

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	4	1	25%
1,000,001 - 1,250,000	17	9	53%
1,250,001 - 1,500,000	114	29	25%
1,500,001 - 1,750,000	165	30	18%
1,750,001 - 2,000,000	168	11	7%
2,000,001 - 2,250,000	97	2	2%
2,250,001 - 2,500,000	85	9	11%
2,500,001 - 2,750,000	39	7	18%
2,750,001 - 3,000,000	47	2	4%
3,000,001 - 3,500,000	25	1	4%
3,500,001 - 4,000,000	11	2	18%
4,000,001 - 4,500,000	4	0	NA
4,500,001 - 5,000,000	0	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	0	0	NA
TOTAL*	781	103	13%

2 Bedrooms & Less	22	3	14%
3 to 4 Bedrooms	272	48	18%
5 to 6 Bedrooms	249	29	12%
7 Bedrooms & More	238	23	10%
TOTAL*	781	103	13%

SnapStats®	April	May	Variance
Inventory	709	781	10%
Solds	130	103	-21%
Sale Price	\$1,700,000	\$1,625,000	-4%
Sale Price SQFT	\$711	\$636	-11%
Sale to List Price Ratio	100%	99%	-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 DETACHED HOUSES

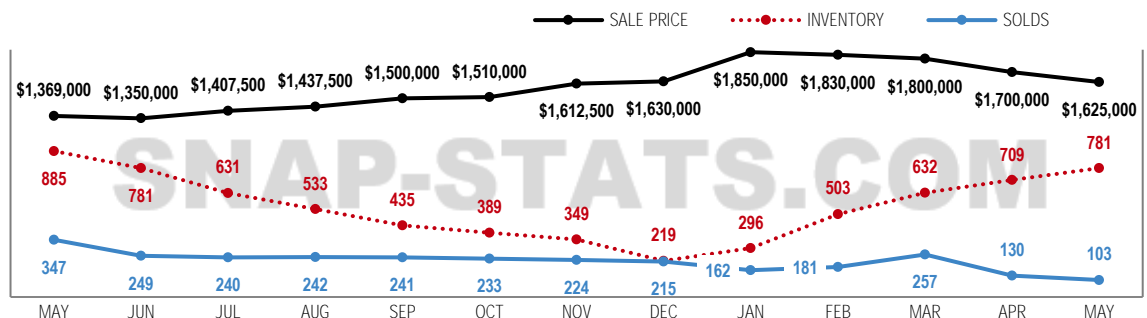
SnapStats®	Inventory	Sales	Sales Ratio
Bear Creek Green Timbers	54	4	7%
Bolivar Heights	70	9	13%
Bridgeview	15	5	33%
Cedar Hills	31	3	10%
East Newton	101	8	8%
Fleetwood Tynehead	120	22	18%
Fraser Heights	51	9	18%
Guildford	53	5	9%
Panorama Ridge	50	15	30%
Port Kells	1	0	NA
Queen Mary Park	42	10	24%
Royal Heights	21	0	NA
Sullivan Station	60	3	5%
West Newton	67	7	10%
Whalley	45	3	7%
TOTAL*	781	103	13%

Market Summary

- Market Type Indicator **SURREY DETACHED**: Balanced Market at 13% Sales Ratio average (1.3 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band** \$1 mil to \$1.25 mil with average 53% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$2 mil to \$2.25 mil, Sullivan Station and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Bridgeview, Panorama Ridge 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	47	9	19%
400,001 – 500,000	115	55	48%
500,001 – 600,000	152	62	41%
600,001 – 700,000	175	51	29%
700,001 – 800,000	113	30	27%
800,001 – 900,000	122	34	28%
900,001 – 1,000,000	148	35	24%
1,000,001 – 1,250,000	95	14	15%
1,250,001 – 1,500,000	18	2	11%
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*	991	293	30%

0 to 1 Bedroom	200	74	37%
2 Bedrooms	374	114	30%
3 Bedrooms	281	76	27%
4 Bedrooms & Greater	136	29	21%
TOTAL*	991	293	30%

SnapStats®	April	May	Variance
Inventory	838	991	18%
Solds	298	293	-2%
Sale Price	\$630,000	\$640,000	2%
Sale Price SQFT	\$627	\$605	-4%
Sale to List Price Ratio	105%	103%	-2%
Days on Market	8	10	25%

*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

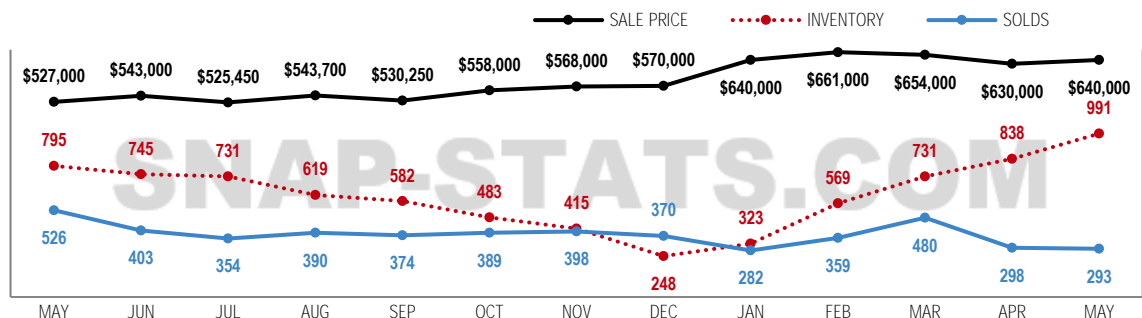
SnapStats®	Inventory	Sales	Sales Ratio
Bear Creek Green Timbers	28	3	11%
Bolivar Heights	13	1	8%
Bridgeview	0	0	NA
Cedar Hills	1	3	300%*
East Newton	90	21	23%
Fleetwood Tynehead	109	30	28%
Fraser Heights	12	3	25%
Guildford	91	42	46%
Panorama Ridge	23	3	13%
Port Kells	0	1	NA*
Queen Mary Park	55	17	31%
Royal Heights	1	0	NA
Sullivan Station	99	34	34%
West Newton	114	31	27%
Whalley	355	104	29%
TOTAL*	991	293	30%

