

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

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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	1	0	NA
700,001 - 800,000	0	0	NA
800,001 - 900,000	0	0	NA
900,001 - 1,000,000	9	1	11%
1,000,001 - 1,250,000	25	10	40%
1,250,001 - 1,500,000	142	22	15%
1,500,001 - 1,750,000	174	19	11%
1,750,001 - 2,000,000	168	16	10%
2,000,001 - 2,250,000	83	9	11%
2,250,001 - 2,500,000	90	2	2%
2,500,001 - 2,750,000	47	0	NA
2,750,001 - 3,000,000	50	0	NA
3,000,001 - 3,500,000	26	1	4%
3,500,001 - 4,000,000	12	0	NA
4,000,001 - 4,500,000	3	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	3	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*	835	80	10%

2 Bedrooms & Less	31	1	3%
3 to 4 Bedrooms	287	31	11%
5 to 6 Bedrooms	264	28	11%
7 Bedrooms & More	253	20	8%
TOTAL*	835	80	10%

SnapStats®	May	June	Variance
Inventory	781	835	7%
Solds	103	80	-22%
Sale Price	\$1,625,000	\$1,590,000	-2%
Sale Price SQFT	\$636	\$582	-8%
Sale to List Price Ratio	99%	99%	0%
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

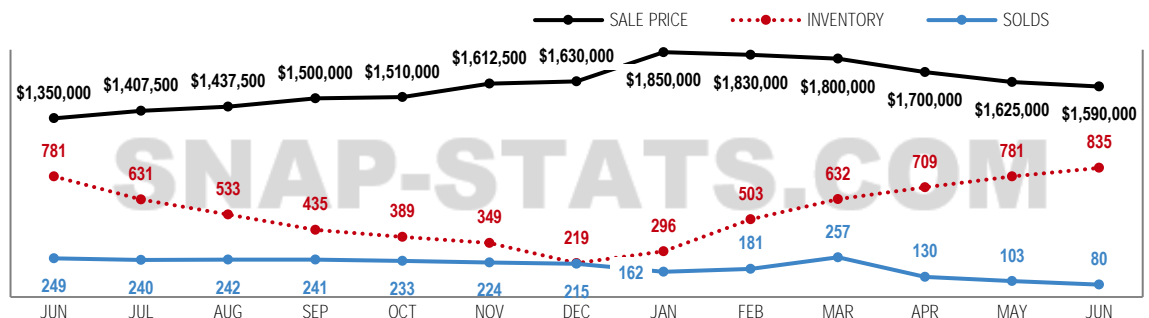
SnapStats®	Inventory	Sales	Sales Ratio
Bear Creek Green Timbers	56	6	11%
Bolivar Heights	73	8	11%
Bridgeview	18	1	6%
Cedar Hills	39	1	3%
East Newton	104	9	9%
Fleetwood Tynehead	132	13	10%
Fraser Heights	53	6	11%
Guildford	54	4	7%
Panorama Ridge	57	7	12%
Port Kells	0	1	NA*
Queen Mary Park	44	3	7%
Royal Heights	19	2	11%
Sullivan Station	67	6	9%
West Newton	66	10	15%
Whalley	53	3	6%
TOTAL*	835	80	10%

## Market Summary

- Market Type Indicator **SURREY DETACHED**: Buyers Market at 10% Sales Ratio average (1 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 40% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$2.25 mil to \$2.5 mil, Cedar Hills and up to 2 bedroom properties
- Sellers Best Bet\*\* Selling homes in West Newton and 3 to 6 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	39	15	38%
400,001 – 500,000	115	52	45%
500,001 – 600,000	169	65	38%
600,001 – 700,000	154	41	27%
700,001 – 800,000	131	22	17%
800,001 – 900,000	140	23	16%
900,001 – 1,000,000	138	21	15%
1,000,001 – 1,250,000	89	14	16%
1,250,001 – 1,500,000	11	2	18%
1,500,001 – 1,750,000	2	0	NA
1,750,001 – 2,000,000	0	0	NA
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	0	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	0	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	992	257	26%

0 to 1 Bedroom	190	75	39%
2 Bedrooms	357	106	30%
3 Bedrooms	316	56	18%
4 Bedrooms & Greater	129	20	16%
TOTAL*	992	257	26%

SnapStats®	May	June	Variance
Inventory	991	992	0%
Solds	293	257	-12%
Sale Price	\$640,000	\$590,000	-8%
Sale Price SQFT	\$605	\$621	3%
Sale to List Price Ratio	103%	98%	-5%
Days on Market	10	12	20%

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

## Community CONDOS & TOWNHOMES

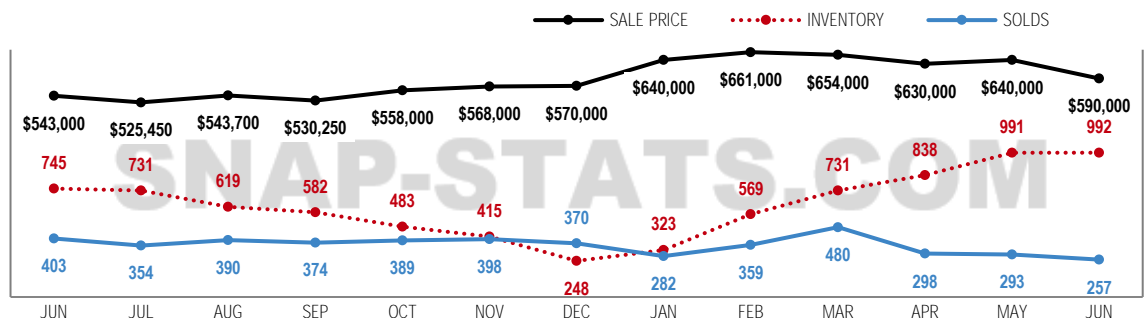
SnapStats®	Inventory	Sales	Sales Ratio
Bear Creek Green Timbers	25	2	8%
Bolivar Heights	11	2	18%
Bridgeview	3	0	NA
Cedar Hills	1	1	100%
East Newton	89	25	28%
Fleetwood Tynehead	116	27	23%
Fraser Heights	9	2	22%
Guildford	94	46	49%
Panorama Ridge	33	1	3%
Port Kells	0	0	NA
Queen Mary Park	56	14	25%
Royal Heights	0	1	NA*
Sullivan Station	102	19	19%
West Newton	108	26	24%
Whalley	345	91	26%
TOTAL*	992	257	26%

