

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

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SnapStats Publishing

604.229.0521
snapstatsinfo@gmail.com
snap-stats.com

SnapStats Publishing Company
1838 West 1 Avenue
Vancouver, BC V6J 1G5



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info@snap-stats.com | snap-stats.com

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	1	NA*
800,001 - 900,000	1	1	100%
900,001 - 1,000,000	9	3	33%
1,000,001 - 1,250,000	56	19	34%
1,250,001 - 1,500,000	127	21	17%
1,500,001 - 1,750,000	122	10	8%
1,750,001 - 2,000,000	144	7	5%
2,000,001 - 2,250,000	55	0	NA
2,250,001 - 2,500,000	58	2	3%
2,500,001 - 2,750,000	32	2	6%
2,750,001 - 3,000,000	34	0	NA
3,000,001 - 3,500,000	21	0	NA
3,500,001 - 4,000,000	5	0	NA
4,000,001 - 4,500,000	2	0	NA
4,500,001 - 5,000,000	1	0	NA
5,000,001 - 5,500,000	0	0	NA
5,500,001 - 6,000,000	0	0	NA
6,000,001 - 6,500,000	0	0	NA
6,500,001 - 7,000,000	0	0	NA
7,000,001 & Greater	0	0	NA
TOTAL*	667	66	10%

2 Bedrooms & Less	23	5	22%
3 to 4 Bedrooms	213	33	15%
5 to 6 Bedrooms	224	20	9%
7 Bedrooms & More	207	8	4%
TOTAL*	667	66	10%

SnapStats®	September	October	Variance
Inventory	696	667	-4%
Solds	61	66	8%
Sale Price	\$1,390,000	\$1,352,500	-3%
Sale Price SQFT	\$578	\$592	2%
Sale to List Price Ratio	99%	91%	-8%
Days on Market	30	21	-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 DETACHED HOUSES

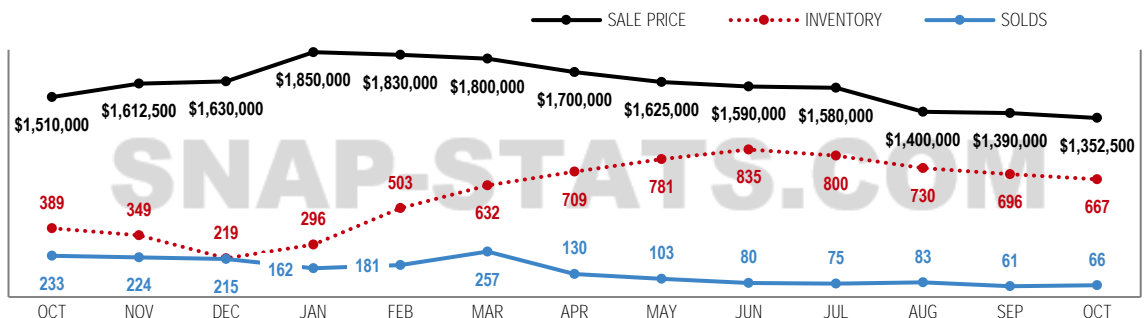
SnapStats®	Inventory	Sales	Sales Ratio
Bear Creek Green Timbers	38	5	13%
Bolivar Heights	70	6	9%
Bridgeview	22	3	14%
Cedar Hills	28	3	11%
East Newton	74	10	14%
Fleetwood Tynehead	74	8	11%
Fraser Heights	40	8	20%
Guildford	37	5	14%
Panorama Ridge	69	5	7%
Port Kells	1	0	NA
Queen Mary Park	40	3	8%
Royal Heights	16	0	NA
Sullivan Station	56	6	11%
West Newton	63	0	NA
Whalley	39	4	10%
TOTAL*	667	66	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 9% below list price
- Most Active Price Band** \$1 mil to \$1.25 mil with average 34% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$2.25 mil to \$2.5 mil, Panorama Ridge and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Fraser Heights and up to 2 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



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Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	1	0	NA
300,001 – 400,000	48	18	38%
400,001 – 500,000	149	32	21%
500,001 – 600,000	150	34	23%
600,001 – 700,000	136	27	20%
700,001 – 800,000	100	20	20%
800,001 – 900,000	103	17	17%
900,001 – 1,000,000	84	6	7%
1,000,001 – 1,250,000	56	5	9%
1,250,001 – 1,500,000	10	0	NA
1,500,001 – 1,750,000	1	0	NA
1,750,001 – 2,000,000	0	0	NA
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	0	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	0	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	838	159	19%

0 to 1 Bedroom	211	41	19%
2 Bedrooms	283	68	24%
3 Bedrooms	243	37	15%
4 Bedrooms & Greater	101	13	13%
TOTAL*	838	159	19%

SnapStats®	September	October	Variance
Inventory	843	838	-1%
Solds	167	159	-5%
Sale Price	\$590,000	\$575,000	-3%
Sale Price SQFT	\$584	\$536	-8%
Sale to List Price Ratio	98%	96%	-2%
Days on Market	18	17	-6%

