

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	0	0	NA
800,001 - 900,000	0	0	NA
900,001 - 1,000,000	8	0	NA
1,000,001 - 1,250,000	42	12	29%
1,250,001 - 1,500,000	139	23	17%
1,500,001 - 1,750,000	169	17	10%
1,750,001 - 2,000,000	155	8	5%
2,000,001 - 2,250,000	77	5	6%
2,250,001 - 2,500,000	80	6	8%
2,500,001 - 2,750,000	42	4	10%
2,750,001 - 3,000,000	51	0	NA
3,000,001 - 3,500,000	22	0	NA
3,500,001 - 4,000,000	10	0	NA
4,000,001 - 4,500,000	2	0	NA
4,500,001 - 5,000,000	0	0	NA
5,000,001 - 5,500,000	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	0	0	NA
7,000,001 & Greater	0	0	NA
TOTAL*	800	75	9%

2 Bedrooms & Less	34	1	3%
3 to 4 Bedrooms	267	36	13%
5 to 6 Bedrooms	260	22	8%
7 Bedrooms & More	239	16	7%
TOTAL*	800	75	9%

SnapStats®	June	July	Variance
Inventory	835	800	-4%
Solds	80	75	-6%
Sale Price	\$1,590,000	\$1,580,000	-1%
Sale Price SQFT	\$582	\$622	7%
Sale to List Price Ratio	99%	99%	0%
Days on Market	12	15	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

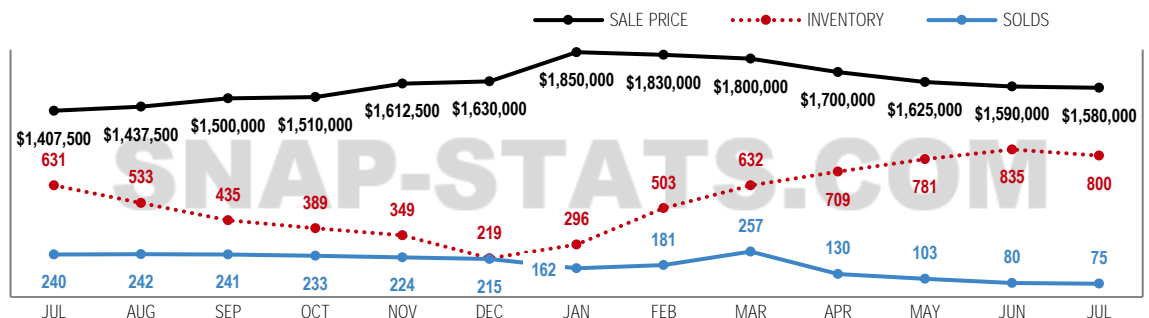
SnapStats®	Inventory	Sales	Sales Ratio
Bear Creek Green Timbers	46	9	20%
Bolivar Heights	77	6	8%
Bridgeview	20	0	NA
Cedar Hills	34	2	6%
East Newton	97	9	9%
Fleetwood Tynehead	128	19	15%
Fraser Heights	46	9	20%
Guildford	54	3	6%
Panorama Ridge	61	4	7%
Port Kells	0	0	NA
Queen Mary Park	41	2	5%
Royal Heights	14	5	36%
Sullivan Station	57	4	7%
West Newton	65	3	5%
Whalley	60	0	NA
TOTAL*	800	75	9%

Market Summary

- Market Type Indicator **SURREY DETACHED**: Buyers Market at 9% Sales Ratio average (9 in 100 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band** \$1 mil to \$1.25 mil with average 29% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.75 mil to \$2 mil, Cedar Hills, Guildford, Queen Mary Park, West Newton and up to 2 bedrooms
- Sellers Best Bet** Selling homes in Royal Heights and 3 to 4 bedrooms

**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	3	1	33%
300,001 – 400,000	43	10	23%
400,001 – 500,000	121	45	37%
500,001 – 600,000	170	55	32%
600,001 – 700,000	159	23	14%
700,001 – 800,000	119	21	18%
800,001 – 900,000	142	24	17%
900,001 – 1,000,000	127	9	7%
1,000,001 – 1,250,000	64	5	8%
1,250,001 – 1,500,000	11	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*	960	193	20%

0 to 1 Bedroom	199	52	26%
2 Bedrooms	339	83	24%
3 Bedrooms	310	45	15%
4 Bedrooms & Greater	112	13	12%
TOTAL*	960	193	20%

SnapStats®	June	July	Variance
Inventory	992	960	-3%
Solds	257	193	-25%
Sale Price	\$590,000	\$580,000	-2%
Sale Price SQFT	\$621	\$634	2%
Sale to List Price Ratio	98%	97%	-1%
Days on Market	12	15	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