## Market Summary

- Market Type Indicator **SURREY ATTACHED**: Sellers Market at 26% Sales Ratio average (2.6 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band\*\* \$400,000 to \$500,000 with average 45% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$900,000 to \$1 mil, Bear Creek Green Timbers, Panorama Ridge and minimum 4 bedrooms
- Sellers Best Bet\*\* Selling homes in Guildford and up to 1 bedroom

\*\*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	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	1	0	NA
1,250,001 - 1,500,000	21	5	24%
1,500,001 - 1,750,000	60	15	25%
1,750,001 - 2,000,000	69	13	19%
2,000,001 - 2,250,000	28	6	21%
2,250,001 - 2,500,000	65	7	11%
2,500,001 - 2,750,000	28	4	14%
2,750,001 - 3,000,000	32	4	13%
3,000,001 - 3,500,000	42	5	12%
3,500,001 - 4,000,000	24	1	4%
4,000,001 - 4,500,000	13	0	NA
4,500,001 - 5,000,000	13	1	8%
5,000,001 - 5,500,000	4	0	NA
5,500,001 - 6,000,000	4	1	25%
6,000,001 - 6,500,000	2	0	NA
6,500,001 - 7,000,000	5	0	NA
7,000,001 & Greater	8	0	NA
TOTAL*	419	63	15%

2 Bedrooms & Less	22	3	14%
3 to 4 Bedrooms	203	30	15%
5 to 6 Bedrooms	165	26	16%
7 Bedrooms & More	29	4	14%
TOTAL*	419	63	15%

SnapStats®	May	June	Variance
Inventory	432	419	-3%
Solds	62	63	2%
Sale Price	\$1,810,000	\$1,939,000	7%
Sale Price SQFT	\$611	\$637	4%
Sale to List Price Ratio	96%	99%	3%
Days on Market	12	14	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

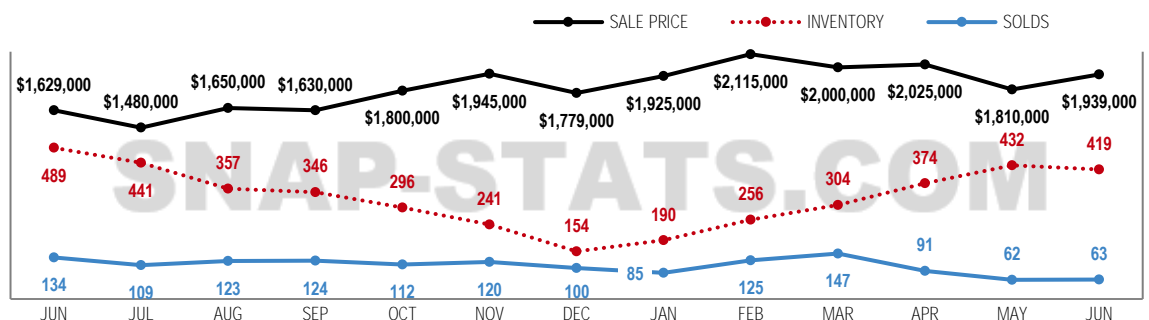
SnapStats®	Inventory	Sales	Sales Ratio
Crescent Beach Ocean Park	83	9	11%
Elgin Chantrell	56	10	18%
Grandview	35	7	20%
Hazelmere	3	0	NA
King George Corridor	54	7	13%
Morgan Creek	28	9	32%
Pacific Douglas	28	2	7%
Sunnyside Park	45	6	13%
White Rock	87	13	15%
TOTAL*	419	63	15%

## Market Summary

- Market Type Indicator **S SURREY WHITE ROCK DETACHED**: Balanced Market at 15% Sales Ratio average (1.5 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 25% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$3.5 mil to \$4 mil, Pacific Douglas and up to 2 / minimum 7 bedroom properties
- Sellers Best Bet\*\* Selling homes in Morgan Creek and 5 to 6 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	1	1	100%
300,001 – 400,000	5	3	60%
400,001 – 500,000	20	11	55%
500,001 – 600,000	37	14	38%
600,001 – 700,000	33	16	48%
700,001 – 800,000	34	12	35%
800,001 – 900,000	44	18	41%
900,001 – 1,000,000	58	22	38%
1,000,001 – 1,250,000	77	24	31%
1,250,001 – 1,500,000	32	13	41%
1,500,001 – 1,750,000	11	4	36%
1,750,001 – 2,000,000	7	1	14%
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	0	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	361	139	39%

0 to 1 Bedroom	46	16	35%
2 Bedrooms	145	66	46%
3 Bedrooms	102	33	32%
4 Bedrooms & Greater	68	24	35%
TOTAL*	361	139	39%

