

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

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SnapStats Publishing

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September 2022

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

Surrey
South Surrey
White Rock
North Delta
Cloverdale
Langley
Abbotsford
Mission



Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 - 700,000	1	0	NA
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	50	16	32%
1,250,001 - 1,500,000	120	22	18%
1,500,001 - 1,750,000	137	7	5%
1,750,001 - 2,000,000	140	10	7%
2,000,001 - 2,250,000	73	2	3%
2,250,001 - 2,500,000	61	0	NA
2,500,001 - 2,750,000	39	0	NA
2,750,001 - 3,000,000	38	1	3%
3,000,001 - 3,500,000	16	0	NA
3,500,001 - 4,000,000	7	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	1	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*	696	61	9%

2 Bedrooms & Less	28	1	4%
3 to 4 Bedrooms	226	27	12%
5 to 6 Bedrooms	238	24	10%
7 Bedrooms & More	204	9	4%
TOTAL*	696	61	9%

SnapStats®	August	September	Variance
Inventory	730	696	-5%
Solds	83	61	-27%
Sale Price	\$1,400,000	\$1,390,000	-1%
Sale Price SQFT	\$525	\$578	10%
Sale to List Price Ratio	93%	99%	6%
Days on Market	28	30	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

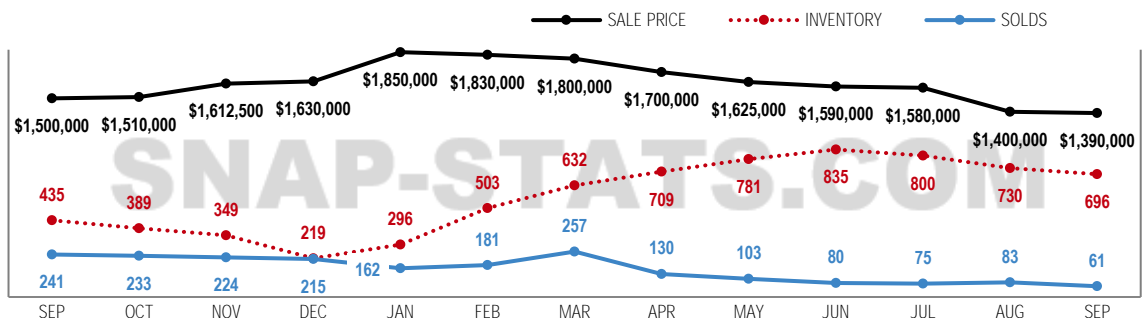
SnapStats®	Inventory	Sales	Sales Ratio
Bear Creek Green Timbers	40	2	5%
Bolivar Heights	68	8	12%
Bridgeview	22	1	5%
Cedar Hills	30	1	3%
East Newton	78	8	10%
Fleetwood Tynehead	84	15	18%
Fraser Heights	49	5	10%
Guildford	41	4	10%
Panorama Ridge	70	4	6%
Port Kells	1	0	NA
Queen Mary Park	43	2	5%
Royal Heights	8	1	13%
Sullivan Station	52	2	4%
West Newton	67	4	6%
Whalley	43	4	9%
TOTAL*	696	61	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 32% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$2 mil to \$2.25 mil / \$2.75 mil to \$3 mil, Cedar Hills and up to 2 / minimum 7 bedrooms
- Sellers Best Bet** Selling homes in Fleetwood Tynehead 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	1	3	300%*
300,001 – 400,000	44	14	32%
400,001 – 500,000	109	41	38%
500,001 – 600,000	158	34	22%
600,001 – 700,000	135	21	16%
700,001 – 800,000	111	27	24%
800,001 – 900,000	134	10	7%
900,001 – 1,000,000	83	13	16%
1,000,001 – 1,250,000	58	4	7%
1,250,001 – 1,500,000	10	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*	843	167	20%

0 to 1 Bedroom	181	44	24%
2 Bedrooms	295	62	21%
3 Bedrooms	271	46	17%
4 Bedrooms & Greater	96	15	16%
TOTAL*	843	167	20%

SnapStats®	August	September	Variance
Inventory	850	843	-1%
Solds	208	167	-20%
Sale Price	\$577,450	\$590,000	2%
Sale Price SQFT	\$586	\$584	0%
Sale to List Price Ratio	96%	98%	2%
Days on Market	19	18	-5%

