

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

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604.229.0521  
snapstatsinfo@gmail.com  
snap-stats.com

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



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

# FRASER VALLEY EDITION

Surrey  
South Surrey  
White Rock  
North Delta  
Cloverdale  
Langley  
Abbotsford  
Mission



## Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 - 700,000	0	0	NA
700,001 - 800,000	0	0	NA
800,001 - 900,000	0	0	NA
900,001 - 1,000,000	6	0	NA
1,000,001 - 1,250,000	40	18	45%
1,250,001 - 1,500,000	76	19	25%
1,500,001 - 1,750,000	71	12	17%
1,750,001 - 2,000,000	98	6	6%
2,000,001 - 2,250,000	37	1	3%
2,250,001 - 2,500,000	43	3	7%
2,500,001 - 2,750,000	22	2	9%
2,750,001 - 3,000,000	29	0	NA
3,000,001 - 3,500,000	13	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	1	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*	444	61	14%

2 Bedrooms & Less	13	2	15%
3 to 4 Bedrooms	135	27	20%
5 to 6 Bedrooms	142	21	15%
7 Bedrooms & More	154	11	7%
TOTAL*	444	61	14%

SnapStats®	January	February	Variance
Inventory	423	444	5%
Solds	41	61	49%
Sale Price	\$1,410,000	\$1,428,000	1%
Sale Price SQFT	\$484	\$573	18%
Sale to List Price Ratio	97%	95%	-2%
Days on Market	35	19	-46%

\*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

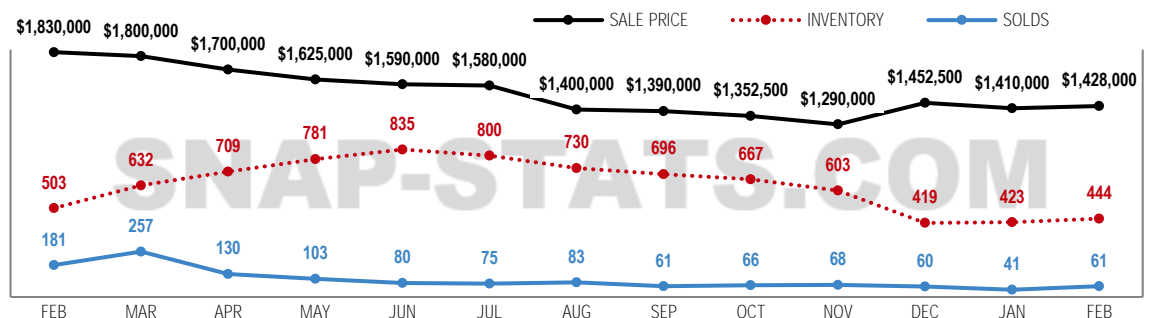
SnapStats®	Inventory	Sales	Sales Ratio
Bear Creek Green Timbers	35	2	6%
Bolivar Heights	35	5	14%
Bridgeview	14	0	NA
Cedar Hills	15	1	7%
East Newton	57	3	5%
Fleetwood Tynehead	40	17	43%
Fraser Heights	32	8	25%
Guildford	27	2	7%
Panorama Ridge	45	7	16%
Port Kells	1	0	NA
Queen Mary Park	24	2	8%
Royal Heights	9	1	11%
Sullivan Station	35	3	9%
West Newton	38	8	21%
Whalley	37	2	5%
TOTAL*	444	61	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 5% below list price
- Most Active Price Band\*\* \$1 mil to \$1.25 mil with average 45% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$2 mil to \$2.25 mil, East Newton, Whalley and minimum 7 bedroom properties
- Sellers Best Bet\*\* Selling homes in Fleetwood Tynehead 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	7	0	NA
300,001 – 400,000	50	13	26%
400,001 – 500,000	116	53	46%
500,001 – 600,000	125	38	30%
600,001 – 700,000	94	29	31%
700,001 – 800,000	83	24	29%
800,001 – 900,000	71	13	18%
900,001 – 1,000,000	59	10	17%
1,000,001 – 1,250,000	43	2	5%
1,250,001 – 1,500,000	3	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*	651	182	28%

0 to 1 Bedroom	177	53	30%
2 Bedrooms	218	78	36%
3 Bedrooms	173	36	21%
4 Bedrooms & Greater	83	15	18%
TOTAL*	651	182	28%

SnapStats®	January	February	Variance
Inventory	643	651	1%
Solds	116	182	57%
Sale Price	\$565,000	\$572,450	1%
Sale Price SQFT	\$515	\$581	13%
Sale to List Price Ratio	98%	100%	2%
Days on Market	36	16	-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

