

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

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SnapStats Publishing

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FRASER VALLEY EDITION

Surrey
South Surrey
White Rock
North Delta
Cloverdale
Langley
Abbotsford
Mission



Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 - 700,000	0	0	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	17	7	41%
1,250,001 - 1,500,000	106	20	19%
1,500,001 - 1,750,000	146	45	31%
1,750,001 - 2,000,000	163	28	17%
2,000,001 - 2,250,000	69	8	12%
2,250,001 - 2,500,000	70	10	14%
2,500,001 - 2,750,000	39	5	13%
2,750,001 - 3,000,000	44	0	NA
3,000,001 - 3,500,000	33	5	15%
3,500,001 - 4,000,000	12	0	NA
4,000,001 - 4,500,000	4	2	50%
4,500,001 - 5,000,000	0	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	1	0	NA
TOTAL*	709	130	18%

2 Bedrooms & Less	23	8	35%
3 to 4 Bedrooms	249	61	24%
5 to 6 Bedrooms	222	33	15%
7 Bedrooms & More	215	28	13%
TOTAL*	709	130	18%

SnapStats®	March	April	Variance
Inventory	632	709	12%
Solds	257	130	-49%
Sale Price	\$1,800,000	\$1,700,000	-6%
Sale Price SQFT	\$688	\$711	3%
Sale to List Price Ratio	106%	100%	-6%
Days on Market	7	8	14%

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

Community DETACHED HOUSES

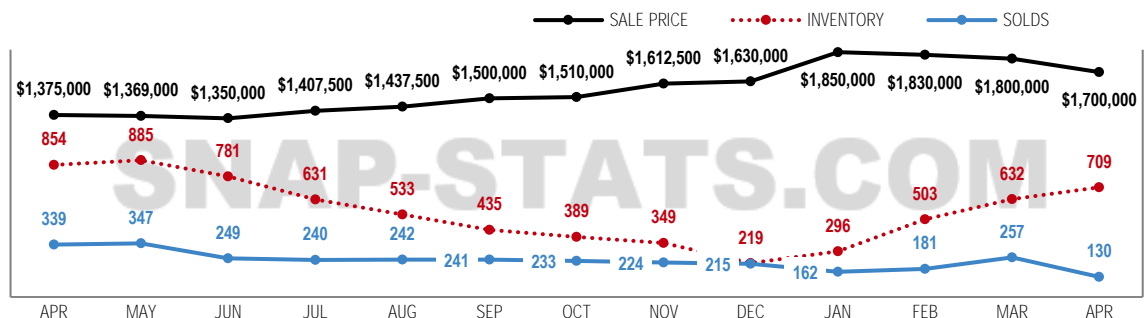
SnapStats®	Inventory	Sales	Sales Ratio
Bear Creek Green Timbers	44	8	18%
Bolivar Heights	74	14	19%
Bridgeview	16	1	6%
Cedar Hills	39	11	28%
East Newton	89	9	10%
Fleetwood Tynehead	91	21	23%
Fraser Heights	38	9	24%
Guildford	54	7	13%
Panorama Ridge	50	11	22%
Port Kells	1	0	NA
Queen Mary Park	38	12	32%
Royal Heights	14	2	14%
Sullivan Station	49	5	10%
West Newton	63	13	21%
Whalley	49	7	14%
TOTAL*	709	130	18%

Market Summary

- Market Type Indicator **SURREY DETACHED**: Balanced Market at 18% Sales Ratio average (1.8 in 10 homes selling rate)
- Homes are selling on average 100% of list price
- Most Active Price Band** \$1 mil to \$1.25 mil with average 41% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$2 mil to \$2.25 mil, Bridgeview and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Queen Mary Park and up to 2 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	4	2	50%
300,001 – 400,000	38	7	18%
400,001 – 500,000	107	51	48%
500,001 – 600,000	124	64	52%
600,001 – 700,000	137	60	44%
700,001 – 800,000	102	31	30%
800,001 – 900,000	97	29	30%
900,001 – 1,000,000	118	32	27%
1,000,001 – 1,250,000	87	22	25%
1,250,001 – 1,500,000	23	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*	838	298	36%

0 to 1 Bedroom	168	83	49%
2 Bedrooms	299	124	41%
3 Bedrooms	243	65	27%
4 Bedrooms & Greater	128	26	20%
TOTAL*	838	298	36%

SnapStats®	March	April	Variance
Inventory	731	838	15%
Solds	480	298	-38%
Sale Price	\$654,000	\$630,000	-4%
Sale Price SQFT	\$640	\$627	-2%
Sale to List Price Ratio	109%	105%	-4%
Days on Market	8	8	0%

Community CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
Bear Creek Green Timbers	20	7	35%
Bolivar Heights	6	8	133%*
Bridgeview	1	0	NA
Cedar Hills	3	0	NA
East Newton	77	17	22%
Fleetwood Tynehead	88	27	31%
Fraser Heights	14	1	7%
Guildford	82	48	59%
Panorama Ridge	17	2	12%
Port Kells	1	0	NA
Queen Mary Park	56	10	18%
Royal Heights	0	2	NA*
Sullivan Station	105	27	26%
West Newton	85	32	38%
Whalley	283	117	41%
TOTAL*	838	298	36%