*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

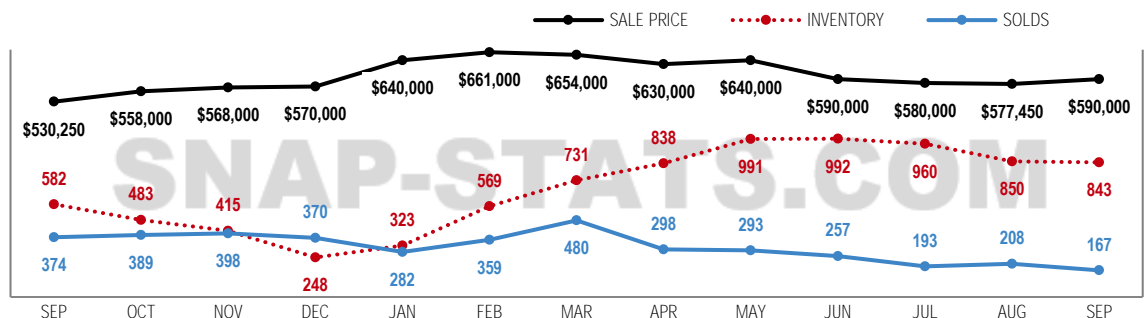
SnapStats®	Inventory	Sales	Sales Ratio
Bear Creek Green Timbers	21	4	19%
Bolivar Heights	13	3	23%
Bridgeview	5	1	20%
Cedar Hills	3	0	NA
East Newton	64	8	13%
Fleetwood Tynehead	99	18	18%
Fraser Heights	12	1	8%
Guildford	96	20	21%
Panorama Ridge	24	2	8%
Port Kells	0	0	NA
Queen Mary Park	57	5	9%
Royal Heights	1	0	NA
Sullivan Station	85	19	22%
West Newton	92	17	18%
Whalley	271	69	25%
TOTAL*	843	167	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 2% below list price
- Most Active Price Band** \$400,000 to \$500,000 with average 38% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$800,000 to \$900,000 / \$1 mil to \$1.25 mil, Fraser Heights, Panorama Ridge and Queen Mary Park
- Sellers Best Bet** Selling homes in Whalley and up to 1 bedroom properties

**With minimum inventory of 10 in most instances

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Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 - 700,000	0	0	NA
700,001 - 800,000	0	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	7	29%
1,500,001 - 1,750,000	51	10	20%
1,750,001 - 2,000,000	54	5	9%
2,000,001 - 2,250,000	32	2	6%
2,250,001 - 2,500,000	40	3	8%
2,500,001 - 2,750,000	21	2	10%
2,750,001 - 3,000,000	32	5	16%
3,000,001 - 3,500,000	27	0	NA
3,500,001 - 4,000,000	23	1	4%
4,000,001 - 4,500,000	9	0	NA
4,500,001 - 5,000,000	8	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	2	0	NA
6,500,001 - 7,000,000	6	0	NA
7,000,001 & Greater	7	0	NA
TOTAL*	344	36	10%

2 Bedrooms & Less	20	0	NA
3 to 4 Bedrooms	164	22	13%
5 to 6 Bedrooms	137	13	9%
7 Bedrooms & More	23	1	4%
TOTAL*	344	36	10%

SnapStats®	August	September	Variance
Inventory	342	344	1%
Solds	41	36	-12%
Sale Price	\$1,715,000	\$1,757,000	2%
Sale Price SQFT	\$671	\$541	-19%
Sale to List Price Ratio	96%	95%	-1%
Days on Market	42	27	-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 DETACHED HOUSES

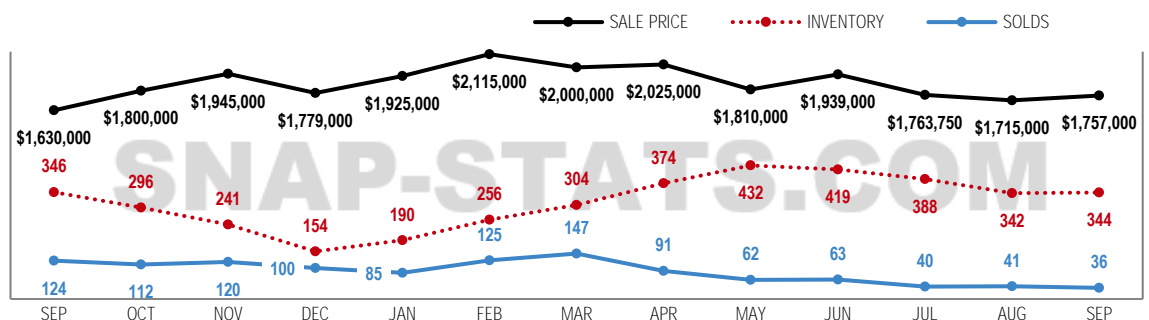
SnapStats®	Inventory	Sales	Sales Ratio
Crescent Beach Ocean Park	57	9	16%
Elgin Chantrell	46	4	9%
Grandview	25	1	4%
Hazelmere	3	0	NA
King George Corridor	53	4	8%
Morgan Creek	20	5	25%
Pacific Douglas	26	2	8%
Sunnyside Park	35	6	17%
White Rock	79	5	6%
TOTAL*	344	36	10%

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 5% below list price
- Most Active Price Band** \$1.25 mil to \$1.5 mil with average 29% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$3.5 mil to \$4 mil, Grandview and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in 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	0	0	NA
300,001 – 400,000	8	7	88%
400,001 – 500,000	18	9	50%
500,001 – 600,000	39	15	38%
600,001 – 700,000	49	7	14%
700,001 – 800,000	32	12	38%
800,001 – 900,000	45	13	29%
900,001 – 1,000,000	48	8	17%
1,000,001 – 1,250,000	68	9	13%
1,250,001 – 1,500,000	29	4	14%
1,500,001 – 1,750,000	11	1	9%
1,750,001 – 2,000,000	1	0	NA
2,000,001 – 2,250,000	1	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	1	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	354	85	24%

0 to 1 Bedroom	33	17	52%
2 Bedrooms	172	43	25%
3 Bedrooms	87	13	15%
4 Bedrooms & Greater	62	12	19%
TOTAL*	354	85	24%

SnapStats®	August	September	Variance
Inventory	345	354	3%
Solds	109	85	-22%
Sale Price	\$785,000	\$739,000	-6%
Sale Price SQFT	\$590	\$625	6%
Sale to List Price Ratio	98%	97%	-1%
Days on Market	18	24	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.

