

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	1	0	NA
900,001 - 1,000,000	6	3	50%
1,000,001 - 1,250,000	46	17	37%
1,250,001 - 1,500,000	66	16	24%
1,500,001 - 1,750,000	61	11	18%
1,750,001 - 2,000,000	87	6	7%
2,000,001 - 2,250,000	35	4	11%
2,250,001 - 2,500,000	39	3	8%
2,500,001 - 2,750,000	21	0	NA
2,750,001 - 3,000,000	31	0	NA
3,000,001 - 3,500,000	16	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	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	0	0	NA
TOTAL*	419	60	14%

2 Bedrooms & Less	17	1	6%
3 to 4 Bedrooms	138	28	20%
5 to 6 Bedrooms	134	16	12%
7 Bedrooms & More	130	15	12%
TOTAL*	419	60	14%

SnapStats®	November	December	Variance
Inventory	603	419	-31%
Solds	68	60	-12%
Sale Price	\$1,290,000	\$1,452,500	13%
Sale Price SQFT	\$555	\$566	2%
Sale to List Price Ratio	94%	98%	4%
Days on Market	26	27	4%

*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

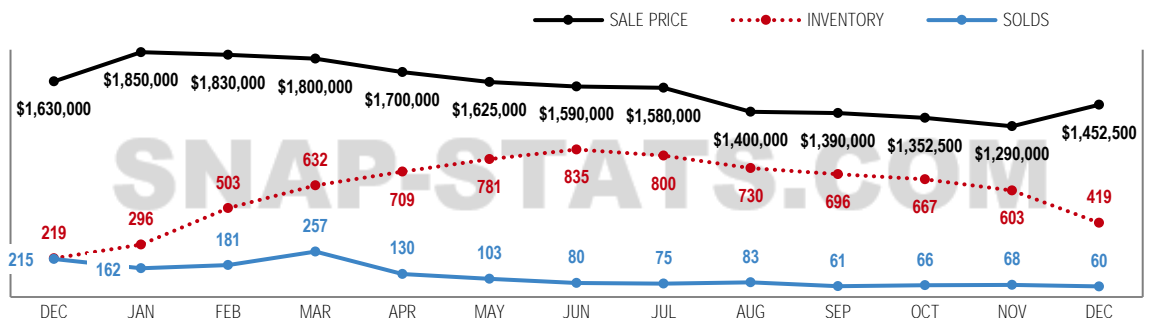
SnapStats®	Inventory	Sales	Sales Ratio
Bear Creek Green Timbers	22	6	27%
Bolivar Heights	45	3	7%
Bridgeview	14	2	14%
Cedar Hills	19	0	NA
East Newton	40	6	15%
Fleetwood Tynehead	46	12	26%
Fraser Heights	30	4	13%
Guildford	26	5	19%
Panorama Ridge	37	4	11%
Port Kells	0	0	NA
Queen Mary Park	25	2	8%
Royal Heights	11	1	9%
Sullivan Station	29	8	28%
West Newton	41	6	15%
Whalley	34	1	3%
TOTAL*	419	60	14%

Market Summary

- Market Type Indicator **SURREY DETACHED**: Balanced Market at 14% Sales Ratio average (1.4 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band** \$1 mil to \$1.25 mil with average 37% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.75 mil to \$2 mil, Whalley and up to 2 bedroom properties
- Sellers Best Bet** Selling homes in Bear Creek Green Timbers, Fleetwood Tynehead, Sullivan Station and 3 to 4 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



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Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	4	2	50%
300,001 – 400,000	40	15	38%
400,001 – 500,000	98	33	34%
500,001 – 600,000	121	27	22%
600,001 – 700,000	116	10	9%
700,001 – 800,000	62	12	19%
800,001 – 900,000	83	10	12%
900,001 – 1,000,000	55	5	9%
1,000,001 – 1,250,000	45	2	4%
1,250,001 – 1,500,000	4	0	NA
1,500,001 – 1,750,000	0	0	NA
1,750,001 – 2,000,000	0	0	NA
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	0	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	0	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	628	116	18%

0 to 1 Bedroom	152	39	26%
2 Bedrooms	224	37	17%
3 Bedrooms	169	28	17%
4 Bedrooms & Greater	83	12	14%
TOTAL*	628	116	18%

SnapStats®	November	December	Variance
Inventory	828	628	-24%
Solds	137	116	-15%
Sale Price	\$580,000	\$525,000	-9%
Sale Price SQFT	\$587	\$551	-6%
Sale to List Price Ratio	98%	97%	-1%
Days on Market	15	20	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