*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

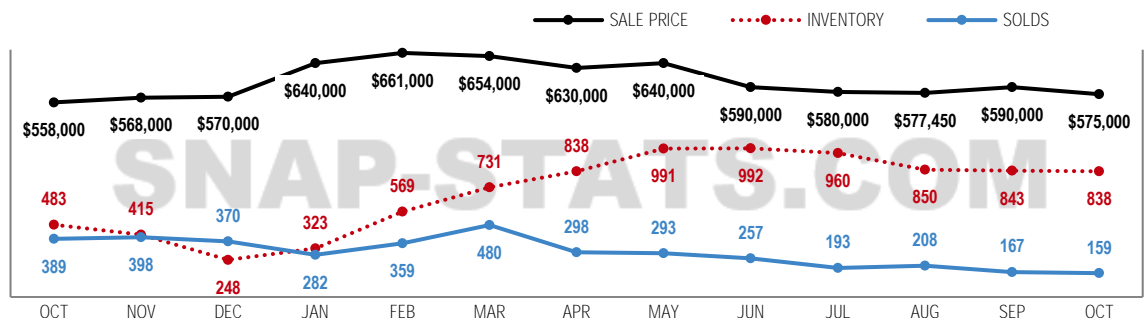
SnapStats®	Inventory	Sales	Sales Ratio
Bear Creek Green Timbers	22	5	23%
Bolivar Heights	11	0	NA
Bridgeview	2	2	100%
Cedar Hills	5	1	20%
East Newton	66	9	14%
Fleetwood Tynehead	95	13	14%
Fraser Heights	11	1	9%
Guildford	87	26	30%
Panorama Ridge	23	4	17%
Port Kells	0	0	NA
Queen Mary Park	47	8	17%
Royal Heights	2	0	NA
Sullivan Station	78	17	22%
West Newton	81	23	28%
Whalley	308	50	16%
TOTAL*	838	159	19%

Market Summary

- Market Type Indicator **SURREY 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** \$300,000 to \$400,000 with average 38% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$900,000 to \$1 mil, Fraser Heights and minimum 4 bedroom properties
- Sellers Best Bet** Selling homes in Guildford, West Newton 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	1	0	NA
800,001 - 900,000	0	0	NA
900,001 - 1,000,000	1	0	NA
1,000,001 - 1,250,000	6	1	17%
1,250,001 - 1,500,000	32	12	38%
1,500,001 - 1,750,000	46	8	17%
1,750,001 - 2,000,000	50	16	32%
2,000,001 - 2,250,000	26	5	19%
2,250,001 - 2,500,000	41	1	2%
2,500,001 - 2,750,000	28	2	7%
2,750,001 - 3,000,000	24	1	4%
3,000,001 - 3,500,000	31	3	10%
3,500,001 - 4,000,000	23	0	NA
4,000,001 - 4,500,000	7	0	NA
4,500,001 - 5,000,000	7	0	NA
5,000,001 - 5,500,000	2	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	49	14%

2 Bedrooms & Less	29	2	7%
3 to 4 Bedrooms	162	24	15%
5 to 6 Bedrooms	132	22	17%
7 Bedrooms & More	21	1	5%
TOTAL*	344	49	14%

SnapStats®	September	October	Variance
Inventory	344	344	0%
Solds	36	49	36%
Sale Price	\$1,757,000	\$1,840,000	5%
Sale Price SQFT	\$541	\$582	8%
Sale to List Price Ratio	95%	97%	2%
Days on Market	27	24	-11%

*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

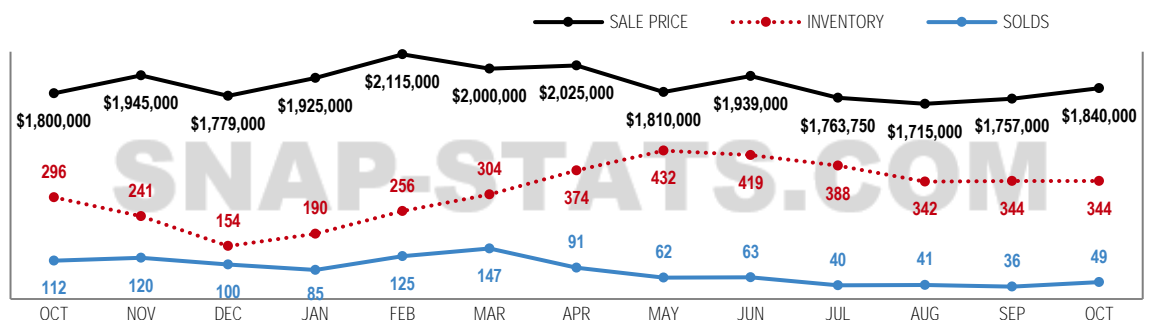
SnapStats®	Inventory	Sales	Sales Ratio
Crescent Beach Ocean Park	55	7	13%
Elgin Chantrell	51	5	10%
Grandview	27	5	19%
Hazelmere	2	0	NA
King George Corridor	56	7	13%
Morgan Creek	16	4	25%
Pacific Douglas	22	3	14%
Sunnyside Park	36	8	22%
White Rock	79	10	13%
TOTAL*	344	49	14%

Market Summary

- Market Type Indicator **S SURREY WHITE ROCK DETACHED**: Balanced Market at 14% Sales Ratio average (1.4 in 10 homes selling rate)
- Homes are selling on average 3% below list price
- Most Active Price Band** \$1.25 mil to \$1.5 mil with average 38% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$2.25 mil to \$2.5 mil, Elgin Chantrell and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Morgan Creek, Sunnyside Park and 5 to 6 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	6	6	100%
400,001 – 500,000	15	10	67%
500,001 – 600,000	42	13	31%
600,001 – 700,000	42	9	21%
700,001 – 800,000	33	11	33%
800,001 – 900,000	39	16	41%
900,001 – 1,000,000	42	9	21%
1,000,001 – 1,250,000	56	17	30%
1,250,001 – 1,500,000	24	3	13%
1,500,001 – 1,750,000	7	2	29%
1,750,001 – 2,000,000	2	0	NA
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	2	0	NA
3,500,001 – 4,000,000	2	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	316	96	30%

