

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	1	0	NA
700,001 - 800,000	1	0	NA
800,001 - 900,000	0	2	NA*
900,001 - 1,000,000	7	6	86%
1,000,001 - 1,250,000	61	22	36%
1,250,001 - 1,500,000	110	20	18%
1,500,001 - 1,750,000	109	9	8%
1,750,001 - 2,000,000	122	4	3%
2,000,001 - 2,250,000	53	4	8%
2,250,001 - 2,500,000	48	1	2%
2,500,001 - 2,750,000	28	0	NA
2,750,001 - 3,000,000	35	0	NA
3,000,001 - 3,500,000	20	0	NA
3,500,001 - 4,000,000	6	0	NA
4,000,001 - 4,500,000	1	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	0	0	NA
TOTAL*	603	68	11%

2 Bedrooms & Less	24	3	13%
3 to 4 Bedrooms	194	35	18%
5 to 6 Bedrooms	200	19	10%
7 Bedrooms & More	185	11	6%
TOTAL*	603	68	11%

SnapStats®	October	November	Variance
Inventory	667	603	-10%
Solds	66	68	3%
Sale Price	\$1,352,500	\$1,290,000	-5%
Sale Price SQFT	\$592	\$555	-6%
Sale to List Price Ratio	91%	94%	3%
Days on Market	21	26	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

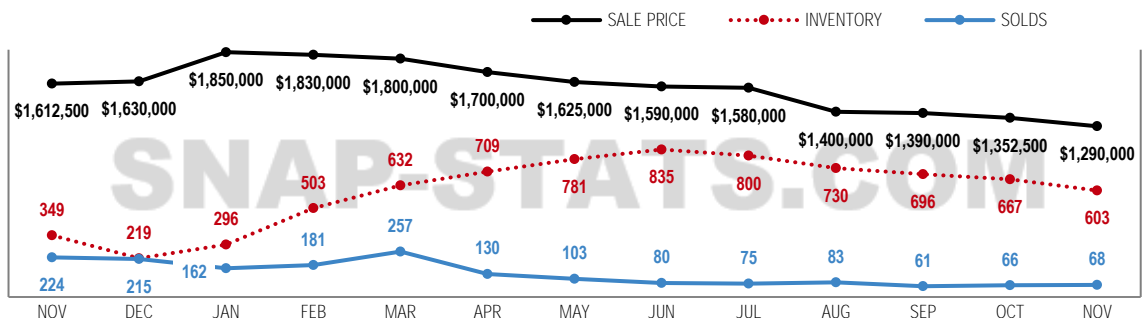
SnapStats®	Inventory	Sales	Sales Ratio
Bear Creek Green Timbers	40	7	18%
Bolivar Heights	65	11	17%
Bridgeview	17	1	6%
Cedar Hills	22	6	27%
East Newton	62	3	5%
Fleetwood Tynehead	64	10	16%
Fraser Heights	41	5	12%
Guildford	35	3	9%
Panorama Ridge	63	3	5%
Port Kells	0	1	NA*
Queen Mary Park	36	1	3%
Royal Heights	14	0	NA
Sullivan Station	44	4	9%
West Newton	56	8	14%
Whalley	44	5	11%
TOTAL*	603	68	11%

Market Summary

- Market Type Indicator **SURREY DETACHED**: Buyers Market at 11% Sales Ratio average (1.1 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 36% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$2.25 mil to \$2.5 mil, Queen Mary Park and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Cedar Hills 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	1	NA*
200,001 – 300,000	5	0	NA
300,001 – 400,000	49	14	29%
400,001 – 500,000	151	30	20%
500,001 – 600,000	156	34	22%
600,001 – 700,000	139	16	12%
700,001 – 800,000	84	19	23%
800,001 – 900,000	107	11	10%
900,001 – 1,000,000	74	9	12%
1,000,001 – 1,250,000	53	3	6%
1,250,001 – 1,500,000	9	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*	828	137	17%

0 to 1 Bedroom	216	33	15%
2 Bedrooms	278	56	20%
3 Bedrooms	237	32	14%
4 Bedrooms & Greater	97	16	16%
TOTAL*	828	137	17%

SnapStats®	October	November	Variance
Inventory	838	828	-1%
Solds	159	137	-14%
Sale Price	\$575,000	\$580,000	1%
Sale Price SQFT	\$536	\$587	10%
Sale to List Price Ratio	96%	98%	2%
Days on Market	17	15	-12%