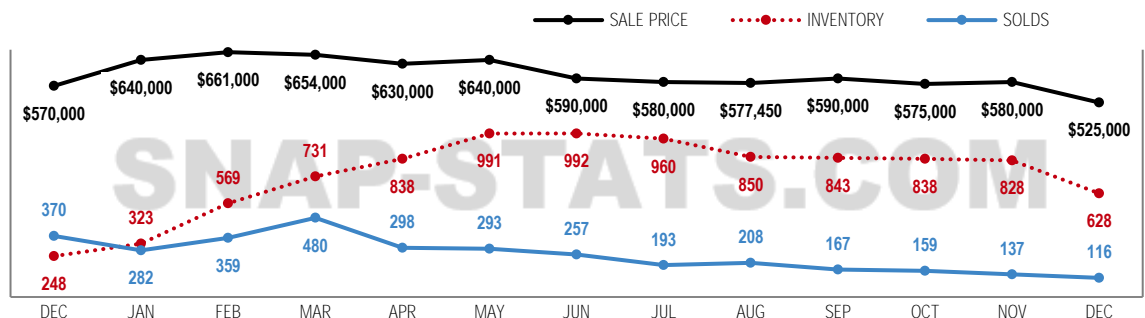
SnapStats®	Inventory	Sales	Sales Ratio
Bear Creek Green Timbers	12	2	17%
Bolivar Heights	9	3	33%
Bridgeview	3	0	NA
Cedar Hills	3	0	NA
East Newton	43	8	19%
Fleetwood Tynehead	76	9	12%
Fraser Heights	9	1	11%
Guildford	66	22	33%
Panorama Ridge	14	1	7%
Port Kells	0	0	NA
Queen Mary Park	27	4	15%
Royal Heights	0	1	NA*
Sullivan Station	63	10	16%
West Newton	64	12	19%
Whalley	239	43	18%
TOTAL*	628	116	18%

Market Summary

- Market Type Indicator **SURREY 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** \$300,000 to \$400,000 with average 38% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1 mil to \$1.25 mil, Panorama Ridge and minimum 4 bedroom properties
- Sellers Best Bet** Selling homes in Bolivar Heights, Guildford 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	1	NA*
800,001 - 900,000	0	0	NA
900,001 - 1,000,000	1	0	NA
1,000,001 - 1,250,000	3	2	67%
1,250,001 - 1,500,000	22	11	50%
1,500,001 - 1,750,000	34	6	18%
1,750,001 - 2,000,000	46	3	7%
2,000,001 - 2,250,000	24	4	17%
2,250,001 - 2,500,000	25	0	NA
2,500,001 - 2,750,000	20	0	NA
2,750,001 - 3,000,000	21	2	10%
3,000,001 - 3,500,000	19	1	5%
3,500,001 - 4,000,000	21	0	NA
4,000,001 - 4,500,000	9	0	NA
4,500,001 - 5,000,000	5	0	NA
5,000,001 - 5,500,000	1	0	NA
5,500,001 - 6,000,000	3	0	NA
6,000,001 - 6,500,000	2	0	NA
6,500,001 - 7,000,000	4	0	NA
7,000,001 & Greater	6	1	17%
TOTAL*	266	31	12%

2 Bedrooms & Less	18	3	17%
3 to 4 Bedrooms	114	18	16%
5 to 6 Bedrooms	111	9	8%
7 Bedrooms & More	23	1	4%
TOTAL*	266	31	12%

SnapStats®	November	December	Variance
Inventory	347	266	-23%
Solds	31	31	0%
Sale Price	\$1,880,000	\$1,550,000	-18%
Sale Price SQFT	\$605	\$558	-8%
Sale to List Price Ratio	95%	93%	-2%
Days on Market	22	36	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

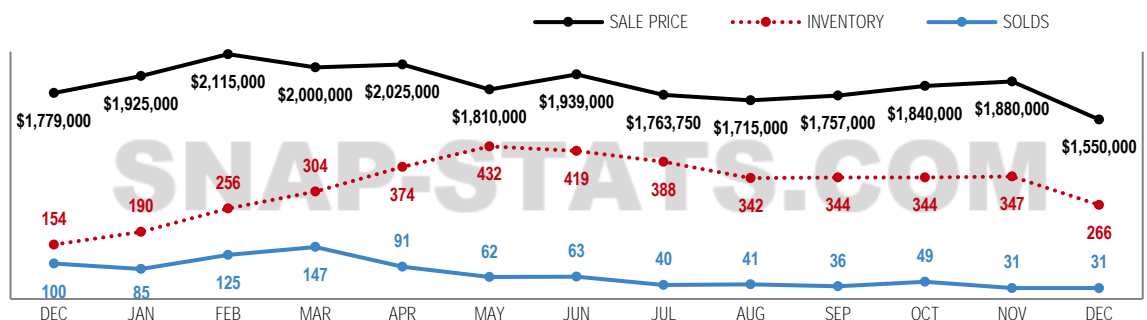
SnapStats®	Inventory	Sales	Sales Ratio
Crescent Beach Ocean Park	42	5	12%
Elgin Chantrell	35	1	3%
Grandview	20	4	20%
Hazelmere	3	0	NA
King George Corridor	39	8	21%
Morgan Creek	13	1	8%
Pacific Douglas	12	5	42%
Sunnyside Park	28	2	7%
White Rock	74	5	7%
TOTAL*	266	31	12%

Market Summary

- Market Type Indicator **S SURREY WHITE ROCK 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** \$1.25 mil to \$1.5 mil with average 50% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$3 mil to \$3.5 mil, Elgin Chantrell and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Pacific Douglas and up 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	4	5	125%*
400,001 – 500,000	13	11	85%
500,001 – 600,000	28	6	21%
600,001 – 700,000	25	11	44%
700,001 – 800,000	27	8	30%
800,001 – 900,000	15	7	47%
900,001 – 1,000,000	31	3	10%
1,000,001 – 1,250,000	36	4	11%
1,250,001 – 1,500,000	13	1	8%
1,500,001 – 1,750,000	4	0	NA
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	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	2	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	205	56	27%