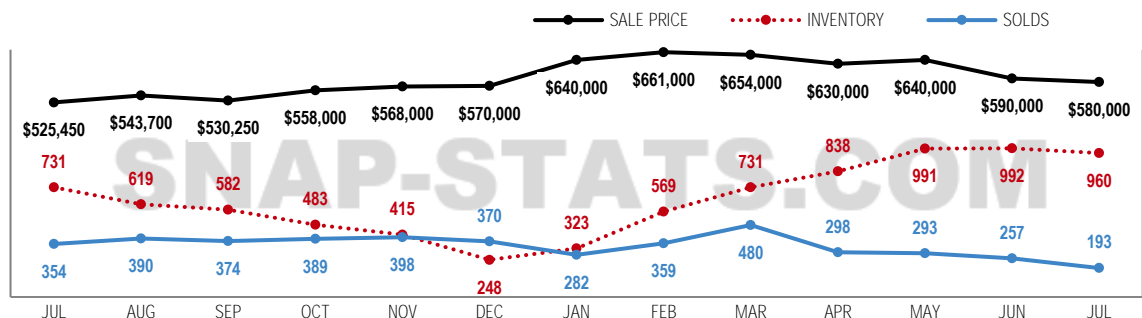
SnapStats®	Inventory	Sales	Sales Ratio
Bear Creek Green Timbers	25	3	12%
Bolivar Heights	9	2	22%
Bridgeview	3	1	33%
Cedar Hills	0	1	NA*
East Newton	83	10	12%
Fleetwood Tynehead	120	20	17%
Fraser Heights	10	0	NA
Guildford	106	28	26%
Panorama Ridge	29	3	10%
Port Kells	0	0	NA
Queen Mary Park	56	7	13%
Royal Heights	0	0	NA
Sullivan Station	93	14	15%
West Newton	98	19	19%
Whalley	328	85	26%
TOTAL*	960	193	20%

Market Summary

- Market Type Indicator **SURREY ATTACHED**: Balanced Market at 20% Sales Ratio average (2 in 10 homes selling rate)
- Homes are selling on average 3% below list price
- Most Active Price Band** \$400,000 to \$500,000 with average 37% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$900,000 to to \$1.25 mil, Panorama Ridge and minimum 4 bedroom properties
- Sellers Best Bet** Selling homes in Guildford, Whalley and up to 1 bedroom properties

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13 Month Market Trend



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Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 - 700,000	0	0	NA
700,001 - 800,000	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	1	100%
1,250,001 - 1,500,000	24	6	25%
1,500,001 - 1,750,000	59	12	20%
1,750,001 - 2,000,000	55	9	16%
2,000,001 - 2,250,000	27	3	11%
2,250,001 - 2,500,000	56	3	5%
2,500,001 - 2,750,000	21	1	5%
2,750,001 - 3,000,000	33	2	6%
3,000,001 - 3,500,000	35	1	3%
3,500,001 - 4,000,000	24	1	4%
4,000,001 - 4,500,000	14	1	7%
4,500,001 - 5,000,000	13	0	NA
5,000,001 - 5,500,000	5	0	NA
5,500,001 - 6,000,000	5	0	NA
6,000,001 - 6,500,000	3	0	NA
6,500,001 - 7,000,000	5	0	NA
7,000,001 & Greater	8	0	NA
TOTAL*	388	40	10%

2 Bedrooms & Less	23	1	4%
3 to 4 Bedrooms	188	22	12%
5 to 6 Bedrooms	155	16	10%
7 Bedrooms & More	22	1	5%
TOTAL*	388	40	10%

SnapStats®	June	July	Variance
Inventory	419	388	-7%
Solds	63	40	-37%
Sale Price	\$1,939,000	\$1,763,750	-9%
Sale Price SQFT	\$637	\$645	1%
Sale to List Price Ratio	99%	98%	-1%
Days on Market	14	17	21%

*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

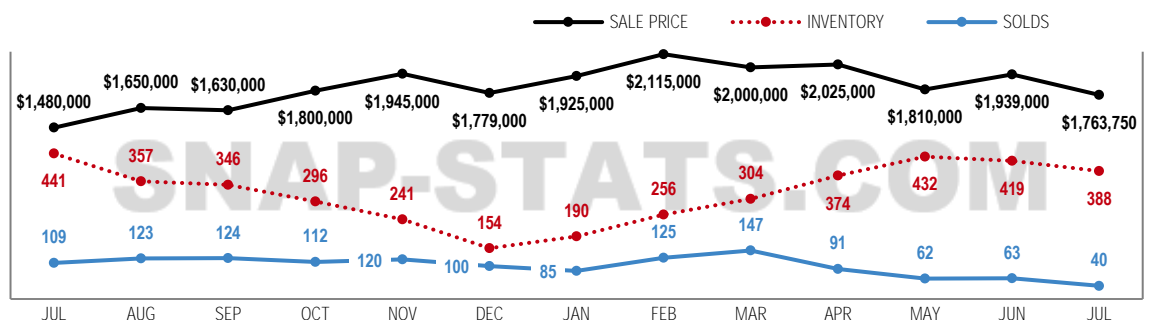
SnapStats®	Inventory	Sales	Sales Ratio
Crescent Beach Ocean Park	77	8	10%
Elgin Chantrell	52	3	6%
Grandview	32	2	6%
Hazelmere	3	0	NA
King George Corridor	49	7	14%
Morgan Creek	21	1	5%
Pacific Douglas	26	4	15%
Sunnyside Park	43	7	16%
White Rock	85	8	9%
TOTAL*	388	40	10%

Market Summary

- Market Type Indicator **S SURREY WHITE ROCK DETACHED**: Buyers Market at 10% Sales Ratio average (1 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band** \$1.25 mil to \$1.5 mil with average 25% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$3 mil to \$3.5 mil, Elgin Chantrell, Grandview and up to 2 bedroom properties
- Sellers Best Bet** Selling homes in King George Corridor, Pacific Douglas, Sunnyside Park and 3 to 4 bedroom properties