SnapStats®	May	June	Variance
Inventory	342	361	6%
Solds	129	139	8%
Sale Price	\$825,000	\$870,000	5%
Sale Price SQFT	\$650	\$653	0%
Sale to List Price Ratio	101%	99%	-2%
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 CONDOS & TOWNHOMES

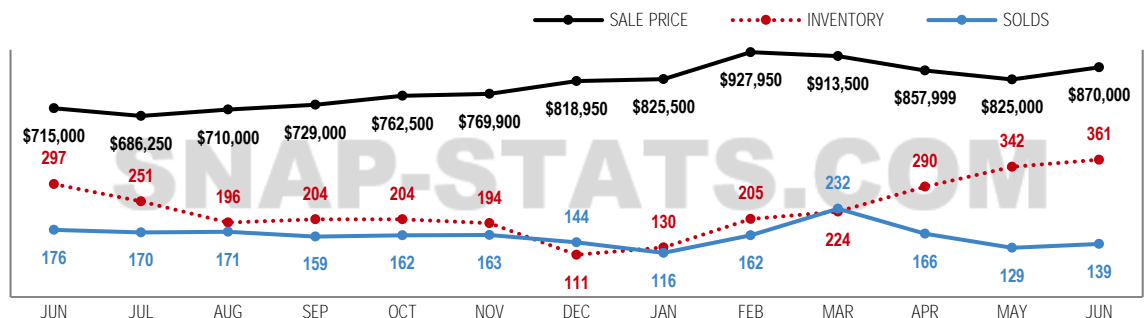
SnapStats®	Inventory	Sales	Sales Ratio
Crescent Beach Ocean Park	3	1	33%
Elgin Chantrell	8	2	25%
Grandview	100	46	46%
Hazelmere	1	0	NA
King George Corridor	69	15	22%
Morgan Creek	20	6	30%
Pacific Douglas	24	12	50%
Sunnyside Park	15	16	107%*
White Rock	121	41	34%
TOTAL*	361	139	39%

## Market Summary

- Market Type Indicator **S SURREY WHITE ROCK ATTACHED**: Sellers Market at 39% Sales Ratio average (3.9 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 55% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1 mil to \$1.25 mil, King George Corridor and 3 bedroom properties
- Sellers Best Bet\*\* Selling homes in Sunnyside Park and 2 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	0	NA
800,001 - 900,000	0	0	NA
900,001 - 1,000,000	2	0	NA
1,000,001 - 1,250,000	9	8	89%
1,250,001 - 1,500,000	39	12	31%
1,500,001 - 1,750,000	56	7	13%
1,750,001 - 2,000,000	25	0	NA
2,000,001 - 2,250,000	9	0	NA
2,250,001 - 2,500,000	6	0	NA
2,500,001 - 2,750,000	4	0	NA
2,750,001 - 3,000,000	3	0	NA
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*	156	27	17%

2 Bedrooms & Less	3	0	NA
3 to 4 Bedrooms	77	19	25%
5 to 6 Bedrooms	60	8	13%
7 Bedrooms & More	16	0	NA
TOTAL*	156	27	17%

SnapStats®	May	June	Variance
Inventory	137	156	14%
Solds	27	27	0%
Sale Price	\$1,555,000	\$1,390,000	-11%
Sale Price SQFT	\$673	\$588	-13%
Sale to List Price Ratio	99%	99%	0%
Days on Market	11	21	91%

## Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Annieville	30	7	23%
Nordel	45	12	27%
Scottsdale	44	3	7%
Sunshine Hills Woods	37	5	14%
TOTAL*	156	27	17%

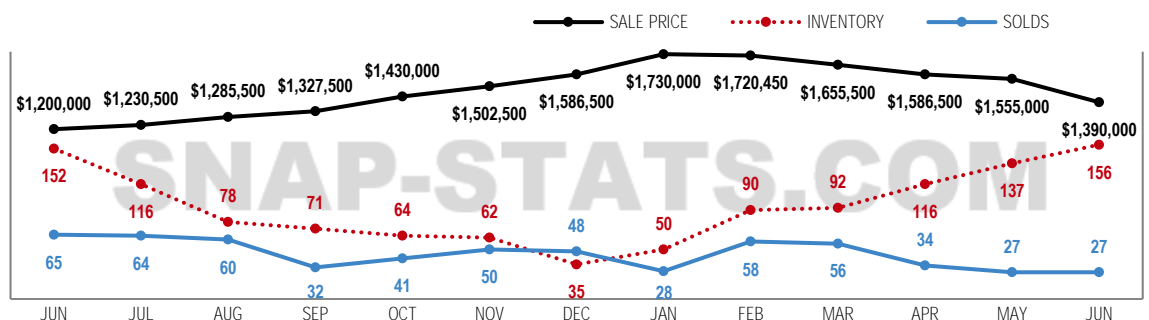
\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

## Market Summary

- Market Type Indicator **NORTH DELTA DETACHED**: Balanced Market at 17% Sales Ratio average (1.7 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 89% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.5 mil to \$1.75 mil, Scottsdale and 5 to 6 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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## 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	1	0	NA
400,001 – 500,000	2	4	200%*
500,001 – 600,000	9	2	22%
600,001 – 700,000	7	4	57%
700,001 – 800,000	7	6	86%
800,001 – 900,000	10	1	10%
900,001 – 1,000,000	10	2	20%
1,000,001 – 1,250,000	17	0	NA
1,250,001 – 1,500,000	5	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*	68	20	29%

0 to 1 Bedroom	10	4	40%
2 Bedrooms	15	9	60%
3 Bedrooms	29	7	24%
4 Bedrooms & Greater	14	0	NA
TOTAL*	68	20	29%