*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

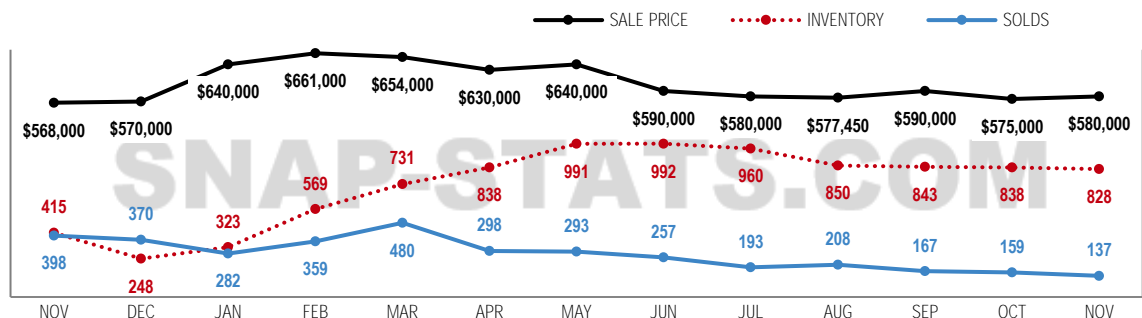
SnapStats®	Inventory	Sales	Sales Ratio
Bear Creek Green Timbers	17	5	29%
Bolivar Heights	11	1	9%
Bridgeview	1	1	100%
Cedar Hills	3	2	67%
East Newton	57	16	28%
Fleetwood Tynehead	90	20	22%
Fraser Heights	10	1	10%
Guildford	92	24	26%
Panorama Ridge	20	2	10%
Port Kells	0	0	NA
Queen Mary Park	39	6	15%
Royal Heights	1	1	100%
Sullivan Station	80	12	15%
West Newton	88	9	10%
Whalley	319	37	12%
TOTAL*	828	137	17%

Market Summary

- Market Type Indicator **SURREY ATTACHED**: Balanced Market at 17% Sales Ratio average (1.7 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band** \$300,000 to \$400,000 with average 29% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1 mil to \$1.25 mil, Bolivar Heights, Fraser Heights, Panorama Ridge and West Newton
- Sellers Best Bet** Selling homes in Bear Creek Green Timbers, East Newton, Guildford and 2 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	1	0	NA
800,001 - 900,000	0	0	NA
900,001 - 1,000,000	0	0	NA
1,000,001 - 1,250,000	5	1	20%
1,250,001 - 1,500,000	36	11	31%
1,500,001 - 1,750,000	44	2	5%
1,750,001 - 2,000,000	56	4	7%
2,000,001 - 2,250,000	31	9	29%
2,250,001 - 2,500,000	33	2	6%
2,500,001 - 2,750,000	26	1	4%
2,750,001 - 3,000,000	30	1	3%
3,000,001 - 3,500,000	26	0	NA
3,500,001 - 4,000,000	22	0	NA
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	2	0	NA
6,000,001 - 6,500,000	1	0	NA
6,500,001 - 7,000,000	6	0	NA
7,000,001 & Greater	8	0	NA
TOTAL*	347	31	9%

2 Bedrooms & Less	25	0	NA
3 to 4 Bedrooms	162	21	13%
5 to 6 Bedrooms	132	9	7%
7 Bedrooms & More	28	1	4%
TOTAL*	347	31	9%

SnapStats®	October	November	Variance
Inventory	344	347	1%
Solds	49	31	-37%
Sale Price	\$1,840,000	\$1,880,000	2%
Sale Price SQFT	\$582	\$605	4%
Sale to List Price Ratio	97%	95%	-2%
Days on Market	24	22	-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

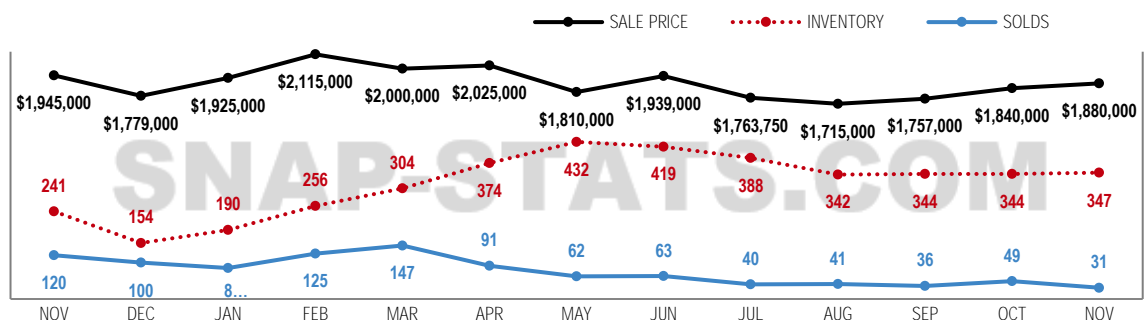
SnapStats®	Inventory	Sales	Sales Ratio
Crescent Beach Ocean Park	57	7	12%
Elgin Chantrell	47	6	13%
Grandview	24	3	13%
Hazelmere	2	0	NA
King George Corridor	51	4	8%
Morgan Creek	17	3	18%
Pacific Douglas	24	3	13%
Sunnyside Park	38	4	11%
White Rock	87	1	1%
TOTAL*	347	31	9%

Market Summary

- Market Type Indicator **S SURREY WHITE ROCK DETACHED**: Buyers Market at 9% Sales Ratio average (9 in 100 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 31% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$2.75 mil to \$3 mil, White Rock 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	1	NA*
300,001 – 400,000	9	4	44%
400,001 – 500,000	21	7	33%
500,001 – 600,000	37	16	43%
600,001 – 700,000	36	8	22%
700,001 – 800,000	27	13	48%
800,001 – 900,000	29	10	34%
900,001 – 1,000,000	36	10	28%
1,000,001 – 1,250,000	46	16	35%
1,250,001 – 1,500,000	21	3	14%
1,500,001 – 1,750,000	5	0	NA
1,750,001 – 2,000,000	3	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	1	0	NA
2,750,001 – 3,000,000	0	0	NA
3,000,001 – 3,500,000	3	0	NA
3,500,001 – 4,000,000	3	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	278	88	32%