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SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	0	0	NA
300,001 – 400,000	6	8	133%*
400,001 – 500,000	17	9	53%
500,001 – 600,000	40	14	35%
600,001 – 700,000	34	15	44%
700,001 – 800,000	37	10	27%
800,001 – 900,000	48	14	29%
900,001 – 1,000,000	68	12	18%
1,000,001 – 1,250,000	79	16	20%
1,250,001 – 1,500,000	35	4	11%
1,500,001 – 1,750,000	11	3	27%
1,750,001 – 2,000,000	3	2	67%
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*	382	107	28%

0 to 1 Bedroom	29	22	76%
2 Bedrooms	173	50	29%
3 Bedrooms	103	23	22%
4 Bedrooms & Greater	77	12	16%
TOTAL*	382	107	28%

SnapStats®	June	July	Variance
Inventory	361	382	6%
Solds	139	107	-23%
Sale Price	\$870,000	\$790,000	-9%
Sale Price SQFT	\$653	\$625	-4%
Sale to List Price Ratio	99%	99%	0%
Days on Market	11	14	27%

*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

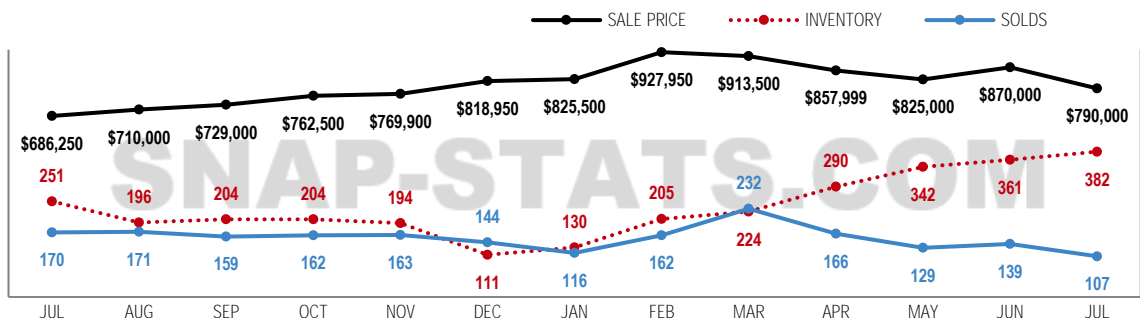
SnapStats®	Inventory	Sales	Sales Ratio
Crescent Beach Ocean Park	5	1	20%
Elgin Chantrell	8	3	38%
Grandview	108	19	18%
Hazelmere	1	0	NA
King George Corridor	74	18	24%
Morgan Creek	28	8	29%
Pacific Douglas	25	6	24%
Sunnyside Park	15	11	73%
White Rock	118	41	35%
TOTAL*	382	107	28%

Market Summary

- Market Type Indicator **S SURREY WHITE ROCK ATTACHED**: Sellers Market at 28% Sales Ratio average (2.8 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band** \$300,000 to \$400,000 with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.25 mil to \$1.5 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	10	9	90%
1,250,001 - 1,500,000	44	9	20%
1,500,001 - 1,750,000	40	4	10%
1,750,001 - 2,000,000	25	1	4%
2,000,001 - 2,250,000	6	1	17%
2,250,001 - 2,500,000	6	0	NA
2,500,001 - 2,750,000	6	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	0	0	NA
TOTAL*	143	24	17%

2 Bedrooms & Less	3	0	NA
3 to 4 Bedrooms	69	15	22%
5 to 6 Bedrooms	54	8	15%
7 Bedrooms & More	17	1	6%
TOTAL*	143	24	17%

SnapStats®	June	July	Variance
Inventory	156	143	-8%
Solds	27	24	-11%
Sale Price	\$1,390,000	\$1,290,000	-7%
Sale Price SQFT	\$588	\$598	2%
Sale to List Price Ratio	99%	94%	-5%
Days on Market	21	18	-14%

Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Annieville	29	3	10%
Nordel	45	6	13%
Scottsdale	38	7	18%
Sunshine Hills Woods	31	8	26%
TOTAL*	143	24	17%

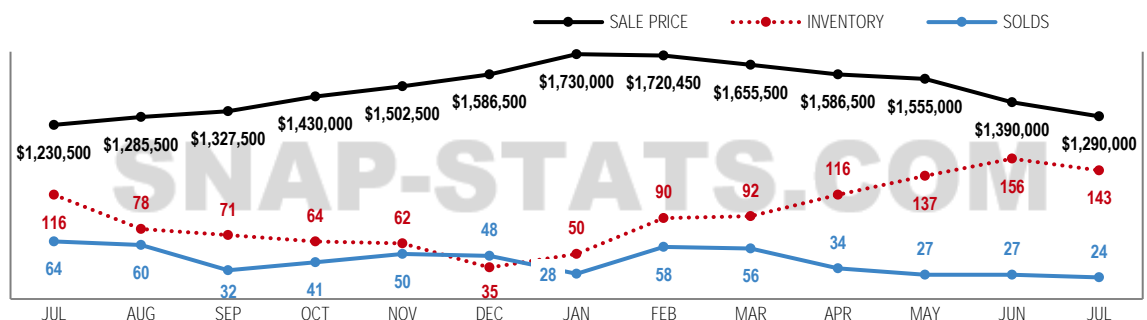
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