Community CONDOS & TOWNHOMES

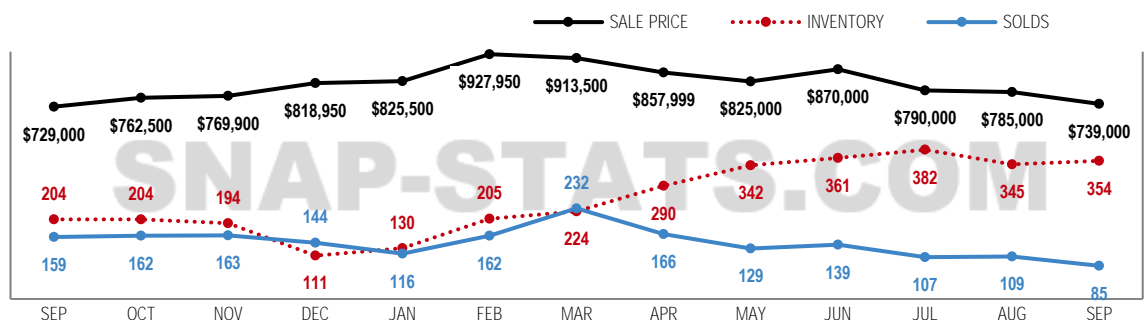
SnapStats®	Inventory	Sales	Sales Ratio
Crescent Beach Ocean Park	5	1	20%
Elgin Chantrell	6	1	17%
Grandview	89	26	29%
Hazelmere	1	0	NA
King George Corridor	78	14	18%
Morgan Creek	20	5	25%
Pacific Douglas	23	2	9%
Sunnyside Park	24	5	21%
White Rock	108	31	29%
TOTAL*	354	85	24%

Market Summary

- Market Type Indicator **S SURREY WHITE ROCK ATTACHED**: Sellers Market at 24% Sales Ratio average (2.4 in 10 homes selling rate)
- Homes are selling on average 3% below list price
- Most Active Price Band** \$300,000 to \$400,000 with average 88% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.5 mil to \$1.75 mil, Pacific Douglas and 3 bedroom properties
- Sellers Best Bet** Selling homes in Grandview, White Rock 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	5	7	140%*
1,250,001 - 1,500,000	33	10	30%
1,500,001 - 1,750,000	19	2	11%
1,750,001 - 2,000,000	17	0	NA
2,000,001 - 2,250,000	2	0	NA
2,250,001 - 2,500,000	10	0	NA
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	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*	94	19	20%

2 Bedrooms & Less	2	2	100%
3 to 4 Bedrooms	47	10	21%
5 to 6 Bedrooms	32	3	9%
7 Bedrooms & More	13	4	31%
TOTAL*	94	19	20%

SnapStats®	August	September	Variance
Inventory	109	94	-14%
Solds	29	19	-34%
Sale Price	\$1,255,000	\$1,300,000	4%
Sale Price SQFT	\$575	\$560	-3%
Sale to List Price Ratio	93%	96%	3%
Days on Market	13	17	31%

*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

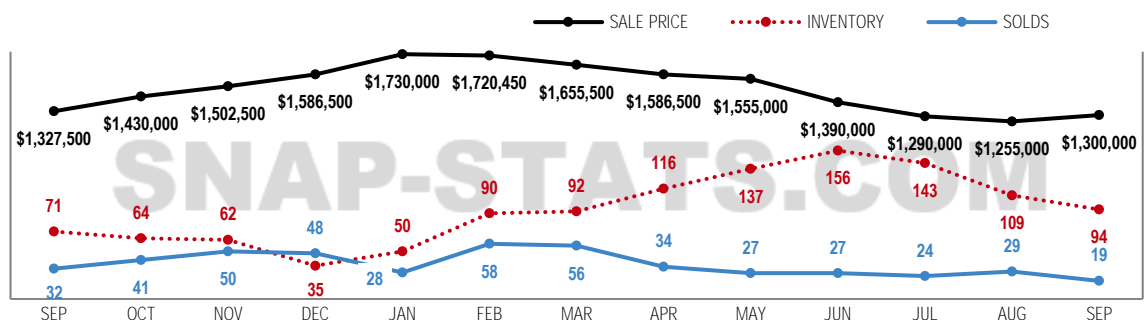
SnapStats®	Inventory	Sales	Sales Ratio
Annieville	18	2	11%
Nordel	21	10	48%
Scottsdale	31	3	10%
Sunshine Hills Woods	24	4	17%
TOTAL*	94	19	20%

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 4% below list price
- Most Active Price Band** \$1.25 mil to \$1.5 mil with average 30% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.5 mil to \$1.75 mil, Annieville, Scottsdale and 5 to 6 bedroom properties
- Sellers Best Bet** Selling homes in Nordel and minimum 7 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	3	1	33%
400,001 – 500,000	4	2	50%
500,001 – 600,000	7	1	14%
600,001 – 700,000	5	2	40%
700,001 – 800,000	7	0	NA
800,001 – 900,000	9	1	11%
900,001 – 1,000,000	5	0	NA
1,000,001 – 1,250,000	4	1	25%
1,250,001 – 1,500,000	1	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*	45	8	18%