0 to 1 Bedroom	20	7	35%
2 Bedrooms	103	34	33%
3 Bedrooms	45	12	27%
4 Bedrooms & Greater	37	3	8%
TOTAL*	205	56	27%

SnapStats®	November	December	Variance
Inventory	278	205	-26%
Solds	88	56	-36%
Sale Price	\$777,500	\$657,500	-15%
Sale Price SQFT	\$581	\$526	-9%
Sale to List Price Ratio	97%	97%	0%
Days on Market	13	29	123%

*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

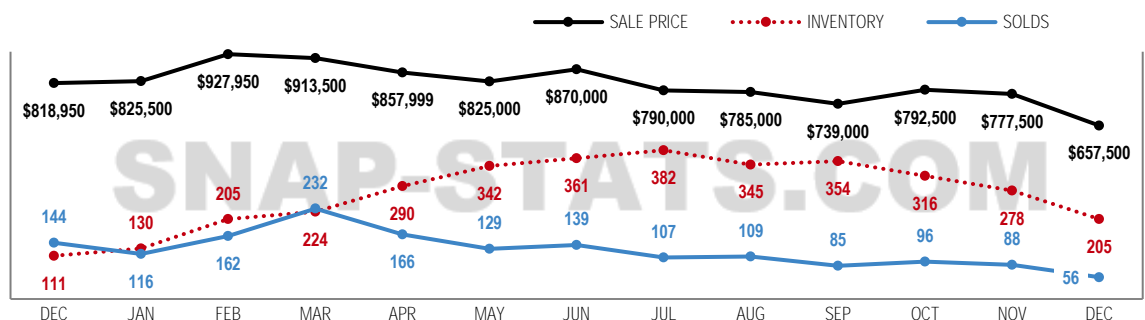
SnapStats®	Inventory	Sales	Sales Ratio
Crescent Beach Ocean Park	2	1	50%
Elgin Chantrell	5	0	NA
Grandview	49	9	18%
Hazelmere	0	0	NA
King George Corridor	34	11	32%
Morgan Creek	9	7	78%
Pacific Douglas	9	2	22%
Sunnyside Park	7	8	114%*
White Rock	90	18	20%
TOTAL*	205	56	27%

Market Summary

- Market Type Indicator **S SURREY WHITE ROCK ATTACHED**: Sellers Market at 27% Sales Ratio average (2.7 in 10 homes selling rate)
- Homes are selling on average 3% below list price
- Most Active Price Band** \$400,000 to \$500,000 with average 85% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.25 mil to \$1.5 mil, Grandview, White Rock and minimum 4 bedroom properties
- Sellers Best Bet** Selling homes in Morgan Creek, Sunnyside Park and up to 1 bedroom properties

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Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 - 700,000	0	0	NA
700,001 - 800,000	0	0	NA
800,001 - 900,000	0	0	NA
900,001 - 1,000,000	1	0	NA
1,000,001 - 1,250,000	5	6	120%*
1,250,001 - 1,500,000	27	6	22%
1,500,001 - 1,750,000	10	0	NA
1,750,001 - 2,000,000	9	1	11%
2,000,001 - 2,250,000	2	0	NA
2,250,001 - 2,500,000	10	0	NA
2,500,001 - 2,750,000	3	0	NA
2,750,001 - 3,000,000	0	0	NA
3,000,001 - 3,500,000	1	0	NA
3,500,001 - 4,000,000	0	0	NA
4,000,001 - 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*	68	13	19%

2 Bedrooms & Less	2	0	NA
3 to 4 Bedrooms	33	7	21%
5 to 6 Bedrooms	26	5	19%
7 Bedrooms & More	7	1	14%
TOTAL*	68	13	19%

SnapStats®	November	December	Variance
Inventory	101	68	-33%
Solds	10	13	30%
Sale Price	\$1,290,000	\$1,268,000	-2%
Sale Price SQFT	\$483	\$517	7%
Sale to List Price Ratio	91%	94%	3%
Days on Market	26	46	77%

*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

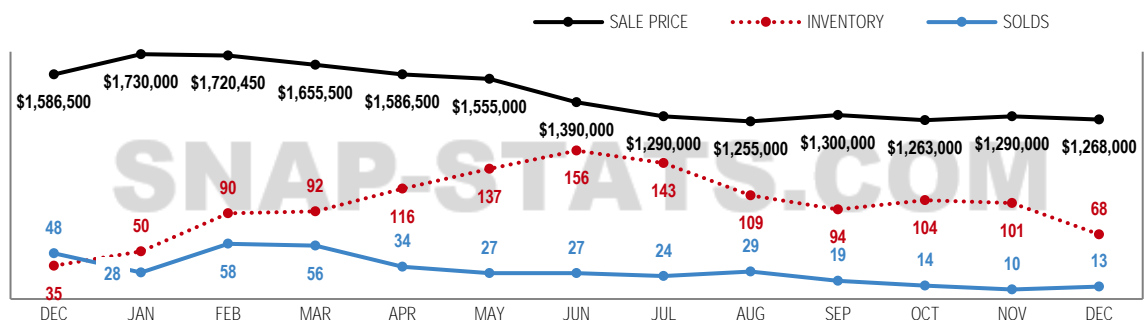
SnapStats®	Inventory	Sales	Sales Ratio
Annieville	16	1	6%
Nordel	20	4	20%
Scottsdale	21	2	10%
Sunshine Hills Woods	11	6	55%
TOTAL*	68	13	19%