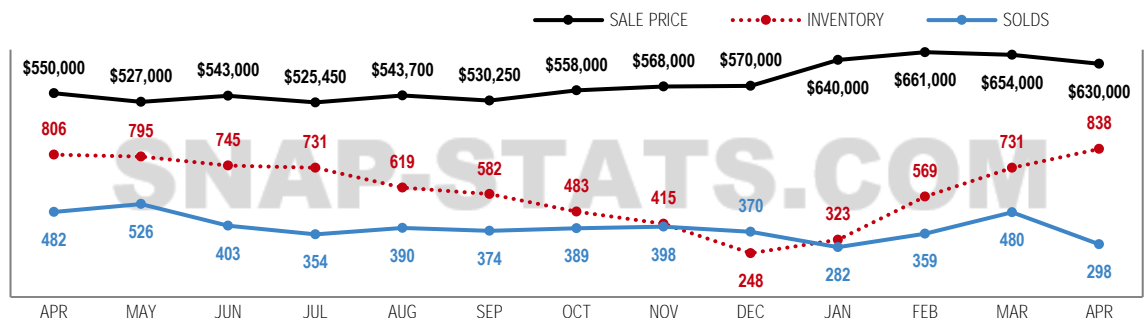
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **SURREY ATTACHED**: Sellers Market at 36% Sales Ratio average (3.6 in 10 homes selling rate)
- Homes are selling on average 5% above list price
- Most Active Price Band** \$500,000 to \$600,000 with average 52% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$300,000 to \$400,000, Fraser Heights and minimum 4 bedroom properties
- Sellers Best Bet** Selling homes in Bolivar Heights 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	1	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	0	0	NA
1,250,001 - 1,500,000	15	4	27%
1,500,001 - 1,750,000	49	22	45%
1,750,001 - 2,000,000	52	18	35%
2,000,001 - 2,250,000	28	10	36%
2,250,001 - 2,500,000	50	19	38%
2,500,001 - 2,750,000	27	7	26%
2,750,001 - 3,000,000	40	1	3%
3,000,001 - 3,500,000	39	6	15%
3,500,001 - 4,000,000	17	3	18%
4,000,001 - 4,500,000	16	0	NA
4,500,001 - 5,000,000	15	0	NA
5,000,001 - 5,500,000	4	0	NA
5,500,001 - 6,000,000	4	0	NA
6,000,001 - 6,500,000	1	0	NA
6,500,001 - 7,000,000	8	0	NA
7,000,001 & Greater	9	0	NA
TOTAL*	374	91	24%
2 Bedrooms & Less	20	5	25%
3 to 4 Bedrooms	173	48	28%
5 to 6 Bedrooms	154	31	20%
7 Bedrooms & More	27	7	26%
TOTAL*	374	91	24%

SnapStats®	March	April	Variance
Inventory	304	374	23%
Solds	147	91	-38%
Sale Price	\$2,000,000	\$2,025,000	1%
Sale Price SQFT	\$693	\$759	10%
Sale to List Price Ratio	103%	103%	0%
Days on Market	8	8	0%

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

Community DETACHED HOUSES

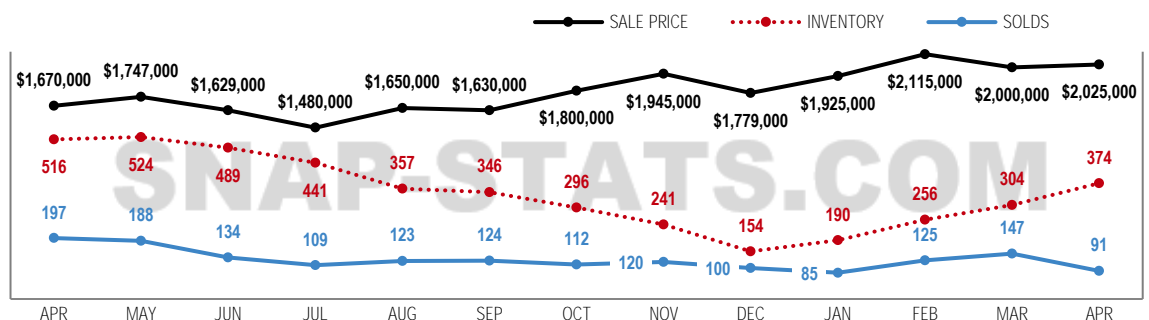
SnapStats®	Inventory	Sales	Sales Ratio
Crescent Beach Ocean Park	71	18	25%
Elgin Chantrell	56	9	16%
Grandview	30	10	33%
Hazelmere	4	0	NA
King George Corridor	52	13	25%
Morgan Creek	27	6	22%
Pacific Douglas	22	7	32%
Sunnyside Park	35	11	31%
White Rock	77	17	22%
TOTAL*	374	91	24%

Market Summary

- Market Type Indicator **S SURREY WHITE ROCK DETACHED**: Sellers Market at 24% Sales Ratio average (2.4 in 10 homes selling rate)
- Homes are selling on average 3% above list price
- Most Active Price Band** \$1.5 mil to \$1.75 mil with average 45% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$2.75 mil to \$3 mil, Elgin Chantrell and 5 to 6 bedroom properties
- Sellers Best Bet** Selling homes in Grandview, 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	0	0	NA
300,001 – 400,000	6	6	100%
400,001 – 500,000	9	16	178%*
500,001 – 600,000	32	13	41%
600,001 – 700,000	25	26	104%*
700,001 – 800,000	21	14	67%
800,001 – 900,000	36	14	39%
900,001 – 1,000,000	42	17	40%
1,000,001 – 1,250,000	70	35	50%
1,250,001 – 1,500,000	34	14	41%
1,500,001 – 1,750,000	6	5	83%
1,750,001 – 2,000,000	6	3	50%
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	0	0	NA
2,500,001 – 2,750,000	2	0	NA
2,750,001 – 3,000,000	0	0	NA
3,000,001 – 3,500,000	1	2	200%*
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	0	1	NA*
TOTAL*	290	166	57%