0 to 1 Bedroom	31	14	45%
2 Bedrooms	159	44	28%
3 Bedrooms	79	22	28%
4 Bedrooms & Greater	47	16	34%
TOTAL*	316	96	30%

SnapStats®	September	October	Variance
Inventory	354	316	-11%
Solds	85	96	13%
Sale Price	\$739,000	\$792,500	7%
Sale Price SQFT	\$625	\$573	-8%
Sale to List Price Ratio	97%	99%	2%
Days on Market	24	17	-29%

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

Community CONDOS & TOWNHOMES

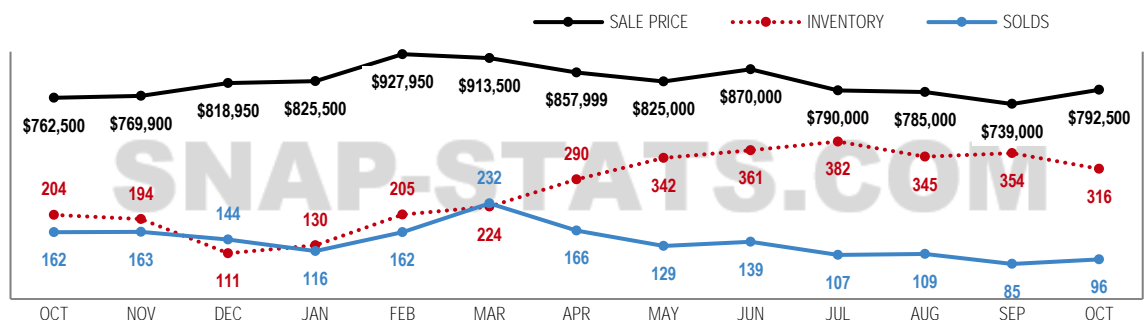
SnapStats®	Inventory	Sales	Sales Ratio
Crescent Beach Ocean Park	3	2	67%
Elgin Chantrell	9	1	11%
Grandview	79	24	30%
Hazelmere	1	0	NA
King George Corridor	64	24	38%
Morgan Creek	12	6	50%
Pacific Douglas	21	5	24%
Sunnyside Park	25	9	36%
White Rock	102	25	25%
TOTAL*	316	96	30%

Market Summary

- Market Type Indicator **S SURREY WHITE ROCK ATTACHED**: Sellers Market at 30% Sales Ratio average (3 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 67% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.25 mil to \$1.5 mil, Elgin Chantrell and 2 to 3 bedroom properties
- Sellers Best Bet** Selling homes in Morgan Creek 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	8	7	88%
1,250,001 - 1,500,000	34	7	21%
1,500,001 - 1,750,000	19	0	NA
1,750,001 - 2,000,000	18	0	NA
2,000,001 - 2,250,000	5	0	NA
2,250,001 - 2,500,000	12	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	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*	104	14	13%

2 Bedrooms & Less	4	0	NA
3 to 4 Bedrooms	55	12	22%
5 to 6 Bedrooms	31	2	6%
7 Bedrooms & More	14	0	NA
TOTAL*	104	14	13%

SnapStats®	September	October	Variance
Inventory	94	104	11%
Solds	19	14	-26%
Sale Price	\$1,300,000	\$1,263,000	-3%
Sale Price SQFT	\$560	\$530	-5%
Sale to List Price Ratio	96%	93%	-3%
Days on Market	17	9	-47%

Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Annieville	25	6	24%
Nordel	25	4	16%
Scottsdale	31	0	NA
Sunshine Hills Woods	23	4	17%
TOTAL*	104	14	13%

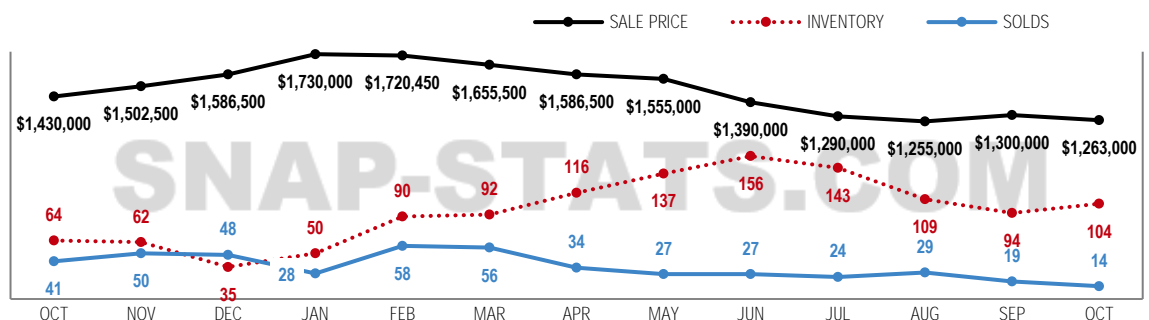
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **NORTH DELTA DETACHED**: Balanced Market at 13% Sales Ratio average (1.3 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 88% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.25 mil to \$1.5 mil, Nordel, Sunshine Hills Woods and 5 to 6 bedroom properties
- Sellers Best Bet** Selling homes in Annieville and 3 to 4 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