0 to 1 Bedroom	10	2	20%
2 Bedrooms	11	3	27%
3 Bedrooms	19	2	11%
4 Bedrooms & Greater	5	1	20%
TOTAL*	45	8	18%

SnapStats®	August	September	Variance
Inventory	46	45	-2%
Solds	17	8	-53%
Sale Price	\$720,000	\$602,500	-16%
Sale Price SQFT	\$491	\$692	41%
Sale to List Price Ratio	96%	97%	1%
Days on Market	28	27	-4%

Community CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
Annieville	12	2	17%
Nordel	6	1	17%
Scottsdale	14	3	21%
Sunshine Hills Woods	13	2	15%
TOTAL*	45	8	18%

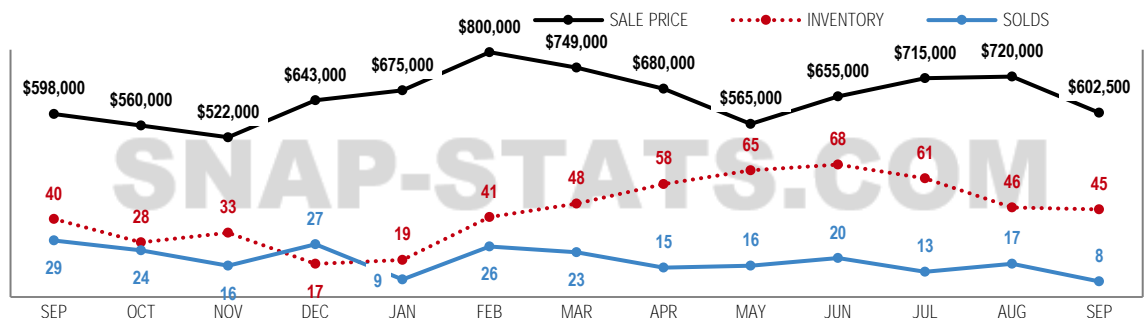
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **NORTH DELTA ATTACHED**: Balanced Market at 18% Sales Ratio average (1.8 in 10 homes selling rate)
- Homes are selling on average 3% below list price
- Most Active Price Band** \$800,000 to \$900,000 with average 11% Sales Ratio (Buyers market)
- Buyers Best Bet** Homes in Annieville, Sunshine Hills Woods and 3 bedroom properties
- Sellers Best Bet** Selling homes in Scottsdale and 2 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	15	9	60%
1,250,001 - 1,500,000	36	16	44%
1,500,001 - 1,750,000	37	4	11%
1,750,001 - 2,000,000	6	0	NA
2,000,001 - 2,250,000	4	1	25%
2,250,001 - 2,500,000	7	0	NA
2,500,001 - 2,750,000	2	1	50%
2,750,001 - 3,000,000	2	0	NA
3,000,001 - 3,500,000	1	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	2	0	NA
TOTAL*	113	32	28%

2 Bedrooms & Less	4	1	25%
3 to 4 Bedrooms	40	15	38%
5 to 6 Bedrooms	53	12	23%
7 Bedrooms & More	16	4	25%
TOTAL*	113	32	28%

SnapStats®	August	September	Variance
Inventory	127	113	-11%
Solds	36	32	-11%
Sale Price	\$1,265,000	\$1,358,000	7%
Sale Price SQFT	\$522	\$511	-2%
Sale to List Price Ratio	95%	97%	2%
Days on Market	24	21	-13%

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

Community DETACHED HOUSES

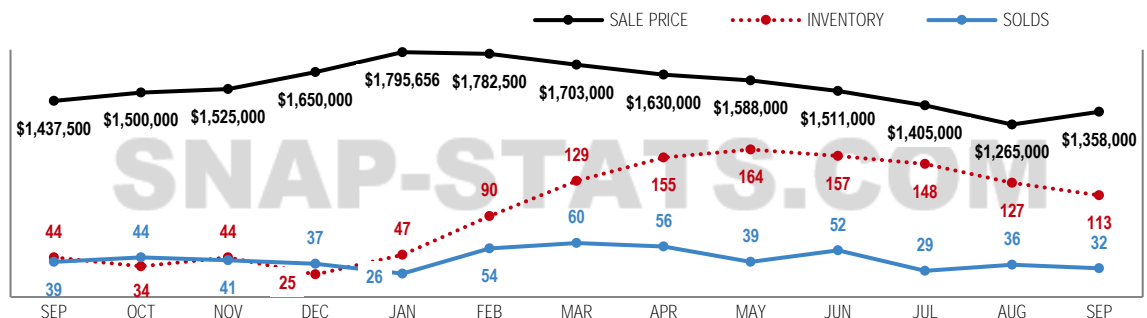
SnapStats®	Inventory	Sales	Sales Ratio
Clayton	25	8	32%
Cloverdale	87	24	28%
Serpentine	1	0	NA
TOTAL*	113	32	28%