Market Summary

- Market Type Indicator **NORTH DELTA DETACHED**: Balanced Market at 19% Sales Ratio average (1.9 in 10 homes selling rate)
- Homes are selling on average 6% below list price
- Most Active Price Band** \$1.25 mil to \$1.5 mil with average 22% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.75 mil to \$2 mil, Annieville and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Sunshine Hills Woods and 3 to 4 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



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Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	0	0	NA
300,001 – 400,000	2	1	50%
400,001 – 500,000	3	2	67%
500,001 – 600,000	4	2	50%
600,001 – 700,000	7	2	29%
700,001 – 800,000	6	0	NA
800,001 – 900,000	4	1	25%
900,001 – 1,000,000	5	0	NA
1,000,001 – 1,250,000	1	3	300%*
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*	33	11	33%

0 to 1 Bedroom	5	3	60%
2 Bedrooms	8	3	38%
3 Bedrooms	15	4	27%
4 Bedrooms & Greater	5	1	20%
TOTAL*	33	11	33%

SnapStats®	November	December	Variance
Inventory	50	33	-34%
Solds	8	11	38%
Sale Price	\$720,000	\$647,500	-10%
Sale Price SQFT	\$523	\$495	-5%
Sale to List Price Ratio	97%	96%	-1%
Days on Market	17	25	47%

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

Community CONDOS & TOWNHOMES

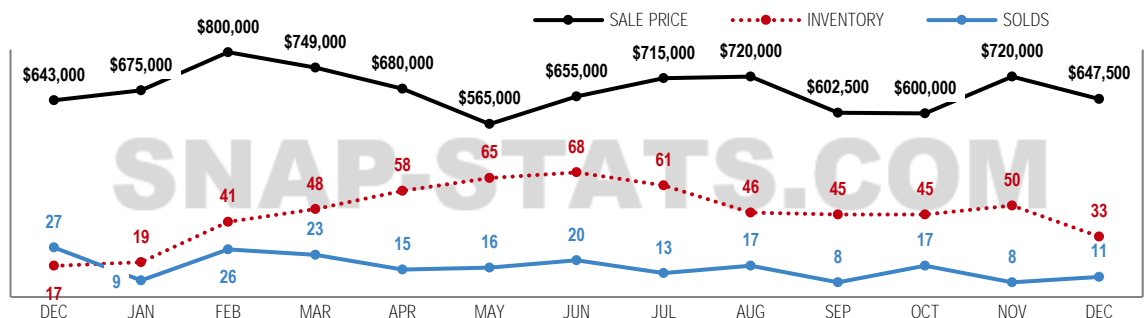
SnapStats®	Inventory	Sales	Sales Ratio
Annieville	7	3	43%
Nordel	4	3	75%
Scottsdale	12	3	25%
Sunshine Hills Woods	10	2	20%
TOTAL*	33	11	33%

Market Summary

- Market Type Indicator **NORTH DELTA ATTACHED**: Sellers Market at 33% Sales Ratio average (3.3 in 10 homes selling rate)
- Homes are selling on average 4% below list price
- Most Active Price Band** Insufficient data but with 3 sales price band of \$1 mil to \$1.25 mil
- Buyers Best Bet** Homes in 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	0	NA
1,000,001 - 1,250,000	6	6	100%
1,250,001 - 1,500,000	25	8	32%
1,500,001 - 1,750,000	10	3	30%
1,750,001 - 2,000,000	9	0	NA
2,000,001 - 2,250,000	5	0	NA
2,250,001 - 2,500,000	9	0	NA
2,500,001 - 2,750,000	3	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 - 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*	68	17	25%

2 Bedrooms & Less	3	0	NA
3 to 4 Bedrooms	29	7	24%
5 to 6 Bedrooms	24	8	33%
7 Bedrooms & More	12	2	17%
TOTAL*	68	17	25%

SnapStats®	November	December	Variance
Inventory	94	68	-28%
Solds	21	17	-19%
Sale Price	\$1,299,888	\$1,344,000	3%
Sale Price SQFT	\$484	\$442	-9%
Sale to List Price Ratio	100%	94%	-6%
Days on Market	8	12	50%

Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Clayton	12	4	33%
Cloverdale	56	13	23%
Serpentine	0	0	NA
TOTAL*	68	17	25%

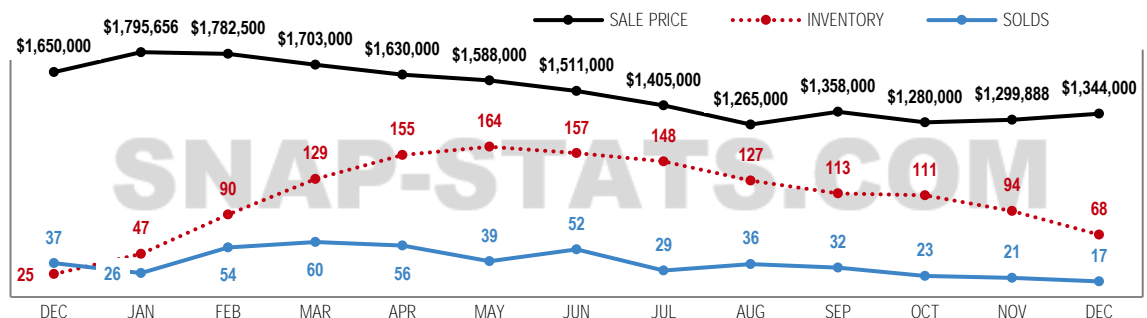
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **CLOVERDALE DETACHED**: Sellers Market at 25% Sales Ratio average (2.5 in 10 homes selling rate)
- Homes are selling on average 6% below list price
- Most Active Price Band** \$1.25 mil to \$1.5 mil with average 32% 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 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	3	1	33%
400,001 – 500,000	3	6	200%*
500,001 – 600,000	10	4	40%
600,001 – 700,000	13	6	46%
700,001 – 800,000	15	4	27%
800,001 – 900,000	19	8	42%
900,001 – 1,000,000	7	0	NA
1,000,001 – 1,250,000	2	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*	72	29	40%