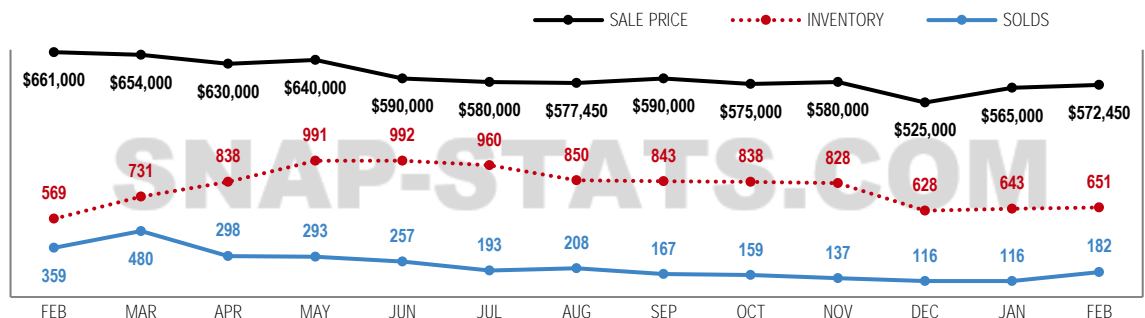
SnapStats®	Inventory	Sales	Sales Ratio
Bear Creek Green Timbers	10	4	40%
Bolivar Heights	10	0	NA
Bridgeview	3	0	NA
Cedar Hills	3	1	33%
East Newton	56	17	30%
Fleetwood Tynehead	67	25	37%
Fraser Heights	8	2	25%
Guildford	64	28	44%
Panorama Ridge	23	3	13%
Port Kells	0	0	NA
Queen Mary Park	38	15	39%
Royal Heights	1	0	NA
Sullivan Station	55	16	29%
West Newton	51	10	20%
Whalley	262	61	23%
TOTAL*	651	182	28%

## Market Summary

- Market Type Indicator **SURREY ATTACHED**: Sellers Market at 28% Sales Ratio average (2.8 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 46% 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 Bear Creek Green Timbers, Guildford 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	0	0	NA
800,001 - 900,000	0	0	NA
900,001 - 1,000,000	2	0	NA
1,000,001 - 1,250,000	3	2	67%
1,250,001 - 1,500,000	23	13	57%
1,500,001 - 1,750,000	34	14	41%
1,750,001 - 2,000,000	43	12	28%
2,000,001 - 2,250,000	29	4	14%
2,250,001 - 2,500,000	34	3	9%
2,500,001 - 2,750,000	19	1	5%
2,750,001 - 3,000,000	22	1	5%
3,000,001 - 3,500,000	26	2	8%
3,500,001 - 4,000,000	20	1	5%
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	5	0	NA
6,000,001 - 6,500,000	1	0	NA
6,500,001 - 7,000,000	5	0	NA
7,000,001 & Greater	7	0	NA
TOTAL*	294	53	18%

2 Bedrooms & Less	25	1	4%
3 to 4 Bedrooms	121	32	26%
5 to 6 Bedrooms	122	17	14%
7 Bedrooms & More	26	3	12%
TOTAL*	294	53	18%

SnapStats®	January	February	Variance
Inventory	269	294	9%
Solds	31	53	71%
Sale Price	\$1,708,000	\$1,750,000	2%
Sale Price SQFT	\$670	\$569	-15%
Sale to List Price Ratio	98%	100%	2%
Days on Market	53	14	-74%

\*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

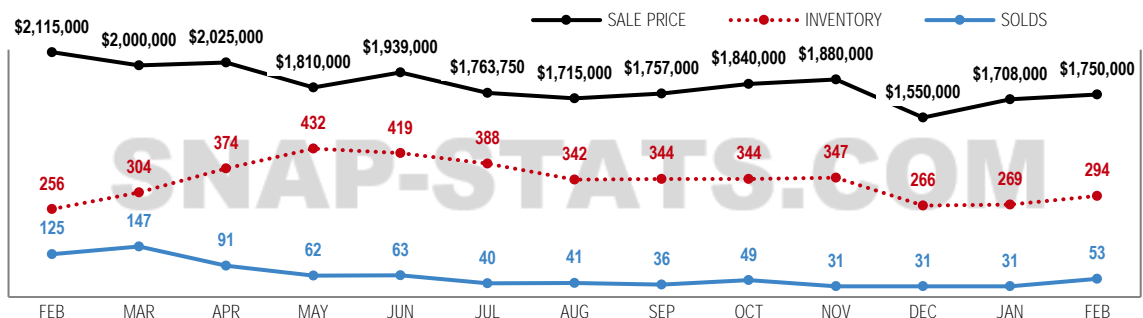
SnapStats®	Inventory	Sales	Sales Ratio
Crescent Beach Ocean Park	53	11	21%
Elgin Chantrell	42	4	10%
Grandview	27	4	15%
Hazelmere	4	0	NA
King George Corridor	35	9	26%
Morgan Creek	11	6	55%
Pacific Douglas	14	3	21%
Sunnyside Park	30	8	27%
White Rock	78	8	10%
TOTAL*	294	53	18%

## Market Summary

- Market Type Indicator **S SURREY WHITE ROCK DET**: Balanced Market at 18% Sales Ratio average (1.8 in 10 homes selling rate)
- Homes are selling on average 100% of list price
- Most Active Price Band\*\* \$1.25 mil to \$1.5 mil with average 57% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$2.5 mil to \$3 mil and \$3.5 mil to \$4 mil, Elgin Chantrell, White Rock and up to 2 bedrooms
- Sellers Best Bet\*\* Selling homes in Morgan Creek 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	7	2	29%
400,001 – 500,000	18	8	44%
500,001 – 600,000	33	14	42%
600,001 – 700,000	38	9	24%
700,001 – 800,000	24	16	67%
800,001 – 900,000	25	14	56%
900,001 – 1,000,000	37	13	35%
1,000,001 – 1,250,000	47	10	21%
1,250,001 – 1,500,000	13	3	23%
1,500,001 – 1,750,000	5	1	20%
1,750,001 – 2,000,000	2	0	NA
2,000,001 – 2,250,000	1	0	NA
2,250,001 – 2,500,000	1	0	NA
2,500,001 – 2,750,000	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	2	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	259	90	35%