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SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	0	2	NA*
300,001 – 400,000	0	0	NA
400,001 – 500,000	3	3	100%
500,001 – 600,000	5	4	80%
600,001 – 700,000	6	1	17%
700,001 – 800,000	8	0	NA
800,001 – 900,000	11	5	45%
900,001 – 1,000,000	5	1	20%
1,000,001 – 1,250,000	6	1	17%
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	17	38%

0 to 1 Bedroom	6	3	50%
2 Bedrooms	9	5	56%
3 Bedrooms	22	6	27%
4 Bedrooms & Greater	8	3	38%
TOTAL*	45	17	38%

SnapStats®	September	October	Variance
Inventory	45	45	0%
Solds	8	17	113%
Sale Price	\$602,500	\$600,000	0%
Sale Price SQFT	\$692	\$421	-39%
Sale to List Price Ratio	97%	96%	-1%
Days on Market	27	10	-63%

Community CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
Annieville	8	7	88%
Nordel	9	2	22%
Scottsdale	13	5	38%
Sunshine Hills Woods	15	3	20%
TOTAL*	45	17	38%

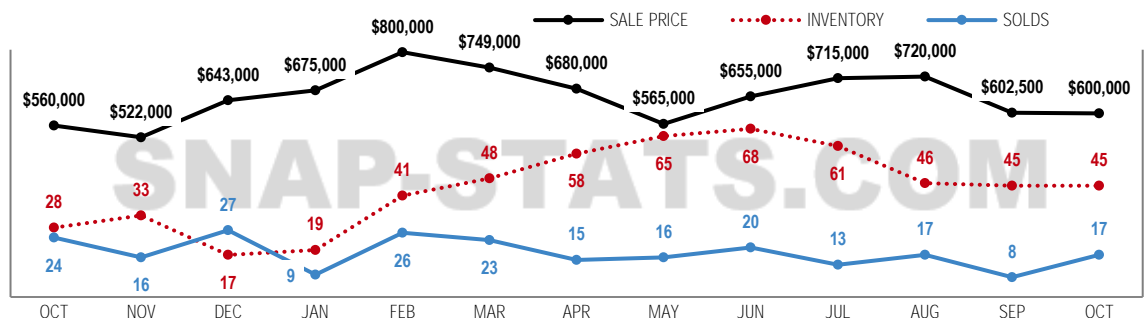
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **NORTH DELTA ATTACHED**: Sellers Market at 38% Sales Ratio average (3.8 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 45% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes in Nordel, Sunshine Hills Woods and 3 bedroom properties
- Sellers Best Bet** Selling homes in Annieville 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	0	2	NA*
1,000,001 - 1,250,000	17	7	41%
1,250,001 - 1,500,000	38	10	26%
1,500,001 - 1,750,000	26	4	15%
1,750,001 - 2,000,000	8	0	NA
2,000,001 - 2,250,000	8	0	NA
2,250,001 - 2,500,000	7	0	NA
2,500,001 - 2,750,000	4	0	NA
2,750,001 - 3,000,000	1	0	NA
3,000,001 - 3,500,000	0	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*	111	23	21%

2 Bedrooms & Less	5	0	NA
3 to 4 Bedrooms	44	10	23%
5 to 6 Bedrooms	47	11	23%
7 Bedrooms & More	15	2	13%
TOTAL*	111	23	21%

SnapStats®	September	October	Variance
Inventory	113	111	-2%
Solds	32	23	-28%
Sale Price	\$1,358,000	\$1,280,000	-6%
Sale Price SQFT	\$511	\$468	-8%
Sale to List Price Ratio	97%	95%	-2%
Days on Market	21	22	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 DETACHED HOUSES

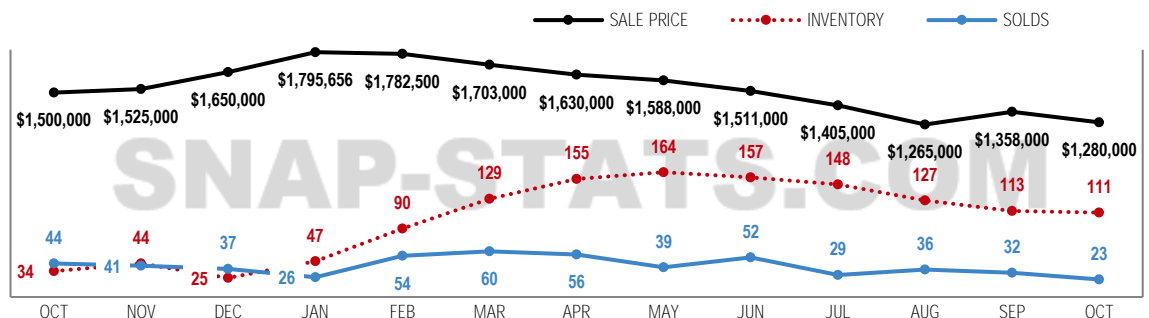
SnapStats®	Inventory	Sales	Sales Ratio
Clayton	21	5	24%
Cloverdale	89	18	20%
Serpentine	1	0	NA
TOTAL*	111	23	21%

