

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

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**SnapStats Publishing**

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# FRASER VALLEY EDITION

Surrey  
South Surrey  
White Rock  
North Delta  
Cloverdale  
Langley  
Abbotsford  
Mission



## Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 - 700,000	0	1	NA*
700,001 - 800,000	0	0	NA
800,001 - 900,000	0	2	NA*
900,001 - 1,000,000	5	2	40%
1,000,001 - 1,250,000	43	13	30%
1,250,001 - 1,500,000	78	7	9%
1,500,001 - 1,750,000	70	7	10%
1,750,001 - 2,000,000	79	5	6%
2,000,001 - 2,250,000	34	0	NA
2,250,001 - 2,500,000	43	2	5%
2,500,001 - 2,750,000	23	0	NA
2,750,001 - 3,000,000	28	1	4%
3,000,001 - 3,500,000	11	1	9%
3,500,001 - 4,000,000	7	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*	423	41	10%

2 Bedrooms & Less	13	3	23%
3 to 4 Bedrooms	137	9	7%
5 to 6 Bedrooms	133	19	14%
7 Bedrooms & More	140	10	7%
TOTAL*	423	41	10%

SnapStats®	December	January	Variance
Inventory	419	423	1%
Solds	60	41	-32%
Sale Price	\$1,452,500	\$1,410,000	-3%
Sale Price SQFT	\$566	\$484	-14%
Sale to List Price Ratio	98%	97%	-1%
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 DETACHED HOUSES

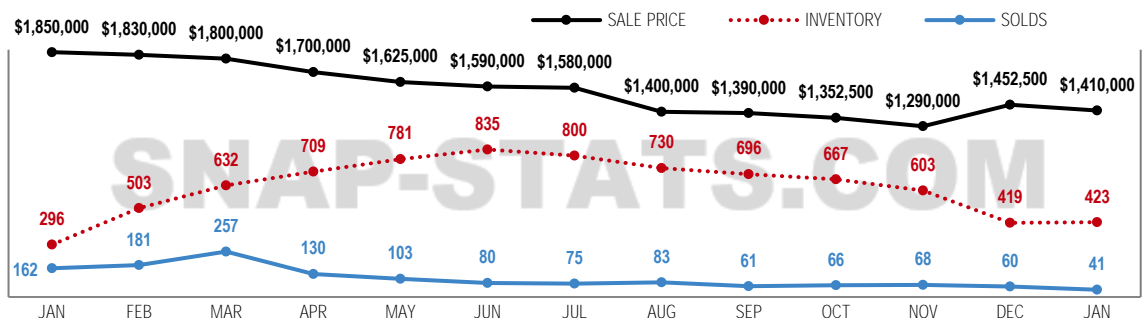
SnapStats®	Inventory	Sales	Sales Ratio
Bear Creek Green Timbers	27	2	7%
Bolivar Heights	43	3	7%
Bridgeview	14	0	NA
Cedar Hills	16	1	6%
East Newton	50	1	2%
Fleetwood Tynehead	48	6	13%
Fraser Heights	29	8	28%
Guildford	26	2	8%
Panorama Ridge	38	3	8%
Port Kells	0	0	NA
Queen Mary Park	22	1	5%
Royal Heights	6	2	33%
Sullivan Station	30	4	13%
West Newton	39	4	10%
Whalley	35	4	11%
TOTAL*	423	41	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 3% below list price
- Most Active Price Band\*\* \$1 mil to \$1.25 mil with average 30% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$2.75 mil to \$3 mil, East Newton and 3 to 4 / 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	6	2	33%
300,001 – 400,000	41	4	10%
400,001 – 500,000	132	34	26%
500,001 – 600,000	122	26	21%
600,001 – 700,000	97	18	19%
700,001 – 800,000	73	14	19%
800,001 – 900,000	73	9	12%
900,001 – 1,000,000	55	7	13%
1,000,001 – 1,250,000	43	2	5%
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*	643	116	18%

0 to 1 Bedroom	179	31	17%
2 Bedrooms	221	51	23%
3 Bedrooms	167	23	14%
4 Bedrooms & Greater	76	11	14%
TOTAL*	643	116	18%

SnapStats®	December	January	Variance
Inventory	628	643	2%
Solds	116	116	0%
Sale Price	\$525,000	\$565,000	8%
Sale Price SQFT	\$551	\$515	-7%
Sale to List Price Ratio	97%	98%	1%
Days on Market	20	36	80%

