Brookwood	0	0	NA
Campbell Valley	0	0	NA
County Line Glen Valley	0	0	NA
Fort Langley	2	3	150%*
Langley City	89	62	70%
Murrayville	6	8	133%*
Otter District	0	0	NA
Salmon River	5	0	NA
Walnut Grove	27	25	93%
Willoughby Heights	158	108	68%
TOTAL*	293	213	73%

Market Summary

- Market Type Indicator **LANGLEY ATTACHED**: Sellers Market at 73% Sales Ratio average (7.3 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 \$400,000 to \$500,000, Langley City, Willoughby Heights and 2 bedroom properties
- Sellers Best Bet** Selling homes in Murrayville, Walnut Grove and 3 bedroom properties

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13 Month Market Trend



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Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 - 700,000	0	0	NA
700,001 - 800,000	0	1	NA*
800,001 - 900,000	3	0	NA
900,001 - 1,000,000	3	2	67%
1,000,001 - 1,250,000	29	11	38%
1,250,001 - 1,500,000	97	46	47%
1,500,001 - 1,750,000	45	37	82%
1,750,001 - 2,000,000	26	13	50%
2,000,001 - 2,250,000	5	2	40%
2,250,001 - 2,500,000	13	4	31%
2,500,001 - 2,750,000	3	0	NA
2,750,001 - 3,000,000	2	0	NA
3,000,001 - 3,500,000	5	0	NA
3,500,001 - 4,000,000	3	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	1	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*	235	116	49%

2 Bedrooms & Less	7	2	29%
3 to 4 Bedrooms	101	57	56%
5 to 6 Bedrooms	103	50	49%
7 Bedrooms & More	24	7	29%
TOTAL*	235	116	49%

SnapStats®	January	February	Variance
Inventory	93	235	153%
Solds	74	116	57%
Sale Price	\$1,393,000	\$1,496,250	7%
Sale Price SQFT	\$561	\$603	7%
Sale to List Price Ratio	109%	115%	6%
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

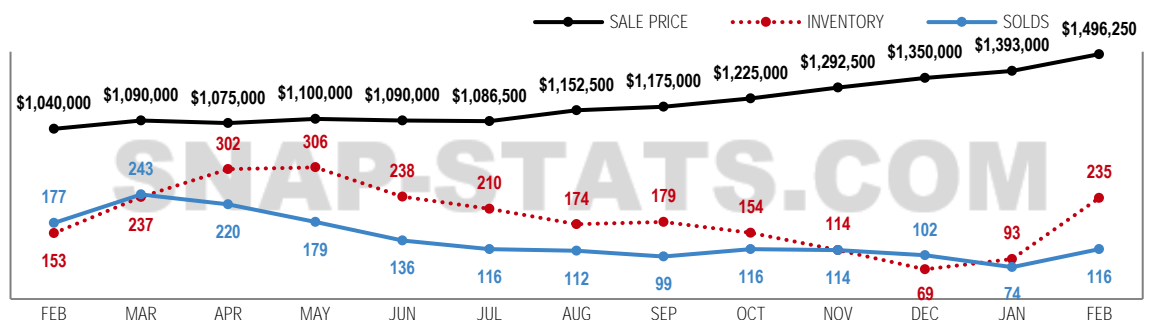
SnapStats®	Inventory	Sales	Sales Ratio
Abbotsford East	102	50	49%
Abbotsford West	52	29	56%
Aberdeen	10	6	60%
Bradner	3	0	NA
Central Abbotsford	51	23	45%
Matsqui	1	0	NA
Poplar	13	8	62%
Sumas Mountain	1	0	NA
Sumas Prairie	2	0	NA
TOTAL*	235	116	49%

Market Summary

- Market Type Indicator **ABBOTSFORD DETACHED**: Sellers Market at 49% Sales Ratio average (4.9 in 10 homes selling rate)
- Homes are selling on average 15% above list price
- Most Active Price Band** \$1.5 mil to \$1.75 mil with average 82% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$2.25 mil to \$2.5 mil, Central Abbotsford and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Poplar and 3 to 4 bedroom properties

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13 Month Market Trend



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SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	3	5	167%*
300,001 – 400,000	23	14	61%
400,001 – 500,000	44	27	61%
500,001 – 600,000	35	35	100%
600,001 – 700,000	20	5	25%
700,001 – 800,000	29	17	59%
800,001 – 900,000	20	11	55%
900,001 – 1,000,000	10	13	130%*
1,000,001 – 1,250,000	3	7	233%*
1,250,001 – 1,500,000	1	3	300%*
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*	188	137	73%