0 to 1 Bedroom	25	12	48%
2 Bedrooms	142	42	30%
3 Bedrooms	56	28	50%
4 Bedrooms & Greater	36	8	22%
TOTAL*	259	90	35%

SnapStats®	January	February	Variance
Inventory	241	259	7%
Solds	59	90	53%
Sale Price	\$710,000	\$764,000	8%
Sale Price SQFT	\$553	\$581	5%
Sale to List Price Ratio	95%	96%	1%
Days on Market	33	13	-61%

\*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

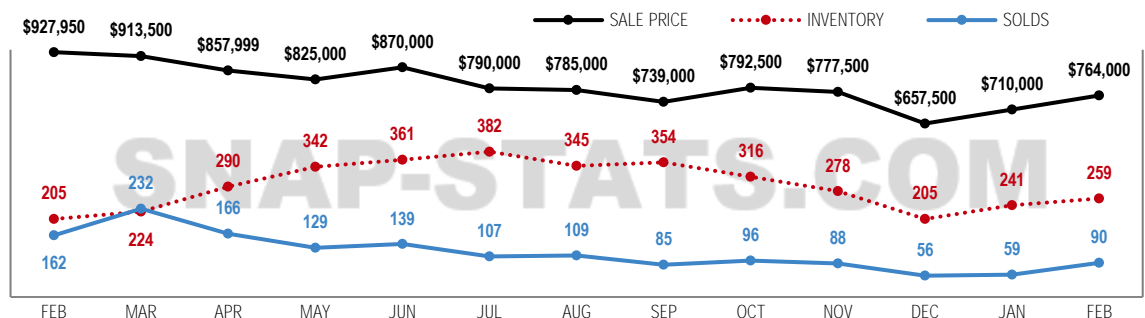
SnapStats®	Inventory	Sales	Sales Ratio
Crescent Beach Ocean Park	5	2	40%
Elgin Chantrell	10	8	80%
Grandview	57	17	30%
Hazelmere	0	0	NA
King George Corridor	33	18	55%
Morgan Creek	13	1	8%
Pacific Douglas	15	5	33%
Sunnyside Park	23	10	43%
White Rock	103	29	28%
TOTAL*	259	90	35%

## Market Summary

- Market Type Indicator **S SURREY WHITE ROCK ATTACHED**: Sellers Market at 35% Sales Ratio average (3.5 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 67% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1 mil to \$1.25 mil, Morgan Creek and minimum 4 bedroom properties
- Sellers Best Bet\*\* Selling homes in Crescent Beach, Elgin Chantrell, King George Corridor, Sunnyside Park 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	0	NA
1,000,001 - 1,250,000	3	7	233%*
1,250,001 - 1,500,000	26	8	31%
1,500,001 - 1,750,000	11	3	27%
1,750,001 - 2,000,000	15	0	NA
2,000,001 - 2,250,000	2	0	NA
2,250,001 - 2,500,000	15	1	7%
2,500,001 - 2,750,000	3	0	NA
2,750,001 - 3,000,000	3	0	NA
3,000,001 - 3,500,000	1	0	NA
3,500,001 - 4,000,000	0	0	NA
4,000,001 - 4,500,000	0	0	NA
4,500,001 - 5,000,000	0	0	NA
5,000,001 - 5,500,000	0	0	NA
5,500,001 - 6,000,000	0	0	NA
6,000,001 - 6,500,000	0	0	NA
6,500,001 - 7,000,000	0	0	NA
7,000,001 & Greater	0	0	NA
TOTAL*	80	19	24%

2 Bedrooms & Less	2	0	NA
3 to 4 Bedrooms	34	10	29%
5 to 6 Bedrooms	27	8	30%
7 Bedrooms & More	17	1	6%
TOTAL*	80	19	24%

SnapStats®	January	February	Variance
Inventory	68	80	18%
Solds	14	19	36%
Sale Price	\$1,287,000	\$1,275,000	-1%
Sale Price SQFT	\$513	\$528	3%
Sale to List Price Ratio	95%	98%	3%
Days on Market	35	19	-46%

\*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

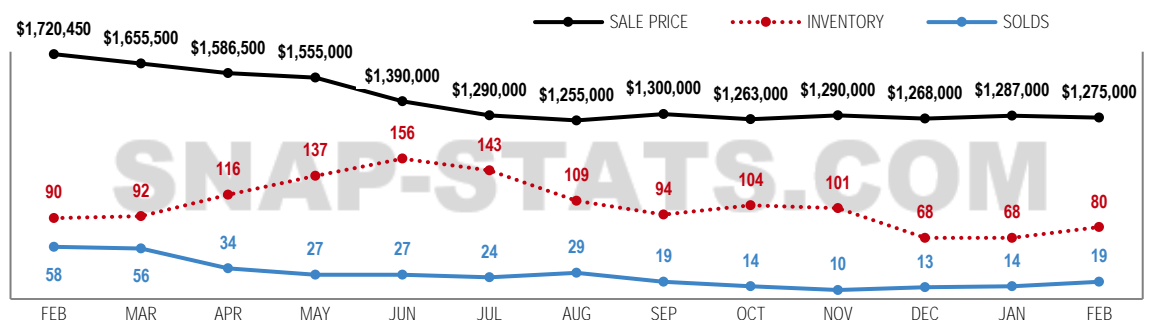
SnapStats®	Inventory	Sales	Sales Ratio
Annieville	23	2	9%
Nordel	21	10	48%
Scottsdale	22	2	9%
Sunshine Hills Woods	14	5	36%
TOTAL*	80	19	24%