\*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

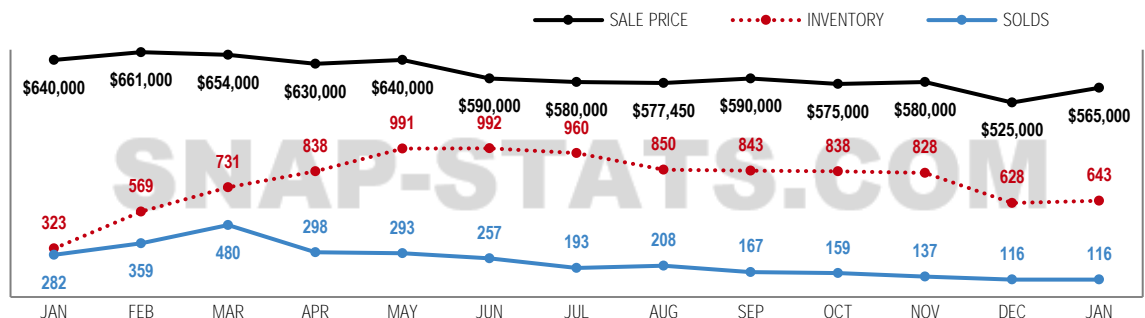
SnapStats®	Inventory	Sales	Sales Ratio
Bear Creek Green Timbers	15	1	7%
Bolivar Heights	5	3	60%
Bridgeview	2	1	50%
Cedar Hills	4	0	NA
East Newton	51	5	10%
Fleetwood Tynehead	77	17	22%
Fraser Heights	7	0	NA
Guildford	62	22	35%
Panorama Ridge	20	0	NA
Port Kells	0	0	NA
Queen Mary Park	32	6	19%
Royal Heights	1	0	NA
Sullivan Station	55	11	20%
West Newton	58	13	22%
Whalley	254	37	15%
TOTAL*	643	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 2% below list price
- Most Active Price Band\*\* \$400,000 to \$500,000 with average 26% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1 mil to \$1.25 mil, Bear Creek Green Timbers, East Newton and minimum 3 bedrooms
- Sellers Best Bet\*\* Selling homes in Guildford and 2 bedrooms

\*\*With minimum inventory of 10 in most instances

## 13 Month Market Trend



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## Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 - 700,000	0	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	7	2	29%
1,250,001 - 1,500,000	23	7	30%
1,500,001 - 1,750,000	32	9	28%
1,750,001 - 2,000,000	39	5	13%
2,000,001 - 2,250,000	25	3	12%
2,250,001 - 2,500,000	28	3	11%
2,500,001 - 2,750,000	19	0	NA
2,750,001 - 3,000,000	21	0	NA
3,000,001 - 3,500,000	19	2	11%
3,500,001 - 4,000,000	19	0	NA
4,000,001 - 4,500,000	11	0	NA
4,500,001 - 5,000,000	8	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	0	0	NA
6,500,001 - 7,000,000	5	0	NA
7,000,001 & Greater	6	0	NA
TOTAL*	269	31	12%

2 Bedrooms & Less	18	3	17%
3 to 4 Bedrooms	110	17	15%
5 to 6 Bedrooms	114	10	9%
7 Bedrooms & More	27	1	4%
TOTAL*	269	31	12%

SnapStats®	December	January	Variance
Inventory	266	269	1%
Solds	31	31	0%
Sale Price	\$1,550,000	\$1,708,000	10%
Sale Price SQFT	\$558	\$670	20%
Sale to List Price Ratio	93%	98%	5%
Days on Market	36	53	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 DETACHED HOUSES

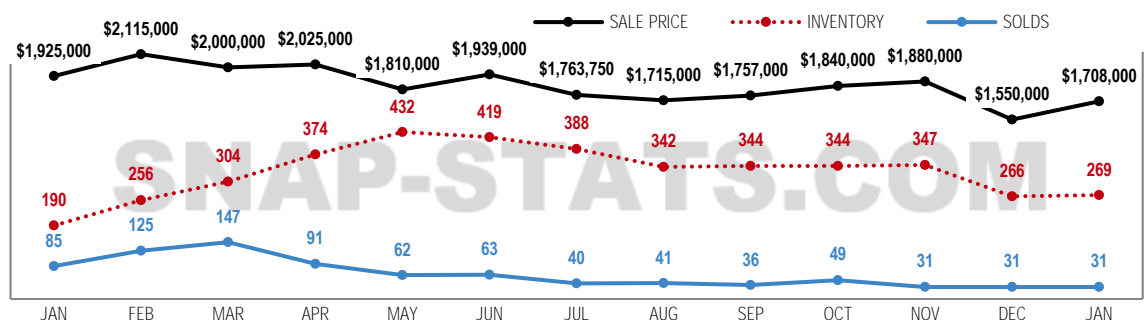
SnapStats®	Inventory	Sales	Sales Ratio
Crescent Beach Ocean Park	44	8	18%
Elgin Chantrell	38	0	NA
Grandview	21	3	14%
Hazelmere	3	0	NA
King George Corridor	39	3	8%
Morgan Creek	12	4	33%
Pacific Douglas	12	3	25%
Sunnyside Park	28	5	18%
White Rock	72	5	7%
TOTAL*	269	31	12%

## 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 2% below list price
- Most Active Price Band\*\* \$1.25 mil to \$1.5 mil with average 30% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$2.25 mil to \$2.5 mil / \$3 mil to \$3.5 mil, King George Corridor, White Rock and 7+ bedrooms
- Sellers Best Bet\*\* Selling homes in Morgan Creek and up to 2 bedroom properties

\*\*With minimum inventory of 10 in most instances

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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	6	0	NA
400,001 – 500,000	19	5	26%
500,001 – 600,000	35	16	46%
600,001 – 700,000	29	7	24%
700,001 – 800,000	30	8	27%
800,001 – 900,000	26	5	19%
900,001 – 1,000,000	31	9	29%
1,000,001 – 1,250,000	42	7	17%
1,250,001 – 1,500,000	9	1	11%
1,500,001 – 1,750,000	5	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	2	1	50%
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*	241	59	24%

0 to 1 Bedroom	26	4	15%
2 Bedrooms	131	34	26%
3 Bedrooms	56	12	21%
4 Bedrooms & Greater	28	9	32%
TOTAL*	241	59	24%