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 6% below list price
- Most Active Price Band** \$1 mil to \$1.25 mil with average 90% 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 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	0	0	NA
200,001 – 300,000	0	0	NA
300,001 – 400,000	1	1	100%
400,001 – 500,000	3	1	33%
500,001 – 600,000	8	1	13%
600,001 – 700,000	7	3	43%
700,001 – 800,000	7	1	14%
800,001 – 900,000	5	2	40%
900,001 – 1,000,000	12	4	33%
1,000,001 – 1,250,000	14	0	NA
1,250,001 – 1,500,000	4	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*	61	13	21%

0 to 1 Bedroom	8	2	25%
2 Bedrooms	16	4	25%
3 Bedrooms	24	6	25%
4 Bedrooms & Greater	13	1	8%
TOTAL*	61	13	21%

SnapStats®	June	July	Variance
Inventory	68	61	-10%
Solds	20	13	-35%
Sale Price	\$655,000	\$715,000	9%
Sale Price SQFT	\$649	\$564	-13%
Sale to List Price Ratio	105%	99%	-6%
Days on Market	16	9	-44%

*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

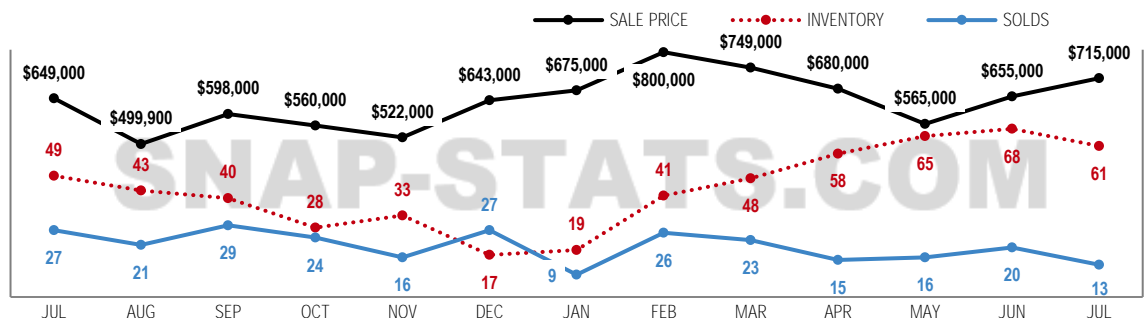
SnapStats®	Inventory	Sales	Sales Ratio
Annieville	9	2	22%
Nordel	15	3	20%
Scottsdale	24	7	29%
Sunshine Hills Woods	13	1	8%
TOTAL*	61	13	21%

Market Summary

- Market Type Indicator **NORTH DELTA ATTACHED**: Sellers Market at 21% Sales Ratio average (2.1 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 33% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$500,000 to \$600,000, Sunshine Hills Woods and minimum 4 bedroom properties
- Sellers Best Bet** Selling homes in Scottsdale and up to 3 bedroom properties

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13 Month Market Trend



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Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 - 700,000	0	0	NA
700,001 - 800,000	0	0	NA
800,001 - 900,000	0	0	NA
900,001 - 1,000,000	1	1	100%
1,000,001 - 1,250,000	14	7	50%
1,250,001 - 1,500,000	46	10	22%
1,500,001 - 1,750,000	45	9	20%
1,750,001 - 2,000,000	21	2	10%
2,000,001 - 2,250,000	3	0	NA
2,250,001 - 2,500,000	6	0	NA
2,500,001 - 2,750,000	3	0	NA
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	2	0	NA
TOTAL*	148	29	20%

2 Bedrooms & Less	3	0	NA
3 to 4 Bedrooms	58	17	29%
5 to 6 Bedrooms	65	10	15%
7 Bedrooms & More	22	2	9%
TOTAL*	148	29	20%

SnapStats®	June	July	Variance
Inventory	157	148	-6%
Solds	52	29	-44%
Sale Price	\$1,511,000	\$1,405,000	-7%
Sale Price SQFT	\$567	\$531	-6%
Sale to List Price Ratio	99%	99%	0%
Days on Market	12	15	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

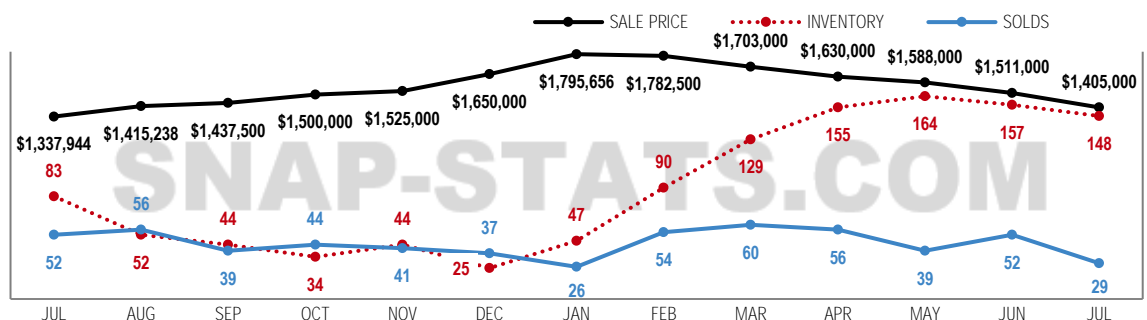
SnapStats®	Inventory	Sales	Sales Ratio
Clayton	30	7	23%
Cloverdale	117	22	19%
Serpentine	1	0	NA
TOTAL*	148	29	20%