SnapStats®	May	June	Variance
Inventory	65	68	5%
Solds	16	20	25%
Sale Price	\$565,000	\$655,000	16%
Sale Price SQFT	\$672	\$649	-3%
Sale to List Price Ratio	95%	105%	11%
Days on Market	29	16	-45%

\*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

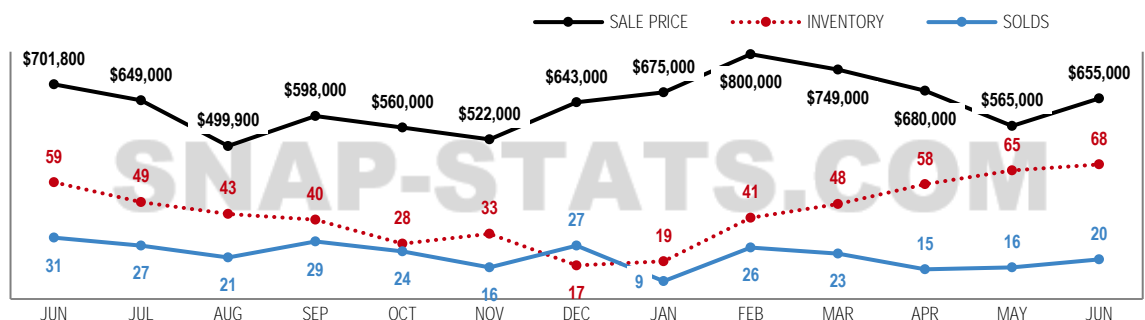
SnapStats®	Inventory	Sales	Sales Ratio
Annieville	12	4	33%
Nordel	19	2	11%
Scottsdale	24	9	38%
Sunshine Hills Woods	13	5	38%
TOTAL*	68	20	29%

## Market Summary

- Market Type Indicator **NORTH DELTA ATTACHED**: Sellers Market at 29% Sales Ratio average (2.9 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 22% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$800,000 to \$900,000, Nordel and 3 bedroom properties
- Sellers Best Bet\*\* Selling homes in Scottsdale, Sunshine Hills Woods and 2 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	0	NA
800,001 - 900,000	0	0	NA
900,001 - 1,000,000	1	0	NA
1,000,001 - 1,250,000	13	7	54%
1,250,001 - 1,500,000	40	17	43%
1,500,001 - 1,750,000	56	22	39%
1,750,001 - 2,000,000	24	2	8%
2,000,001 - 2,250,000	2	1	50%
2,250,001 - 2,500,000	8	1	13%
2,500,001 - 2,750,000	3	2	67%
2,750,001 - 3,000,000	3	0	NA
3,000,001 - 3,500,000	3	0	NA
3,500,001 - 4,000,000	0	0	NA
4,000,001 - 4,500,000	0	0	NA
4,500,001 - 5,000,000	0	0	NA
5,000,001 - 5,500,000	0	0	NA
5,500,001 - 6,000,000	0	0	NA
6,000,001 - 6,500,000	0	0	NA
6,500,001 - 7,000,000	1	0	NA
7,000,001 & Greater	3	0	NA
TOTAL*	157	52	33%
2 Bedrooms & Less	5	2	40%
3 to 4 Bedrooms	62	25	40%
5 to 6 Bedrooms	64	21	33%
7 Bedrooms & More	26	4	15%
TOTAL*	157	52	33%

SnapStats®	May	June	Variance
Inventory	164	157	-4%
Solds	39	52	33%
Sale Price	\$1,588,000	\$1,511,000	-5%
Sale Price SQFT	\$596	\$567	-5%
Sale to List Price Ratio	99%	99%	0%
Days on Market	19	12	-37%

### Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Clayton	30	9	30%
Cloverdale	126	43	34%
Serpentine	1	0	NA
TOTAL*	157	52	33%

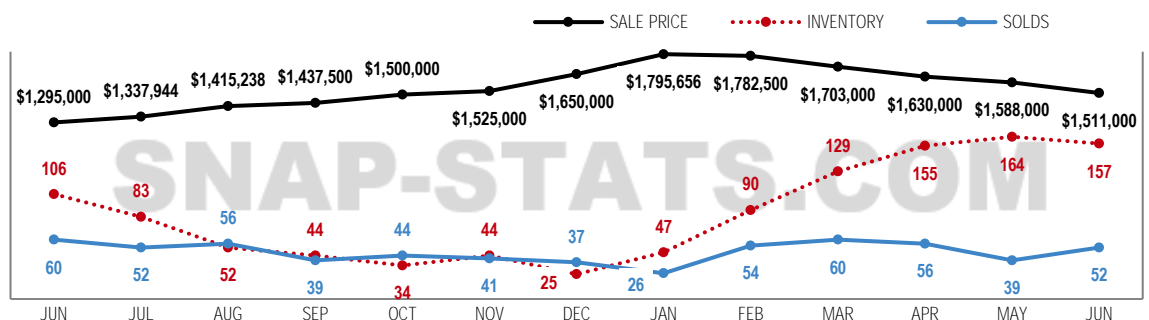
\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

### Market Summary

- Market Type Indicator **CLOVERDALE DETACHED**: Sellers Market at 33% Sales Ratio average (3.3 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 54% 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 3 to 4 bedroom properties

\*\*With minimum inventory of 10 in most instances

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## Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	0	0	NA
300,001 – 400,000	4	1	25%
400,001 – 500,000	10	6	60%
500,001 – 600,000	15	12	80%
600,001 – 700,000	23	10	43%
700,001 – 800,000	26	17	65%
800,001 – 900,000	50	20	40%
900,001 – 1,000,000	18	8	44%
1,000,001 – 1,250,000	16	1	6%
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*	162	75	46%