SnapStats®	December	January	Variance
Inventory	205	241	18%
Solds	56	59	5%
Sale Price	\$657,500	\$710,000	8%
Sale Price SQFT	\$526	\$553	5%
Sale to List Price Ratio	97%	95%	-2%
Days on Market	29	33	14%

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

## Community CONDOS & TOWNHOMES

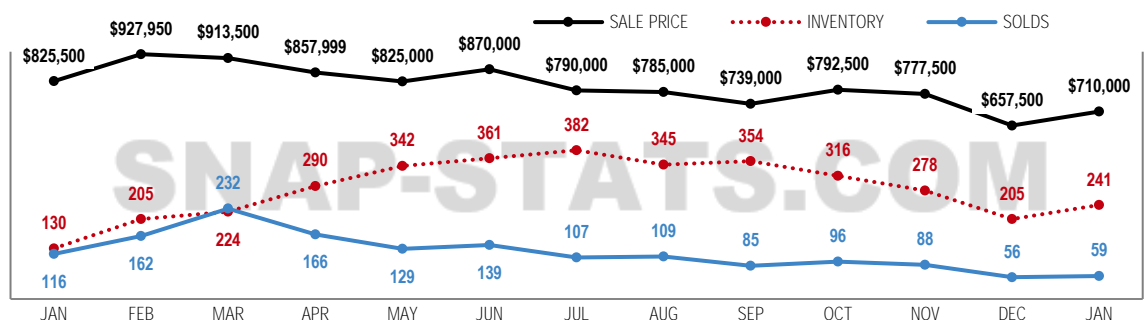
SnapStats®	Inventory	Sales	Sales Ratio
Crescent Beach Ocean Park	5	1	20%
Elgin Chantrell	7	1	14%
Grandview	47	16	34%
Hazelmere	0	0	NA
King George Corridor	33	16	48%
Morgan Creek	9	4	44%
Pacific Douglas	15	0	NA
Sunnyside Park	14	3	21%
White Rock	111	18	16%
TOTAL*	241	59	24%

## Market Summary

- Market Type Indicator **S SURREY WHITE ROCK ATTACHED**: Sellers Market at 24% Sales Ratio average (2.4 in 10 homes selling rate)
- Homes are selling on average 5% below list price
- Most Active Price Band\*\* \$500,000 to \$600,000 with average 46% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.25 mil to \$1.5 mil, White Rock and up to 1 bedroom properties
- Sellers Best Bet\*\* Selling homes in King George Corridor, Morgan Creek 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	0	0	NA
700,001 - 800,000	0	0	NA
800,001 - 900,000	0	0	NA
900,001 - 1,000,000	1	1	100%
1,000,001 - 1,250,000	7	3	43%
1,250,001 - 1,500,000	23	9	39%
1,500,001 - 1,750,000	6	1	17%
1,750,001 - 2,000,000	16	0	NA
2,000,001 - 2,250,000	0	0	NA
2,250,001 - 2,500,000	11	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	14	21%

2 Bedrooms & Less	1	0	NA
3 to 4 Bedrooms	34	9	26%
5 to 6 Bedrooms	24	5	21%
7 Bedrooms & More	9	0	NA
TOTAL*	68	14	21%

SnapStats®	December	January	Variance
Inventory	68	68	0%
Solds	13	14	8%
Sale Price	\$1,268,000	\$1,287,000	1%
Sale Price SQFT	\$517	\$513	-1%
Sale to List Price Ratio	94%	95%	1%
Days on Market	46	35	-24%

## Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Annieville	19	0	NA
Nordel	23	3	13%
Scottsdale	15	4	27%
Sunshine Hills Woods	11	7	64%
TOTAL*	68	14	21%

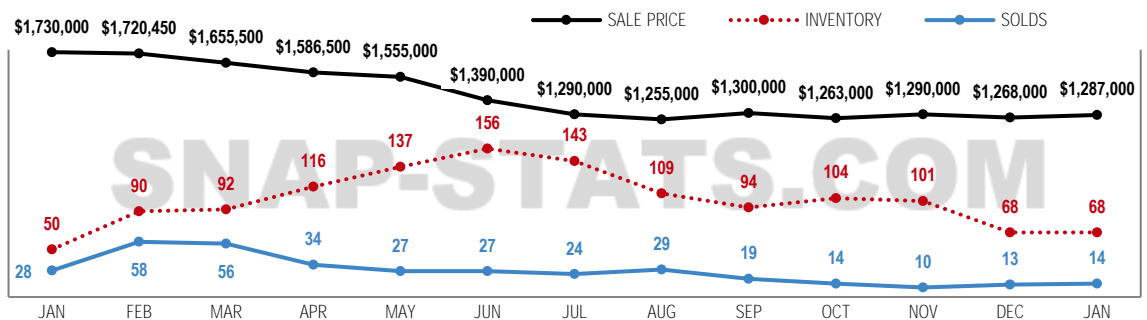
\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

## Market Summary

- Market Type Indicator **NORTH DELTA 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\*\* \$1.25 mil to \$1.5 mil with average 39% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes in Nordel and 5 to 6 bedroom properties
- Sellers Best Bet\*\* Selling homes in Sunshine Hills Woods and 3 to 4 bedroom properties