Market Summary

- Market Type Indicator **CLOVERDALE DETACHED**: Sellers Market at 21% Sales Ratio average (2.1 in 10 homes selling rate)
- Homes are selling on average 5% below list price
- Most Active Price Band** \$1 mil to \$1.25 mil with average 41% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.5 mil to \$1.75 mil, Cloverdale and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Clayton and 3 to 6 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	2	0	NA
400,001 – 500,000	6	3	50%
500,001 – 600,000	19	10	53%
600,001 – 700,000	21	9	43%
700,001 – 800,000	19	16	84%
800,001 – 900,000	35	8	23%
900,001 – 1,000,000	8	1	13%
1,000,001 – 1,250,000	7	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*	117	47	40%

0 to 1 Bedroom	10	3	30%
2 Bedrooms	48	24	50%
3 Bedrooms	45	16	36%
4 Bedrooms & Greater	14	4	29%
TOTAL*	117	47	40%

SnapStats®	September	October	Variance
Inventory	132	117	-11%
Solds	46	47	2%
Sale Price	\$760,000	\$725,000	-5%
Sale Price SQFT	\$529	\$547	3%
Sale to List Price Ratio	98%	98%	0%
Days on Market	18	14	-22%

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

Community CONDOS & TOWNHOMES

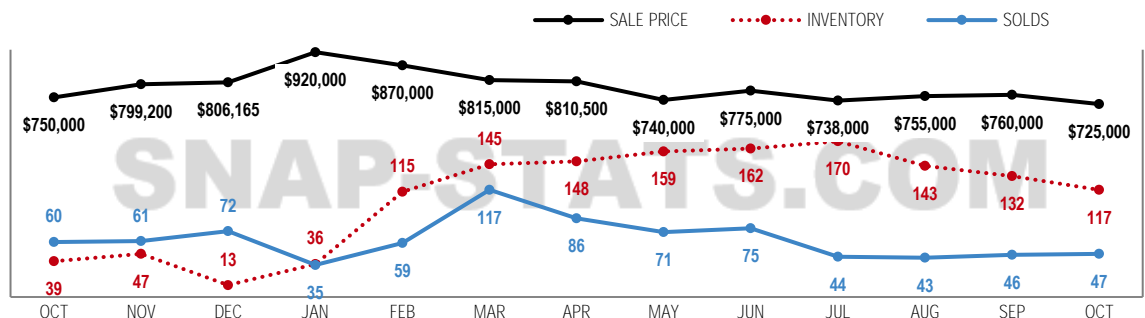
SnapStats®	Inventory	Sales	Sales Ratio
Clayton	59	30	51%
Cloverdale	58	17	29%
Serpentine	0	0	NA
TOTAL*	117	47	40%

Market Summary

- Market Type Indicator **CLOVERDALE ATTACHED**: Sellers Market at 40% Sales Ratio average (4 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 84% 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 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	1	0	NA
700,001 - 800,000	2	0	NA
800,001 - 900,000	4	1	25%
900,001 - 1,000,000	6	4	67%
1,000,001 - 1,250,000	37	20	54%
1,250,001 - 1,500,000	63	17	27%
1,500,001 - 1,750,000	62	10	16%
1,750,001 - 2,000,000	39	4	10%
2,000,001 - 2,250,000	10	0	NA
2,250,001 - 2,500,000	20	1	5%
2,500,001 - 2,750,000	10	0	NA
2,750,001 - 3,000,000	11	2	18%
3,000,001 - 3,500,000	12	1	8%
3,500,001 - 4,000,000	5	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	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	5	0	NA
TOTAL*	292	60	21%

2 Bedrooms & Less	10	0	NA
3 to 4 Bedrooms	152	30	20%
5 to 6 Bedrooms	99	28	28%
7 Bedrooms & More	31	2	6%
TOTAL*	292	60	21%

SnapStats®	September	October	Variance
Inventory	306	292	-5%
Solds	73	60	-18%
Sale Price	\$1,328,000	\$1,321,500	0%
Sale Price SQFT	\$538	\$526	-2%
Sale to List Price Ratio	96%	97%	1%
Days on Market	25	27	8%

*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

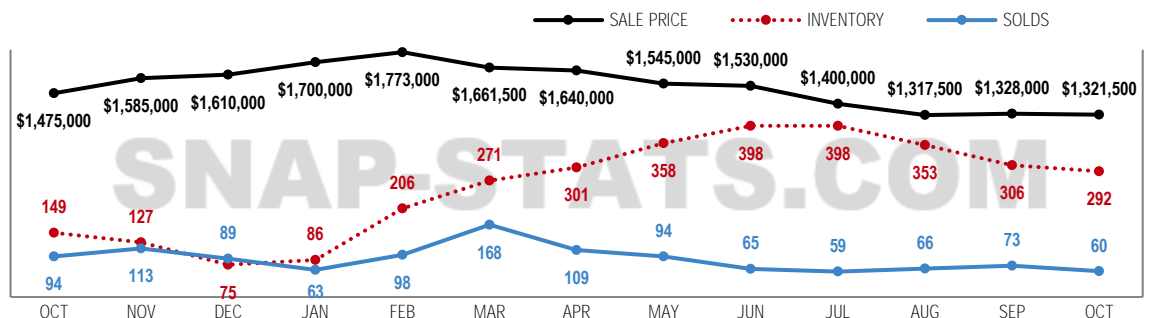
SnapStats®	Inventory	Sales	Sales Ratio
Aldergrove	24	12	50%
Brookwood	46	15	33%
Campbell Valley	8	0	NA
County Line Glen Valley	1	0	NA
Fort Langley	18	0	NA
Langley City	55	6	11%
Murrayville	30	6	20%
Otter District	2	0	NA
Salmon River	16	1	6%
Walnut Grove	33	10	30%
Willoughby Heights	59	10	17%
TOTAL*	292	60	21%