0 to 1 Bedroom	4	4	100%
2 Bedrooms	27	15	56%
3 Bedrooms	34	6	18%
4 Bedrooms & Greater	7	4	57%
TOTAL*	72	29	40%

SnapStats®	November	December	Variance
Inventory	107	72	-33%
Solds	32	29	-9%
Sale Price	\$725,000	\$670,000	-8%
Sale Price SQFT	\$543	\$576	6%
Sale to List Price Ratio	97%	99%	2%
Days on Market	19	22	16%

Community CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
Clayton	35	18	51%
Cloverdale	37	11	30%
Serpentine	0	0	NA
TOTAL*	72	29	40%

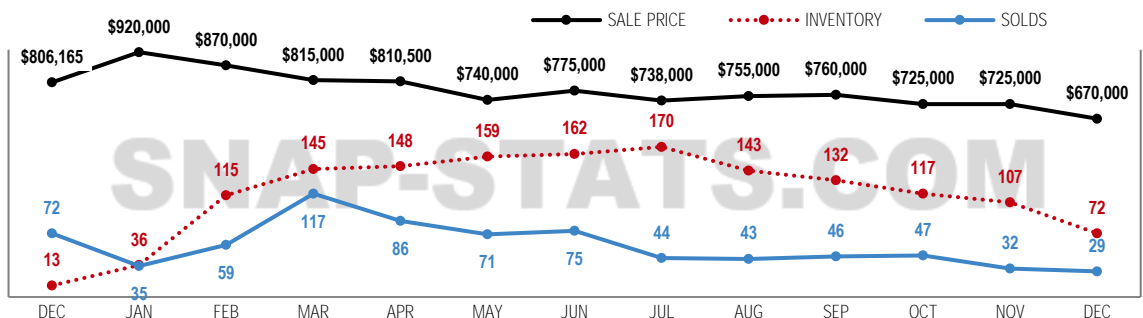
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **CLOVERDALE ATTACHED**: Sellers Market at 40% Sales Ratio average (4 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 46% 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 and 2 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



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Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 - 700,000	1	0	NA
700,001 - 800,000	1	1	100%
800,001 - 900,000	0	1	NA*
900,001 - 1,000,000	11	3	27%
1,000,001 - 1,250,000	22	11	50%
1,250,001 - 1,500,000	36	13	36%
1,500,001 - 1,750,000	30	5	17%
1,750,001 - 2,000,000	26	2	8%
2,000,001 - 2,250,000	10	2	20%
2,250,001 - 2,500,000	17	1	6%
2,500,001 - 2,750,000	10	0	NA
2,750,001 - 3,000,000	4	0	NA
3,000,001 - 3,500,000	8	2	25%
3,500,001 - 4,000,000	2	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	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	4	0	NA
TOTAL*	185	41	22%

2 Bedrooms & Less	8	0	NA
3 to 4 Bedrooms	95	20	21%
5 to 6 Bedrooms	60	19	32%
7 Bedrooms & More	22	2	9%
TOTAL*	185	41	22%

SnapStats®	November	December	Variance
Inventory	267	185	-31%
Solds	59	41	-31%
Sale Price	\$1,275,000	\$1,387,000	9%
Sale Price SQFT	\$502	\$513	2%
Sale to List Price Ratio	97%	96%	-1%
Days on Market	22	41	86%

*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

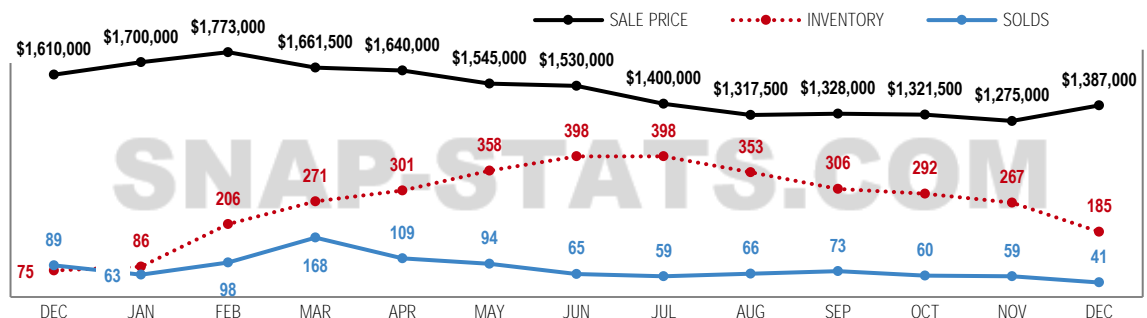
SnapStats®	Inventory	Sales	Sales Ratio
Aldergrove	17	5	29%
Brookwood	30	4	13%
Campbell Valley	3	2	67%
County Line Glen Valley	0	0	NA
Fort Langley	13	1	8%
Langley City	46	5	11%
Murrayville	14	2	14%
Otter District	3	0	NA
Salmon River	5	3	60%
Walnut Grove	17	11	65%
Willoughby Heights	37	8	22%
TOTAL*	185	41	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 4% below list price
- Most Active Price Band** \$1 mil to \$1.25 mil with average 50% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$2.25 mil to \$2.5 mil, Fort Langley and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Walnut Grove and 5 to 6 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