Market Summary

- Market Type Indicator **CLOVERDALE DETACHED**: Sellers Market at 28% Sales Ratio average (2.8 in 10 homes selling rate)
- Homes are selling on average 3% below list price
- Most Active Price Band** \$1 mil to \$1.25 mil with average 60% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.5 mil to \$1.75 mil, Cloverdale and 5 to 6 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	0	1	NA*
300,001 – 400,000	2	1	50%
400,001 – 500,000	8	5	63%
500,001 – 600,000	21	4	19%
600,001 – 700,000	20	3	15%
700,001 – 800,000	28	15	54%
800,001 – 900,000	33	13	39%
900,001 – 1,000,000	11	4	36%
1,000,001 – 1,250,000	9	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*	132	46	35%

0 to 1 Bedroom	12	7	58%
2 Bedrooms	52	10	19%
3 Bedrooms	49	21	43%
4 Bedrooms & Greater	19	8	42%
TOTAL*	132	46	35%

SnapStats®	August	September	Variance
Inventory	143	132	-8%
Solds	43	46	7%
Sale Price	\$755,000	\$760,000	1%
Sale Price SQFT	\$532	\$529	-1%
Sale to List Price Ratio	99%	98%	-1%
Days on Market	18	18	0%

Community CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
Clayton	75	26	35%
Cloverdale	57	20	35%
Serpentine	0	0	NA
TOTAL*	132	46	35%

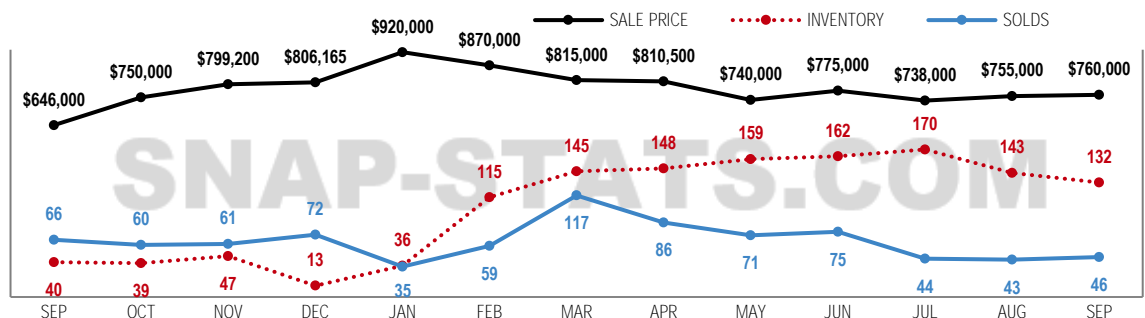
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **CLOVERDALE ATTACHED**: Sellers Market at 35% Sales Ratio average (3.5 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 63% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$600,000 to \$700,000 and 2 bedroom properties
- Sellers Best Bet** Selling homes in Clayton, Cloverdale and up to 1 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



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Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 - 700,000	1	2	200%*
700,001 - 800,000	2	0	NA
800,001 - 900,000	4	0	NA
900,001 - 1,000,000	5	9	180%*
1,000,001 - 1,250,000	33	20	61%
1,250,001 - 1,500,000	71	18	25%
1,500,001 - 1,750,000	63	15	24%
1,750,001 - 2,000,000	46	5	11%
2,000,001 - 2,250,000	13	0	NA
2,250,001 - 2,500,000	25	1	4%
2,500,001 - 2,750,000	9	2	22%
2,750,001 - 3,000,000	9	1	11%
3,000,001 - 3,500,000	10	0	NA
3,500,001 - 4,000,000	9	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	1	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	3	0	NA
TOTAL*	306	73	24%
2 Bedrooms & Less	9	3	33%
3 to 4 Bedrooms	162	42	26%
5 to 6 Bedrooms	104	21	20%
7 Bedrooms & More	31	7	23%
TOTAL*	306	73	24%

SnapStats®	August	September	Variance
Inventory	353	306	-13%
Solds	66	73	11%
Sale Price	\$1,317,500	\$1,328,000	1%
Sale Price SQFT	\$557	\$538	-3%
Sale to List Price Ratio	94%	96%	2%
Days on Market	25	25	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

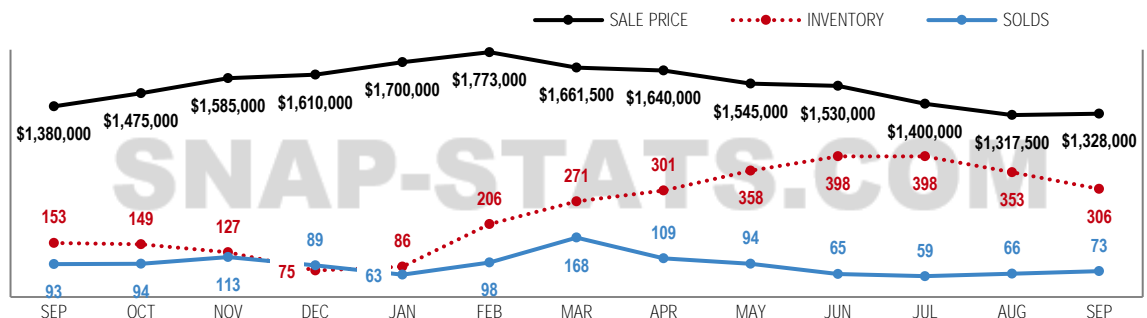
SnapStats®	Inventory	Sales	Sales Ratio
Aldergrove	31	14	45%
Brookwood	51	13	25%
Campbell Valley	6	0	NA
County Line Glen Valley	1	1	100%
Fort Langley	13	4	31%
Langley City	55	7	13%
Murrayville	37	6	16%
Otter District	1	0	NA
Salmon River	14	2	14%
Walnut Grove	36	12	33%
Willoughby Heights	61	14	23%
TOTAL*	306	73	24%