Market Summary

- Market Type Indicator **LANGLEY DETACHED**: Sellers Market at 21% Sales Ratio average (2.1 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 54% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$2.25 mil to \$2.5 mil, Langley City, Salmon River and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Aldergrove and 5 to 6 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	16	2	13%
400,001 – 500,000	79	17	22%
500,001 – 600,000	110	30	27%
600,001 – 700,000	79	20	25%
700,001 – 800,000	72	23	32%
800,001 – 900,000	51	15	29%
900,001 – 1,000,000	29	3	10%
1,000,001 – 1,250,000	18	4	22%
1,250,001 – 1,500,000	8	0	NA
1,500,001 – 1,750,000	4	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*	466	115	25%

0 to 1 Bedroom	97	17	18%
2 Bedrooms	234	59	25%
3 Bedrooms	93	31	33%
4 Bedrooms & Greater	42	8	19%
TOTAL*	466	115	25%

SnapStats®	September	October	Variance
Inventory	479	466	-3%
Solds	111	115	4%
Sale Price	\$619,000	\$637,500	3%
Sale Price SQFT	\$538	\$536	0%
Sale to List Price Ratio	100%	99%	-1%
Days on Market	16	19	19%

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

Community CONDOS & TOWNHOMES

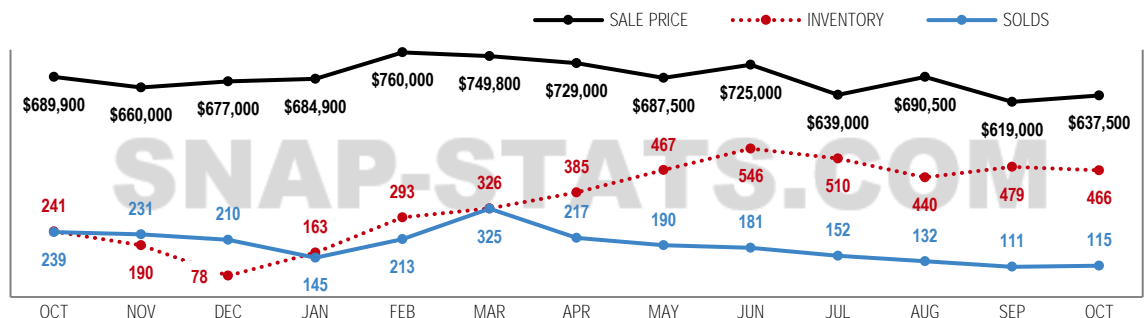
SnapStats®	Inventory	Sales	Sales Ratio
Aldergrove	11	6	55%
Brookwood	0	0	NA
Campbell Valley	0	0	NA
County Line Glen Valley	0	0	NA
Fort Langley	8	0	NA
Langley City	150	32	21%
Murrayville	20	9	45%
Otter District	0	0	NA
Salmon River	6	1	17%
Walnut Grove	36	10	28%
Willoughby Heights	235	57	24%
TOTAL*	466	115	25%

Market Summary

- Market Type Indicator **LANGLEY ATTACHED**: Sellers Market at 25% Sales Ratio average (2.5 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band** \$700,000 to \$800,000 with average 32% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$900,000 to \$1 mil, Langley City, Walnut Grove, Willoughby Heights and up to 1 bedroom
- Sellers Best Bet** Selling homes in Aldergrove, Murrayville and 3 bedroom properties

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Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 - 700,000	3	0	NA
700,001 - 800,000	5	3	60%
800,001 - 900,000	16	10	63%
900,001 - 1,000,000	30	7	23%
1,000,001 - 1,250,000	83	23	28%
1,250,001 - 1,500,000	82	8	10%
1,500,001 - 1,750,000	28	0	NA
1,750,001 - 2,000,000	16	1	6%
2,000,001 - 2,250,000	9	0	NA
2,250,001 - 2,500,000	4	0	NA
2,500,001 - 2,750,000	6	0	NA
2,750,001 - 3,000,000	3	0	NA
3,000,001 - 3,500,000	3	1	33%
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*	289	53	18%

2 Bedrooms & Less	11	0	NA
3 to 4 Bedrooms	135	34	25%
5 to 6 Bedrooms	114	17	15%
7 Bedrooms & More	29	2	7%
TOTAL*	289	53	18%

SnapStats®	September	October	Variance
Inventory	328	289	-12%
Solds	39	53	36%
Sale Price	\$1,050,000	\$1,050,000	0%
Sale Price SQFT	\$453	\$399	-12%
Sale to List Price Ratio	93%	95%	2%
Days on Market	29	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.