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Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	0	0	NA
300,001 – 400,000	7	3	43%
400,001 – 500,000	48	26	54%
500,001 – 600,000	69	19	28%
600,001 – 700,000	51	20	39%
700,001 – 800,000	45	13	29%
800,001 – 900,000	31	11	35%
900,001 – 1,000,000	19	2	11%
1,000,001 – 1,250,000	5	2	40%
1,250,001 – 1,500,000	3	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*	282	96	34%

0 to 1 Bedroom	51	19	37%
2 Bedrooms	150	48	32%
3 Bedrooms	54	22	41%
4 Bedrooms & Greater	27	7	26%
TOTAL*	282	96	34%

SnapStats®	November	December	Variance
Inventory	423	282	-33%
Solds	123	96	-22%
Sale Price	\$574,900	\$600,750	4%
Sale Price SQFT	\$620	\$546	-12%
Sale to List Price Ratio	96%	100%	4%
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 CONDOS & TOWNHOMES

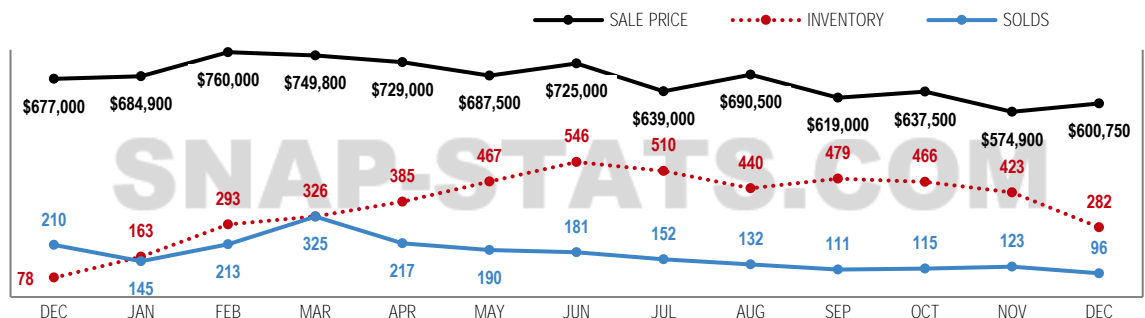
SnapStats®	Inventory	Sales	Sales Ratio
Aldergrove	5	4	80%
Brookwood	0	0	NA
Campbell Valley	0	0	NA
County Line Glen Valley	0	0	NA
Fort Langley	5	2	40%
Langley City	84	25	30%
Murrayville	14	2	14%
Otter District	0	0	NA
Salmon River	2	1	50%
Walnut Grove	18	11	61%
Willoughby Heights	154	51	33%
TOTAL*	282	96	34%

Market Summary

- Market Type Indicator **LANGLEY ATTACHED**: Sellers Market at 34% Sales Ratio average (3.4 in 10 homes selling rate)
- Homes are selling on average 100% of list price
- Most Active Price Band** \$400,000 to \$500,000 with average 54% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$900,000 to \$1 mil, Murrayville and minimum 4 bedroom properties
- Sellers Best Bet** Selling homes in Walnut Grove 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	2	1	50%
700,001 - 800,000	6	3	50%
800,001 - 900,000	5	8	160%*
900,001 - 1,000,000	19	9	47%
1,000,001 - 1,250,000	50	13	26%
1,250,001 - 1,500,000	53	2	4%
1,500,001 - 1,750,000	23	0	NA
1,750,001 - 2,000,000	10	0	NA
2,000,001 - 2,250,000	5	0	NA
2,250,001 - 2,500,000	2	0	NA
2,500,001 - 2,750,000	2	0	NA
2,750,001 - 3,000,000	1	0	NA
3,000,001 - 3,500,000	2	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*	181	36	20%

2 Bedrooms & Less	6	2	33%
3 to 4 Bedrooms	81	22	27%
5 to 6 Bedrooms	79	8	10%
7 Bedrooms & More	15	4	27%
TOTAL*	181	36	20%

SnapStats®	November	December	Variance
Inventory	260	181	-30%
Solds	49	36	-27%
Sale Price	\$1,060,000	\$957,500	-10%
Sale Price SQFT	\$376	\$391	4%
Sale to List Price Ratio	96%	96%	0%
Days on Market	22	23	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