0 to 1 Bedroom	32	26	81%
2 Bedrooms	127	74	58%
3 Bedrooms	80	42	53%
4 Bedrooms & Greater	51	24	47%
TOTAL*	290	166	57%

SnapStats®	March	April	Variance
Inventory	224	290	29%
Solds	232	166	-28%
Sale Price	\$913,500	\$857,999	-6%
Sale Price SQFT	\$685	\$669	-2%
Sale to List Price Ratio	104%	106%	2%
Days on Market	8	7	-13%

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

Community CONDOS & TOWNHOMES

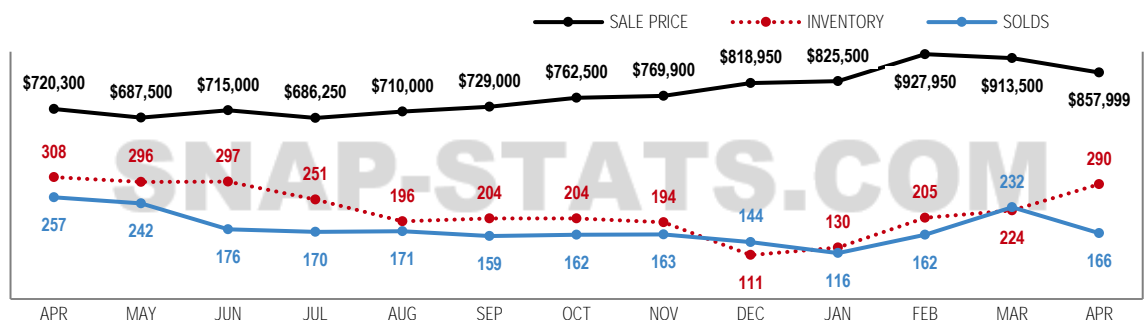
SnapStats®	Inventory	Sales	Sales Ratio
Crescent Beach Ocean Park	2	3	150%*
Elgin Chantrell	4	2	50%
Grandview	87	43	49%
Hazelmere	1	0	NA
King George Corridor	37	29	78%
Morgan Creek	14	13	93%
Pacific Douglas	27	10	37%
Sunnyside Park	13	15	115%*
White Rock	105	51	49%
TOTAL*	290	166	57%

Market Summary

- Market Type Indicator **S SURREY WHITE ROCK ATTACHED**: Sellers Market at 57% Sales Ratio average (5.7 in 10 homes selling rate)
- Homes are selling on average 6% 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, Grandview, White Rock and minimum 4 bedroom properties
- Sellers Best Bet** Selling homes in Sunnyside Park and up to 1 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	3	2	67%
1,250,001 - 1,500,000	26	13	50%
1,500,001 - 1,750,000	42	11	26%
1,750,001 - 2,000,000	25	3	12%
2,000,001 - 2,250,000	8	3	38%
2,250,001 - 2,500,000	4	2	50%
2,500,001 - 2,750,000	5	0	NA
2,750,001 - 3,000,000	1	0	NA
3,000,001 - 3,500,000	1	0	NA
3,500,001 - 4,000,000	1	0	NA
4,000,001 - 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*	116	34	29%

2 Bedrooms & Less	2	0	NA
3 to 4 Bedrooms	62	24	39%
5 to 6 Bedrooms	45	9	20%
7 Bedrooms & More	7	1	14%
TOTAL*	116	34	29%

SnapStats®	March	April	Variance
Inventory	92	116	26%
Solds	56	34	-39%
Sale Price	\$1,655,500	\$1,586,500	-4%
Sale Price SQFT	\$716	\$686	-4%
Sale to List Price Ratio	104%	106%	2%
Days on Market	7	7	0%

Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Annieville	21	2	10%
Nordel	35	12	34%
Scottsdale	29	8	28%
Sunshine Hills Woods	31	12	39%
TOTAL*	116	34	29%

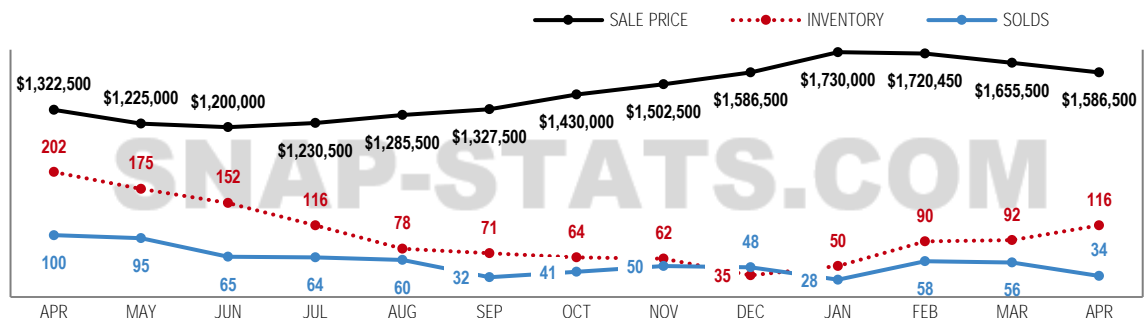
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **NORTH DELTA DETACHED**: Sellers Market at 29% Sales Ratio average (2.9 in 10 homes selling rate)
- Homes are selling on average 6% above list price
- Most Active Price Band** \$1.25 mil to \$1.5 mil with average 50% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.75 mil to \$2 mil, Annieville and 5 to 6 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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Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	1	0	NA
200,001 – 300,000	0	1	NA*
300,001 – 400,000	1	1	100%
400,001 – 500,000	2	1	50%
500,001 – 600,000	9	3	33%
600,001 – 700,000	10	2	20%
700,001 – 800,000	5	2	40%
800,001 – 900,000	8	1	13%
900,001 – 1,000,000	4	0	NA
1,000,001 – 1,250,000	16	3	19%
1,250,001 – 1,500,000	2	1	50%
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*	58	15	26%