Market Summary

- Market Type Indicator **CLOVERDALE 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 mil to \$1.25 mil with average 50% 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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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	7	1	14%
400,001 – 500,000	9	4	44%
500,001 – 600,000	19	5	26%
600,001 – 700,000	22	5	23%
700,001 – 800,000	25	13	52%
800,001 – 900,000	42	14	33%
900,001 – 1,000,000	31	1	3%
1,000,001 – 1,250,000	14	1	7%
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*	170	44	26%

0 to 1 Bedroom	21	7	33%
2 Bedrooms	52	15	29%
3 Bedrooms	65	16	25%
4 Bedrooms & Greater	32	6	19%
TOTAL*	170	44	26%

SnapStats®	June	July	Variance
Inventory	162	170	5%
Solds	75	44	-41%
Sale Price	\$775,000	\$738,000	-5%
Sale Price SQFT	\$604	\$562	-7%
Sale to List Price Ratio	100%	98%	-2%
Days on Market	10	12	20%

Community CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
Clayton	98	26	27%
Cloverdale	72	18	25%
Serpentine	0	0	NA
TOTAL*	170	44	26%

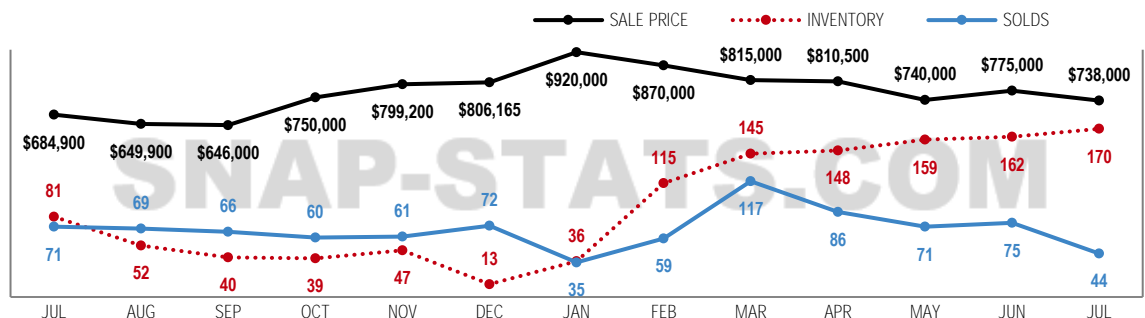
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **CLOVERDALE 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** \$700,000 to \$800,000 with average 52% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$900,000 to \$1 mil, Cloverdale and minimum 4 bedroom properties
- Sellers Best Bet** Selling homes in Clayton 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	2	200%*
700,001 - 800,000	0	0	NA
800,001 - 900,000	2	1	50%
900,001 - 1,000,000	8	2	25%
1,000,001 - 1,250,000	36	18	50%
1,250,001 - 1,500,000	95	12	13%
1,500,001 - 1,750,000	97	17	18%
1,750,001 - 2,000,000	63	3	5%
2,000,001 - 2,250,000	16	0	NA
2,250,001 - 2,500,000	25	1	4%
2,500,001 - 2,750,000	15	0	NA
2,750,001 - 3,000,000	16	2	13%
3,000,001 - 3,500,000	7	0	NA
3,500,001 - 4,000,000	9	0	NA
4,000,001 - 4,500,000	1	0	NA
4,500,001 - 5,000,000	2	0	NA
5,000,001 - 5,500,000	2	0	NA
5,500,001 - 6,000,000	0	1	NA*
6,000,001 - 6,500,000	0	0	NA
6,500,001 - 7,000,000	0	0	NA
7,000,001 & Greater	3	0	NA
TOTAL*	398	59	15%

2 Bedrooms & Less	16	1	6%
3 to 4 Bedrooms	219	32	15%
5 to 6 Bedrooms	137	22	16%
7 Bedrooms & More	26	4	15%
TOTAL*	398	59	15%

SnapStats®	June	July	Variance
Inventory	398	398	0%
Solds	65	59	-9%
Sale Price	\$1,530,000	\$1,400,000	-8%
Sale Price SQFT	\$588	\$550	-6%
Sale to List Price Ratio	99%	93%	-6%
Days on Market	18	18	0%

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

Community DETACHED HOUSES

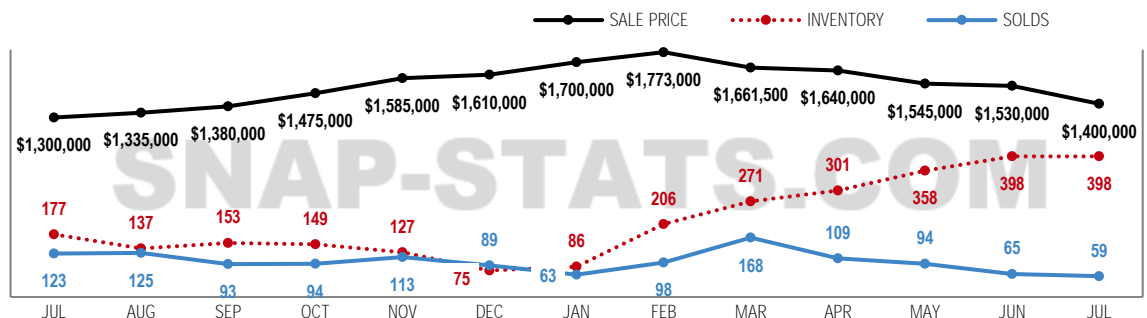
SnapStats®	Inventory	Sales	Sales Ratio
Aldergrove	50	15	30%
Brookwood	76	6	8%
Campbell Valley	5	1	20%
County Line Glen Valley	2	0	NA
Fort Langley	12	0	NA
Langley City	92	6	7%
Murrayville	37	6	16%
Otter District	2	0	NA
Salmon River	16	0	NA
Walnut Grove	35	15	43%
Willoughby Heights	71	10	14%
TOTAL*	398	59	15%