Market Summary

- Market Type Indicator **LANGLEY DETACHED**: Sellers Market at 24% Sales Ratio average (2.4 in 10 homes selling rate)
- Homes are selling on average 4% below list price
- Most Active Price Band** \$900,000 to \$1 mil with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$2.25 mil to \$2.5 mil, Langley City, Murrayville, Salmon River and 5 to 6 bedroom properties
- Sellers Best Bet** Selling homes in Aldergrove and up to 2 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	8	5	63%
400,001 – 500,000	66	24	36%
500,001 – 600,000	111	24	22%
600,001 – 700,000	87	17	20%
700,001 – 800,000	85	13	15%
800,001 – 900,000	57	11	19%
900,001 – 1,000,000	35	8	23%
1,000,001 – 1,250,000	23	8	35%
1,250,001 – 1,500,000	6	1	17%
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*	479	111	23%

0 to 1 Bedroom	87	19	22%
2 Bedrooms	233	46	20%
3 Bedrooms	113	36	32%
4 Bedrooms & Greater	46	10	22%
TOTAL*	479	111	23%

SnapStats®	August	September	Variance
Inventory	440	479	9%
Solds	132	111	-16%
Sale Price	\$690,500	\$619,000	-10%
Sale Price SQFT	\$579	\$538	-7%
Sale to List Price Ratio	99%	100%	1%
Days on Market	15	16	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 CONDOS & TOWNHOMES

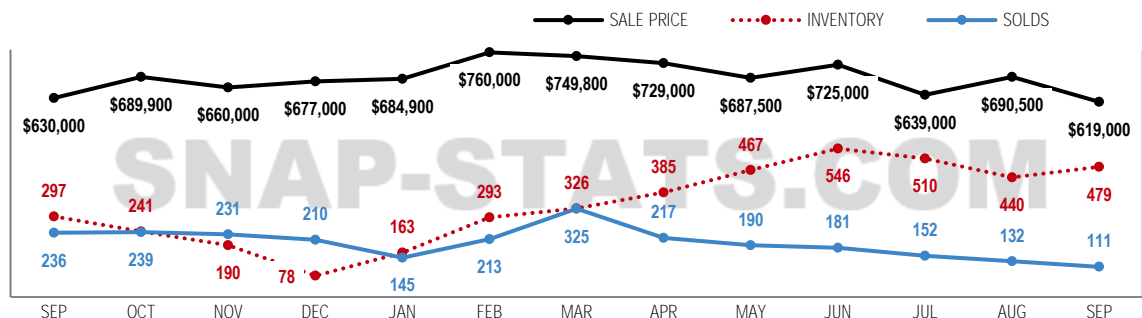
SnapStats®	Inventory	Sales	Sales Ratio
Aldergrove	12	12	100%
Brookwood	0	0	NA
Campbell Valley	0	0	NA
County Line Glen Valley	0	0	NA
Fort Langley	6	3	50%
Langley City	155	28	18%
Murrayville	21	8	38%
Otter District	0	0	NA
Salmon River	3	1	33%
Walnut Grove	43	16	37%
Willoughby Heights	239	43	18%
TOTAL*	479	111	23%

Market Summary

- Market Type Indicator **LANGLEY ATTACHED**: Sellers Market at 23% Sales Ratio average (2.3 in 10 homes selling rate)
- Homes are selling on average 100% of list price
- Most Active Price Band** \$300,000 to \$400,000 with average 63% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$700,000 to \$800,000, Langley City, Willoughby Heights and 2 bedroom properties
- Sellers Best Bet** Selling homes in Aldergrove and 3 bedroom properties

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Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 - 700,000	2	0	NA
700,001 - 800,000	3	0	NA
800,001 - 900,000	17	9	53%
900,001 - 1,000,000	30	5	17%
1,000,001 - 1,250,000	98	17	17%
1,250,001 - 1,500,000	100	6	6%
1,500,001 - 1,750,000	32	0	NA
1,750,001 - 2,000,000	18	1	6%
2,000,001 - 2,250,000	10	0	NA
2,250,001 - 2,500,000	4	0	NA
2,500,001 - 2,750,000	4	1	25%
2,750,001 - 3,000,000	3	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	2	0	NA
6,500,001 - 7,000,000	0	0	NA
7,000,001 & Greater	1	0	NA
TOTAL*	328	39	12%

2 Bedrooms & Less	12	2	17%
3 to 4 Bedrooms	154	21	14%
5 to 6 Bedrooms	134	14	10%
7 Bedrooms & More	28	2	7%
TOTAL*	328	39	12%

SnapStats®	August	September	Variance
Inventory	340	328	-4%
Solds	45	39	-13%
Sale Price	\$1,100,000	\$1,050,000	-5%
Sale Price SQFT	\$389	\$453	16%
Sale to List Price Ratio	96%	93%	-3%
Days on Market	20	29	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 DETACHED HOUSES