Market Summary

- Market Type Indicator **SURREY ATTACHED**: Sellers Market at 30% Sales Ratio average (3 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 48% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.25 mil to \$1.5 mil, Bolivar Heights and minimum 4 bedroom properties
- Sellers Best Bet** Selling homes in Guildford 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	1	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	0	1	NA*
1,250,001 - 1,500,000	21	6	29%
1,500,001 - 1,750,000	50	18	36%
1,750,001 - 2,000,000	79	8	10%
2,000,001 - 2,250,000	30	4	13%
2,250,001 - 2,500,000	59	7	12%
2,500,001 - 2,750,000	32	6	19%
2,750,001 - 3,000,000	43	5	12%
3,000,001 - 3,500,000	41	4	10%
3,500,001 - 4,000,000	23	0	NA
4,000,001 - 4,500,000	16	2	13%
4,500,001 - 5,000,000	15	0	NA
5,000,001 - 5,500,000	3	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	7	0	NA
7,000,001 & Greater	7	0	NA
TOTAL*	432	62	14%

2 Bedrooms & Less	23	3	13%
3 to 4 Bedrooms	204	32	16%
5 to 6 Bedrooms	180	25	14%
7 Bedrooms & More	25	2	8%
TOTAL*	432	62	14%

SnapStats®	April	May	Variance
Inventory	374	432	16%
Solds	91	62	-32%
Sale Price	\$2,025,000	\$1,810,000	-11%
Sale Price SQFT	\$759	\$611	-19%
Sale to List Price Ratio	103%	96%	-7%
Days on Market	8	12	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 DETACHED HOUSES

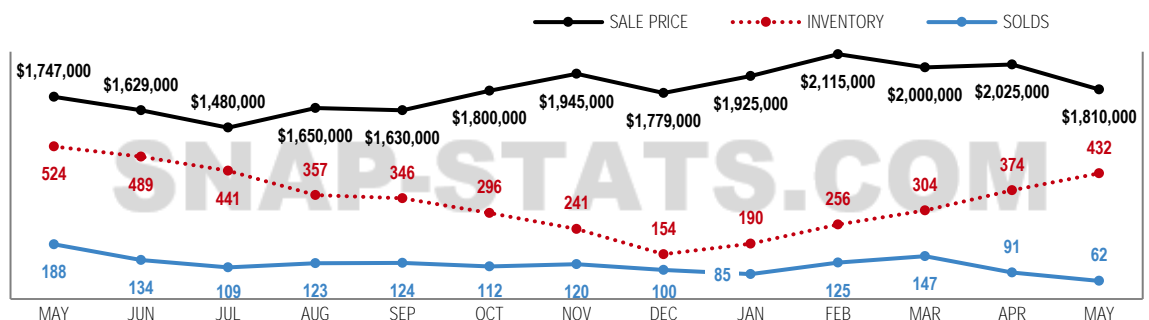
SnapStats®	Inventory	Sales	Sales Ratio
Crescent Beach Ocean Park	77	11	14%
Elgin Chantrell	60	10	17%
Grandview	44	2	5%
Hazelmere	2	0	NA
King George Corridor	53	13	25%
Morgan Creek	34	8	24%
Pacific Douglas	26	4	15%
Sunnyside Park	42	6	14%
White Rock	94	8	9%
TOTAL*	432	62	14%

Market Summary

- Market Type Indicator **S SURREY WHITE ROCK DETACHED**: Balanced Market at 14% Sales Ratio average (1.4 in 10 homes selling rate)
- Homes are selling on average 4% below list price
- Most Active Price Band** \$1.5 mil to \$1.75 mil with average 36% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.75 mil to \$2 mil, Grandview and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in King George Corridor, Morgan Creek 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	2	0	NA
300,001 – 400,000	4	6	150%*
400,001 – 500,000	10	10	100%
500,001 – 600,000	23	24	104%*
600,001 – 700,000	33	10	30%
700,001 – 800,000	29	11	38%
800,001 – 900,000	48	19	40%
900,001 – 1,000,000	52	15	29%
1,000,001 – 1,250,000	76	19	25%
1,250,001 – 1,500,000	43	9	21%
1,500,001 – 1,750,000	11	2	18%
1,750,001 – 2,000,000	7	4	57%
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	1	0	NA
2,500,001 – 2,750,000	2	0	NA
2,750,001 – 3,000,000	0	0	NA
3,000,001 – 3,500,000	1	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	342	129	38%