## Market Summary

- Market Type Indicator **NORTH DELTA DETACHED**: Sellers Market at 24% Sales Ratio average (2.4 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 31% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$2.25 mil to \$2.5 mil, Annieville, Scottsdale and minimum 7 bedroom properties
- Sellers Best Bet\*\* Selling homes in Nordel, Sunshine Hills Woods and 3 to 6 bedroom properties

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

## 13 Month Market Trend



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### Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	0	0	NA
300,001 – 400,000	1	0	NA
400,001 – 500,000	3	1	33%
500,001 – 600,000	9	1	11%
600,001 – 700,000	6	1	17%
700,001 – 800,000	2	1	50%
800,001 – 900,000	2	4	200%*
900,001 – 1,000,000	4	0	NA
1,000,001 – 1,250,000	4	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*	32	8	25%

0 to 1 Bedroom	8	0	NA
2 Bedrooms	8	2	25%
3 Bedrooms	11	5	45%
4 Bedrooms & Greater	5	1	20%
TOTAL*	32	8	25%

SnapStats®	January	February	Variance
Inventory	30	32	7%
Solds	9	8	-11%
Sale Price	\$718,800	\$780,000	9%
Sale Price SQFT	\$538	\$627	17%
Sale to List Price Ratio	96%	103%	7%
Days on Market	46	24	-48%

### Community CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
Annieville	9	1	11%
Nordel	5	2	40%
Scottsdale	8	3	38%
Sunshine Hills Woods	10	2	20%
TOTAL*	32	8	25%

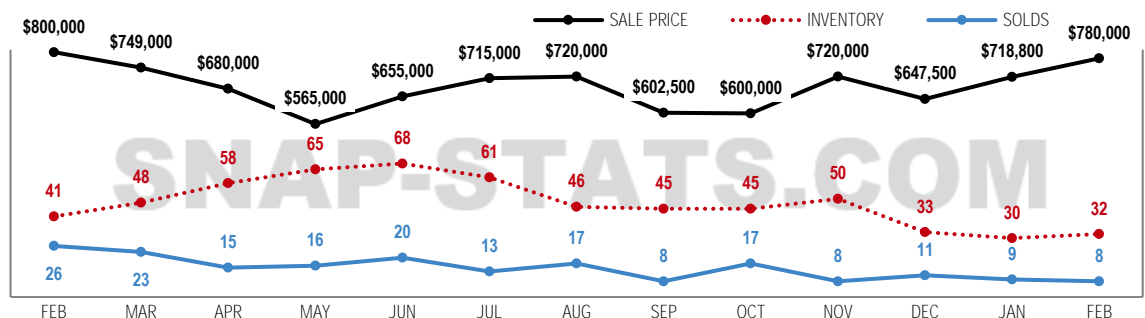
\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

### Market Summary

- Market Type Indicator **NORTH DELTA ATTACHED**: Sellers Market at 25% Sales Ratio average (2.5 in 10 homes selling rate)
- Homes are selling on average 3% above list price
- Most Active Price Band\*\* \$700,000 to \$800,000 with average 50% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$500,000 to \$600,000, Annieville 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	10	91%
1,250,001 - 1,500,000	24	13	54%
1,500,001 - 1,750,000	13	1	8%
1,750,001 - 2,000,000	12	1	8%
2,000,001 - 2,250,000	7	0	NA
2,250,001 - 2,500,000	12	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	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*	82	26	32%

2 Bedrooms & Less	3	1	33%
3 to 4 Bedrooms	31	16	52%
5 to 6 Bedrooms	28	8	29%
7 Bedrooms & More	20	1	5%
TOTAL*	82	26	32%

SnapStats®	January	February	Variance
Inventory	74	82	11%
Solds	15	26	73%
Sale Price	\$1,251,429	\$1,282,500	2%
Sale Price SQFT	\$477	\$485	2%
Sale to List Price Ratio	96%	97%	1%
Days on Market	44	6	-86%

### Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Clayton	11	9	82%
Cloverdale	71	17	24%
Serpentine	0	0	NA
TOTAL*	82	26	32%

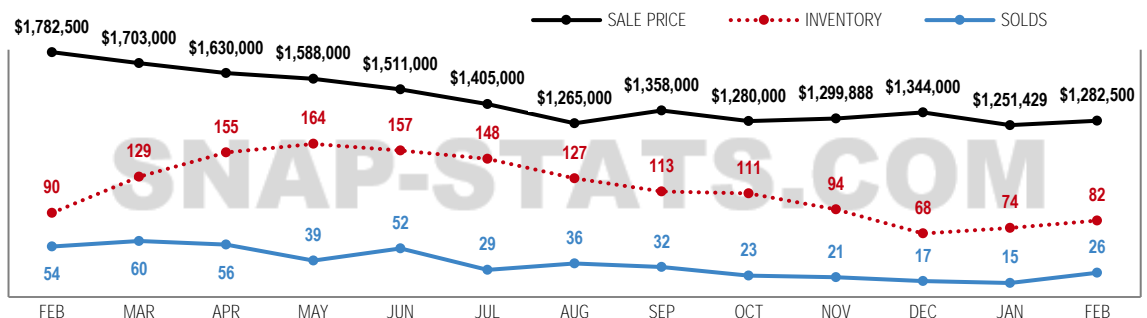
\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