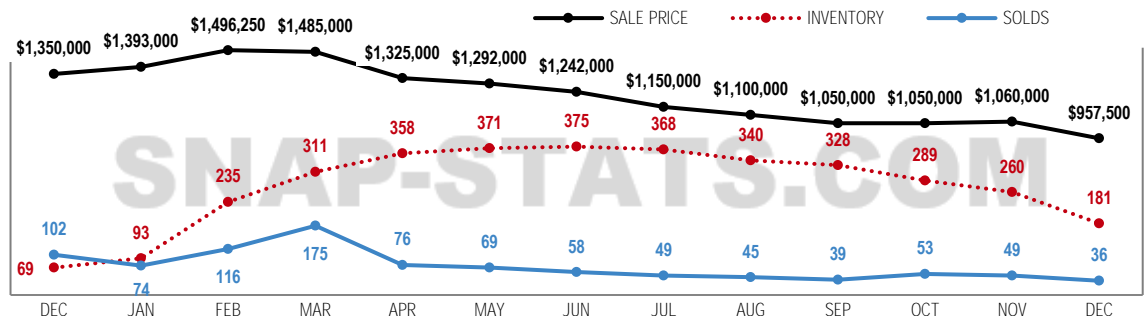
SnapStats®	Inventory	Sales	Sales Ratio
Abbotsford East	70	16	23%
Abbotsford West	46	6	13%
Aberdeen	7	0	NA
Bradner	2	0	NA
Central Abbotsford	36	11	31%
Matsqui	2	0	NA
Poplar	13	3	23%
Sumas Mountain	4	0	NA
Sumas Prairie	1	0	NA
TOTAL*	181	36	20%

Market Summary

- Market Type Indicator **ABBOTSFORD 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** \$800,000 to \$900,000 with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.25 mil to \$1.5 mil, Abbotsford West and 5 to 6 bedroom properties
- Sellers Best Bet** Selling homes in Central Abbotsford and up to 2 bedroom properties

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13 Month Market Trend



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Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	1	0	NA
200,001 – 300,000	26	8	31%
300,001 – 400,000	58	15	26%
400,001 – 500,000	66	10	15%
500,001 – 600,000	36	13	36%
600,001 – 700,000	32	9	28%
700,001 – 800,000	29	4	14%
800,001 – 900,000	5	0	NA
900,001 – 1,000,000	6	0	NA
1,000,001 – 1,250,000	2	0	NA
1,250,001 – 1,500,000	5	0	NA
1,500,001 – 1,750,000	0	0	NA
1,750,001 – 2,000,000	0	0	NA
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	0	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	0	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	266	59	22%

0 to 1 Bedroom	46	5	11%
2 Bedrooms	149	34	23%
3 Bedrooms	44	17	39%
4 Bedrooms & Greater	27	3	11%
TOTAL*	266	59	22%

SnapStats®	November	December	Variance
Inventory	376	266	-29%
Solds	71	59	-17%
Sale Price	\$435,000	\$485,000	11%
Sale Price SQFT	\$408	\$410	0%
Sale to List Price Ratio	95%	98%	3%
Days on Market	27	35	30%

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

Community CONDOS & TOWNHOMES

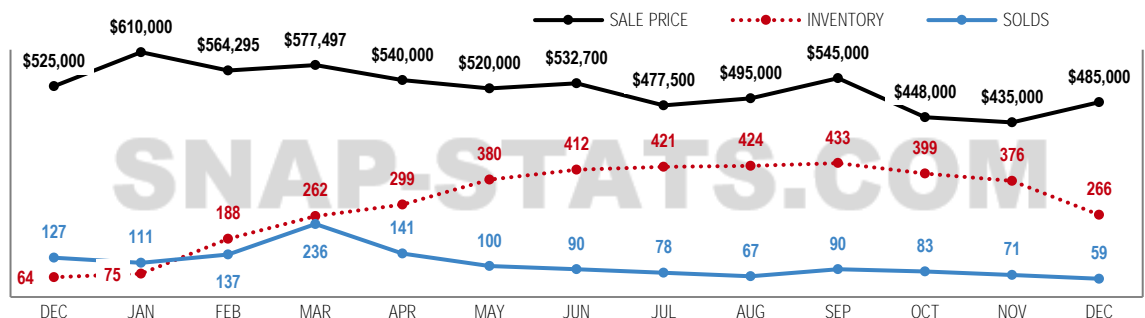
SnapStats®	Inventory	Sales	Sales Ratio
Abbotsford East	26	7	27%
Abbotsford West	95	19	20%
Aberdeen	3	0	NA
Bradner	0	0	NA
Central Abbotsford	123	30	24%
Matsqui	0	0	NA
Poplar	19	3	16%
Sumas Mountain	0	0	NA
Sumas Prairie	0	0	NA
TOTAL*	266	59	22%

Market Summary

- Market Type Indicator **ABBOTSFORD ATTACHED**: Sellers Market at 22% Sales Ratio average (2.2 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band** \$500,000 to \$600,000 with average 36% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$700,000 to \$800,000, Poplar and up to 1 / minimum 4 bedroom properties
- Sellers Best Bet** Selling homes in Abbotsford East 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	5	4	80%
700,001 - 800,000	11	4	36%
800,001 - 900,000	14	5	36%
900,001 - 1,000,000	21	3	14%
1,000,001 - 1,250,000	21	3	14%
1,250,001 - 1,500,000	16	2	13%
1,500,001 - 1,750,000	9	1	11%
1,750,001 - 2,000,000	6	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	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	1	0	NA
6,000,001 - 6,500,000	0	0	NA
6,500,001 - 7,000,000	0	0	NA
7,000,001 & Greater	0	0	NA
TOTAL*	110	22	20%