0 to 1 Bedroom	11	5	45%
2 Bedrooms	14	5	36%
3 Bedrooms	26	3	12%
4 Bedrooms & Greater	7	2	29%
TOTAL*	58	15	26%

SnapStats®	March	April	Variance
Inventory	48	58	21%
Solds	23	15	-35%
Sale Price	\$749,000	\$680,000	-9%
Sale Price SQFT	\$736	\$816	11%
Sale to List Price Ratio	107%	105%	-2%
Days on Market	8	7	-13%

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

Community CONDOS & TOWNHOMES

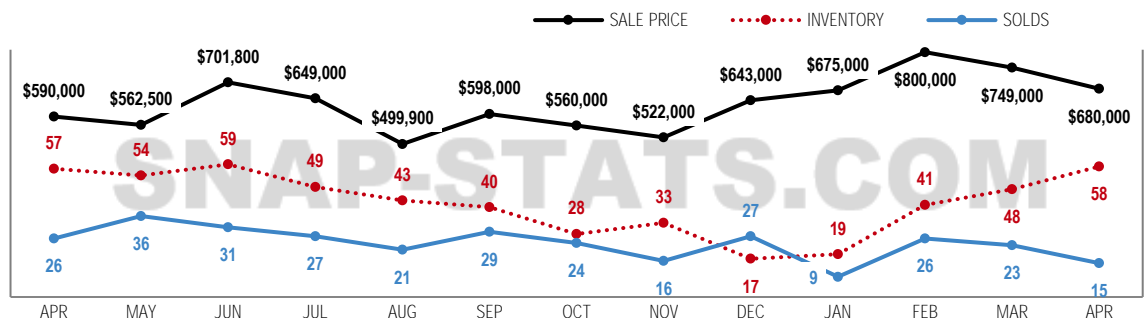
SnapStats®	Inventory	Sales	Sales Ratio
Annieville	9	4	44%
Nordel	12	4	33%
Scottsdale	16	4	25%
Sunshine Hills Woods	21	3	14%
TOTAL*	58	15	26%

Market Summary

- Market Type Indicator **NORTH DELTA ATTACHED**: Sellers Market at 26% Sales Ratio average (2.6 in 10 homes selling rate)
- Homes are selling on average 5% above list price
- Most Active Price Band** \$500,000 to \$600,000 with average 33% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$800,000 to \$900,000, Sunshine Hills Woods and 3 bedroom properties
- Sellers Best Bet** Selling homes in Annieville 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	4	2	50%
1,250,001 - 1,500,000	26	15	58%
1,500,001 - 1,750,000	59	26	44%
1,750,001 - 2,000,000	38	5	13%
2,000,001 - 2,250,000	6	2	33%
2,250,001 - 2,500,000	7	3	43%
2,500,001 - 2,750,000	7	2	29%
2,750,001 - 3,000,000	2	1	50%
3,000,001 - 3,500,000	3	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	2	0	NA
TOTAL*	155	56	36%

2 Bedrooms & Less	4	1	25%
3 to 4 Bedrooms	60	29	48%
5 to 6 Bedrooms	66	20	30%
7 Bedrooms & More	25	6	24%
TOTAL*	155	56	36%

SnapStats®	March	April	Variance
Inventory	129	155	20%
Solds	60	56	-7%
Sale Price	\$1,703,000	\$1,630,000	-4%
Sale Price SQFT	\$658	\$616	-6%
Sale to List Price Ratio	106%	104%	-2%
Days on Market	7	8	14%

Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Clayton	30	14	47%
Cloverdale	125	42	34%
Serpentine	0	0	NA
TOTAL*	155	56	36%

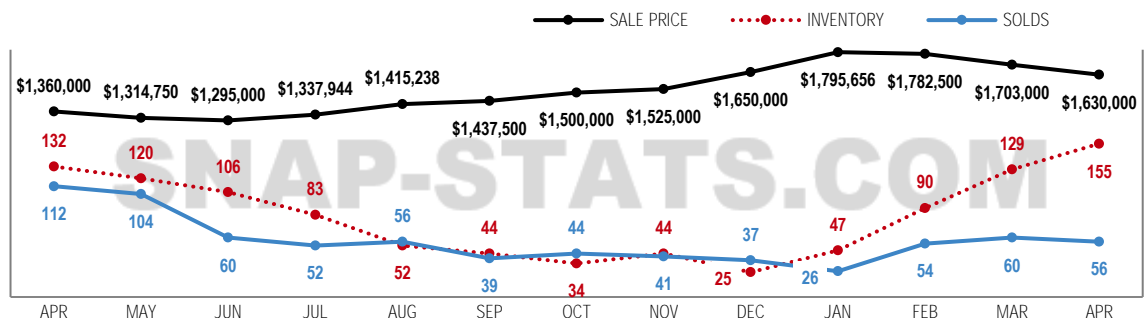
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **CLOVERDALE DETACHED**: Sellers Market at 36% Sales Ratio average (3.6 in 10 homes selling rate)
- Homes are selling on average 4% above list price
- Most Active Price Band** \$1.25 mil to \$1.5 mil with average 58% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.75 mil to \$2 mil, Cloverdale and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Clayton and 3 to 4 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	1	0	NA
300,001 – 400,000	2	1	50%
400,001 – 500,000	10	9	90%
500,001 – 600,000	13	12	92%
600,001 – 700,000	21	11	52%
700,001 – 800,000	20	9	45%
800,001 – 900,000	25	21	84%
900,001 – 1,000,000	28	15	54%
1,000,001 – 1,250,000	26	8	31%
1,250,001 – 1,500,000	2	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*	148	86	58%