0 to 1 Bedroom	34	22	65%
2 Bedrooms	146	59	40%
3 Bedrooms	86	34	40%
4 Bedrooms & Greater	76	14	18%
TOTAL*	342	129	38%

SnapStats®	April	May	Variance
Inventory	290	342	18%
Solds	166	129	-22%
Sale Price	\$857,999	\$825,000	-4%
Sale Price SQFT	\$669	\$650	-3%
Sale to List Price Ratio	106%	101%	-5%
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 CONDOS & TOWNHOMES

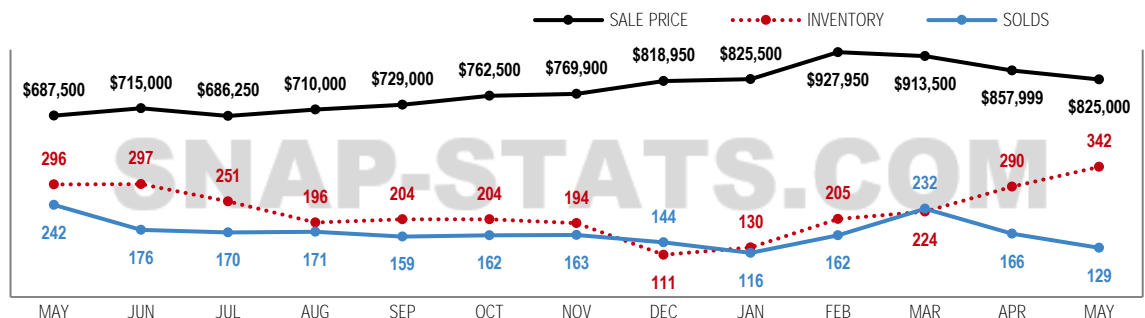
SnapStats®	Inventory	Sales	Sales Ratio
Crescent Beach Ocean Park	3	2	67%
Elgin Chantrell	4	2	50%
Grandview	112	32	29%
Hazelmere	1	2	200%*
King George Corridor	45	19	42%
Morgan Creek	23	8	35%
Pacific Douglas	26	10	38%
Sunnyside Park	19	10	53%
White Rock	109	44	40%
TOTAL*	342	129	38%

Market Summary

- Market Type Indicator **S SURREY WHITE ROCK ATTACHED**: Sellers Market at 38% Sales Ratio average (3.8 in 10 homes selling rate)
- Homes are selling on average 1% above list price
- Most Active Price Band** \$400,000 to \$600,000 with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.5 mil to \$1.75 mil, Grandview 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	2	1	50%
1,250,001 - 1,500,000	38	10	26%
1,500,001 - 1,750,000	49	11	22%
1,750,001 - 2,000,000	24	1	4%
2,000,001 - 2,250,000	4	2	50%
2,250,001 - 2,500,000	8	0	NA
2,500,001 - 2,750,000	7	1	14%
2,750,001 - 3,000,000	2	1	50%
3,000,001 - 3,500,000	1	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*	137	27	20%
2 Bedrooms & Less	4	0	NA
3 to 4 Bedrooms	67	19	28%
5 to 6 Bedrooms	54	7	13%
7 Bedrooms & More	12	1	8%
TOTAL*	137	27	20%

SnapStats®	April	May	Variance
Inventory	116	137	18%
Solds	34	27	-21%
Sale Price	\$1,586,500	\$1,555,000	-2%
Sale Price SQFT	\$686	\$673	-2%
Sale to List Price Ratio	106%	99%	-7%
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

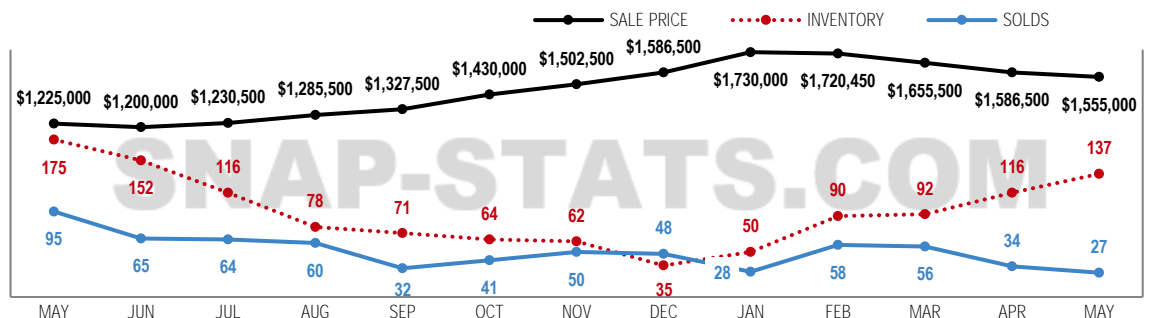
SnapStats®	Inventory	Sales	Sales Ratio
Annieville	29	3	10%
Nordel	41	10	24%
Scottsdale	35	7	20%
Sunshine Hills Woods	32	7	22%
TOTAL*	137	27	20%

Market Summary

- Market Type Indicator **NORTH DELTA DETACHED**: Balanced Market at 20% Sales Ratio average (2 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band** \$1.25 mil to \$1.5 mil with average 26% 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 and 3 to 4 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