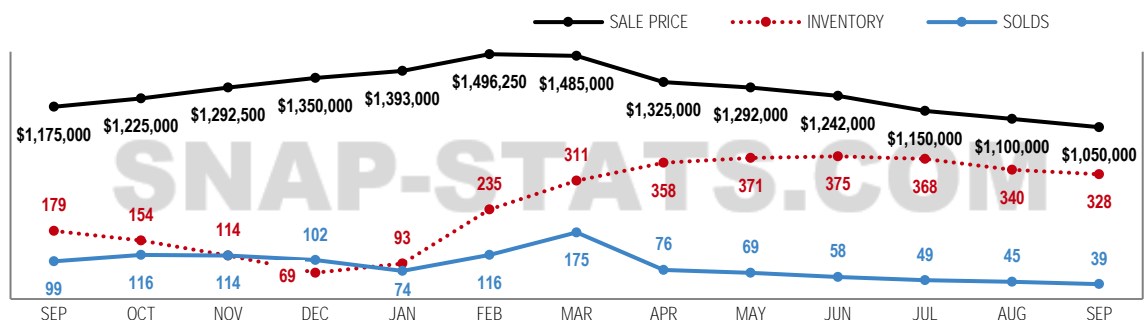
SnapStats®	Inventory	Sales	Sales Ratio
Abbotsford East	138	14	10%
Abbotsford West	93	8	9%
Aberdeen	16	1	6%
Bradner	0	1	NA*
Central Abbotsford	58	11	19%
Matsqui	2	0	NA
Poplar	17	4	24%
Sumas Mountain	3	0	NA
Sumas Prairie	1	0	NA
TOTAL*	328	39	12%

Market Summary

- Market Type Indicator **ABBOTSFORD DETACHED**: Balanced Market at 12% Sales Ratio average (1.2 in 10 homes selling rate)
- Homes are selling on average 7% below list price
- Most Active Price Band** \$800,000 to \$900,000 with average 53% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.25 mil to \$1.5 mil / \$1.75 mil to \$2 mil, Aberdeen and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Poplar and up to 2 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	29	5	17%
300,001 – 400,000	88	14	16%
400,001 – 500,000	111	19	17%
500,001 – 600,000	59	13	22%
600,001 – 700,000	60	21	35%
700,001 – 800,000	46	12	26%
800,001 – 900,000	29	4	14%
900,001 – 1,000,000	9	1	11%
1,000,001 – 1,250,000	2	1	50%
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*	433	90	21%

0 to 1 Bedroom	55	9	16%
2 Bedrooms	256	46	18%
3 Bedrooms	92	27	29%
4 Bedrooms & Greater	30	8	27%
TOTAL*	433	90	21%

SnapStats®	August	September	Variance
Inventory	424	433	2%
Solds	67	90	34%
Sale Price	\$495,000	\$545,000	10%
Sale Price SQFT	\$439	\$427	-3%
Sale to List Price Ratio	99%	98%	-1%
Days on Market	28	26	-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 CONDOS & TOWNHOMES

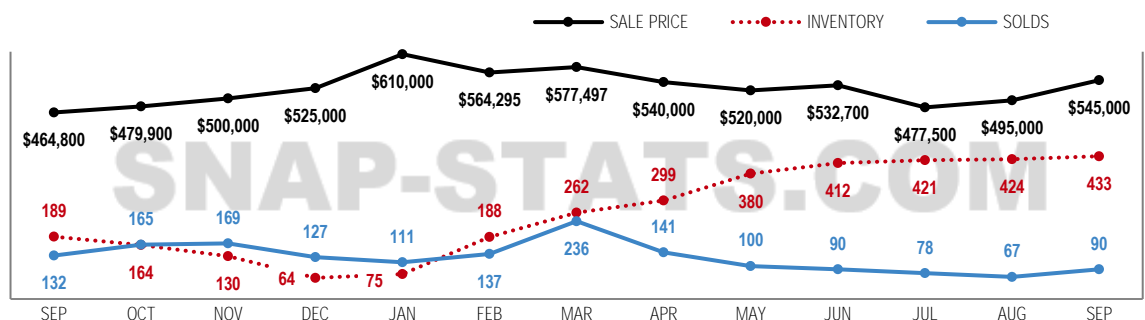
SnapStats®	Inventory	Sales	Sales Ratio
Abbotsford East	47	18	38%
Abbotsford West	163	32	20%
Aberdeen	7	1	14%
Bradner	1	0	NA
Central Abbotsford	187	33	18%
Matsqui	1	0	NA
Poplar	27	6	22%
Sumas Mountain	0	0	NA
Sumas Prairie	0	0	NA
TOTAL*	433	90	21%

Market Summary

- Market Type Indicator **ABBOTSFORD ATTACHED**: Sellers Market at 21% Sales Ratio average (2.1 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band** \$600,000 to \$700,000 with average 35% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$900,000 to \$1 mil, Central Abbotsford and up to 1 bedroom properties
- Sellers Best Bet** Selling homes in Abbotsford East 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	7	4	57%
700,001 - 800,000	11	2	18%
800,001 - 900,000	25	7	28%
900,001 - 1,000,000	43	6	14%
1,000,001 - 1,250,000	52	3	6%
1,250,001 - 1,500,000	46	2	4%
1,500,001 - 1,750,000	13	1	8%
1,750,001 - 2,000,000	9	0	NA
2,000,001 - 2,250,000	2	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	4	0	NA
3,000,001 - 3,500,000	1	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	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*	218	25	11%

2 Bedrooms & Less	20	0	NA
3 to 4 Bedrooms	108	12	11%
5 to 6 Bedrooms	75	12	16%
7 Bedrooms & More	15	1	7%
TOTAL*	218	25	11%

SnapStats®	August	September	Variance
Inventory	225	218	-3%
Solds	14	25	79%
Sale Price	\$957,500	\$892,000	-7%
Sale Price SQFT	\$416	\$400	-4%
Sale to List Price Ratio	96%	96%	0%
Days on Market	17	21	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.