0 to 1 Bedroom	21	9	43%
2 Bedrooms	48	33	69%
3 Bedrooms	63	23	37%
4 Bedrooms & Greater	30	10	33%
TOTAL*	162	75	46%

SnapStats®	May	June	Variance
Inventory	159	162	2%
Solds	71	75	6%
Sale Price	\$740,000	\$775,000	5%
Sale Price SQFT	\$589	\$604	3%
Sale to List Price Ratio	99%	100%	1%
Days on Market	9	10	11%

## Community CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
Clayton	97	53	55%
Cloverdale	65	22	34%
Serpentine	0	0	NA
TOTAL*	162	75	46%

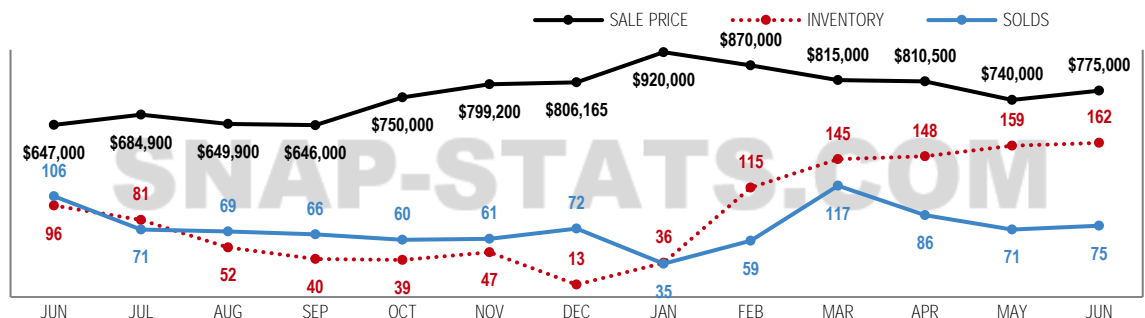
\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

## Market Summary

- Market Type Indicator **CLOVERDALE ATTACHED**: Sellers Market at 46% Sales Ratio average (4.6 in 10 homes selling rate)
- Homes are selling on average 100% of list price
- Most Active Price Band\*\* \$500,000 to \$600,000 with average 80% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1 mil to \$1.25 mil, Cloverdale and minimum 4 bedroom properties
- Sellers Best Bet\*\* Selling homes in Clayton and 2 bedroom properties

\*\*With minimum inventory of 10 in most instances

## 13 Month Market Trend



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## Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 - 700,000	2	0	NA
700,001 - 800,000	0	1	NA*
800,001 - 900,000	1	1	100%
900,001 - 1,000,000	5	2	40%
1,000,001 - 1,250,000	36	11	31%
1,250,001 - 1,500,000	86	15	17%
1,500,001 - 1,750,000	93	13	14%
1,750,001 - 2,000,000	79	12	15%
2,000,001 - 2,250,000	9	4	44%
2,250,001 - 2,500,000	21	2	10%
2,500,001 - 2,750,000	19	1	5%
2,750,001 - 3,000,000	20	1	5%
3,000,001 - 3,500,000	8	0	NA
3,500,001 - 4,000,000	8	2	25%
4,000,001 - 4,500,000	2	0	NA
4,500,001 - 5,000,000	1	0	NA
5,000,001 - 5,500,000	3	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	3	0	NA
TOTAL*	398	65	16%

2 Bedrooms & Less	17	0	NA
3 to 4 Bedrooms	208	37	18%
5 to 6 Bedrooms	146	22	15%
7 Bedrooms & More	27	6	22%
TOTAL*	398	65	16%

SnapStats®	May	June	Variance
Inventory	358	398	11%
Solds	94	65	-31%
Sale Price	\$1,545,000	\$1,530,000	-1%
Sale Price SQFT	\$657	\$588	-11%
Sale to List Price Ratio	100%	99%	-1%
Days on Market	10	18	80%

\*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

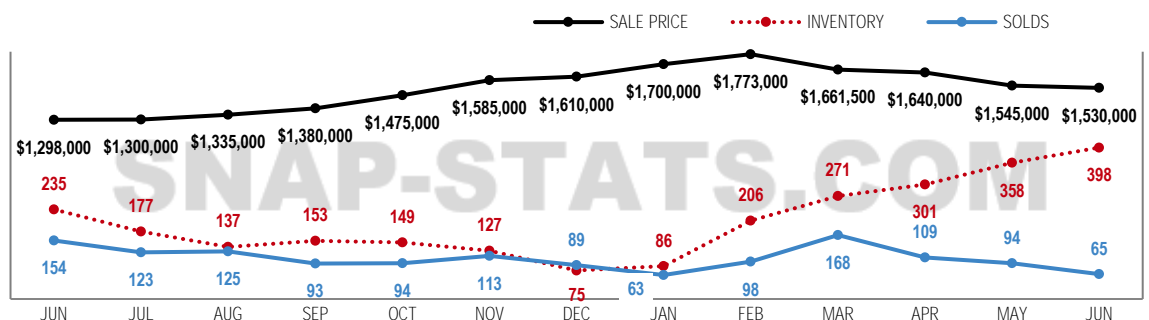
SnapStats®	Inventory	Sales	Sales Ratio
Aldergrove	57	12	21%
Brookwood	63	11	17%
Campbell Valley	7	1	14%
County Line Glen Valley	2	0	NA
Fort Langley	11	4	36%
Langley City	90	6	7%
Murrayville	34	4	12%
Otter District	2	0	NA
Salmon River	15	2	13%
Walnut Grove	46	16	35%
Willoughby Heights	71	9	13%
TOTAL*	398	65	16%