0 to 1 Bedroom	32	9	28%
2 Bedrooms	143	45	31%
3 Bedrooms	65	23	35%
4 Bedrooms & Greater	38	11	29%
TOTAL*	278	88	32%

SnapStats®	October	November	Variance
Inventory	316	278	-12%
Solds	96	88	-8%
Sale Price	\$792,500	\$777,500	-2%
Sale Price SQFT	\$573	\$581	1%
Sale to List Price Ratio	99%	97%	-2%
Days on Market	17	13	-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 CONDOS & TOWNHOMES

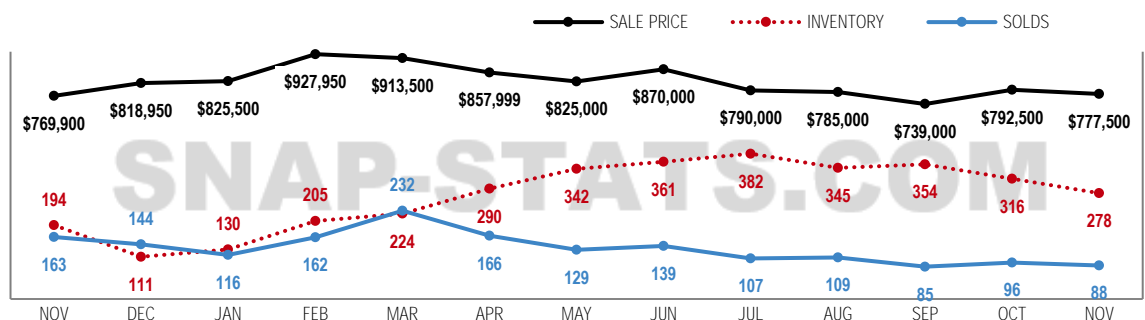
SnapStats®	Inventory	Sales	Sales Ratio
Crescent Beach Ocean Park	3	2	67%
Elgin Chantrell	9	2	22%
Grandview	61	23	38%
Hazelmere	0	0	NA
King George Corridor	44	23	52%
Morgan Creek	13	2	15%
Pacific Douglas	15	5	33%
Sunnyside Park	18	11	61%
White Rock	115	20	17%
TOTAL*	278	88	32%

Market Summary

- Market Type Indicator **S SURREY WHITE ROCK ATTACHED**: Sellers Market at 32% Sales Ratio average (3.2 in 10 homes selling rate)
- Homes are selling on average 3% below list price
- Most Active Price Band** \$700,000 to \$800,000 with average 48% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.25 mil to \$1.5 mil, Morgan Creek, White Rock and up to 1 bedroom properties
- Sellers Best Bet** Selling homes in King George Corridor, Sunnyside Park and 3 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	1	0	NA
1,000,001 - 1,250,000	9	3	33%
1,250,001 - 1,500,000	37	4	11%
1,500,001 - 1,750,000	17	1	6%
1,750,001 - 2,000,000	16	2	13%
2,000,001 - 2,250,000	2	0	NA
2,250,001 - 2,500,000	13	0	NA
2,500,001 - 2,750,000	3	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	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*	101	10	10%

2 Bedrooms & Less	2	0	NA
3 to 4 Bedrooms	52	8	15%
5 to 6 Bedrooms	33	0	NA
7 Bedrooms & More	14	2	14%
TOTAL*	101	10	10%

SnapStats®	October	November	Variance
Inventory	104	101	-3%
Solds	14	10	-29%
Sale Price	\$1,263,000	\$1,290,000	2%
Sale Price SQFT	\$530	\$483	-9%
Sale to List Price Ratio	93%	91%	-2%
Days on Market	9	26	189%

Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Annieville	22	2	9%
Nordel	25	1	4%
Scottsdale	33	2	6%
Sunshine Hills Woods	21	5	24%
TOTAL*	101	10	10%

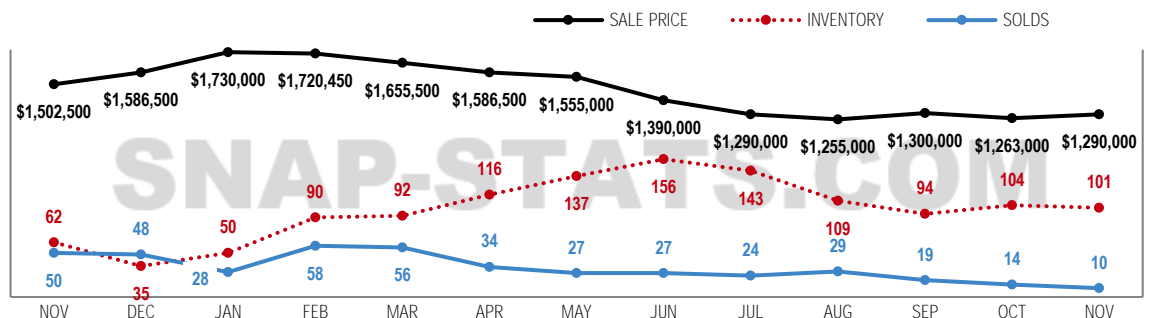
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **NORTH DELTA DETACHED**: 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 33% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.5 mil to \$1.75 mil, Annieville, Nordel, Scottsdale 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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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	0	NA
400,001 – 500,000	5	1	20%
500,001 – 600,000	9	1	11%
600,001 – 700,000	8	1	13%
700,001 – 800,000	6	2	33%
800,001 – 900,000	5	3	60%
900,001 – 1,000,000	6	0	NA
1,000,001 – 1,250,000	6	0	NA
1,250,001 – 1,500,000	2	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	8	16%
0 to 1 Bedroom	9	1	11%
2 Bedrooms	14	1	7%
3 Bedrooms	20	3	15%
4 Bedrooms & Greater	7	3	43%
TOTAL*	50	8	16%