Market Summary

- Market Type Indicator **LANGLEY DETACHED**: Balanced Market at 15% Sales Ratio average (1.5 in 10 homes selling rate)
- Homes are selling on average 7% below list price
- Most Active Price Band** \$1 mil to \$1.25 mil with average 50% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$2.25 mil to \$2.5 mil, Brookwood, Langley City and up to 2 bedroom properties
- Sellers Best Bet** Selling homes in Walnut Grove and minimum 3 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	3	75%
400,001 – 500,000	47	25	53%
500,001 – 600,000	88	37	42%
600,001 – 700,000	107	25	23%
700,001 – 800,000	73	26	36%
800,001 – 900,000	85	10	12%
900,001 – 1,000,000	52	18	35%
1,000,001 – 1,250,000	40	8	20%
1,250,001 – 1,500,000	14	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*	510	152	30%

0 to 1 Bedroom	69	29	42%
2 Bedrooms	223	68	30%
3 Bedrooms	160	45	28%
4 Bedrooms & Greater	58	10	17%
TOTAL*	510	152	30%

SnapStats®	June	July	Variance
Inventory	546	510	-7%
Solds	181	152	-16%
Sale Price	\$725,000	\$639,000	-12%
Sale Price SQFT	\$599	\$619	3%
Sale to List Price Ratio	104%	98%	-6%
Days on Market	10	13	30%

*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

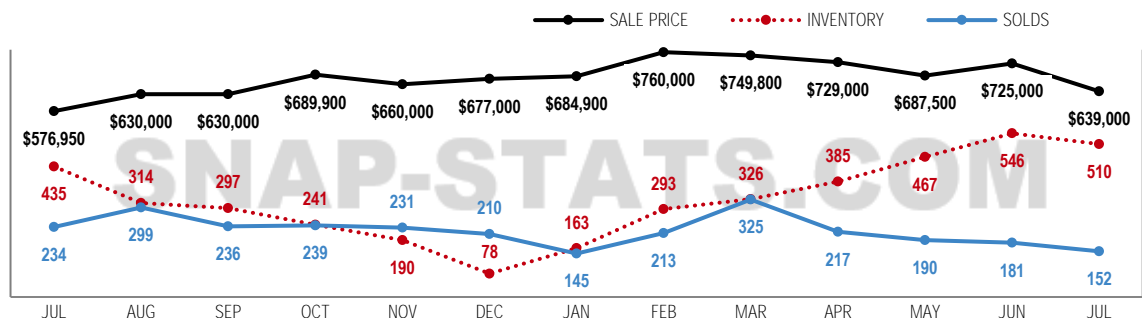
SnapStats®	Inventory	Sales	Sales Ratio
Aldergrove	20	5	25%
Brookwood	0	0	NA
Campbell Valley	0	0	NA
County Line Glen Valley	0	0	NA
Fort Langley	4	2	50%
Langley City	143	44	31%
Murrayville	28	6	21%
Otter District	0	0	NA
Salmon River	5	5	100%
Walnut Grove	45	26	58%
Willoughby Heights	265	64	24%
TOTAL*	510	152	30%

Market Summary

- Market Type Indicator **LANGLEY ATTACHED**: Sellers Market at 30% Sales Ratio average (3 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 53% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$800,000 to \$900,000, Murrayville and minimum 4 bedroom properties
- Sellers Best Bet** Selling homes in Walnut Grove 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	1	NA*
700,001 - 800,000	4	2	50%
800,001 - 900,000	9	4	44%
900,001 - 1,000,000	32	10	31%
1,000,001 - 1,250,000	87	15	17%
1,250,001 - 1,500,000	140	13	9%
1,500,001 - 1,750,000	43	1	2%
1,750,001 - 2,000,000	25	2	8%
2,000,001 - 2,250,000	10	0	NA
2,250,001 - 2,500,000	6	1	17%
2,500,001 - 2,750,000	2	0	NA
2,750,001 - 3,000,000	6	0	NA
3,000,001 - 3,500,000	4	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*	368	49	13%

2 Bedrooms & Less	8	2	25%
3 to 4 Bedrooms	171	26	15%
5 to 6 Bedrooms	158	19	12%
7 Bedrooms & More	31	2	6%
TOTAL*	368	49	13%

SnapStats®	June	July	Variance
Inventory	375	368	-2%
Solds	58	49	-16%
Sale Price	\$1,242,000	\$1,150,000	-7%
Sale Price SQFT	\$464	\$428	-8%
Sale to List Price Ratio	96%	96%	0%
Days on Market	13	17	31%

Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Abbotsford East	146	26	18%
Abbotsford West	98	11	11%
Aberdeen	19	1	5%
Bradner	2	0	NA
Central Abbotsford	71	8	11%
Matsqui	0	0	NA
Poplar	27	3	11%
Sumas Mountain	5	0	NA
Sumas Prairie	0	0	NA
TOTAL*	368	49	13%