0 to 1 Bedroom	12	15	125%*
2 Bedrooms	46	39	85%
3 Bedrooms	60	30	50%
4 Bedrooms & Greater	30	2	7%
TOTAL*	148	86	58%

SnapStats®	March	April	Variance
Inventory	145	148	2%
Solds	117	86	-26%
Sale Price	\$815,000	\$810,500	-1%
Sale Price SQFT	\$639	\$646	1%
Sale to List Price Ratio	103%	101%	-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

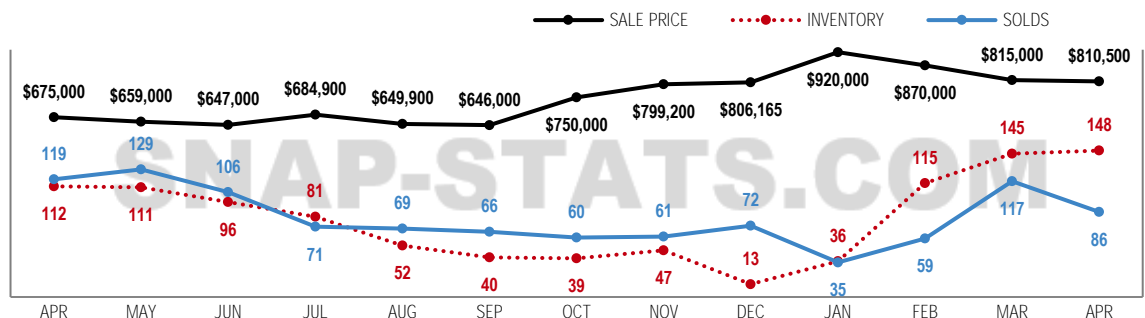
SnapStats®	Inventory	Sales	Sales Ratio
Clayton	92	53	58%
Cloverdale	56	33	59%
Serpentine	0	0	NA
TOTAL*	148	86	58%

Market Summary

- Market Type Indicator **CLOVERDALE ATTACHED**: Sellers Market at 58% Sales Ratio average (5.8 in 10 homes selling rate)
- Homes are selling on average 1% above list price
- Most Active Price Band** \$500,000 to \$600,000 with average 92% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1 mil to \$1.25 mil and minimum 4 bedroom properties
- Sellers Best Bet** Selling homes in Clayton, 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	1	0	NA
700,001 - 800,000	0	0	NA
800,001 - 900,000	0	0	NA
900,001 - 1,000,000	1	2	200%*
1,000,001 - 1,250,000	21	11	52%
1,250,001 - 1,500,000	54	28	52%
1,500,001 - 1,750,000	55	28	51%
1,750,001 - 2,000,000	76	15	20%
2,000,001 - 2,250,000	12	15	125%*
2,250,001 - 2,500,000	26	1	4%
2,500,001 - 2,750,000	11	2	18%
2,750,001 - 3,000,000	14	3	21%
3,000,001 - 3,500,000	9	0	NA
3,500,001 - 4,000,000	9	0	NA
4,000,001 - 4,500,000	3	3	100%
4,500,001 - 5,000,000	0	0	NA
5,000,001 - 5,500,000	2	0	NA
5,500,001 - 6,000,000	1	0	NA
6,000,001 - 6,500,000	0	0	NA
6,500,001 - 7,000,000	1	0	NA
7,000,001 & Greater	5	1	20%
TOTAL*	301	109	36%

2 Bedrooms & Less	12	2	17%
3 to 4 Bedrooms	165	61	37%
5 to 6 Bedrooms	94	41	44%
7 Bedrooms & More	30	5	17%
TOTAL*	301	109	36%

SnapStats®	March	April	Variance
Inventory	271	301	11%
Solds	168	109	-35%
Sale Price	\$1,661,500	\$1,640,000	-1%
Sale Price SQFT	\$722	\$647	-10%
Sale to List Price Ratio	104%	103%	-1%
Days on Market	7	8	14%

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

Community DETACHED HOUSES

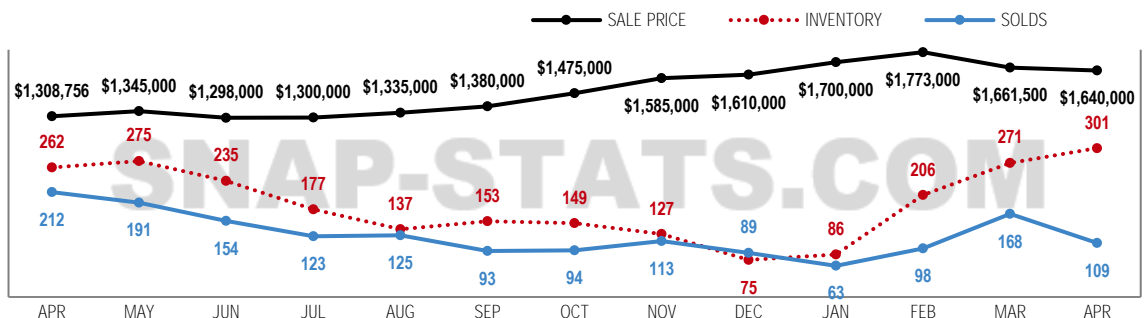
SnapStats®	Inventory	Sales	Sales Ratio
Aldergrove	39	15	38%
Brookwood	56	13	23%
Campbell Valley	7	0	NA
County Line Glen Valley	2	0	NA
Fort Langley	10	8	80%
Langley City	68	15	22%
Murrayville	20	6	30%
Otter District	3	1	33%
Salmon River	13	5	38%
Walnut Grove	31	25	81%
Willoughby Heights	52	21	40%
TOTAL*	301	109	36%