\*\*With minimum inventory of 10 in most instances

## 13 Month Market Trend



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## Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	0	0	NA
300,001 – 400,000	1	1	100%
400,001 – 500,000	3	0	NA
500,001 – 600,000	7	1	14%
600,001 – 700,000	6	2	33%
700,001 – 800,000	3	1	33%
800,001 – 900,000	2	3	150%*
900,001 – 1,000,000	4	1	25%
1,000,001 – 1,250,000	3	0	NA
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*	30	9	30%

0 to 1 Bedroom	6	1	17%
2 Bedrooms	8	2	25%
3 Bedrooms	11	3	27%
4 Bedrooms & Greater	5	3	60%
TOTAL*	30	9	30%

SnapStats®	December	January	Variance
Inventory	33	30	-9%
Solds	11	9	-18%
Sale Price	\$647,500	\$718,800	11%
Sale Price SQFT	\$495	\$538	9%
Sale to List Price Ratio	96%	96%	0%
Days on Market	25	46	84%

## Community CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
Annieville	7	2	29%
Nordel	3	2	67%
Scottsdale	10	3	30%
Sunshine Hills Woods	10	2	20%
TOTAL*	30	9	30%

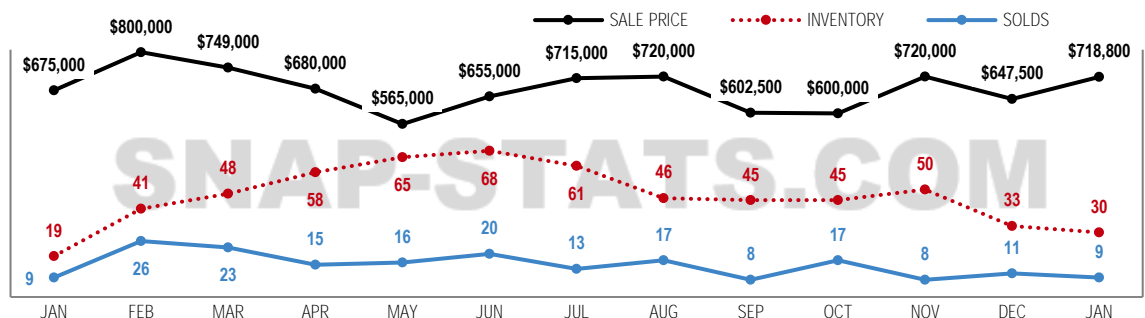
\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

## Market Summary

- Market Type Indicator **NORTH DELTA ATTACHED**: Sellers Market at 30% Sales Ratio average (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 \$800,000 to \$900,000
- Buyers Best Bet\*\* Homes in Sunshine Hills Woods and 2 bedroom properties
- Sellers Best Bet\*\* Selling homes in Scottsdale and 3 bedroom properties

\*\*With minimum inventory of 10 in most instances

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### Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 - 700,000	0	0	NA
700,001 - 800,000	0	0	NA
800,001 - 900,000	0	0	NA
900,001 - 1,000,000	1	1	100%
1,000,001 - 1,250,000	11	6	55%
1,250,001 - 1,500,000	24	8	33%
1,500,001 - 1,750,000	10	0	NA
1,750,001 - 2,000,000	9	0	NA
2,000,001 - 2,250,000	9	0	NA
2,250,001 - 2,500,000	8	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	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*	74	15	20%

2 Bedrooms & Less	3	0	NA
3 to 4 Bedrooms	32	8	25%
5 to 6 Bedrooms	22	6	27%
7 Bedrooms & More	17	1	6%
TOTAL*	74	15	20%

SnapStats®	December	January	Variance
Inventory	68	74	9%
Solds	17	15	-12%
Sale Price	\$1,344,000	\$1,251,429	-7%
Sale Price SQFT	\$442	\$477	8%
Sale to List Price Ratio	94%	96%	2%
Days on Market	12	44	267%

### Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Clayton	12	6	50%
Cloverdale	62	9	15%
Serpentine	0	0	NA
TOTAL*	74	15	20%

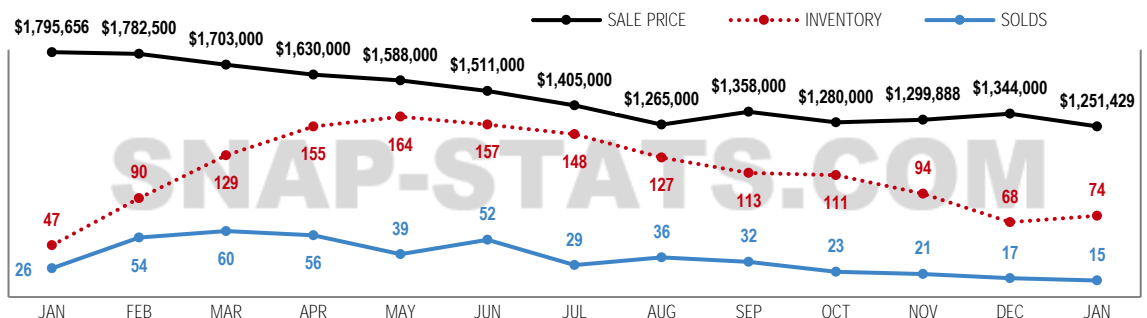
\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

### Market Summary

- Market Type Indicator **CLOVERDALE DETACHED**: Balanced Market at 20% Sales Ratio average (2 in 10 homes selling rate)
- Homes are selling on average 4% below list price
- Most Active Price Band\*\* \$1 mil to \$1.25 mil with average 55% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.25 mil to \$1.5 mil, Cloverdale and minimum 7 bedroom properties
- Sellers Best Bet\*\* Selling homes in Clayton and 5 to 6 bedroom properties