## Market Summary

- Market Type Indicator **LANGLEY DETACHED**: Balanced Market at 16% Sales Ratio average (1.6 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band\*\* \$2 mil to \$2.25 mil with average 44% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$2.5 mil to \$3 mil, Langley City and 5 to 6 bedroom properties
- Sellers Best Bet\*\* Selling homes in Fort Langley, Walnut Grove 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	0	NA
300,001 – 400,000	4	2	50%
400,001 – 500,000	53	23	43%
500,001 – 600,000	92	39	42%
600,001 – 700,000	106	25	24%
700,001 – 800,000	73	24	33%
800,001 – 900,000	81	31	38%
900,001 – 1,000,000	80	25	31%
1,000,001 – 1,250,000	45	7	16%
1,250,001 – 1,500,000	11	4	36%
1,500,001 – 1,750,000	1	1	100%
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*	546	181	33%

0 to 1 Bedroom	85	30	35%
2 Bedrooms	231	78	34%
3 Bedrooms	167	61	37%
4 Bedrooms & Greater	63	12	19%
TOTAL*	546	181	33%

SnapStats®	May	June	Variance
Inventory	467	546	17%
Solds	190	181	-5%
Sale Price	\$687,500	\$725,000	5%
Sale Price SQFT	\$613	\$599	-2%
Sale to List Price Ratio	102%	104%	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

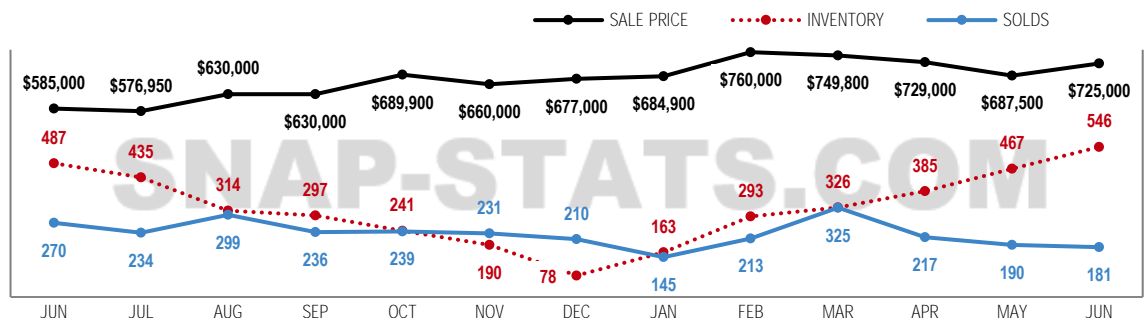
SnapStats®	Inventory	Sales	Sales Ratio
Aldergrove	15	6	40%
Brookwood	0	0	NA
Campbell Valley	0	0	NA
County Line Glen Valley	0	0	NA
Fort Langley	4	3	75%
Langley City	148	56	38%
Murrayville	22	10	45%
Otter District	0	0	NA
Salmon River	7	1	14%
Walnut Grove	51	19	37%
Willoughby Heights	299	86	29%
TOTAL*	546	181	33%

## Market Summary

- Market Type Indicator **LANGLEY ATTACHED**: Sellers Market at 33% Sales Ratio average (3.3 in 10 homes selling rate)
- Homes are selling on average 4% above list price
- Most Active Price Band\*\* \$400,000 to \$500,000 with average 43% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1 mil to \$1.25 mil. Willoughby Heights and minimum 4 bedroom properties
- Sellers Best Bet\*\* Selling homes in Aldergrove, Murrayville and 3 bedroom properties

\*\*With minimum inventory of 10 in most instances

## 13 Month Market Trend



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## Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 - 700,000	0	0	NA
700,001 - 800,000	5	1	20%
800,001 - 900,000	5	1	20%
900,001 - 1,000,000	24	0	NA
1,000,001 - 1,250,000	81	30	37%
1,250,001 - 1,500,000	155	18	12%
1,500,001 - 1,750,000	48	5	10%
1,750,001 - 2,000,000	32	3	9%
2,000,001 - 2,250,000	6	0	NA
2,250,001 - 2,500,000	7	0	NA
2,500,001 - 2,750,000	2	0	NA
2,750,001 - 3,000,000	5	0	NA
3,000,001 - 3,500,000	5	0	NA
3,500,001 - 4,000,000	0	0	NA
4,000,001 - 4,500,000	0	0	NA
4,500,001 - 5,000,000	0	0	NA
5,000,001 - 5,500,000	0	0	NA
5,500,001 - 6,000,000	0	0	NA
6,000,001 - 6,500,000	0	0	NA
6,500,001 - 7,000,000	0	0	NA
7,000,001 & Greater	0	0	NA
TOTAL*	375	58	15%

2 Bedrooms & Less	4	2	50%
3 to 4 Bedrooms	170	25	15%
5 to 6 Bedrooms	170	28	16%
7 Bedrooms & More	31	3	10%
TOTAL*	375	58	15%

SnapStats®	May	June	Variance
Inventory	371	375	1%
Solds	69	58	-16%
Sale Price	\$1,292,000	\$1,242,000	-4%
Sale Price SQFT	\$473	\$464	-2%
Sale to List Price Ratio	99%	96%	-3%
Days on Market	14	13	-7%