### Market Summary

- Market Type Indicator **CLOVERDALE DETACHED**: Sellers Market at 32% Sales Ratio average (3.2 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 91% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.5 mil to \$2 mil, Cloverdale and minimum 7 bedroom properties
- Sellers Best Bet\*\* Selling homes in Clayton and 3 to 4 bedroom properties

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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	1	NA*
300,001 – 400,000	2	0	NA
400,001 – 500,000	7	5	71%
500,001 – 600,000	14	7	50%
600,001 – 700,000	12	4	33%
700,001 – 800,000	23	17	74%
800,001 – 900,000	12	8	67%
900,001 – 1,000,000	8	2	25%
1,000,001 – 1,250,000	1	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*	79	44	56%

0 to 1 Bedroom	8	3	38%
2 Bedrooms	33	19	58%
3 Bedrooms	26	15	58%
4 Bedrooms & Greater	12	7	58%
TOTAL*	79	44	56%

SnapStats®	January	February	Variance
Inventory	84	79	-6%
Solds	23	44	91%
Sale Price	\$758,888	\$739,811	-3%
Sale Price SQFT	\$558	\$548	-2%
Sale to List Price Ratio	99%	99%	0%
Days on Market	9	12	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

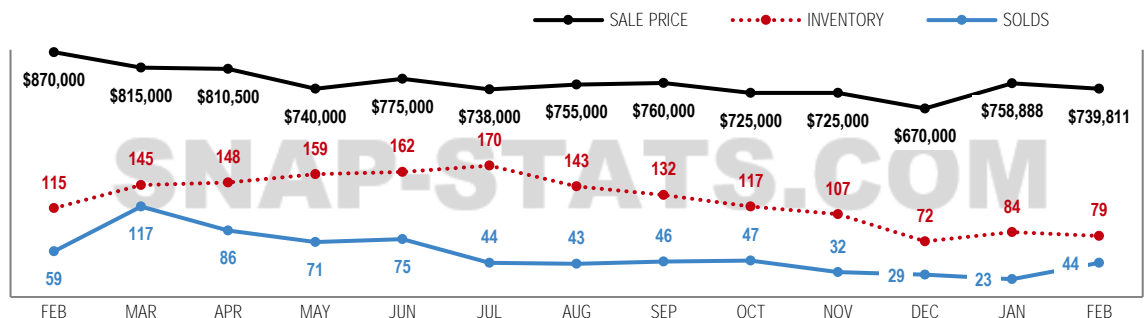
SnapStats®	Inventory	Sales	Sales Ratio
Clayton	37	25	68%
Cloverdale	42	19	45%
Serpentine	0	0	NA
TOTAL*	79	44	56%

### Market Summary

- Market Type Indicator **CLOVERDALE ATTACHED**: Sellers Market at 56% Sales Ratio average (5.6 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band\*\* \$700,000 to \$800,000 with average 74% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$900,000 to \$1 mil, Cloverdale and up to 1 bedroom properties
- Sellers Best Bet\*\* Selling homes in Clayton and minimum 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	0	0	NA
700,001 - 800,000	2	0	NA
800,001 - 900,000	2	4	200%*
900,001 - 1,000,000	5	1	20%
1,000,001 - 1,250,000	25	12	48%
1,250,001 - 1,500,000	48	18	38%
1,500,001 - 1,750,000	30	9	30%
1,750,001 - 2,000,000	25	1	4%
2,000,001 - 2,250,000	11	5	45%
2,250,001 - 2,500,000	25	0	NA
2,500,001 - 2,750,000	8	3	38%
2,750,001 - 3,000,000	10	0	NA
3,000,001 - 3,500,000	4	2	50%
3,500,001 - 4,000,000	2	0	NA
4,000,001 - 4,500,000	1	0	NA
4,500,001 - 5,000,000	3	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*	207	55	27%

2 Bedrooms & Less	13	0	NA
3 to 4 Bedrooms	98	32	33%
5 to 6 Bedrooms	74	18	24%
7 Bedrooms & More	22	5	23%
TOTAL*	207	55	27%

SnapStats®	January	February	Variance
Inventory	194	207	7%
Solds	45	55	22%
Sale Price	\$1,345,000	\$1,400,000	4%
Sale Price SQFT	\$548	\$539	-2%
Sale to List Price Ratio	96%	100%	4%
Days on Market	49	12	-76%