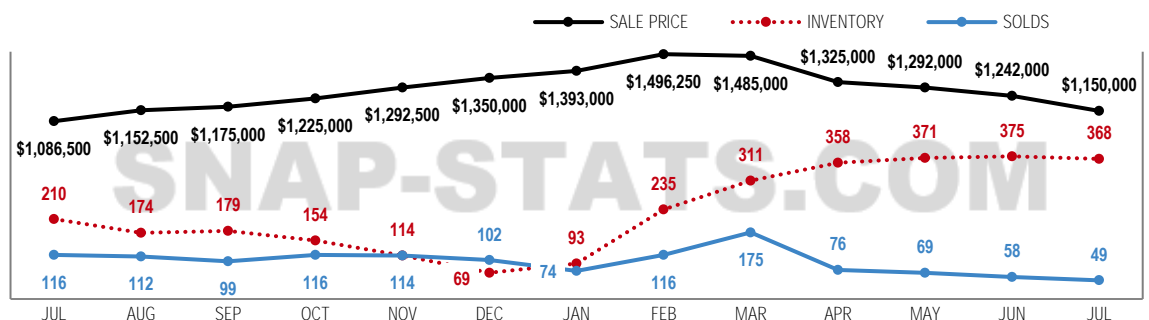
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **ABBOTSFORD DETACHED**: Balanced Market at 13% Sales Ratio average (1.3 in 10 homes selling rate)
- Homes are selling on average 4% below list price
- Most Active Price Band** \$800,000 to \$900,000 with average 44% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.5 mil to \$1.75 mil, Aberdeen and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Abbotsford East and up to 2 bedroom properties

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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	10	6	60%
300,001 – 400,000	67	12	18%
400,001 – 500,000	109	27	25%
500,001 – 600,000	66	15	23%
600,001 – 700,000	59	8	14%
700,001 – 800,000	55	3	5%
800,001 – 900,000	40	5	13%
900,001 – 1,000,000	10	2	20%
1,000,001 – 1,250,000	5	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*	421	78	19%

0 to 1 Bedroom	43	16	37%
2 Bedrooms	245	47	19%
3 Bedrooms	102	13	13%
4 Bedrooms & Greater	31	2	6%
TOTAL*	421	78	19%

SnapStats®	June	July	Variance
Inventory	412	421	2%
Solds	90	78	-13%
Sale Price	\$532,700	\$477,500	-10%
Sale Price SQFT	\$467	\$461	-1%
Sale to List Price Ratio	99%	96%	-3%
Days on Market	15	22	47%

*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

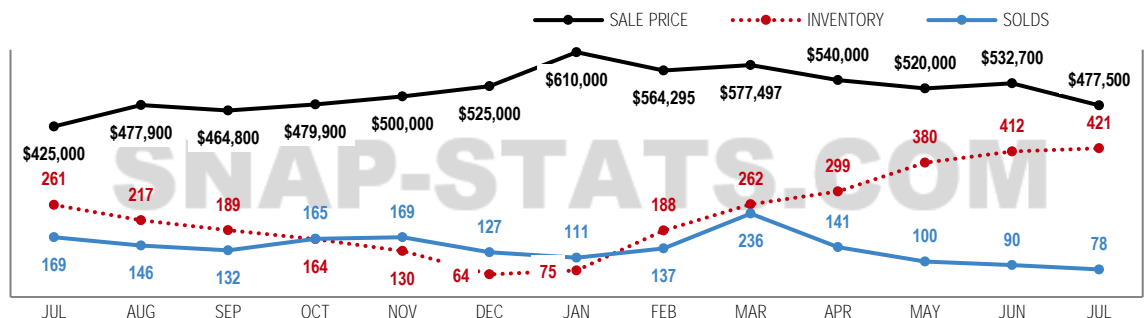
SnapStats®	Inventory	Sales	Sales Ratio
Abbotsford East	46	12	26%
Abbotsford West	154	25	16%
Aberdeen	9	0	NA
Bradner	1	0	NA
Central Abbotsford	178	31	17%
Matsqui	1	0	NA
Poplar	32	10	31%
Sumas Mountain	0	0	NA
Sumas Prairie	0	0	NA
TOTAL*	421	78	19%

Market Summary

- Market Type Indicator **ABBOTSFORD 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** \$200,000 to \$300,000 with average 60% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$700,000 to \$800,000, Abbotsford West, Central Abbotsford and minimum 4 bedroom properties
- Sellers Best Bet** Selling homes in Abbotsford East, Poplar 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	5	1	20%
700,001 - 800,000	11	3	27%
800,001 - 900,000	18	4	22%
900,001 - 1,000,000	37	4	11%
1,000,001 - 1,250,000	61	4	7%
1,250,001 - 1,500,000	40	4	10%
1,500,001 - 1,750,000	24	0	NA
1,750,001 - 2,000,000	12	0	NA
2,000,001 - 2,250,000	6	0	NA
2,250,001 - 2,500,000	0	0	NA
2,500,001 - 2,750,000	4	0	NA
2,750,001 - 3,000,000	2	1	50%
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	1	0	NA
6,000,001 - 6,500,000	0	0	NA
6,500,001 - 7,000,000	0	0	NA
7,000,001 & Greater	1	0	NA
TOTAL*	224	21	9%