0 to 1 Bedroom	22	27	123%*
2 Bedrooms	98	70	71%
3 Bedrooms	54	36	67%
4 Bedrooms & Greater	14	4	29%
TOTAL*	188	137	73%

SnapStats®	January	February	Variance
Inventory	75	188	151%
Solds	111	137	23%
Sale Price	\$610,000	\$564,295	-7%
Sale Price SQFT	\$530	\$522	-2%
Sale to List Price Ratio	103%	113%	10%
Days on Market	7	6	-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

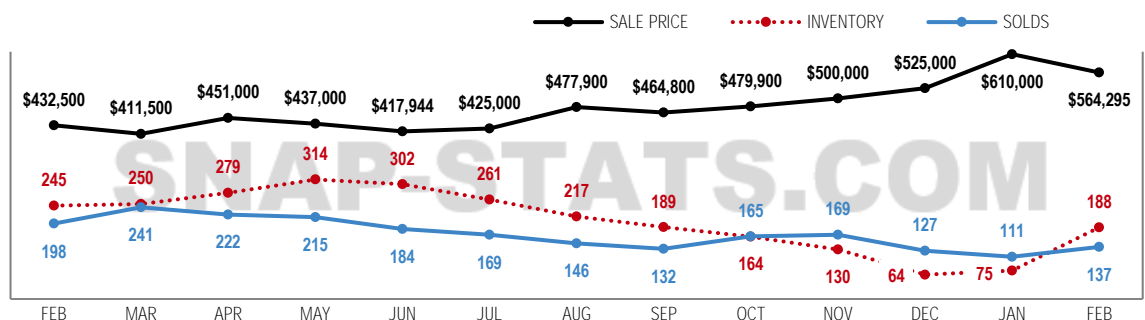
SnapStats®	Inventory	Sales	Sales Ratio
Abbotsford East	18	13	72%
Abbotsford West	67	55	82%
Aberdeen	4	2	50%
Bradner	0	1	NA*
Central Abbotsford	90	60	67%
Matsqui	0	0	NA
Poplar	9	6	67%
Sumas Mountain	0	0	NA
Sumas Prairie	0	0	NA
TOTAL*	188	137	73%

Market Summary

- Market Type Indicator **ABBOTSFORD ATTACHED**: Sellers Market at 73% Sales Ratio average (7.3 in 10 homes selling rate)
- Homes are selling on average 13% above list price
- Most Active Price Band** \$900,000 to \$1 mil with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$600,000 to \$700,000, Central Abbotsford, Poplar and minimum 4 bedroom properties
- Sellers Best Bet** Selling homes in Abbotsford West and up to 1 bedroom properties

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13 Month Market Trend



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Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 - 700,000	0	0	NA
700,001 - 800,000	1	1	100%
800,001 - 900,000	6	1	17%
900,001 - 1,000,000	9	1	11%
1,000,001 - 1,250,000	27	13	48%
1,250,001 - 1,500,000	32	26	81%
1,500,001 - 1,750,000	17	4	24%
1,750,001 - 2,000,000	9	3	33%
2,000,001 - 2,250,000	3	3	100%
2,250,001 - 2,500,000	2	0	NA
2,500,001 - 2,750,000	2	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	2	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*	111	52	47%

2 Bedrooms & Less	9	3	33%
3 to 4 Bedrooms	50	25	50%
5 to 6 Bedrooms	46	24	52%
7 Bedrooms & More	6	0	NA
TOTAL*	111	52	47%

SnapStats®	January	February	Variance
Inventory	47	111	136%
Solds	31	52	68%
Sale Price	\$1,220,000	\$1,330,000	9%
Sale Price SQFT	\$577	\$544	-6%
Sale to List Price Ratio	122%	113%	-7%
Days on Market	7	6	-14%