SnapStats®	October	November	Variance
Inventory	45	50	11%
Solds	17	8	-53%
Sale Price	\$600,000	\$720,000	20%
Sale Price SQFT	\$421	\$523	24%
Sale to List Price Ratio	96%	97%	1%
Days on Market	10	17	70%

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

Community CONDOS & TOWNHOMES

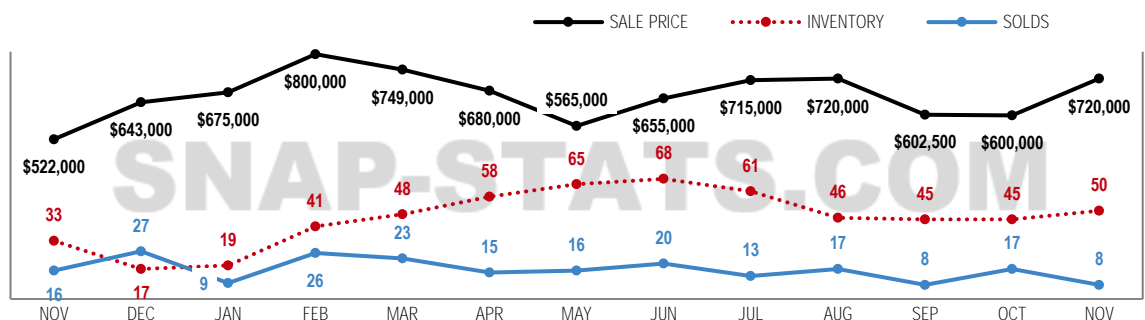
SnapStats®	Inventory	Sales	Sales Ratio
Annieville	11	2	18%
Nordel	10	0	NA
Scottsdale	15	3	20%
Sunshine Hills Woods	14	3	21%
TOTAL*	50	8	16%

Market Summary

- Market Type Indicator **NORTH DELTA ATTACHED**: Balanced Market at 16% Sales Ratio average (1.6 in 10 homes selling rate)
- Homes are selling on average 3% below list price
- Most Active Price Band** \$600,000 to \$700,000 with average 13% Sales Ratio (Balanced market)
- Buyers Best Bet** Homes between \$500,000 to \$600,000, Annieville and 2 bedroom properties
- Sellers Best Bet** Selling homes in Scottsdale, Sunshine Hills Woods and 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	0	NA
1,000,001 - 1,250,000	12	8	67%
1,250,001 - 1,500,000	34	8	24%
1,500,001 - 1,750,000	21	2	10%
1,750,001 - 2,000,000	8	1	13%
2,000,001 - 2,250,000	6	0	NA
2,250,001 - 2,500,000	5	2	40%
2,500,001 - 2,750,000	3	0	NA
2,750,001 - 3,000,000	2	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*	94	21	22%

2 Bedrooms & Less	4	0	NA
3 to 4 Bedrooms	39	9	23%
5 to 6 Bedrooms	35	9	26%
7 Bedrooms & More	16	3	19%
TOTAL*	94	21	22%

SnapStats®	October	November	Variance
Inventory	111	94	-15%
Solds	23	21	-9%
Sale Price	\$1,280,000	\$1,299,888	2%
Sale Price SQFT	\$468	\$484	3%
Sale to List Price Ratio	95%	100%	5%
Days on Market	22	8	-64%

*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

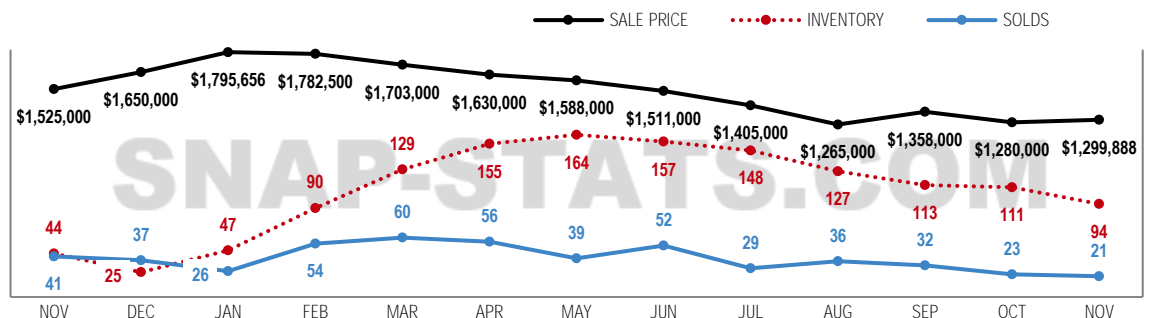
SnapStats®	Inventory	Sales	Sales Ratio
Clayton	21	2	10%
Cloverdale	72	19	26%
Serpentine	1	0	NA
TOTAL*	94	21	22%