Community DETACHED HOUSES

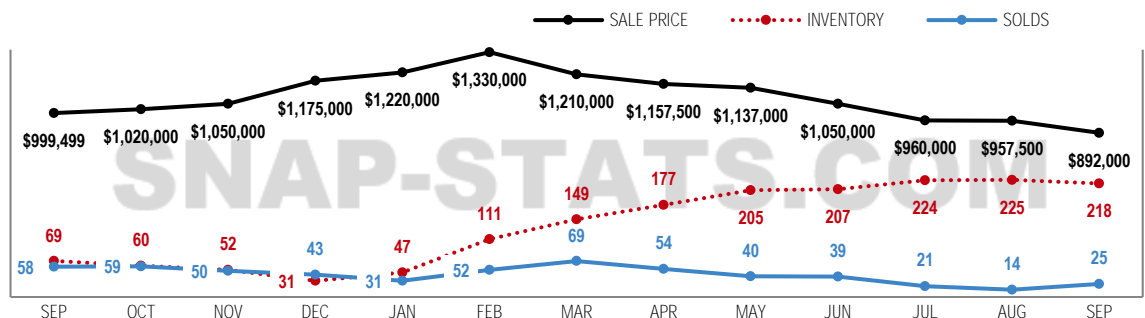
SnapStats®	Inventory	Sales	Sales Ratio
Dewdney Deroche	1	2	200%*
Durieu	5	0	NA
Hatzic	16	5	31%
Hemlock	3	0	NA
Lake Errock	12	1	8%
Mission	168	17	10%
Mission West	10	0	NA
Stave Falls	2	0	NA
Steelhead	1	0	NA
TOTAL*	218	25	11%

Market Summary

- Market Type Indicator **MISSION DETACHED**: Buyers Market at 11% Sales Ratio average (1.1 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 28% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.25 mil to \$1.5 mil, Lake Errock and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Hatzic and 5 to 6 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	0	0	NA
300,001 – 400,000	7	2	29%
400,001 – 500,000	10	1	10%
500,001 – 600,000	9	3	33%
600,001 – 700,000	11	1	9%
700,001 – 800,000	11	1	9%
800,001 – 900,000	1	1	100%
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*	50	9	18%

0 to 1 Bedroom	10	3	30%
2 Bedrooms	17	1	6%
3 Bedrooms	21	3	14%
4 Bedrooms & Greater	2	2	100%
TOTAL*	50	9	18%

SnapStats®	August	September	Variance
Inventory	51	50	-2%
Solds	8	9	13%
Sale Price	\$417,500	\$575,000	38%
Sale Price SQFT	\$387	\$406	5%
Sale to List Price Ratio	93%	96%	3%
Days on Market	56	43	-23%

*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

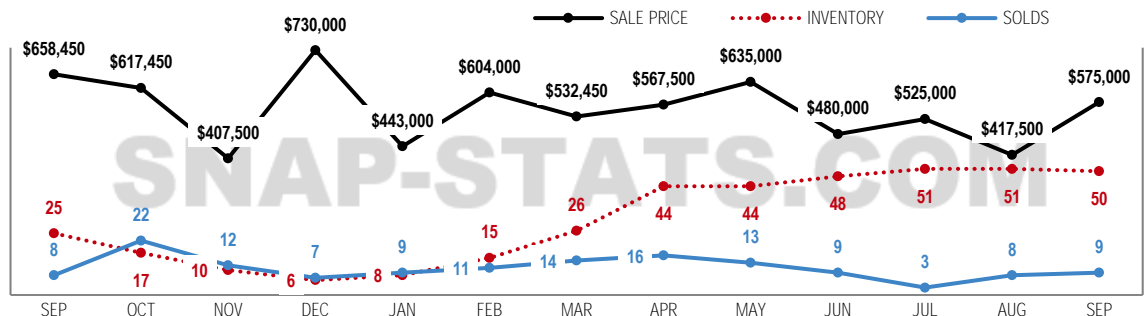
SnapStats®	Inventory	Sales	Sales Ratio
Dewdney Deroche	0	0	NA
Durieu	0	0	NA
Hatzic	0	0	NA
Hemlock	5	1	20%
Lake Errock	0	0	NA
Mission	41	8	20%
Mission West	4	0	NA
Stave Falls	0	0	NA
Steelhead	0	0	NA
TOTAL*	50	9	18%

Market Summary

- Market Type Indicator **MISSION ATTACHED**: Balanced Market at 18% Sales Ratio average (1.8 in 10 homes selling rate)
- Homes are selling on average 4% below list price
- Most Active Price Band** \$500,000 to \$600,000 with average 33% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$600,000 to \$800,000 and 2 bedroom properties
- Sellers Best Bet** Selling homes with up to 1 bedrooms

**With minimum inventory of 10 in most instances

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