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SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	1	1	100%
300,001 – 400,000	1	0	NA
400,001 – 500,000	1	0	NA
500,001 – 600,000	8	8	100%
600,001 – 700,000	11	3	27%
700,001 – 800,000	9	1	11%
800,001 – 900,000	9	2	22%
900,001 – 1,000,000	8	0	NA
1,000,001 – 1,250,000	14	1	7%
1,250,001 – 1,500,000	3	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*	65	16	25%

0 to 1 Bedroom	10	6	60%
2 Bedrooms	17	7	41%
3 Bedrooms	28	3	11%
4 Bedrooms & Greater	10	0	NA
TOTAL*	65	16	25%

SnapStats®	April	May	Variance
Inventory	58	65	12%
Solds	15	16	7%
Sale Price	\$680,000	\$565,000	-17%
Sale Price SQFT	\$816	\$672	-18%
Sale to List Price Ratio	105%	95%	-10%
Days on Market	7	29	314%

*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

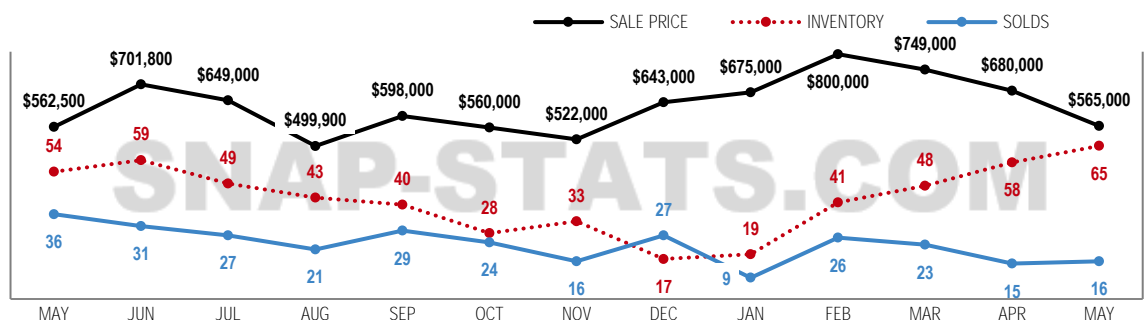
SnapStats®	Inventory	Sales	Sales Ratio
Annieville	11	4	36%
Nordel	15	3	20%
Scottsdale	20	3	15%
Sunshine Hills Woods	19	6	32%
TOTAL*	65	16	25%

Market Summary

- Market Type Indicator **NORTH DELTA ATTACHED**: Sellers Market at 25% Sales Ratio average (2.5 in 10 homes selling rate)
- Homes are selling on average 5% below list price
- Most Active Price Band** \$500,000 to \$600,000 with average 100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1 mil to \$1.25 mil, Scottsdale 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	7	1	14%
1,250,001 - 1,500,000	46	11	24%
1,500,001 - 1,750,000	53	17	32%
1,750,001 - 2,000,000	32	7	22%
2,000,001 - 2,250,000	5	2	40%
2,250,001 - 2,500,000	5	0	NA
2,500,001 - 2,750,000	9	0	NA
2,750,001 - 3,000,000	2	0	NA
3,000,001 - 3,500,000	3	1	33%
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	2	0	NA
TOTAL*	164	39	24%

2 Bedrooms & Less	6	0	NA
3 to 4 Bedrooms	66	17	26%
5 to 6 Bedrooms	65	18	28%
7 Bedrooms & More	27	4	15%
TOTAL*	164	39	24%

SnapStats®	April	May	Variance
Inventory	155	164	6%
Solds	56	39	-30%
Sale Price	\$1,630,000	\$1,588,000	-3%
Sale Price SQFT	\$616	\$596	-3%
Sale to List Price Ratio	104%	99%	-5%
Days on Market	8	19	138%

Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Clayton	32	3	9%
Cloverdale	132	36	27%
Serpentine	0	0	NA
TOTAL*	164	39	24%

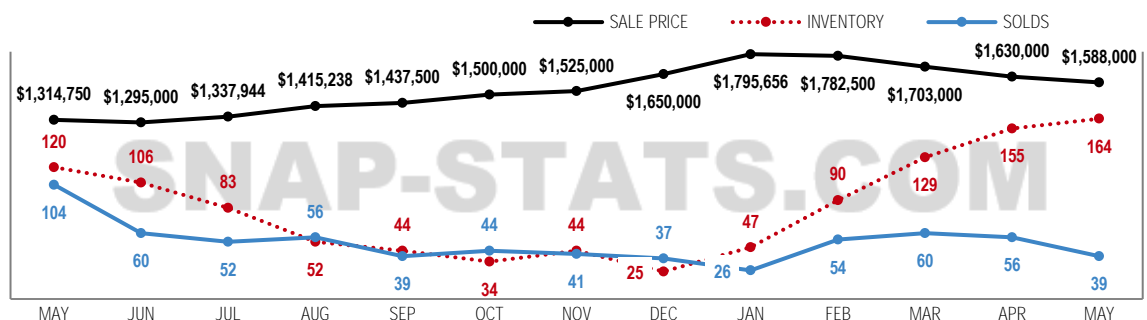
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **CLOVERDALE DETACHED**: Sellers Market at 24% Sales Ratio average (2.4 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band** \$1.5 mil to \$1.75 mil with average 32% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.75 mil to \$2 mil, Clayton and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Cloverdale 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	1	6	600%*
400,001 – 500,000	8	8	100%
500,001 – 600,000	14	9	64%
600,001 – 700,000	27	12	44%
700,001 – 800,000	25	6	24%
800,001 – 900,000	34	11	32%
900,001 – 1,000,000	31	10	32%
1,000,001 – 1,250,000	19	8	42%
1,250,001 – 1,500,000	0	1	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*	159	71	45%