Market Summary

- Market Type Indicator **CLOVERDALE DETACHED**: Sellers Market at 22% Sales Ratio average (2.2 in 10 homes selling rate)
- Homes are selling on average 100% of list price
- Most Active Price Band** \$1 mil to \$1.25 mil with average 67% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.5 mil to \$1.75 mil, Clayton and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Cloverdale 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	0	NA
300,001 – 400,000	2	0	NA
400,001 – 500,000	4	2	50%
500,001 – 600,000	19	7	37%
600,001 – 700,000	21	6	29%
700,001 – 800,000	23	6	26%
800,001 – 900,000	26	7	27%
900,001 – 1,000,000	9	3	33%
1,000,001 – 1,250,000	3	1	33%
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*	107	32	30%
0 to 1 Bedroom	7	2	29%
2 Bedrooms	45	14	31%
3 Bedrooms	42	12	29%
4 Bedrooms & Greater	13	4	31%
TOTAL*	107	32	30%

SnapStats®	October	November	Variance
Inventory	117	107	-9%
Solds	47	32	-32%
Sale Price	\$725,000	\$725,000	0%
Sale Price SQFT	\$547	\$543	-1%
Sale to List Price Ratio	98%	97%	-1%
Days on Market	14	19	36%

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

Community CONDOS & TOWNHOMES

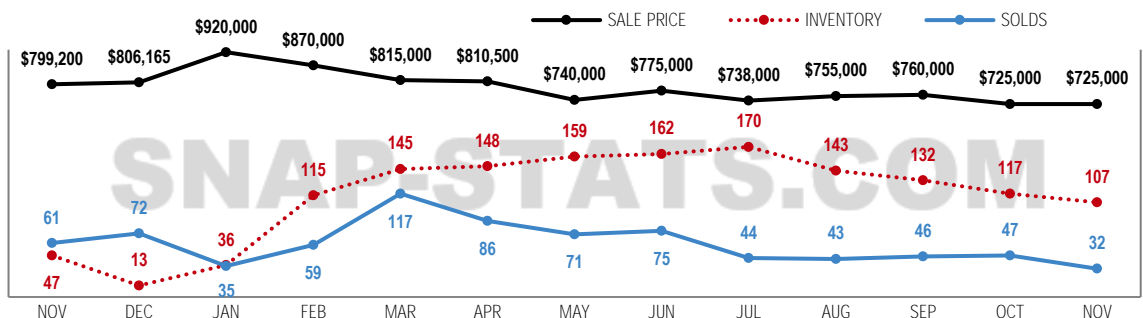
SnapStats®	Inventory	Sales	Sales Ratio
Clayton	55	19	35%
Cloverdale	52	13	25%
Serpentine	0	0	NA
TOTAL*	107	32	30%

Market Summary

- Market Type Indicator **CLOVERDALE ATTACHED**: Sellers Market at 30% Sales Ratio average (3 in 10 homes selling rate)
- Homes are selling on average 3% below list price
- Most Active Price Band** \$500,000 to \$600,000 with average 37% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$700,000 to \$800,000, Cloverdale and 3 bedroom properties
- Sellers Best Bet** Selling homes in Clayton, 2 bedrooms and minimum 4 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	1	50%
800,001 - 900,000	0	3	NA*
900,001 - 1,000,000	6	7	117%*
1,000,001 - 1,250,000	39	16	41%
1,250,001 - 1,500,000	56	20	36%
1,500,001 - 1,750,000	51	6	12%
1,750,001 - 2,000,000	35	3	9%
2,000,001 - 2,250,000	11	3	27%
2,250,001 - 2,500,000	21	0	NA
2,500,001 - 2,750,000	12	0	NA
2,750,001 - 3,000,000	9	0	NA
3,000,001 - 3,500,000	13	0	NA
3,500,001 - 4,000,000	1	0	NA
4,000,001 - 4,500,000	2	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	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	5	0	NA
TOTAL*	267	59	22%

2 Bedrooms & Less	10	1	10%
3 to 4 Bedrooms	131	35	27%
5 to 6 Bedrooms	100	20	20%
7 Bedrooms & More	26	3	12%
TOTAL*	267	59	22%

SnapStats®	October	November	Variance
Inventory	292	267	-9%
Solds	60	59	-2%
Sale Price	\$1,321,500	\$1,275,000	-4%
Sale Price SQFT	\$526	\$502	-5%
Sale to List Price Ratio	97%	97%	0%
Days on Market	27	22	-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 DETACHED HOUSES