\*\*With minimum inventory of 10 in most instances

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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	1	2	200%*
400,001 – 500,000	7	0	NA
500,001 – 600,000	12	2	17%
600,001 – 700,000	13	3	23%
700,001 – 800,000	26	7	27%
800,001 – 900,000	14	7	50%
900,001 – 1,000,000	8	1	13%
1,000,001 – 1,250,000	2	1	50%
1,250,001 – 1,500,000	0	0	NA
1,500,001 – 1,750,000	0	0	NA
1,750,001 – 2,000,000	0	0	NA
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	0	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	0	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	84	23	27%

0 to 1 Bedroom	6	1	17%
2 Bedrooms	31	9	29%
3 Bedrooms	35	11	31%
4 Bedrooms & Greater	12	2	17%
TOTAL*	84	23	27%

SnapStats®	December	January	Variance
Inventory	72	84	17%
Solds	29	23	-21%
Sale Price	\$670,000	\$758,888	13%
Sale Price SQFT	\$576	\$558	-3%
Sale to List Price Ratio	99%	99%	0%
Days on Market	22	9	-59%

\*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

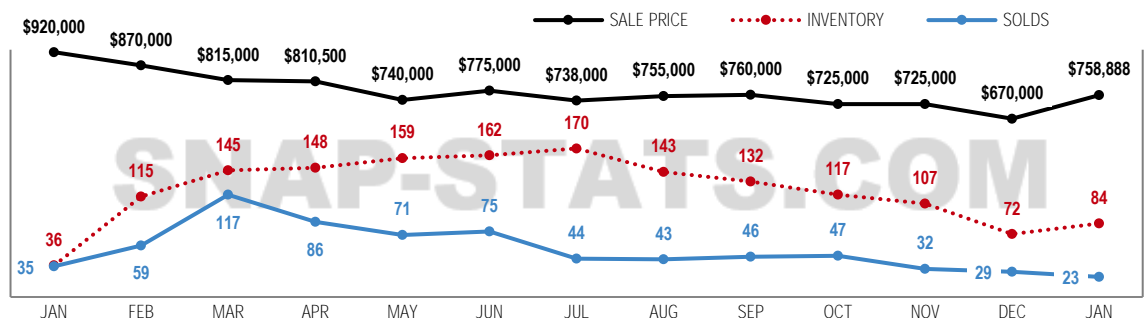
SnapStats®	Inventory	Sales	Sales Ratio
Clayton	46	13	28%
Cloverdale	38	10	26%
Serpentine	0	0	NA
TOTAL*	84	23	27%

### Market Summary

- Market Type Indicator **CLOVERDALE ATTACHED**: Sellers Market at 27% Sales Ratio average (2.7 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band\*\* \$800,000 to \$900,000 with average 50% 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 3 bedroom properties

\*\*With minimum inventory of 10 in most instances

### 13 Month Market Trend



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## Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 - 700,000	0	1	NA*
700,001 - 800,000	1	0	NA
800,001 - 900,000	4	1	25%
900,001 - 1,000,000	2	6	300%*
1,000,001 - 1,250,000	24	10	42%
1,250,001 - 1,500,000	44	13	30%
1,500,001 - 1,750,000	31	9	29%
1,750,001 - 2,000,000	20	2	10%
2,000,001 - 2,250,000	14	1	7%
2,250,001 - 2,500,000	19	1	5%
2,500,001 - 2,750,000	11	0	NA
2,750,001 - 3,000,000	8	0	NA
3,000,001 - 3,500,000	5	1	20%
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	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	1	0	NA
7,000,001 & Greater	4	0	NA
TOTAL*	194	45	23%

2 Bedrooms & Less	12	1	8%
3 to 4 Bedrooms	101	28	28%
5 to 6 Bedrooms	61	13	21%
7 Bedrooms & More	20	3	15%
TOTAL*	194	45	23%

SnapStats®	December	January	Variance
Inventory	185	194	5%
Solds	41	45	10%
Sale Price	\$1,387,000	\$1,345,000	-3%
Sale Price SQFT	\$513	\$548	7%
Sale to List Price Ratio	96%	96%	0%
Days on Market	41	49	20%

\*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

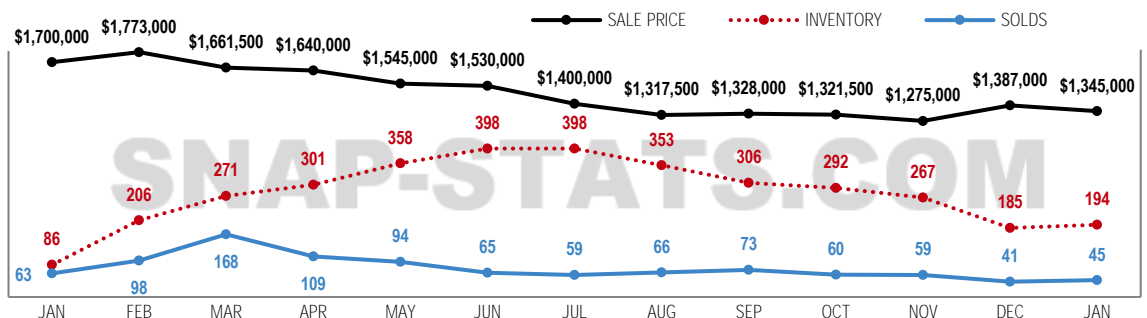
SnapStats®	Inventory	Sales	Sales Ratio
Aldergrove	18	3	17%
Brookwood	27	11	41%
Campbell Valley	3	0	NA
County Line Glen Valley	0	0	NA
Fort Langley	19	1	5%
Langley City	51	6	12%
Murrayville	15	7	47%
Otter District	3	0	NA
Salmon River	9	1	11%
Walnut Grove	13	6	46%
Willoughby Heights	36	10	28%
TOTAL*	194	45	23%