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

Community DETACHED HOUSES

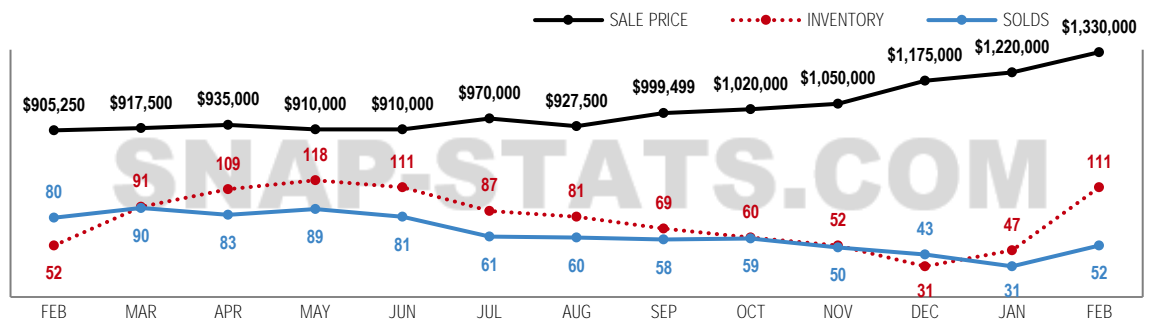
SnapStats®	Inventory	Sales	Sales Ratio
Dewdney Deroche	2	0	NA
Durieu	1	0	NA
Hatzic	4	1	25%
Hemlock	0	0	NA
Lake Errock	5	2	40%
Mission	94	49	52%
Mission West	2	0	NA
Stave Falls	2	0	NA
Steelhead	1	0	NA
TOTAL*	111	52	47%

Market Summary

- Market Type Indicator **MISSION DETACHED**: Sellers Market at 47% Sales Ratio average (4.7 in 10 homes selling rate)
- Homes are selling on average 13% above list price
- Most Active Price Band** \$1.25 mil to \$1.5 mil with average 81% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$900,000 to \$1 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

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	3	0	NA
300,001 – 400,000	0	0	NA
400,001 – 500,000	2	3	150%*
500,001 – 600,000	4	2	50%
600,001 – 700,000	1	2	200%*
700,001 – 800,000	1	0	NA
800,001 – 900,000	0	3	NA*
900,001 – 1,000,000	3	1	33%
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	1	0	NA
2,750,001 – 3,000,000	0	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	15	11	73%

0 to 1 Bedroom	3	0	NA
2 Bedrooms	8	4	50%
3 Bedrooms	0	6	NA*
4 Bedrooms & Greater	4	1	25%
TOTAL*	15	11	73%

SnapStats®	January	February	Variance
Inventory	8	15	88%
Solds	9	11	22%
Sale Price	\$443,000	\$604,000	36%
Sale Price SQFT	\$475	\$464	-2%
Sale to List Price Ratio	111%	105%	-5%
Days on Market	12	6	-50%

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

Community CONDOS & TOWNHOMES

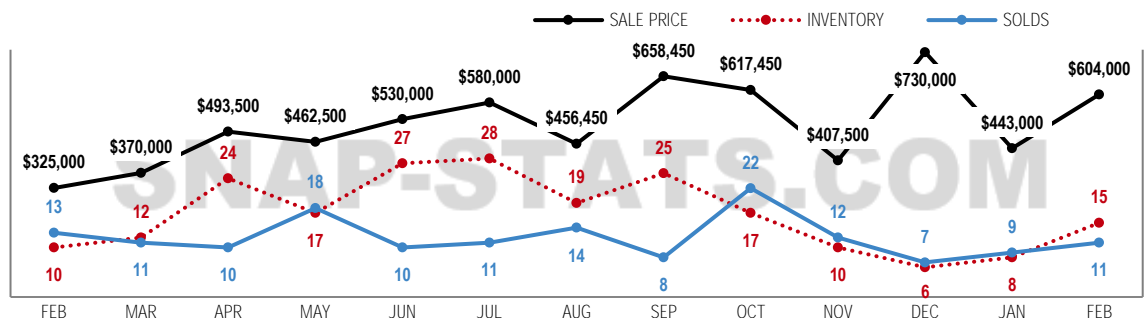
SnapStats®	Inventory	Sales	Sales Ratio
Dewdney Deroche	0	0	NA
Durieu	0	0	NA
Hatzic	0	0	NA
Hemlock	2	1	50%
Lake Errock	0	0	NA
Mission	13	10	77%
Mission West	0	0	NA
Stave Falls	0	0	NA
Steelhead	0	0	NA
TOTAL*	15	11	73%

Market Summary

- Market Type Indicator **MISSION ATTACHED**: Sellers Market at 73% Sales Ratio average (7.3 in 10 homes selling rate)
- Homes are selling on average 5% above list price
- Most Active Price Band** Insufficient data but with 3 sales each price band of \$400,00 to \$500,000 and \$800,000 to \$900,000
- Buyers Best Bet** Insufficient data
- Sellers Best Bet** Selling homes in Mission and 2 bedroom properties

**With minimum inventory of 10 in most instances

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