0 to 1 Bedroom	14	13	93%
2 Bedrooms	58	25	43%
3 Bedrooms	53	24	45%
4 Bedrooms & Greater	34	9	26%
TOTAL*	159	71	45%

SnapStats®	April	May	Variance
Inventory	148	159	7%
Solds	86	71	-17%
Sale Price	\$810,500	\$740,000	-9%
Sale Price SQFT	\$646	\$589	-9%
Sale to List Price Ratio	101%	99%	-2%
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

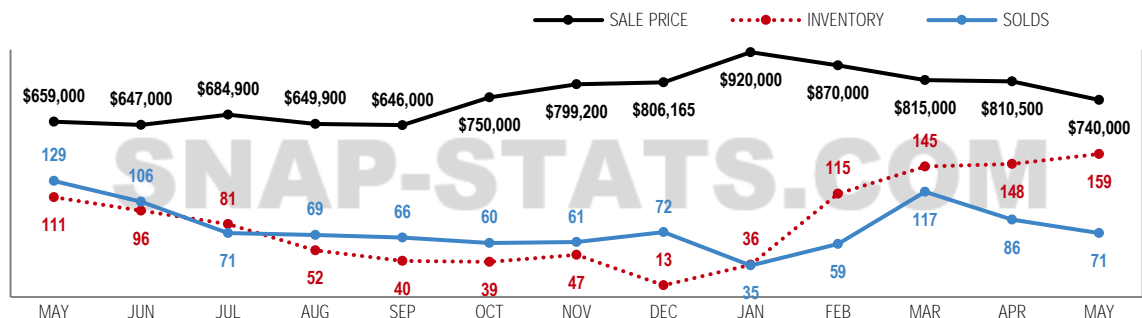
SnapStats®	Inventory	Sales	Sales Ratio
Clayton	99	40	40%
Cloverdale	60	31	52%
Serpentine	0	0	NA
TOTAL*	159	71	45%

Market Summary

- Market Type Indicator **CLOVERDALE ATTACHED**: Sellers Market at 45% Sales Ratio average (4.5 in 10 homes selling rate)
- Homes are selling on average 1% below 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, 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	1	0	NA
700,001 - 800,000	1	0	NA
800,001 - 900,000	2	1	50%
900,001 - 1,000,000	3	1	33%
1,000,001 - 1,250,000	24	13	54%
1,250,001 - 1,500,000	70	29	41%
1,500,001 - 1,750,000	73	27	37%
1,750,001 - 2,000,000	88	18	20%
2,000,001 - 2,250,000	11	2	18%
2,250,001 - 2,500,000	22	0	NA
2,500,001 - 2,750,000	12	1	8%
2,750,001 - 3,000,000	28	0	NA
3,000,001 - 3,500,000	8	0	NA
3,500,001 - 4,000,000	7	1	14%
4,000,001 - 4,500,000	3	0	NA
4,500,001 - 5,000,000	0	1	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	1	0	NA
TOTAL*	358	94	26%

2 Bedrooms & Less	15	0	NA
3 to 4 Bedrooms	192	60	31%
5 to 6 Bedrooms	119	32	27%
7 Bedrooms & More	32	2	6%
TOTAL*	358	94	26%

SnapStats®	April	May	Variance
Inventory	301	358	19%
Solds	109	94	-14%
Sale Price	\$1,640,000	\$1,545,000	-6%
Sale Price SQFT	\$647	\$657	2%
Sale to List Price Ratio	103%	100%	-3%
Days on Market	8	10	25%

*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

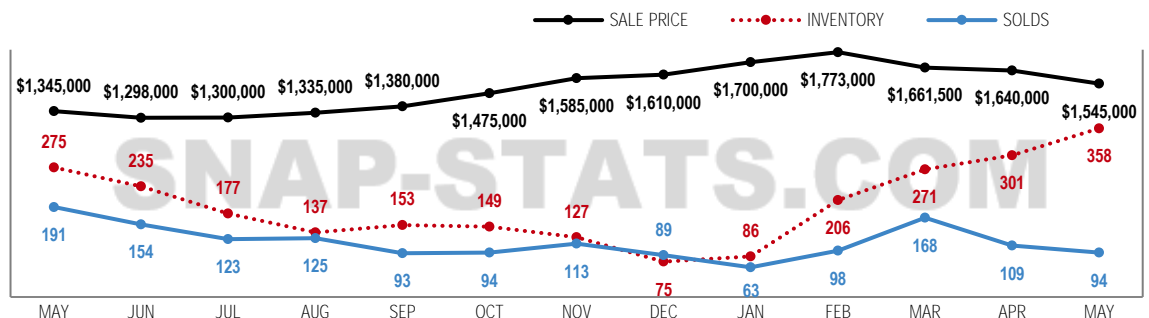
SnapStats®	Inventory	Sales	Sales Ratio
Aldergrove	49	14	29%
Brookwood	70	16	23%
Campbell Valley	5	2	40%
County Line Glen Valley	2	0	NA
Fort Langley	9	3	33%
Langley City	77	11	14%
Murrayville	23	6	26%
Otter District	2	2	100%
Salmon River	15	1	7%
Walnut Grove	48	22	46%
Willoughby Heights	58	17	29%
TOTAL*	358	94	26%