## Market Summary

- Market Type Indicator **LANGLEY DETACHED**: Sellers Market at 23% Sales Ratio average (2.3 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 42% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$2.25 mil to \$2.5 mil, Fort Langley, Langley City, Salmon River and up to 2 bedroom properties
- Sellers Best Bet\*\* Selling homes in Brookwood, Murrayville, Walnut Grove 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	5	4	80%
400,001 – 500,000	59	14	24%
500,001 – 600,000	71	22	31%
600,001 – 700,000	67	8	12%
700,001 – 800,000	47	19	40%
800,001 – 900,000	39	11	28%
900,001 – 1,000,000	21	0	NA
1,000,001 – 1,250,000	9	2	22%
1,250,001 – 1,500,000	1	1	100%
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*	323	81	25%

0 to 1 Bedroom	60	13	22%
2 Bedrooms	168	45	27%
3 Bedrooms	70	18	26%
4 Bedrooms & Greater	25	5	20%
TOTAL*	323	81	25%

SnapStats®	December	January	Variance
Inventory	282	323	15%
Solds	96	81	-16%
Sale Price	\$600,750	\$610,000	2%
Sale Price SQFT	\$546	\$570	4%
Sale to List Price Ratio	100%	98%	-2%
Days on Market	22	25	14%

\*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

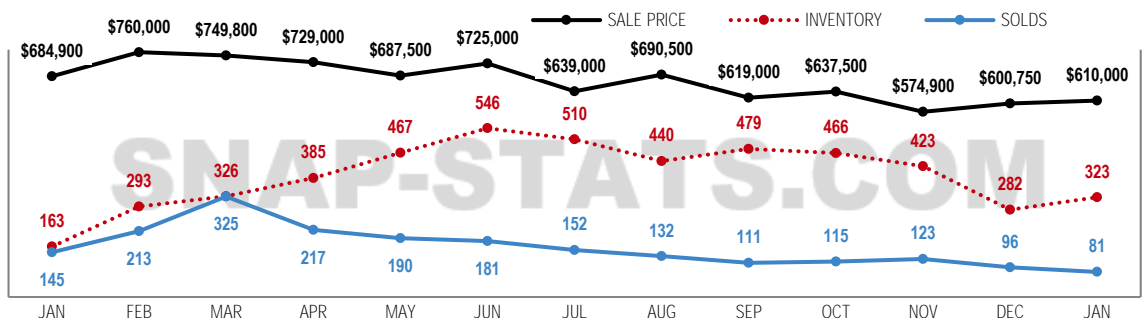
SnapStats®	Inventory	Sales	Sales Ratio
Aldergrove	10	0	NA
Brookwood	0	0	NA
Campbell Valley	0	0	NA
County Line Glen Valley	0	0	NA
Fort Langley	10	0	NA
Langley City	97	26	27%
Murrayville	14	6	43%
Otter District	0	0	NA
Salmon River	4	1	25%
Walnut Grove	20	9	45%
Willoughby Heights	168	39	23%
TOTAL*	323	81	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 2% below list price
- Most Active Price Band\*\* \$700,000 to \$800,000 with average 40% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$600,000 to \$700,000, Langley City, Salmon River, Willoughby Heights and minimum 4 bedrooms
- Sellers Best Bet\*\* Selling homes in Murrayville, Walnut Grove and 2 bedrooms

\*\*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	2	1	50%
700,001 - 800,000	6	1	17%
800,001 - 900,000	8	3	38%
900,001 - 1,000,000	25	3	12%
1,000,001 - 1,250,000	61	9	15%
1,250,001 - 1,500,000	50	3	6%
1,500,001 - 1,750,000	19	0	NA
1,750,001 - 2,000,000	9	0	NA
2,000,001 - 2,250,000	6	0	NA
2,250,001 - 2,500,000	5	0	NA
2,500,001 - 2,750,000	3	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	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*	197	20	10%

2 Bedrooms & Less	9	0	NA
3 to 4 Bedrooms	85	10	12%
5 to 6 Bedrooms	87	9	10%
7 Bedrooms & More	16	1	6%
TOTAL*	197	20	10%

SnapStats®	December	January	Variance
Inventory	181	197	9%
Solds	36	20	-44%
Sale Price	\$957,500	\$1,037,500	8%
Sale Price SQFT	\$391	\$373	-5%
Sale to List Price Ratio	96%	94%	-2%
Days on Market	23	42	83%