\*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

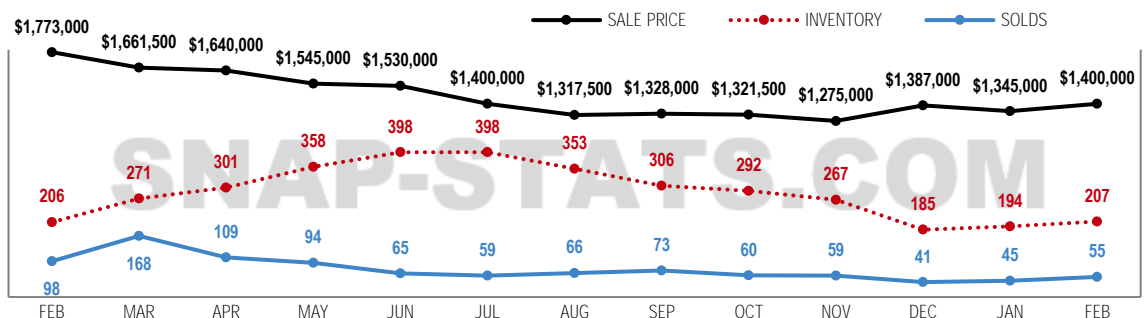
SnapStats®	Inventory	Sales	Sales Ratio
Aldergrove	20	6	30%
Brookwood	22	12	55%
Campbell Valley	5	1	20%
County Line Glen Valley	0	0	NA
Fort Langley	19	4	21%
Langley City	49	11	22%
Murrayville	17	3	18%
Otter District	3	0	NA
Salmon River	12	1	8%
Walnut Grove	20	5	25%
Willoughby Heights	40	12	30%
TOTAL*	207	55	27%

## Market Summary

- Market Type Indicator **LANGLEY DETACHED**: Sellers Market at 27% Sales Ratio average (2.7 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 48% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.75 mil to \$2 mil, Salmon River and minimum 5 bedroom properties
- Sellers Best Bet\*\* Selling homes in Brookwood 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	7	4	57%
400,001 – 500,000	70	17	24%
500,001 – 600,000	94	18	19%
600,001 – 700,000	71	19	27%
700,001 – 800,000	47	28	60%
800,001 – 900,000	42	18	43%
900,001 – 1,000,000	22	6	27%
1,000,001 – 1,250,000	14	1	7%
1,250,001 – 1,500,000	3	1	33%
1,500,001 – 1,750,000	2	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*	372	112	30%

0 to 1 Bedroom	67	14	21%
2 Bedrooms	207	53	26%
3 Bedrooms	67	38	57%
4 Bedrooms & Greater	31	7	23%
TOTAL*	372	112	30%

SnapStats®	January	February	Variance
Inventory	323	372	15%
Solds	81	112	38%
Sale Price	\$610,000	\$692,500	14%
Sale Price SQFT	\$570	\$556	-2%
Sale to List Price Ratio	98%	99%	1%
Days on Market	25	14	-44%

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

## Community CONDOS & TOWNHOMES

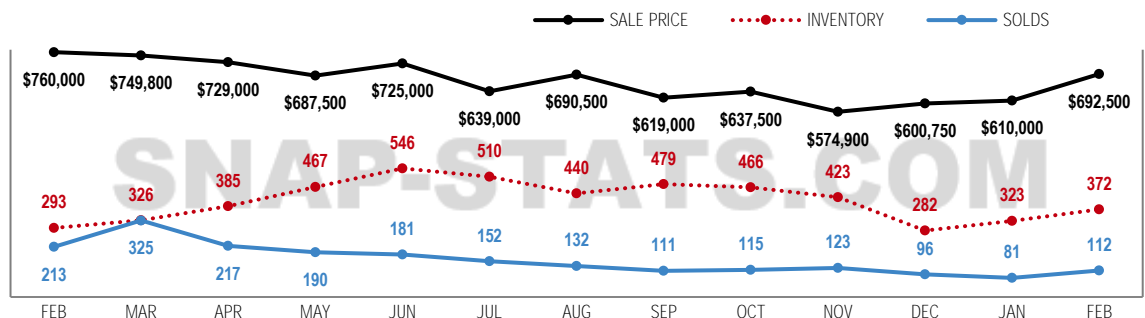
SnapStats®	Inventory	Sales	Sales Ratio
Aldergrove	11	3	27%
Brookwood	0	0	NA
Campbell Valley	0	0	NA
County Line Glen Valley	0	0	NA
Fort Langley	7	3	43%
Langley City	120	23	19%
Murrayville	10	6	60%
Otter District	0	0	NA
Salmon River	3	2	67%
Walnut Grove	25	13	52%
Willoughby Heights	196	62	32%
TOTAL*	372	112	30%

## Market Summary

- Market Type Indicator **LANGLEY ATTACHED**: Sellers Market at 30% Sales Ratio average (3 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band\*\* \$700,000 to \$800,000 with average 60% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1 mil to \$1.25 mil, Langley City and up to 1 bedroom properties
- Sellers Best Bet\*\* Selling homes in Murrayville, Walnut Grove 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	2	1	50%
700,001 - 800,000	8	3	38%
800,001 - 900,000	8	7	88%
900,001 - 1,000,000	21	13	62%
1,000,001 - 1,250,000	67	11	16%
1,250,001 - 1,500,000	58	3	5%
1,500,001 - 1,750,000	21	3	14%
1,750,001 - 2,000,000	13	0	NA
2,000,001 - 2,250,000	8	0	NA
2,250,001 - 2,500,000	3	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	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*	214	41	19%

2 Bedrooms & Less	10	1	10%
3 to 4 Bedrooms	96	22	23%
5 to 6 Bedrooms	86	18	21%
7 Bedrooms & More	22	0	NA
TOTAL*	214	41	19%

SnapStats®	January	February	Variance
Inventory	197	214	9%
Solds	20	41	105%
Sale Price	\$1,037,500	\$975,000	-6%
Sale Price SQFT	\$373	\$389	4%
Sale to List Price Ratio	94%	98%	4%
Days on Market	42	17	-60%