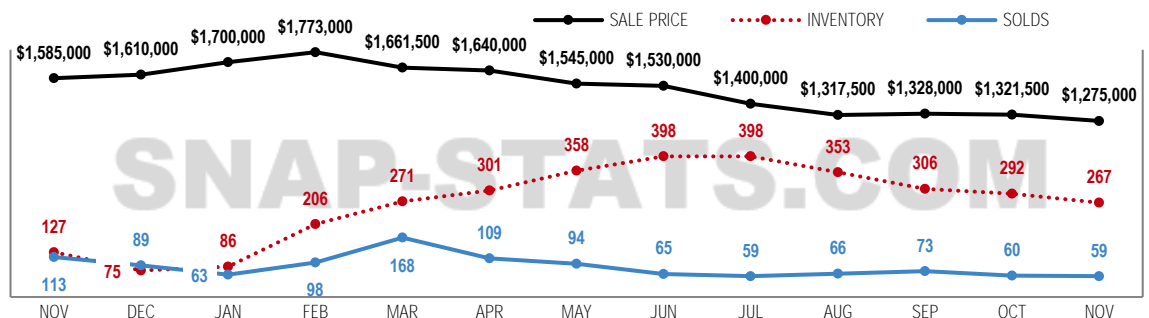
SnapStats®	Inventory	Sales	Sales Ratio
Aldergrove	24	7	29%
Brookwood	43	6	14%
Campbell Valley	7	0	NA
County Line Glen Valley	0	0	NA
Fort Langley	16	0	NA
Langley City	60	7	12%
Murrayville	26	6	23%
Otter District	2	0	NA
Salmon River	14	2	14%
Walnut Grove	26	17	65%
Willoughby Heights	49	14	29%
TOTAL*	267	59	22%

Market Summary

- Market Type Indicator **LANGLEY DETACHED**: Sellers Market at 22% Sales Ratio average (2.2 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 41% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.75 mil to \$2 mil, Brookwood, Langley City, Salmon River and up to 2 bedroom properties
- Sellers Best Bet** Selling homes in Walnut Grove and 3 to 4 bedroom properties

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SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	0	0	NA
300,001 – 400,000	9	13	144%*
400,001 – 500,000	71	32	45%
500,001 – 600,000	106	23	22%
600,001 – 700,000	72	15	21%
700,001 – 800,000	67	17	25%
800,001 – 900,000	45	15	33%
900,001 – 1,000,000	26	4	15%
1,000,001 – 1,250,000	16	3	19%
1,250,001 – 1,500,000	7	1	14%
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*	423	123	29%

0 to 1 Bedroom	68	40	59%
2 Bedrooms	224	55	25%
3 Bedrooms	89	23	26%
4 Bedrooms & Greater	42	5	12%
TOTAL*	423	123	29%

SnapStats®	October	November	Variance
Inventory	466	423	-9%
Solds	115	123	7%
Sale Price	\$637,500	\$574,900	-10%
Sale Price SQFT	\$536	\$620	16%
Sale to List Price Ratio	99%	96%	-3%
Days on Market	19	21	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 CONDOS & TOWNHOMES

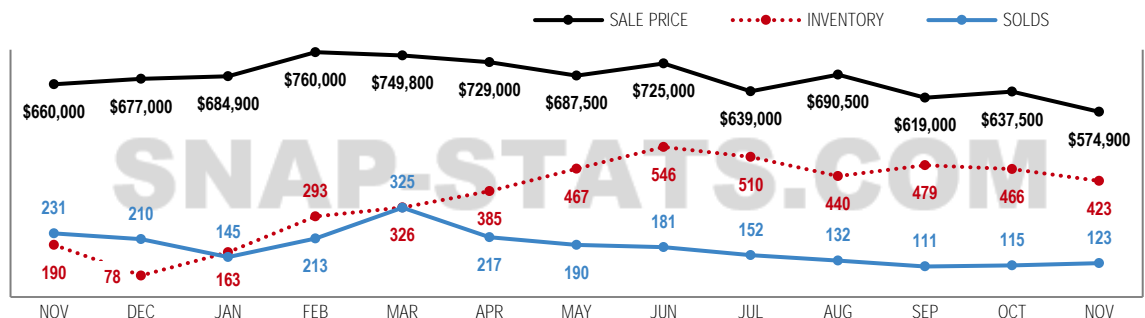
SnapStats®	Inventory	Sales	Sales Ratio
Aldergrove	13	3	23%
Brookwood	0	0	NA
Campbell Valley	0	0	NA
County Line Glen Valley	0	0	NA
Fort Langley	7	2	29%
Langley City	126	40	32%
Murrayville	16	6	38%
Otter District	0	0	NA
Salmon River	5	4	80%
Walnut Grove	32	13	41%
Willoughby Heights	224	55	25%
TOTAL*	423	123	29%

Market Summary

- Market Type Indicator **LANGLEY ATTACHED**: Sellers Market at 29% Sales Ratio average (2.9 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 >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$900,000 to \$1 mil, Aldergrove and minimum 4 bedroom properties
- Sellers Best Bet** Selling homes in Murrayville, Walnut Grove and up to 1 bedroom properties

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Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 - 700,000	3	1	33%
700,001 - 800,000	6	3	50%
800,001 - 900,000	12	10	83%
900,001 - 1,000,000	30	7	23%
1,000,001 - 1,250,000	65	17	26%
1,250,001 - 1,500,000	72	5	7%
1,500,001 - 1,750,000	34	4	12%
1,750,001 - 2,000,000	15	1	7%
2,000,001 - 2,250,000	8	0	NA
2,250,001 - 2,500,000	4	1	25%
2,500,001 - 2,750,000	4	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	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*	260	49	19%

2 Bedrooms & Less	10	0	NA
3 to 4 Bedrooms	119	24	20%
5 to 6 Bedrooms	102	19	19%
7 Bedrooms & More	29	6	21%
TOTAL*	260	49	19%

SnapStats®	October	November	Variance
Inventory	289	260	-10%
Solds	53	49	-8%
Sale Price	\$1,050,000	\$1,060,000	1%
Sale Price SQFT	\$399	\$376	-6%
Sale to List Price Ratio	95%	96%	1%
Days on Market	24	22	-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