\*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

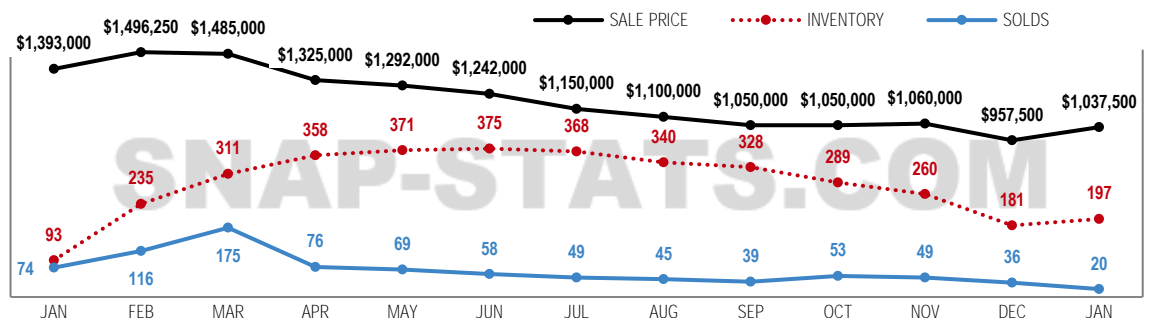
SnapStats®	Inventory	Sales	Sales Ratio
Abbotsford East	77	10	13%
Abbotsford West	49	6	12%
Aberdeen	12	0	NA
Bradner	0	0	NA
Central Abbotsford	34	4	12%
Matsqui	3	0	NA
Poplar	17	0	NA
Sumas Mountain	4	0	NA
Sumas Prairie	1	0	NA
TOTAL*	197	20	10%

## Market Summary

- Market Type Indicator **ABBOTSFORD DETACHED**: Buyers Market at 10% Sales Ratio average (1 in 10 homes selling rate)
- Homes are selling on average 6% below list price
- Most Active Price Band\*\* \$800,000 to \$900,000 with average 38% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.25 mil to \$1.5 mil and minimum 7 bedroom properties
- Sellers Best Bet\*\* Selling homes in Abbotsford East, Abbotsford West, Central Abbotsford 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	1	0	NA
200,001 – 300,000	20	13	65%
300,001 – 400,000	60	17	28%
400,001 – 500,000	72	19	26%
500,001 – 600,000	42	9	21%
600,001 – 700,000	35	12	34%
700,001 – 800,000	21	5	24%
800,001 – 900,000	4	1	25%
900,001 – 1,000,000	8	1	13%
1,000,001 – 1,250,000	0	0	NA
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*	264	77	29%

0 to 1 Bedroom	42	13	31%
2 Bedrooms	159	40	25%
3 Bedrooms	44	18	41%
4 Bedrooms & Greater	19	6	32%
TOTAL*	264	77	29%

SnapStats®	December	January	Variance
Inventory	266	264	-1%
Solds	59	77	31%
Sale Price	\$485,000	\$445,000	-8%
Sale Price SQFT	\$410	\$376	-8%
Sale to List Price Ratio	98%	98%	0%
Days on Market	35	30	-14%

\*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

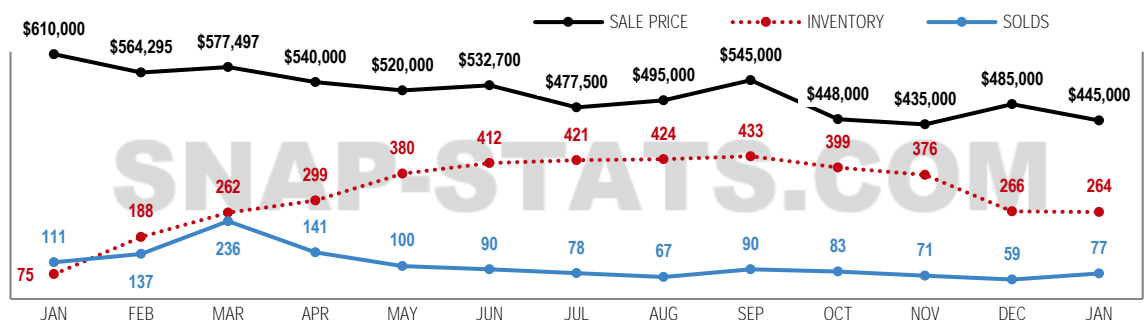
SnapStats®	Inventory	Sales	Sales Ratio
Abbotsford East	29	7	24%
Abbotsford West	89	28	31%
Aberdeen	4	0	NA
Bradner	1	0	NA
Central Abbotsford	116	37	32%
Matsqui	1	0	NA
Poplar	24	5	21%
Sumas Mountain	0	0	NA
Sumas Prairie	0	0	NA
TOTAL*	264	77	29%

## Market Summary

- Market Type Indicator **ABBOTSFORD ATTACHED**: Sellers Market at 29% Sales Ratio average (2.9 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band\*\* \$200,000 to \$300,000 with average 65% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$900,000 to \$1 mil, Abbotsford East, Poplar and 2 bedroom properties
- Sellers Best Bet\*\* Selling homes in Abbotsford West, Central Abbotsford and 3 bedroom properties

\*\*With minimum inventory of 10 in most instances

## 13 Month Market Trend



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## Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 - 700,000	6	3	50%
700,001 - 800,000	12	4	33%
800,001 - 900,000	13	4	31%
900,001 - 1,000,000	25	2	8%
1,000,001 - 1,250,000	26	3	12%
1,250,001 - 1,500,000	19	0	NA
1,500,001 - 1,750,000	11	0	NA
1,750,001 - 2,000,000	5	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	1	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	1	0	NA
4,000,001 - 4,500,000	0	0	NA
4,500,001 - 5,000,000	0	0	NA
5,000,001 - 5,500,000	0	0	NA
5,500,001 - 6,000,000	1	0	NA
6,000,001 - 6,500,000	0	0	NA
6,500,001 - 7,000,000	0	0	NA
7,000,001 & Greater	0	0	NA
TOTAL*	124	16	13%