\*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

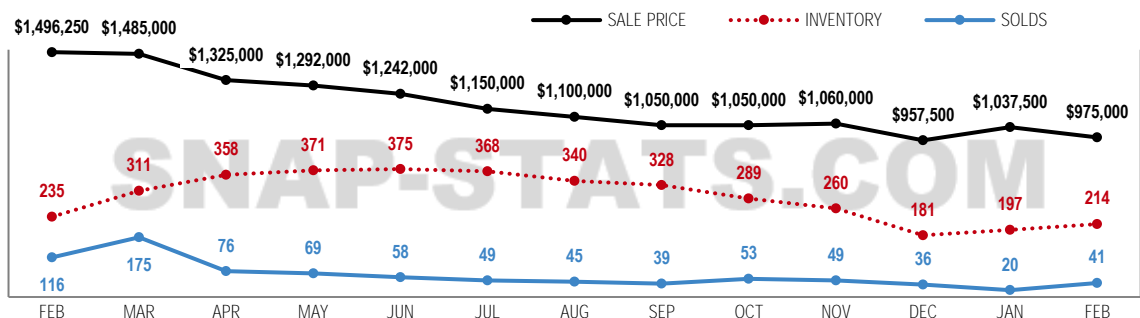
SnapStats®	Inventory	Sales	Sales Ratio
Abbotsford East	79	14	18%
Abbotsford West	48	14	29%
Aberdeen	12	2	17%
Bradner	3	0	NA
Central Abbotsford	45	8	18%
Matsqui	2	1	50%
Poplar	19	2	11%
Sumas Mountain	5	0	NA
Sumas Prairie	1	0	NA
TOTAL*	214	41	19%

## 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 2% below list price
- Most Active Price Band\*\* \$800,000 to \$900,000 with average 88% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.25 mil to \$1.5 mil, Poplar and up to 2 bedroom properties
- Sellers Best Bet\*\* Selling homes in Abbotsford West 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	22	11	50%
300,001 – 400,000	61	24	39%
400,001 – 500,000	64	21	33%
500,001 – 600,000	46	11	24%
600,001 – 700,000	39	7	18%
700,001 – 800,000	23	5	22%
800,001 – 900,000	12	1	8%
900,001 – 1,000,000	9	0	NA
1,000,001 – 1,250,000	1	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*	277	80	29%

0 to 1 Bedroom	46	17	37%
2 Bedrooms	150	50	33%
3 Bedrooms	60	7	12%
4 Bedrooms & Greater	21	6	29%
TOTAL*	277	80	29%

SnapStats®	January	February	Variance
Inventory	264	277	5%
Solds	77	80	4%
Sale Price	\$445,000	\$418,000	-6%
Sale Price SQFT	\$376	\$406	8%
Sale to List Price Ratio	98%	96%	-2%
Days on Market	30	21	-30%

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

## Community CONDOS & TOWNHOMES

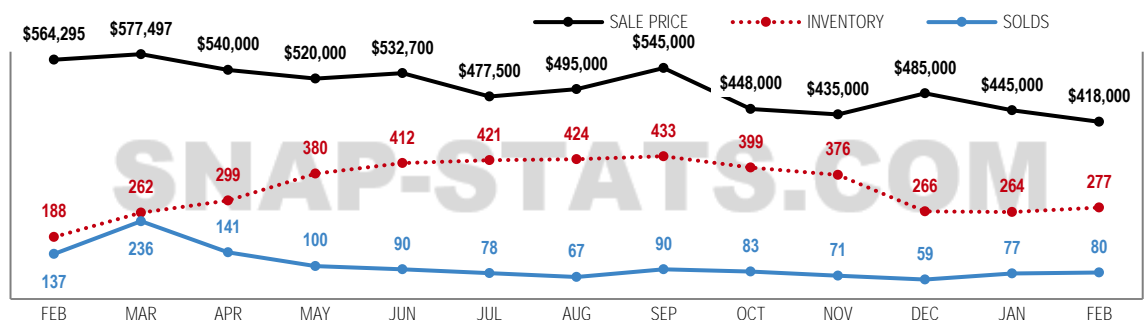
SnapStats®	Inventory	Sales	Sales Ratio
Abbotsford East	38	11	29%
Abbotsford West	96	29	30%
Aberdeen	4	1	25%
Bradner	0	1	NA*
Central Abbotsford	122	27	22%
Matsqui	0	1	NA*
Poplar	17	10	59%
Sumas Mountain	0	0	NA
Sumas Prairie	0	0	NA
TOTAL*	277	80	29%

## 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 4% below list price
- Most Active Price Band\*\* \$200,000 to \$300,000 with average 50% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$800,000 to \$900,000, Central Abbotsford and 3 bedroom properties
- Sellers Best Bet\*\* Selling homes in Poplar and up to 1 bedroom properties

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

## 13 Month Market Trend



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### Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 - 700,000	7	1	14%
700,001 - 800,000	9	4	44%
800,001 - 900,000	17	5	29%
900,001 - 1,000,000	24	3	13%
1,000,001 - 1,250,000	25	5	20%
1,250,001 - 1,500,000	20	2	10%
1,500,001 - 1,750,000	13	2	15%
1,750,001 - 2,000,000	2	0	NA
2,000,001 - 2,250,000	1	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	3	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*	123	22	18%