Market Summary

- Market Type Indicator **LANGLEY DETACHED**: Sellers Market at 26% Sales Ratio average (2.6 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 54% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$2.5 mil to \$2.75 mil, Langley City, Salmon River and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Walnut Grove 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	1	1	100%
400,001 – 500,000	41	14	34%
500,001 – 600,000	73	55	75%
600,001 – 700,000	89	31	35%
700,001 – 800,000	64	28	44%
800,001 – 900,000	74	25	34%
900,001 – 1,000,000	65	20	31%
1,000,001 – 1,250,000	41	13	32%
1,250,001 – 1,500,000	16	3	19%
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*	467	190	41%

0 to 1 Bedroom	64	32	50%
2 Bedrooms	204	90	44%
3 Bedrooms	147	51	35%
4 Bedrooms & Greater	52	17	33%
TOTAL*	467	190	41%

SnapStats®	April	May	Variance
Inventory	385	467	21%
Solds	217	190	-12%
Sale Price	\$729,000	\$687,500	-6%
Sale Price SQFT	\$630	\$613	-3%
Sale to List Price Ratio	106%	102%	-4%
Days on Market	8	7	-13%

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

Community CONDOS & TOWNHOMES

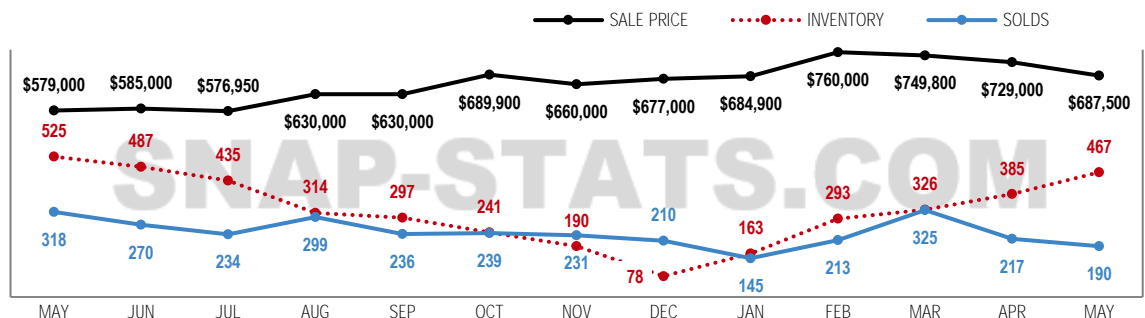
SnapStats®	Inventory	Sales	Sales Ratio
Aldergrove	7	12	171%*
Brookwood	0	0	NA
Campbell Valley	0	0	NA
County Line Glen Valley	0	0	NA
Fort Langley	8	0	NA
Langley City	146	47	32%
Murrayville	19	11	58%
Otter District	0	0	NA
Salmon River	2	3	150%*
Walnut Grove	38	28	74%
Willoughby Heights	247	89	36%
TOTAL*	467	190	41%

Market Summary

- Market Type Indicator **LANGLEY ATTACHED**: Sellers Market at 41% Sales Ratio average (4.1 in 10 homes selling rate)
- Homes are selling on average 2% above list price
- Most Active Price Band** \$500,000 to \$600,000 with average 75% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.25 mil to \$1.5 mil, Langley City, Willoughby Heights and minimum 4 bedroom properties
- Sellers Best Bet** Selling homes in Aldergrove 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	6	1	17%
900,001 - 1,000,000	11	1	9%
1,000,001 - 1,250,000	66	28	42%
1,250,001 - 1,500,000	152	22	14%
1,500,001 - 1,750,000	67	14	21%
1,750,001 - 2,000,000	37	3	8%
2,000,001 - 2,250,000	9	0	NA
2,250,001 - 2,500,000	5	0	NA
2,500,001 - 2,750,000	4	0	NA
2,750,001 - 3,000,000	4	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	1	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*	371	69	19%

2 Bedrooms & Less	5	0	NA
3 to 4 Bedrooms	157	36	23%
5 to 6 Bedrooms	176	30	17%
7 Bedrooms & More	33	3	9%
TOTAL*	371	69	19%

SnapStats®	April	May	Variance
Inventory	358	371	4%
Solds	76	69	-9%
Sale Price	\$1,325,000	\$1,292,000	-2%
Sale Price SQFT	\$535	\$473	-12%
Sale to List Price Ratio	102%	99%	-3%
Days on Market	10	14	40%

Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Abbotsford East	154	38	25%
Abbotsford West	93	18	19%
Aberdeen	18	2	11%
Bradner	2	0	NA
Central Abbotsford	71	8	11%
Matsqui	0	0	NA
Poplar	27	2	7%
Sumas Mountain	5	1	20%
Sumas Prairie	1	0	NA
TOTAL*	371	69	19%