2 Bedrooms & Less	14	2	14%
3 to 4 Bedrooms	64	10	16%
5 to 6 Bedrooms	38	4	11%
7 Bedrooms & More	8	0	NA
TOTAL*	124	16	13%

SnapStats®	December	January	Variance
Inventory	110	124	13%
Solds	22	16	-27%
Sale Price	\$888,375	\$830,000	-7%
Sale Price SQFT	\$371	\$385	4%
Sale to List Price Ratio	97%	96%	-1%
Days on Market	28	24	-14%

\*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

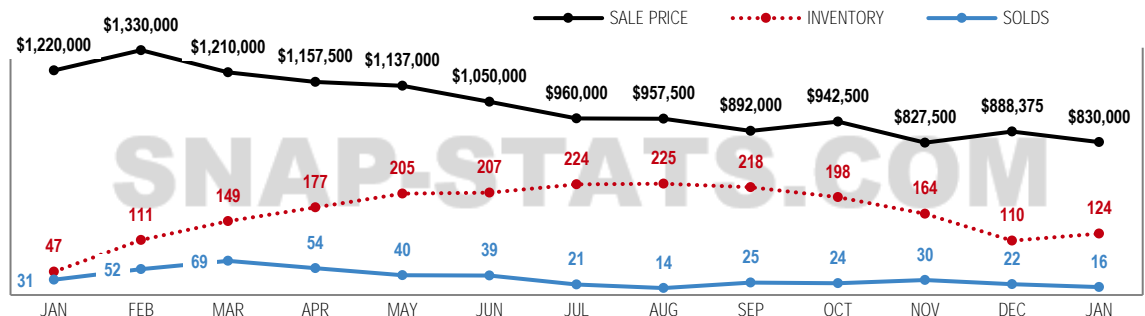
SnapStats®	Inventory	Sales	Sales Ratio
Dewdney Deroche	1	0	NA
Durieu	3	0	NA
Hatzic	12	0	NA
Hemlock	2	0	NA
Lake Errock	4	0	NA
Mission	93	16	17%
Mission West	6	0	NA
Stave Falls	3	0	NA
Steelhead	0	0	NA
TOTAL*	124	16	13%

## Market Summary

- Market Type Indicator **MISSION DETACHED**: Balanced Market at 13% Sales Ratio average (1.3 in 10 homes selling rate)
- Homes are selling on average 4% below list price
- Most Active Price Band\*\* \$700,000 to \$800,000 with average 33% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$900,000 to \$1 mil and 5 to 6 bedroom properties
- Sellers Best Bet\*\* Selling homes in Mission 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	1	0	NA
300,001 – 400,000	5	0	NA
400,001 – 500,000	13	1	8%
500,001 – 600,000	12	0	NA
600,001 – 700,000	10	1	10%
700,001 – 800,000	7	1	14%
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*	48	3	6%

0 to 1 Bedroom	10	0	NA
2 Bedrooms	20	1	5%
3 Bedrooms	17	2	12%
4 Bedrooms & Greater	1	0	NA
TOTAL*	48	3	6%

SnapStats®	December	January	Variance
Inventory	41	48	17%
Solds	5	3	-40%
Sale Price	\$540,000	\$685,000	27%
Sale Price SQFT	\$412	\$517	25%
Sale to List Price Ratio	97%	98%	1%
Days on Market	16	25	56%

\*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

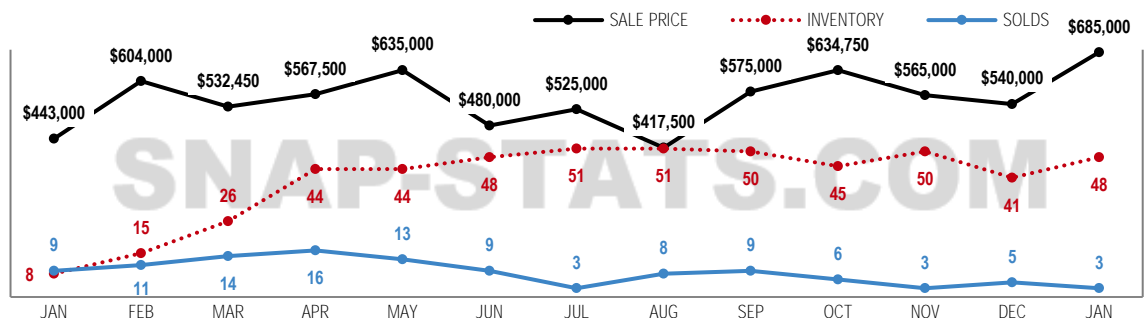
SnapStats®	Inventory	Sales	Sales Ratio
Dewdney Deroche	0	0	NA
Durieu	0	0	NA
Hatzic	0	0	NA
Hemlock	6	0	NA
Lake Errock	0	0	NA
Mission	39	3	8%
Mission West	3	0	NA
Stave Falls	0	0	NA
Steelhead	0	0	NA
TOTAL*	48	3	6%

### 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 2% below list price
- Most Active Price Band\*\* \$600,000 to \$700,000 with average 10% Sales Ratio (Buyers market)
- Buyers Best Bet\*\* Homes between \$400,000 to \$500,000 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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