Market Summary

- Market Type Indicator **LANGLEY DETACHED**: Sellers Market at 36% Sales Ratio average (3.6 in 10 homes selling rate)
- Homes are selling on average 3% above list price
- Most Active Price Band** \$2 mil to \$2.25 mil with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$2.25 mil to \$2.5 mil, Brookwood, Langley City and up to 2 / minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Fort Langley, 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	4	3	75%
400,001 – 500,000	27	20	74%
500,001 – 600,000	76	49	64%
600,001 – 700,000	68	31	46%
700,001 – 800,000	49	26	53%
800,001 – 900,000	60	32	53%
900,001 – 1,000,000	47	25	53%
1,000,001 – 1,250,000	37	25	68%
1,250,001 – 1,500,000	14	6	43%
1,500,001 – 1,750,000	3	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*	385	217	56%

0 to 1 Bedroom	52	44	85%
2 Bedrooms	176	94	53%
3 Bedrooms	112	63	56%
4 Bedrooms & Greater	45	16	36%
TOTAL*	385	217	56%

SnapStats®	March	April	Variance
Inventory	326	385	18%
Solds	325	217	-33%
Sale Price	\$749,800	\$729,000	-3%
Sale Price SQFT	\$639	\$630	-1%
Sale to List Price Ratio	107%	106%	-1%
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

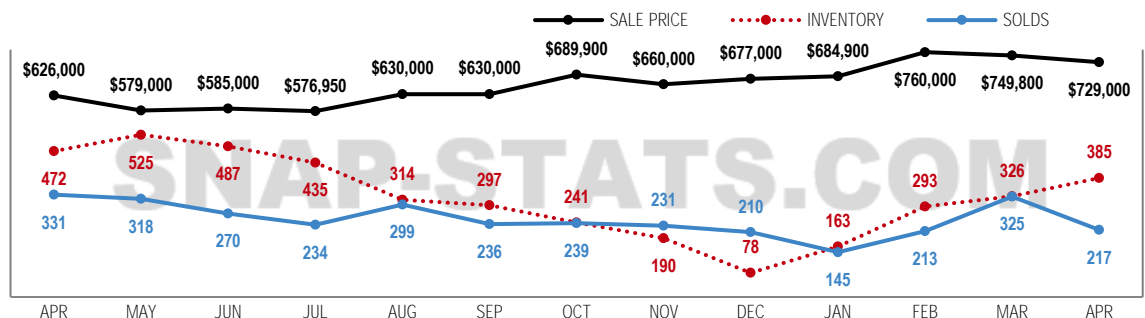
SnapStats®	Inventory	Sales	Sales Ratio
Aldergrove	11	6	55%
Brookwood	0	0	NA
Campbell Valley	0	0	NA
County Line Glen Valley	0	0	NA
Fort Langley	5	1	20%
Langley City	116	65	56%
Murrayville	17	7	41%
Otter District	0	0	NA
Salmon River	4	3	75%
Walnut Grove	40	35	88%
Willoughby Heights	192	100	52%
TOTAL*	385	217	56%

Market Summary

- Market Type Indicator **LANGLEY ATTACHED**: Sellers Market at 56% Sales Ratio average (5.6 in 10 homes selling rate)
- Homes are selling on average 6% above list price
- Most Active Price Band** \$400,000 to \$500,000 with average 74% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.25 mil to \$1.5 mil, Murrayville and minimum 4 bedroom properties
- Sellers Best Bet** Selling homes in Salmon River, Walnut Grove and up to 1 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	2	0	NA
800,001 - 900,000	3	1	33%
900,001 - 1,000,000	1	5	500%*
1,000,001 - 1,250,000	53	21	40%
1,250,001 - 1,500,000	144	29	20%
1,500,001 - 1,750,000	83	14	17%
1,750,001 - 2,000,000	42	4	10%
2,000,001 - 2,250,000	9	1	11%
2,250,001 - 2,500,000	8	1	13%
2,500,001 - 2,750,000	3	0	NA
2,750,001 - 3,000,000	3	0	NA
3,000,001 - 3,500,000	6	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*	358	76	21%

2 Bedrooms & Less	5	3	60%
3 to 4 Bedrooms	154	39	25%
5 to 6 Bedrooms	171	33	19%
7 Bedrooms & More	28	1	4%
TOTAL*	358	76	21%

SnapStats®	March	April	Variance
Inventory	311	358	15%
Solds	175	76	-57%
Sale Price	\$1,485,000	\$1,325,000	-11%
Sale Price SQFT	\$571	\$535	-6%
Sale to List Price Ratio	106%	102%	-4%
Days on Market	7	10	43%