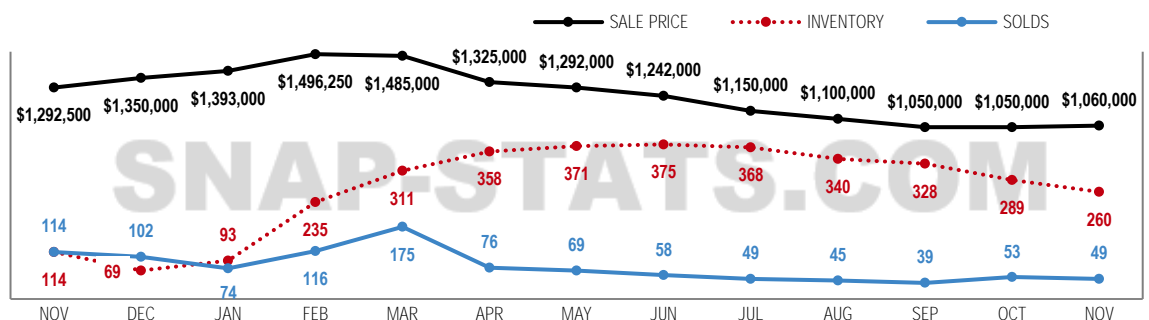
SnapStats®	Inventory	Sales	Sales Ratio
Abbotsford East	95	25	26%
Abbotsford West	71	9	13%
Aberdeen	9	4	44%
Bradner	2	0	NA
Central Abbotsford	59	8	14%
Matsqui	2	1	50%
Poplar	17	1	6%
Sumas Mountain	4	0	NA
Sumas Prairie	1	1	100%
TOTAL*	260	49	19%

Market Summary

- Market Type Indicator **ABBOTSFORD DETACHED**: Balanced Market at 19% Sales Ratio average (1.9 in 10 homes selling rate)
- Homes are selling on average 4% below list price
- Most Active Price Band** \$800,000 to \$900,000 with average 83% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.25 mil to \$1.5 mil / \$1.75 mil to \$2 mil, Poplar and 5 to 6 bedroom properties
- Sellers Best Bet** Selling homes in Aberdeen and minimum 7 bedroom properties

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SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	1	0	NA
200,001 – 300,000	31	11	35%
300,001 – 400,000	80	22	28%
400,001 – 500,000	76	14	18%
500,001 – 600,000	55	9	16%
600,001 – 700,000	48	7	15%
700,001 – 800,000	53	5	9%
800,001 – 900,000	12	2	17%
900,001 – 1,000,000	5	1	20%
1,000,001 – 1,250,000	2	0	NA
1,250,001 – 1,500,000	13	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*	376	71	19%

0 to 1 Bedroom	50	12	24%
2 Bedrooms	205	39	19%
3 Bedrooms	82	16	20%
4 Bedrooms & Greater	39	4	10%
TOTAL*	376	71	19%

SnapStats®	October	November	Variance
Inventory	399	376	-6%
Solds	83	71	-14%
Sale Price	\$448,000	\$435,000	-3%
Sale Price SQFT	\$391	\$408	4%
Sale to List Price Ratio	96%	95%	-1%
Days on Market	21	27	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

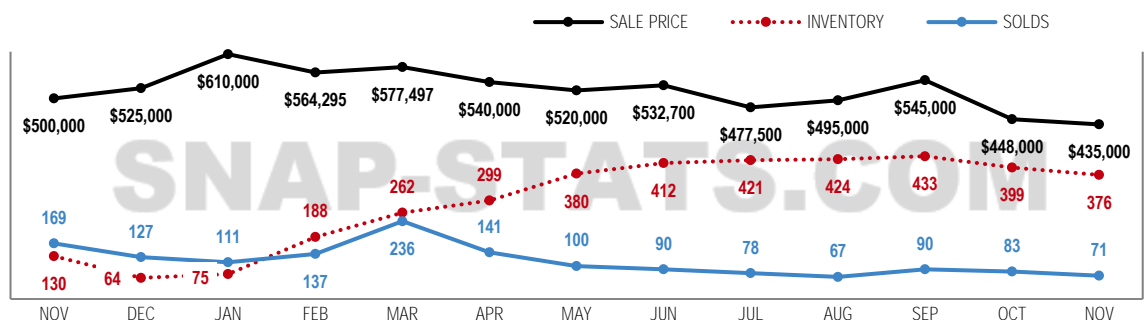
SnapStats®	Inventory	Sales	Sales Ratio
Abbotsford East	46	8	17%
Abbotsford West	138	24	17%
Aberdeen	4	1	25%
Bradner	0	0	NA
Central Abbotsford	163	35	21%
Matsqui	0	0	NA
Poplar	25	3	12%
Sumas Mountain	0	0	NA
Sumas Prairie	0	0	NA
TOTAL*	376	71	19%

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 5% below list price
- Most Active Price Band** \$200,000 to \$300,000 with average 35% 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 Central Abbotsford and up to 1 bedroom properties

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Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 - 700,000	7	5	71%
700,001 - 800,000	20	7	35%
800,001 - 900,000	21	8	38%
900,001 - 1,000,000	32	2	6%
1,000,001 - 1,250,000	28	8	29%
1,250,001 - 1,500,000	29	0	NA
1,500,001 - 1,750,000	10	0	NA
1,750,001 - 2,000,000	8	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	0	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	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*	164	30	18%