2 Bedrooms & Less	12	0	NA
3 to 4 Bedrooms	60	12	20%
5 to 6 Bedrooms	29	7	24%
7 Bedrooms & More	9	3	33%
TOTAL*	110	22	20%

SnapStats®	November	December	Variance
Inventory	164	110	-33%
Solds	30	22	-27%
Sale Price	\$827,500	\$888,375	7%
Sale Price SQFT	\$374	\$371	-1%
Sale to List Price Ratio	93%	97%	4%
Days on Market	30	28	-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

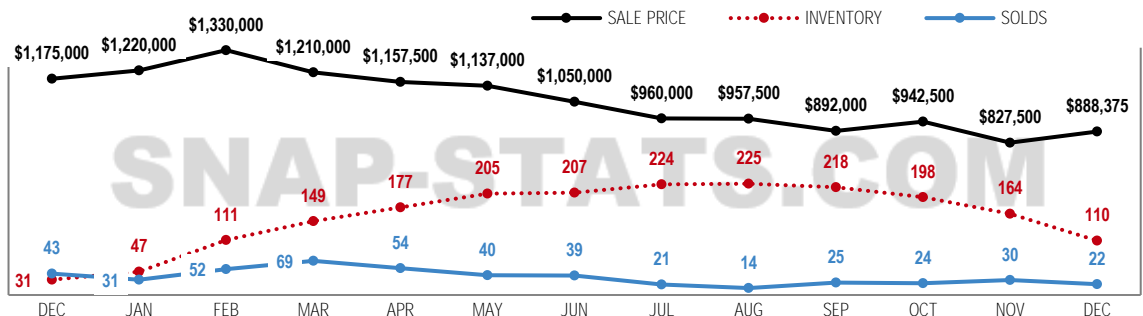
SnapStats®	Inventory	Sales	Sales Ratio
Dewdney Deroche	1	0	NA
Durieu	3	0	NA
Hatzic	7	0	NA
Hemlock	3	0	NA
Lake Errock	3	0	NA
Mission	88	22	25%
Mission West	4	0	NA
Stave Falls	1	0	NA
Steelhead	0	0	NA
TOTAL*	110	22	20%

Market Summary

- Market Type Indicator **MISSION DETACHED**: Balanced Market at 20% Sales Ratio average (2 in 10 homes selling rate)
- Homes are selling on average 3% below list price
- Most Active Price Band** \$700,000 to \$900,000 with average 36% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.5 mil to \$1.75 mil and 3 to 4 bedroom properties
- Sellers Best Bet** Selling homes in Mission and minimum 7 bedroom properties

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13 Month Market Trend



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Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	1	0	NA
300,001 – 400,000	3	0	NA
400,001 – 500,000	14	2	14%
500,001 – 600,000	9	2	22%
600,001 – 700,000	8	1	13%
700,001 – 800,000	6	0	NA
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*	41	5	12%

0 to 1 Bedroom	9	1	11%
2 Bedrooms	19	1	5%
3 Bedrooms	13	3	23%
4 Bedrooms & Greater	0	0	NA
TOTAL*	41	5	12%

SnapStats®	November	December	Variance
Inventory	50	41	-18%
Solds	3	5	67%
Sale Price	\$565,000	\$540,000	-4%
Sale Price SQFT	\$372	\$412	11%
Sale to List Price Ratio	94%	97%	3%
Days on Market	23	16	-30%

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

Community CONDOS & TOWNHOMES

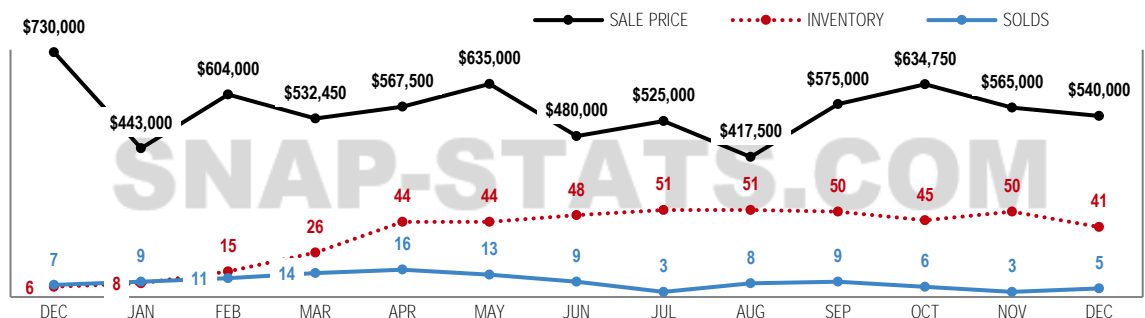
SnapStats®	Inventory	Sales	Sales Ratio
Dewdney Deroche	0	0	NA
Durieu	0	0	NA
Hatzic	0	0	NA
Hemlock	7	1	14%
Lake Errock	0	0	NA
Mission	32	4	13%
Mission West	2	0	NA
Stave Falls	0	0	NA
Steelhead	0	0	NA
TOTAL*	41	5	12%

Market Summary

- Market Type Indicator **MISSION ATTACHED**: Balanced Market at 12% Sales Ratio average (1.2 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 22% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$600,000 to \$700,000 and 2 bedroom properties
- Sellers Best Bet** Selling homes in Mission and 3 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



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