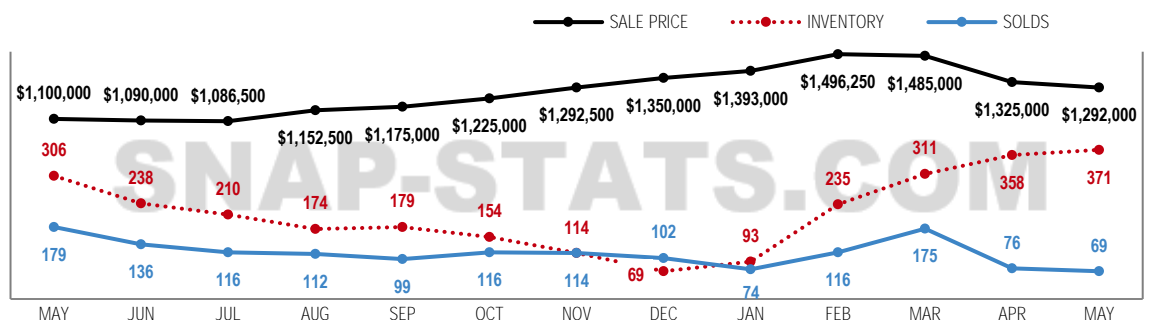
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **ABBOTSFORD DETACHED**: Balanced Market at 19% Sales Ratio average (1.9 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band** \$1 mil to \$1.25 mil with average 42% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.75 mil to \$2 mil, 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	7	4	57%
300,001 – 400,000	31	15	48%
400,001 – 500,000	89	28	31%
500,001 – 600,000	75	17	23%
600,001 – 700,000	43	12	28%
700,001 – 800,000	51	11	22%
800,001 – 900,000	48	10	21%
900,001 – 1,000,000	21	2	10%
1,000,001 – 1,250,000	12	1	8%
1,250,001 – 1,500,000	0	0	NA
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*	380	100	26%

0 to 1 Bedroom	46	16	35%
2 Bedrooms	206	56	27%
3 Bedrooms	94	22	23%
4 Bedrooms & Greater	34	6	18%
TOTAL*	380	100	26%

SnapStats®	April	May	Variance
Inventory	299	380	27%
Solds	141	100	-29%
Sale Price	\$540,000	\$520,000	-4%
Sale Price SQFT	\$517	\$496	-4%
Sale to List Price Ratio	106%	102%	-4%
Days on Market	10	11	10%

Community CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
Abbotsford East	34	9	26%
Abbotsford West	147	28	19%
Aberdeen	4	4	100%
Bradner	1	0	NA
Central Abbotsford	169	51	30%
Matsqui	0	0	NA
Poplar	25	8	32%
Sumas Mountain	0	0	NA
Sumas Prairie	0	0	NA
TOTAL*	380	100	26%

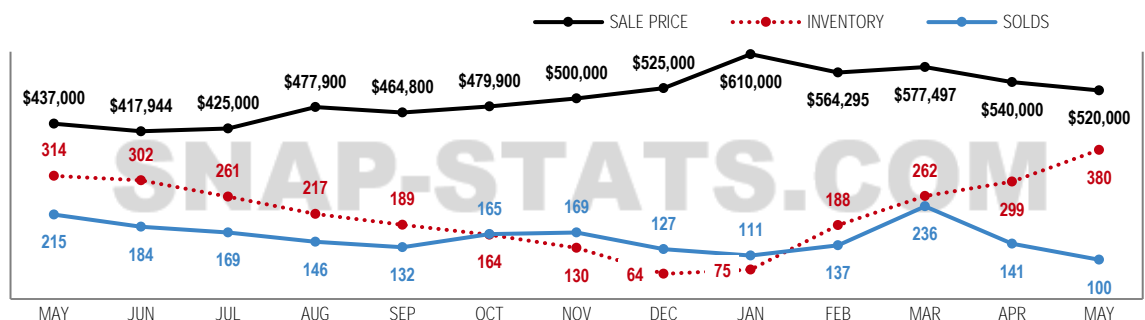
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **ABBOTSFORD ATTACHED**: Sellers Market at 26% Sales Ratio average (2.6 in 10 homes selling rate)
- Homes are selling on average 2% above list price
- Most Active Price Band** \$300,000 to \$400,000 with average 48% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1 mil to \$1.25 mil, Abbotsford West and minimum 4 bedroom properties
- Sellers Best Bet** Selling homes in Central Abbotsford, Poplar and up to 1 bedroom properties

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Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 - 700,000	4	0	NA
700,001 - 800,000	9	3	33%
800,001 - 900,000	17	2	12%
900,001 - 1,000,000	21	10	48%
1,000,001 - 1,250,000	59	11	19%
1,250,001 - 1,500,000	44	12	27%
1,500,001 - 1,750,000	20	0	NA
1,750,001 - 2,000,000	10	1	10%
2,000,001 - 2,250,000	8	0	NA
2,250,001 - 2,500,000	3	1	33%
2,500,001 - 2,750,000	4	0	NA
2,750,001 - 3,000,000	2	0	NA
3,000,001 - 3,500,000	1	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	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*	205	40	20%