*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

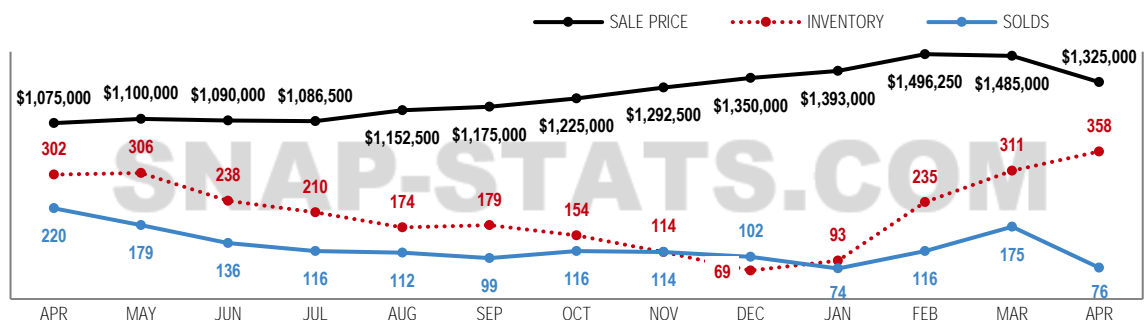
SnapStats®	Inventory	Sales	Sales Ratio
Abbotsford East	156	37	24%
Abbotsford West	95	20	21%
Aberdeen	18	1	6%
Bradner	1	1	100%
Central Abbotsford	66	12	18%
Matsqui	0	4	NA*
Poplar	16	1	6%
Sumas Mountain	4	0	NA
Sumas Prairie	2	0	NA
TOTAL*	358	76	21%

Market Summary

- Market Type Indicator **ABBOTSFORD DETACHED**: Sellers Market at 21% Sales Ratio average (2.1 in 10 homes selling rate)
- Homes are selling on average 2% above list price
- Most Active Price Band** \$1 mil to \$1.25 mil with average 40% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.75 mil to \$2 mil, Aberdeen, Poplar and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Abbotsford East 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	5	3	60%
300,001 – 400,000	22	15	68%
400,001 – 500,000	55	44	80%
500,001 – 600,000	54	25	46%
600,001 – 700,000	35	16	46%
700,001 – 800,000	49	17	35%
800,001 – 900,000	39	14	36%
900,001 – 1,000,000	27	3	11%
1,000,001 – 1,250,000	9	3	33%
1,250,001 – 1,500,000	1	1	100%
1,500,001 – 1,750,000	2	0	NA
1,750,001 – 2,000,000	1	0	NA
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	0	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	0	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	299	141	47%

0 to 1 Bedroom	33	23	70%
2 Bedrooms	149	86	58%
3 Bedrooms	92	25	27%
4 Bedrooms & Greater	25	7	28%
TOTAL*	299	141	47%

SnapStats®	March	April	Variance
Inventory	262	299	14%
Solds	236	141	-40%
Sale Price	\$577,497	\$540,000	-6%
Sale Price SQFT	\$555	\$517	-7%
Sale to List Price Ratio	108%	106%	-2%
Days on Market	7	10	43%

*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

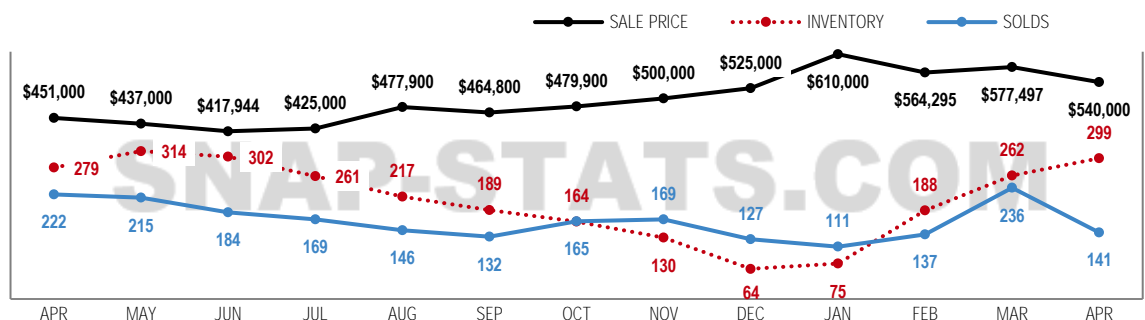
SnapStats®	Inventory	Sales	Sales Ratio
Abbotsford East	30	16	53%
Abbotsford West	113	47	42%
Aberdeen	6	1	17%
Bradner	1	0	NA
Central Abbotsford	130	69	53%
Matsqui	0	0	NA
Poplar	19	8	42%
Sumas Mountain	0	0	NA
Sumas Prairie	0	0	NA
TOTAL*	299	141	47%

Market Summary

- Market Type Indicator **ABBOTSFORD ATTACHED**: Sellers Market at 47% Sales Ratio average (4.7 in 10 homes selling rate)
- Homes are selling on average 6% above list price
- Most Active Price Band** \$400,000 to \$500,000 with average 80% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$900,000 to \$1 mil, Aberdeen and minimum 3 bedroom properties
- Sellers Best Bet** Selling homes in Abbotsford East, Central Abbotsford 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	3	1	33%
700,001 - 800,000	3	1	33%
800,001 - 900,000	9	3	33%
900,001 - 1,000,000	18	3	17%
1,000,001 - 1,250,000	49	29	59%
1,250,001 - 1,500,000	50	13	26%
1,500,001 - 1,750,000	14	2	14%
1,750,001 - 2,000,000	13	2	15%
2,000,001 - 2,250,000	7	0	NA
2,250,001 - 2,500,000	3	0	NA
2,500,001 - 2,750,000	2	0	NA
2,750,001 - 3,000,000	1	0	NA
3,000,001 - 3,500,000	2	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	1	0	NA
TOTAL*	177	54	31%