2 Bedrooms & Less	16	3	19%
3 to 4 Bedrooms	84	13	15%
5 to 6 Bedrooms	52	12	23%
7 Bedrooms & More	12	2	17%
TOTAL*	164	30	18%

SnapStats®	October	November	Variance
Inventory	198	164	-17%
Solds	24	30	25%
Sale Price	\$942,500	\$827,500	-12%
Sale Price SQFT	\$370	\$374	1%
Sale to List Price Ratio	95%	93%	-2%
Days on Market	20	30	50%

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

Community DETACHED HOUSES

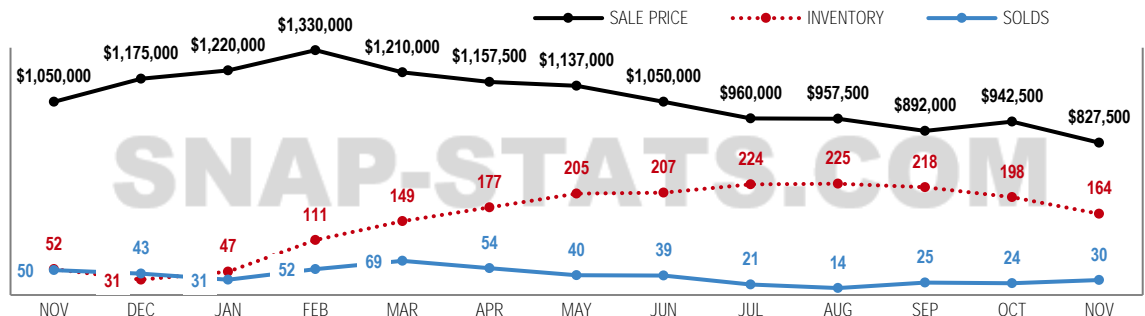
SnapStats®	Inventory	Sales	Sales Ratio
Dewdney Deroche	1	0	NA
Durieu	3	1	33%
Hatzic	9	0	NA
Hemlock	3	1	33%
Lake Errock	7	0	NA
Mission	135	25	19%
Mission West	5	2	40%
Stave Falls	1	1	100%
Steelhead	0	0	NA
TOTAL*	164	30	18%

Market Summary

- Market Type Indicator **MISSION DETACHED**: Balanced Market at 18% Sales Ratio average (1.8 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 38% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$900,000 to \$1 mil and 3 to 4 bedroom properties
- Sellers Best Bet** Selling homes in Mission 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	5	0	NA
400,001 – 500,000	15	1	7%
500,001 – 600,000	12	1	8%
600,001 – 700,000	12	0	NA
700,001 – 800,000	5	1	20%
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*	50	3	6%

0 to 1 Bedroom	12	0	NA
2 Bedrooms	20	0	NA
3 Bedrooms	18	3	17%
4 Bedrooms & Greater	0	0	NA
TOTAL*	50	3	6%

SnapStats®	October	November	Variance
Inventory	45	50	11%
Solds	6	3	-50%
Sale Price	\$634,750	\$565,000	-11%
Sale Price SQFT	\$433	\$372	-14%
Sale to List Price Ratio	99%	94%	-5%
Days on Market	25	23	-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 CONDOS & TOWNHOMES

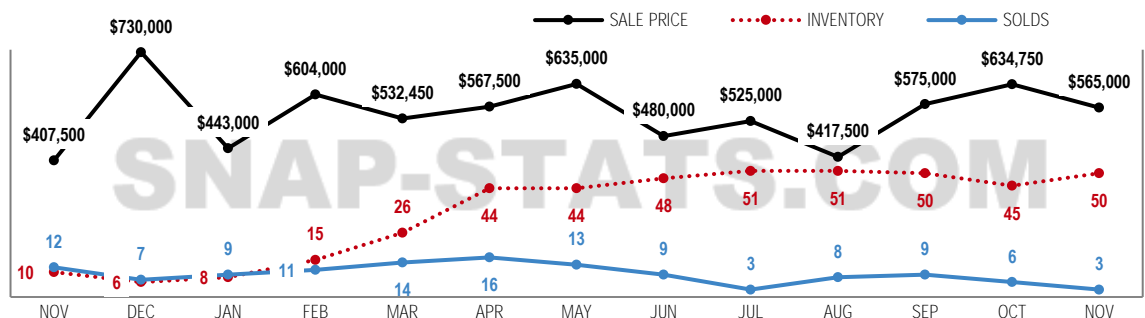
SnapStats®	Inventory	Sales	Sales Ratio
Dewdney Deroche	0	0	NA
Durieu	0	0	NA
Hatzic	0	0	NA
Hemlock	7	0	NA
Lake Errock	0	0	NA
Mission	41	3	7%
Mission West	2	0	NA
Stave Falls	0	0	NA
Steelhead	0	0	NA
TOTAL*	50	3	6%

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 6% below list price
- Most Active Price Band** \$500,000 to \$600,000 with average 8% Sales Ratio (Buyers market)
- Buyers Best Bet** Homes between \$400,000 to \$500,000
- Sellers Best Bet** Selling homes in Mission and 3 bedroom properties

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