\*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

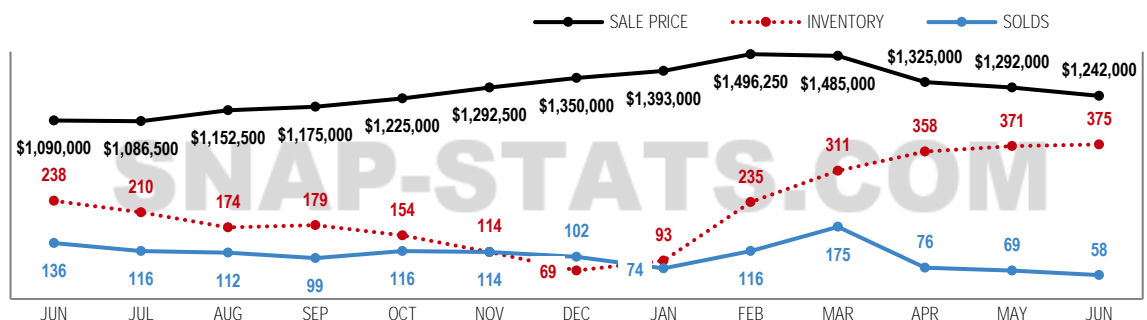
SnapStats®	Inventory	Sales	Sales Ratio
Abbotsford East	155	35	23%
Abbotsford West	103	6	6%
Aberdeen	15	2	13%
Bradner	0	0	NA
Central Abbotsford	68	11	16%
Matsqui	0	0	NA
Poplar	29	4	14%
Sumas Mountain	4	0	NA
Sumas Prairie	1	0	NA
TOTAL*	375	58	15%

## Market Summary

- Market Type Indicator **ABBOTSFORD DETACHED**: Balanced Market at 15% Sales Ratio average (1.5 in 10 homes selling rate)
- Homes are selling on average 4% below list price
- Most Active Price Band\*\* \$1 mil to \$1.25 mil with average 37% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.75 mil to \$2 mil, Abbotsford West and minimum 7 bedroom properties
- Sellers Best Bet\*\* Selling homes in Abbotsford East and 5 to 6 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	11	4	36%
300,001 – 400,000	57	10	18%
400,001 – 500,000	113	26	23%
500,001 – 600,000	73	13	18%
600,001 – 700,000	47	14	30%
700,001 – 800,000	46	9	20%
800,001 – 900,000	48	10	21%
900,001 – 1,000,000	13	3	23%
1,000,001 – 1,250,000	4	1	25%
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*	412	90	22%

0 to 1 Bedroom	51	16	31%
2 Bedrooms	238	47	20%
3 Bedrooms	96	19	20%
4 Bedrooms & Greater	27	8	30%
TOTAL*	412	90	22%

SnapStats®	May	June	Variance
Inventory	380	412	8%
Solds	100	90	-10%
Sale Price	\$520,000	\$532,700	2%
Sale Price SQFT	\$496	\$467	-6%
Sale to List Price Ratio	102%	99%	-3%
Days on Market	11	15	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.

## Community CONDOS & TOWNHOMES

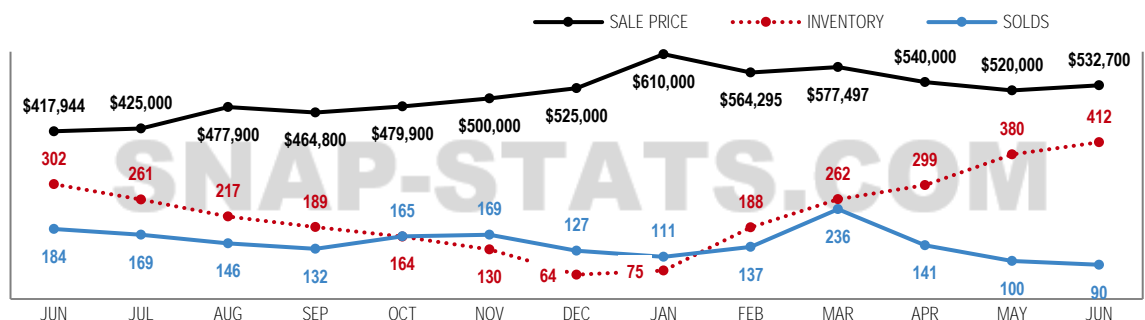
SnapStats®	Inventory	Sales	Sales Ratio
Abbotsford East	36	10	28%
Abbotsford West	152	27	18%
Aberdeen	5	3	60%
Bradner	1	0	NA
Central Abbotsford	179	44	25%
Matsqui	1	0	NA
Poplar	38	6	16%
Sumas Mountain	0	0	NA
Sumas Prairie	0	0	NA
TOTAL*	412	90	22%

## Market Summary

- Market Type Indicator **ABBOTSFORD ATTACHED**: Sellers Market at 22% Sales Ratio average (2.2 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band\*\* \$200,000 to \$300,000 with average 36% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$300,000 to \$400,000 / \$500,000 to \$600,000, Abbotsford West, Poplar and 2 to 3 bedrooms
- Sellers Best Bet\*\* Selling homes in Abbotsford East and up to 1 bedroom

\*\*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	4	1	25%
700,001 - 800,000	7	4	57%
800,001 - 900,000	14	5	36%
900,001 - 1,000,000	29	7	24%
1,000,001 - 1,250,000	55	19	35%
1,250,001 - 1,500,000	48	2	4%
1,500,001 - 1,750,000	20	0	NA
1,750,001 - 2,000,000	12	0	NA
2,000,001 - 2,250,000	7	0	NA
2,250,001 - 2,500,000	2	1	50%
2,500,001 - 2,750,000	2	0	NA
2,750,001 - 3,000,000	4	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	1	0	NA
TOTAL*	207	39	19%