2 Bedrooms & Less	13	3	23%
3 to 4 Bedrooms	79	25	32%
5 to 6 Bedrooms	75	22	29%
7 Bedrooms & More	10	4	40%
TOTAL*	177	54	31%

SnapStats®	March	April	Variance
Inventory	149	177	19%
Solds	69	54	-22%
Sale Price	\$1,210,000	\$1,157,500	-4%
Sale Price SQFT	\$499	\$495	-1%
Sale to List Price Ratio	101%	100%	-1%
Days on Market	7	11	57%

*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

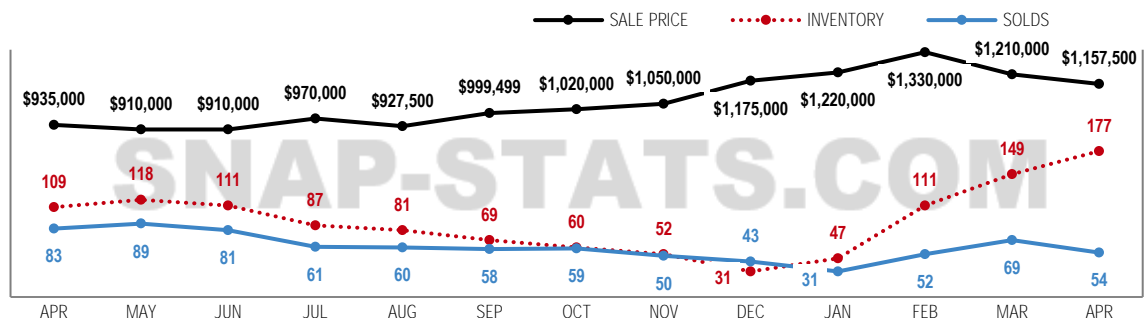
SnapStats®	Inventory	Sales	Sales Ratio
Dewdney Deroche	1	0	NA
Durieu	1	0	NA
Hatzic	13	5	38%
Hemlock	1	1	100%
Lake Errock	2	4	200%*
Mission	149	41	28%
Mission West	7	2	29%
Stave Falls	2	1	50%
Steelhead	1	0	NA
TOTAL*	177	54	31%

Market Summary

- Market Type Indicator **MISSION DETACHED**: Sellers Market at 31% Sales Ratio average (3.1 in 10 homes selling rate)
- Homes are selling on average 100% of list price
- Most Active Price Band** \$1 mil to \$1.25 mil with average 59% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.5 mil to \$1.75 mil, Mission, Mission West and up to 2 bedroom properties
- Sellers Best Bet** Selling homes in Hatzic and minimum 7 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	0	0	NA
300,001 – 400,000	3	1	33%
400,001 – 500,000	7	4	57%
500,001 – 600,000	12	5	42%
600,001 – 700,000	9	1	11%
700,001 – 800,000	0	0	NA
800,001 – 900,000	6	3	50%
900,001 – 1,000,000	3	2	67%
1,000,001 – 1,250,000	4	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*	44	16	36%

0 to 1 Bedroom	7	3	43%
2 Bedrooms	19	7	37%
3 Bedrooms	12	4	33%
4 Bedrooms & Greater	6	2	33%
TOTAL*	44	16	36%

SnapStats®	March	April	Variance
Inventory	26	44	69%
Solds	14	16	14%
Sale Price	\$532,450	\$567,500	7%
Sale Price SQFT	\$448	\$480	7%
Sale to List Price Ratio	100%	98%	-2%
Days on Market	9	7	-22%

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

Community CONDOS & TOWNHOMES

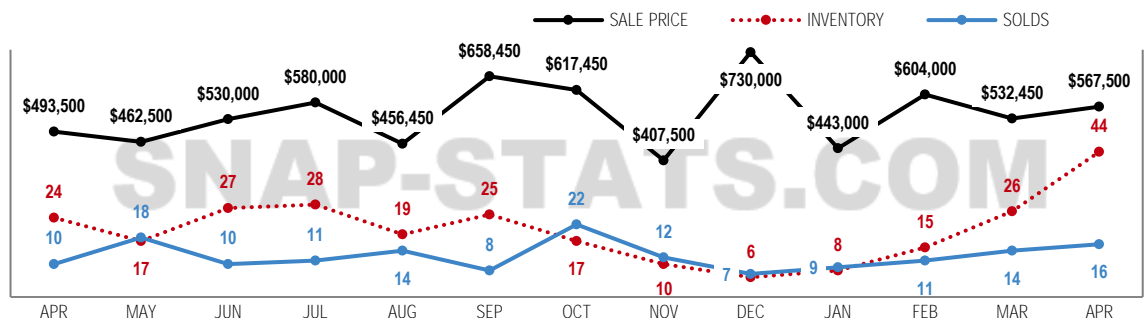
SnapStats®	Inventory	Sales	Sales Ratio
Dewdney Deroche	0	0	NA
Durieu	0	0	NA
Hatzic	0	0	NA
Hemlock	4	2	50%
Lake Errock	0	0	NA
Mission	36	14	39%
Mission West	4	0	NA
Stave Falls	0	0	NA
Steelhead	0	0	NA
TOTAL*	44	16	36%

Market Summary

- Market Type Indicator **MISSION ATTACHED**: Sellers Market at 36% Sales Ratio average (3.6 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band** \$500,000 to \$600,000 with average 42% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$600,000 to \$700,000 and 3 bedroom properties
- Sellers Best Bet** Selling homes in Mission and 2 bedroom properties

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