Community DETACHED HOUSES

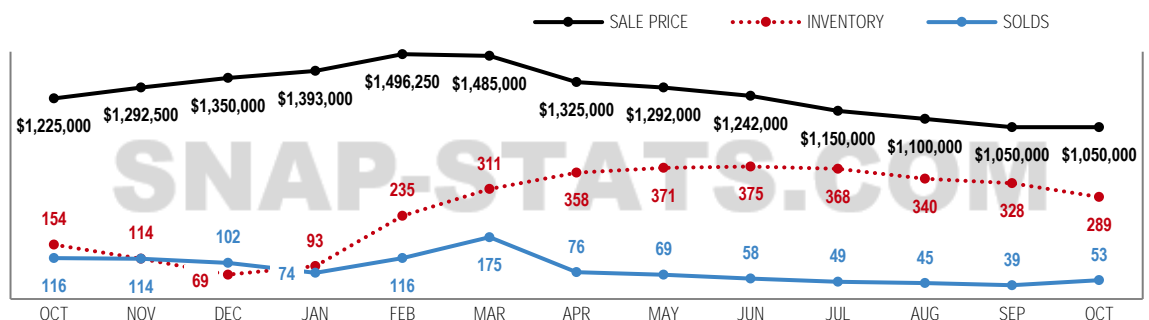
SnapStats®	Inventory	Sales	Sales Ratio
Abbotsford East	109	28	26%
Abbotsford West	81	13	16%
Aberdeen	12	6	50%
Bradner	0	0	NA
Central Abbotsford	62	4	6%
Matsqui	2	0	NA
Poplar	18	2	11%
Sumas Mountain	3	0	NA
Sumas Prairie	2	0	NA
TOTAL*	289	53	18%

Market Summary

- Market Type Indicator **ABBOTSFORD DETACHED**: Balanced Market at 18% Sales Ratio average (1.8 in 10 homes selling rate)
- Homes are selling on average 5% below list price
- Most Active Price Band** \$800,000 to \$900,000 with average 63% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.75 mil to \$2 mil, Central Abbotsford and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Aberdeen and 3 to 4 bedroom properties

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13 Month Market Trend



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SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	1	NA*
200,001 – 300,000	34	11	32%
300,001 – 400,000	94	18	19%
400,001 – 500,000	85	23	27%
500,001 – 600,000	52	16	31%
600,001 – 700,000	51	8	16%
700,001 – 800,000	43	4	9%
800,001 – 900,000	21	0	NA
900,001 – 1,000,000	5	2	40%
1,000,001 – 1,250,000	2	0	NA
1,250,001 – 1,500,000	12	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*	399	83	21%

0 to 1 Bedroom	54	14	26%
2 Bedrooms	227	52	23%
3 Bedrooms	82	13	16%
4 Bedrooms & Greater	36	4	11%
TOTAL*	399	83	21%

SnapStats®	September	October	Variance
Inventory	433	399	-8%
Solds	90	83	-8%
Sale Price	\$545,000	\$448,000	-18%
Sale Price SQFT	\$427	\$391	-8%
Sale to List Price Ratio	98%	96%	-2%
Days on Market	26	21	-19%

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

Community CONDOS & TOWNHOMES

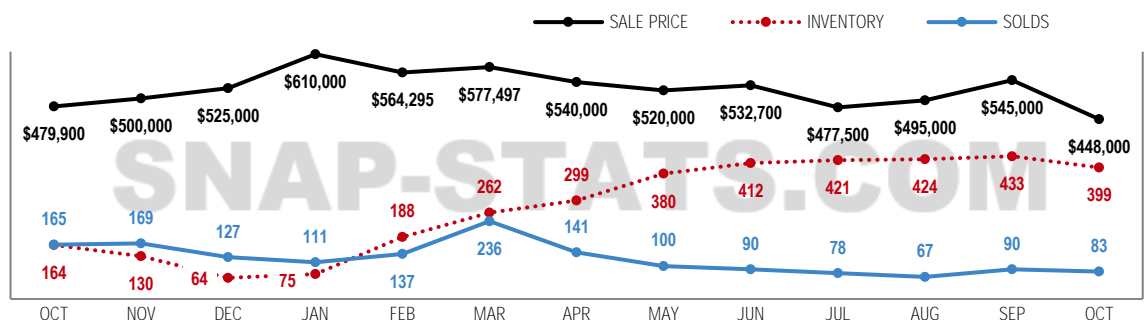
SnapStats®	Inventory	Sales	Sales Ratio
Abbotsford East	52	13	25%
Abbotsford West	146	30	21%
Aberdeen	4	0	NA
Bradner	0	0	NA
Central Abbotsford	176	37	21%
Matsqui	0	1	NA*
Poplar	21	2	10%
Sumas Mountain	0	0	NA
Sumas Prairie	0	0	NA
TOTAL*	399	83	21%

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 4% below list price
- Most Active Price Band** \$200,000 to \$300,000 with average 32% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$700,000 to \$800,000, Poplar and minimum 4 bedroom properties
- Sellers Best Bet** Selling homes in Abbotsford East and up to 1 bedroom properties

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Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 - 700,000	10	2	20%
700,001 - 800,000	19	4	21%
800,001 - 900,000	29	3	10%
900,001 - 1,000,000	34	9	26%
1,000,001 - 1,250,000	39	3	8%
1,250,001 - 1,500,000	36	2	6%
1,500,001 - 1,750,000	10	0	NA
1,750,001 - 2,000,000	10	1	10%
2,000,001 - 2,250,000	3	0	NA
2,250,001 - 2,500,000	2	0	NA
2,500,001 - 2,750,000	0	0	NA
2,750,001 - 3,000,000	2	0	NA
3,000,001 - 3,500,000	2	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*	198	24	12%