2 Bedrooms & Less	14	2	14%
3 to 4 Bedrooms	102	19	19%
5 to 6 Bedrooms	78	18	23%
7 Bedrooms & More	13	0	NA
TOTAL*	207	39	19%

SnapStats®	May	June	Variance
Inventory	205	207	1%
Solds	40	39	-3%
Sale Price	\$1,137,000	\$1,050,000	-8%
Sale Price SQFT	\$467	\$446	-4%
Sale to List Price Ratio	99%	98%	-1%
Days on Market	11	12	9%

\*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

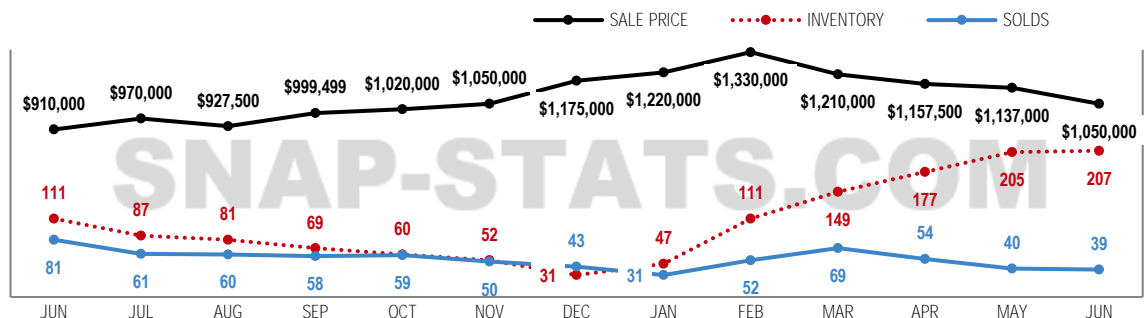
SnapStats®	Inventory	Sales	Sales Ratio
Dewdney Deroche	2	0	NA
Durieu	3	0	NA
Hatzic	13	4	31%
Hemlock	4	0	NA
Lake Errock	3	0	NA
Mission	167	34	20%
Mission West	11	1	9%
Stave Falls	3	0	NA
Steelhead	1	0	NA
TOTAL*	207	39	19%

## Market Summary

- Market Type Indicator **MISSION DETACHED**: Balanced Market at 19% Sales Ratio average (1.9 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band\*\* \$800,000 to \$900,000 with average 36% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.25 mil to \$1.5 mil, Mission West and up to 2 bedroom properties
- Sellers Best Bet\*\* Selling homes in Hatzic and 5 to 6 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	0	NA
300,001 – 400,000	5	1	20%
400,001 – 500,000	9	4	44%
500,001 – 600,000	13	1	8%
600,001 – 700,000	10	0	NA
700,001 – 800,000	5	2	40%
800,001 – 900,000	5	1	20%
900,001 – 1,000,000	1	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*	48	9	19%

0 to 1 Bedroom	8	1	13%
2 Bedrooms	23	4	17%
3 Bedrooms	14	4	29%
4 Bedrooms & Greater	3	0	NA
TOTAL*	48	9	19%

SnapStats®	May	June	Variance
Inventory	44	48	9%
Solds	13	9	-31%
Sale Price	\$635,000	\$480,000	-24%
Sale Price SQFT	\$543	\$466	-14%
Sale to List Price Ratio	101%	96%	-5%
Days on Market	8	26	225%

\*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

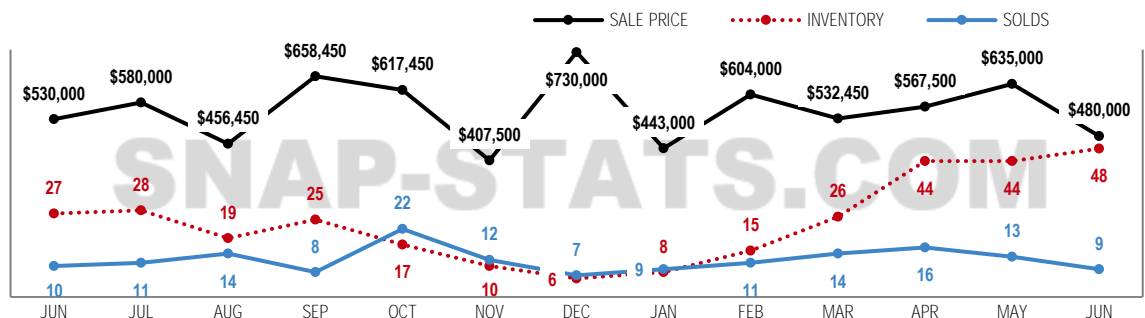
SnapStats®	Inventory	Sales	Sales Ratio
Dewdney Deroche	0	0	NA
Durieu	0	0	NA
Hatzic	0	0	NA
Hemlock	5	1	20%
Lake Errock	0	0	NA
Mission	39	8	21%
Mission West	4	0	NA
Stave Falls	0	0	NA
Steelhead	0	0	NA
TOTAL*	48	9	19%

## Market Summary

- Market Type Indicator **MISSION ATTACHED**: Balanced Market at 19% Sales Ratio average (1.9 in 10 homes selling rate)
- Homes are selling on average 4% below list price
- Most Active Price Band\*\* \$400,000 to \$500,000 with average 44% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$500,000 to \$600,000 and up to 1 bedroom properties
- Sellers Best Bet\*\* Selling homes in Mission and 3 bedroom properties

\*\*With minimum inventory of 10 in most instances

## 13 Month Market Trend



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