2 Bedrooms & Less	12	2	17%
3 to 4 Bedrooms	64	13	20%
5 to 6 Bedrooms	41	6	15%
7 Bedrooms & More	6	1	17%
TOTAL*	123	22	18%

SnapStats®	January	February	Variance
Inventory	124	123	-1%
Solds	16	22	38%
Sale Price	\$830,000	\$970,000	17%
Sale Price SQFT	\$385	\$408	6%
Sale to List Price Ratio	96%	97%	1%
Days on Market	24	13	-46%

\*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

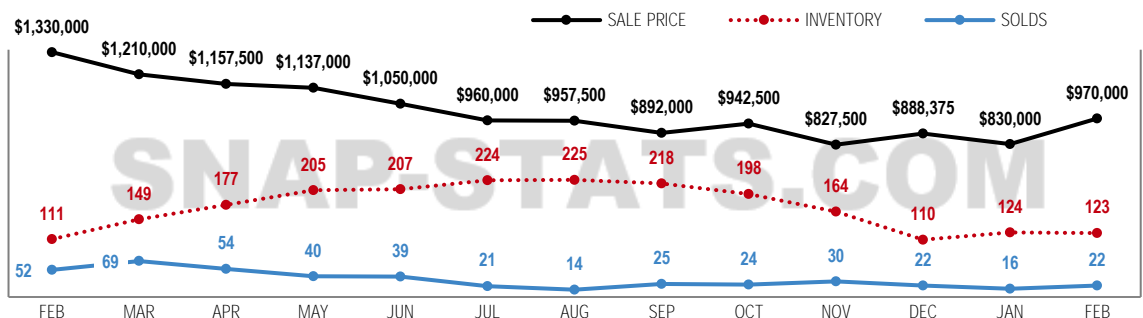
SnapStats®	Inventory	Sales	Sales Ratio
Dewdney Deroche	1	0	NA
Durieu	2	0	NA
Hatzic	12	1	8%
Hemlock	3	0	NA
Lake Errock	4	1	25%
Mission	92	19	21%
Mission West	6	1	17%
Stave Falls	3	0	NA
Steelhead	0	0	NA
TOTAL*	123	22	18%

### 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 3% below list price
- Most Active Price Band\*\* \$700,000 to \$800,000 with average 44% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.25 mil to \$1.5 mil, Hatzic 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	0	1	NA*
300,001 – 400,000	5	0	NA
400,001 – 500,000	19	2	11%
500,001 – 600,000	8	3	38%
600,001 – 700,000	8	3	38%
700,001 – 800,000	3	2	67%
800,001 – 900,000	3	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
<b>TOTAL*</b>	<b>46</b>	<b>11</b>	<b>24%</b>
0 to 1 Bedroom	9	2	22%
2 Bedrooms	22	2	9%
3 Bedrooms	13	6	46%
4 Bedrooms & Greater	2	1	50%
<b>TOTAL*</b>	<b>46</b>	<b>11</b>	<b>24%</b>

SnapStats®	January	February	Variance
Inventory	48	46	-4%
Solds	3	11	267%
Sale Price	\$685,000	\$569,000	-17%
Sale Price SQFT	\$517	\$393	-24%
Sale to List Price Ratio	98%	100%	2%
Days on Market	25	17	-32%

\*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

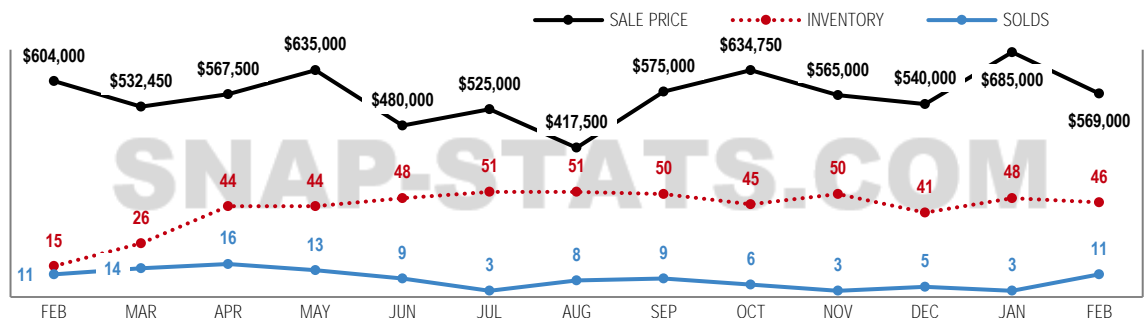
SnapStats®	Inventory	Sales	Sales Ratio
Dewdney Deroche	0	0	NA
Durieu	0	0	NA
Hatzic	0	0	NA
Hemlock	6	0	NA
Lake Errock	0	0	NA
Mission	38	10	26%
Mission West	2	1	50%
Stave Falls	0	0	NA
Steelhead	0	0	NA
<b>TOTAL*</b>	<b>46</b>	<b>11</b>	<b>24%</b>

### Market Summary

- Market Type Indicator **MISSION ATTACHED**: Sellers Market at 24% Sales Ratio average (2.4 in 10 homes selling rate)
- Homes are selling on average 100% of list price
- Most Active Price Band\*\* \$500,000 to \$700,000 with average 38% Sales Ratio (Sellers 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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