2 Bedrooms & Less	18	2	11%
3 to 4 Bedrooms	96	21	22%
5 to 6 Bedrooms	79	17	22%
7 Bedrooms & More	12	0	NA
TOTAL*	205	40	20%

SnapStats®	April	May	Variance
Inventory	177	205	16%
Solds	54	40	-26%
Sale Price	\$1,157,500	\$1,137,000	-2%
Sale Price SQFT	\$495	\$467	-6%
Sale to List Price Ratio	100%	99%	-1%
Days on Market	11	11	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

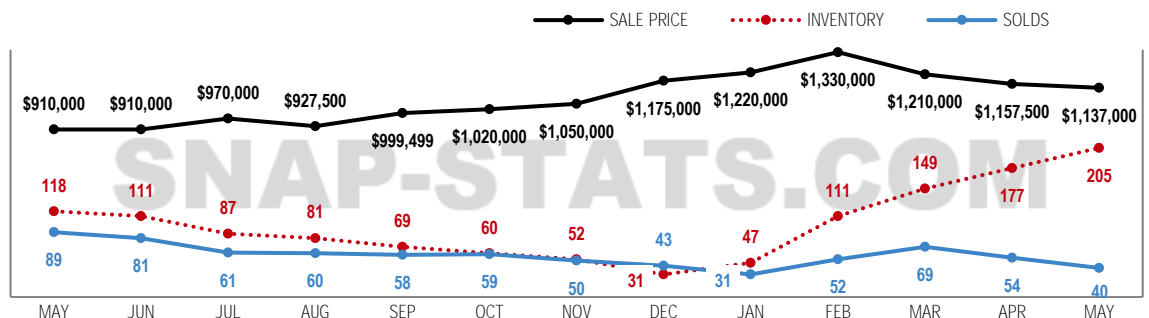
SnapStats®	Inventory	Sales	Sales Ratio
Dewdney Deroche	2	0	NA
Durieu	2	0	NA
Hatzic	13	2	15%
Hemlock	2	1	50%
Lake Errock	6	0	NA
Mission	166	33	20%
Mission West	10	4	40%
Stave Falls	3	0	NA
Steelhead	1	0	NA
TOTAL*	205	40	20%

Market Summary

- Market Type Indicator **MISSION DETACHED**: Balanced Market at 20% Sales Ratio average (2 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band** \$900,000 to \$1 mil with average 48% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.75 mil to \$2 mil, Hatzic and up to 2 bedroom properties
- Sellers Best Bet** Selling homes in Mission West and 3 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	0	0	NA
300,001 – 400,000	4	1	25%
400,001 – 500,000	11	1	9%
500,001 – 600,000	11	4	36%
600,001 – 700,000	7	5	71%
700,001 – 800,000	3	1	33%
800,001 – 900,000	6	1	17%
900,001 – 1,000,000	2	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*	44	13	30%

0 to 1 Bedroom	7	1	14%
2 Bedrooms	21	7	33%
3 Bedrooms	13	5	38%
4 Bedrooms & Greater	3	0	NA
TOTAL*	44	13	30%

SnapStats®	April	May	Variance
Inventory	44	44	0%
Solds	16	13	-19%
Sale Price	\$567,500	\$635,000	12%
Sale Price SQFT	\$480	\$543	13%
Sale to List Price Ratio	98%	101%	3%
Days on Market	7	8	14%

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

Community CONDOS & TOWNHOMES

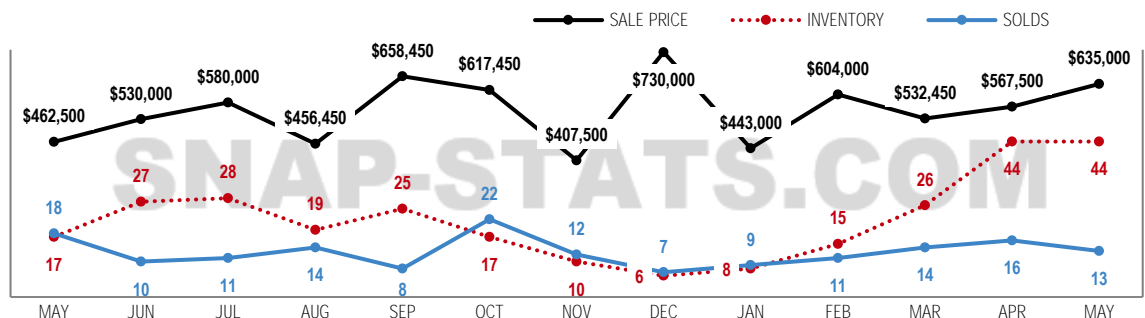
SnapStats®	Inventory	Sales	Sales Ratio
Dewdney Deroche	0	0	NA
Durieu	0	0	NA
Hatzic	0	0	NA
Hemlock	5	1	20%
Lake Errock	0	0	NA
Mission	35	12	34%
Mission West	4	0	NA
Stave Falls	0	0	NA
Steelhead	0	0	NA
TOTAL*	44	13	30%

Market Summary

- Market Type Indicator **MISSION ATTACHED**: Sellers Market at 30% Sales Ratio average (3 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 36% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$400,000 to \$500,000 and 2 bedroom properties
- Sellers Best Bet** Selling homes in Mission and 3 bedroom properties

**With minimum inventory of 10 in most instances

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