2 Bedrooms & Less	16	2	13%
3 to 4 Bedrooms	113	15	13%
5 to 6 Bedrooms	77	4	5%
7 Bedrooms & More	18	0	NA
TOTAL*	224	21	9%

SnapStats®	June	July	Variance
Inventory	207	224	8%
Solds	39	21	-46%
Sale Price	\$1,050,000	\$960,000	-9%
Sale Price SQFT	\$446	\$412	-8%
Sale to List Price Ratio	98%	96%	-2%
Days on Market	12	24	100%

*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

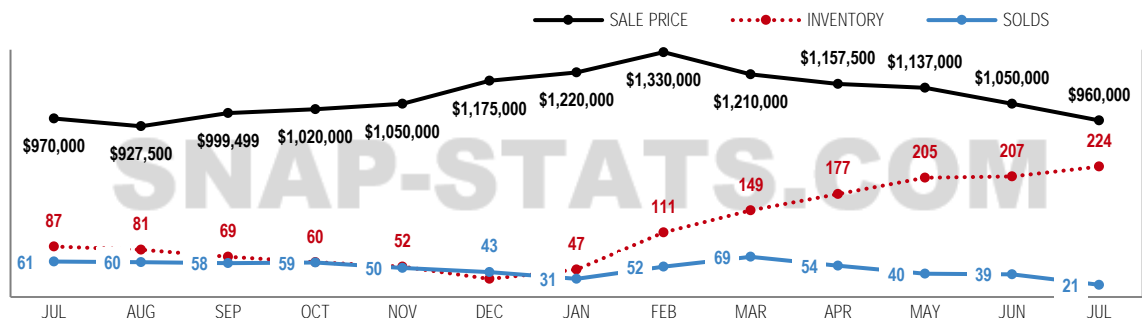
SnapStats®	Inventory	Sales	Sales Ratio
Dewdney Deroche	2	0	NA
Durieu	5	0	NA
Hatzic	14	1	7%
Hemlock	3	1	33%
Lake Errock	12	2	17%
Mission	176	15	9%
Mission West	9	1	11%
Stave Falls	2	1	50%
Steelhead	1	0	NA
TOTAL*	224	21	9%

Market Summary

- Market Type Indicator **MISSION DETACHED**: Buyers Market at 9% Sales Ratio average (9 in 100 homes selling rate)
- Homes are selling on average 4% below list price
- Most Active Price Band** \$700,000 to \$800,000 with average 27% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1 mil to \$1.25 mil, Hatzic, Mission and 5 to 6 bedroom properties
- Sellers Best Bet** Selling homes in Lake Errock and up to 4 bedroom properties

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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	14	0	NA
500,001 – 600,000	12	1	8%
600,001 – 700,000	12	1	8%
700,001 – 800,000	5	0	NA
800,001 – 900,000	3	0	NA
900,001 – 1,000,000	0	0	NA
1,000,001 – 1,250,000	0	0	NA
1,250,001 – 1,500,000	0	0	NA
1,500,001 – 1,750,000	0	0	NA
1,750,001 – 2,000,000	0	0	NA
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	0	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	0	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	51	3	6%

0 to 1 Bedroom	8	0	NA
2 Bedrooms	26	1	4%
3 Bedrooms	15	2	13%
4 Bedrooms & Greater	2	0	NA
TOTAL*	51	3	6%

SnapStats®	June	July	Variance
Inventory	48	51	6%
Solds	9	3	-67%
Sale Price	\$480,000	\$525,000	9%
Sale Price SQFT	\$466	\$317	-32%
Sale to List Price Ratio	96%	97%	1%
Days on Market	26	17	-35%

*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

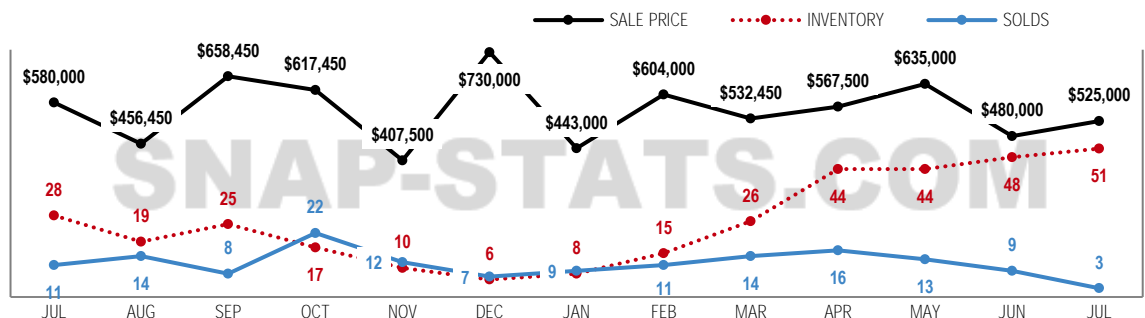
SnapStats®	Inventory	Sales	Sales Ratio
Dewdney Deroche	0	0	NA
Durieu	0	0	NA
Hatzic	0	0	NA
Hemlock	7	0	NA
Lake Errock	0	0	NA
Mission	42	3	7%
Mission West	2	0	NA
Stave Falls	0	0	NA
Steelhead	0	0	NA
TOTAL*	51	3	6%

Market Summary

- Market Type Indicator **MISSION ATTACHED**: Buyers Market at 6% Sales Ratio average (6 in 100 homes selling rate)
- Homes are selling on average 3% below list price
- Most Active Price Band** *Insufficient data*
- Buyers Best Bet** *Insufficient data*
- Sellers Best Bet** *Insufficient data*

**With minimum inventory of 10 in most instances

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