2 Bedrooms & Less	20	3	15%
3 to 4 Bedrooms	103	12	12%
5 to 6 Bedrooms	59	8	14%
7 Bedrooms & More	16	1	6%
TOTAL*	198	24	12%

SnapStats®	September	October	Variance
Inventory	218	198	-9%
Solds	25	24	-4%
Sale Price	\$892,000	\$942,500	6%
Sale Price SQFT	\$400	\$370	-8%
Sale to List Price Ratio	96%	95%	-1%
Days on Market	21	20	-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 DETACHED HOUSES

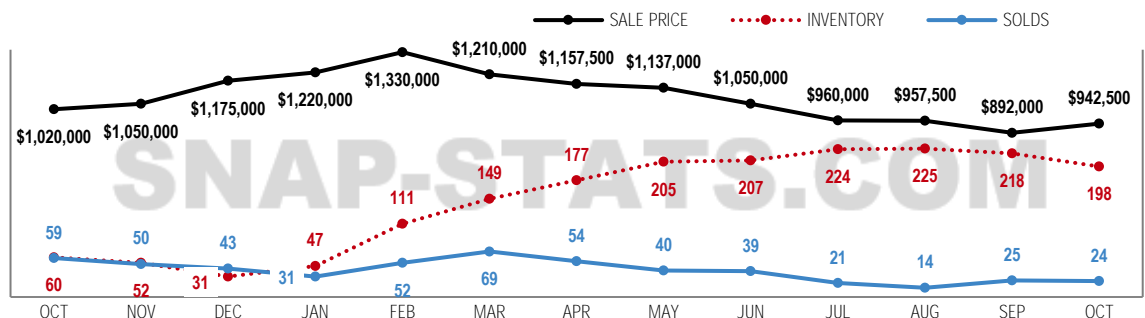
SnapStats®	Inventory	Sales	Sales Ratio
Dewdney Deroche	1	0	NA
Durieu	4	0	NA
Hatzic	12	4	33%
Hemlock	2	0	NA
Lake Errock	9	2	22%
Mission	158	18	11%
Mission West	10	0	NA
Stave Falls	2	0	NA
Steelhead	0	0	NA
TOTAL*	198	24	12%

Market Summary

- Market Type Indicator **MISSION DETACHED**: Balanced Market at 12% Sales Ratio average (1.2 in 10 homes selling rate)
- Homes are selling on average 5% below list price
- Most Active Price Band** \$900,000 to \$1 mil with average 26% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.25 mil to \$1.5 mil, Mission and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Hemlock and up to 2 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	5	1	20%
400,001 – 500,000	11	1	9%
500,001 – 600,000	11	0	NA
600,001 – 700,000	11	2	18%
700,001 – 800,000	7	2	29%
800,001 – 900,000	0	0	NA
900,001 – 1,000,000	0	0	NA
1,000,001 – 1,250,000	0	0	NA
1,250,001 – 1,500,000	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*	45	6	13%

0 to 1 Bedroom	11	0	NA
2 Bedrooms	15	3	20%
3 Bedrooms	19	2	11%
4 Bedrooms & Greater	0	1	NA*
TOTAL*	45	6	13%

SnapStats®	September	October	Variance
Inventory	50	45	-10%
Solds	9	6	-33%
Sale Price	\$575,000	\$634,750	10%
Sale Price SQFT	\$406	\$433	7%
Sale to List Price Ratio	96%	99%	3%
Days on Market	43	25	-42%

*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

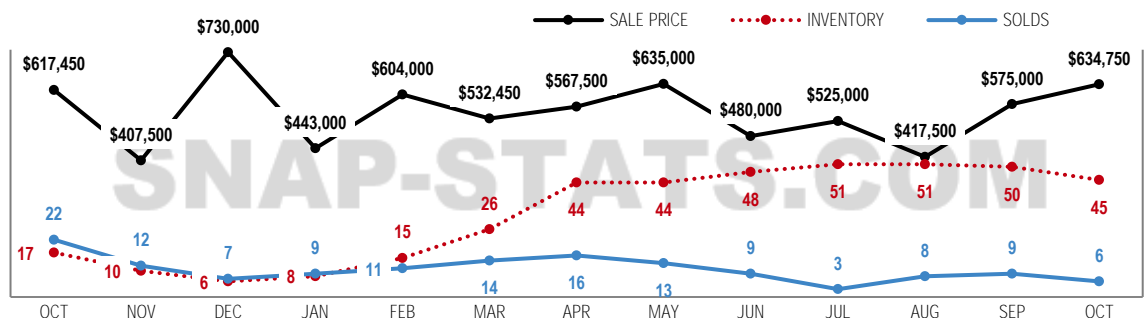
SnapStats®	Inventory	Sales	Sales Ratio
Dewdney Deroche	0	0	NA
Durieu	0	0	NA
Hatzic	0	0	NA
Hemlock	5	0	NA
Lake Errock	0	0	NA
Mission	38	5	13%
Mission West	2	1	50%
Stave Falls	0	0	NA
Steelhead	0	0	NA
TOTAL*	45	6	13%

Market Summary

- Market Type Indicator **MISSION ATTACHED**: Balanced Market at 13% Sales Ratio average (1.3 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band** \$600,000 to \$700,000 with average 18% Sales Ratio (Balanced market)
- Buyers Best Bet** Homes between \$400,000 to \$500,000 and 3 bedroom properties
- Sellers Best Bet** Selling homes in Mission and 2 bedroom properties

**With minimum inventory of 10 in most instances

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