

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	0	NA
700,001 - 800,000	0	0	NA
800,001 - 900,000	1	0	NA
900,001 - 1,000,000	4	2	50%
1,000,001 - 1,250,000	24	20	83%
1,250,001 - 1,500,000	103	61	59%
1,500,001 - 1,750,000	91	41	45%
1,750,001 - 2,000,000	102	18	18%
2,000,001 - 2,250,000	66	7	11%
2,250,001 - 2,500,000	54	4	7%
2,500,001 - 2,750,000	24	2	8%
2,750,001 - 3,000,000	31	0	NA
3,000,001 - 3,500,000	20	1	5%
3,500,001 - 4,000,000	7	0	NA
4,000,001 - 4,500,000	4	0	NA
4,500,001 - 5,000,000	2	0	NA
5,000,001 - 5,500,000	2	0	NA
5,500,001 - 6,000,000	2	0	NA
6,000,001 - 6,500,000	0	1	NA*
6,500,001 - 7,000,000	0	0	NA
7,000,001 & Greater	0	0	NA
TOTAL*	537	157	29%

2 Bedrooms & Less	9	3	33%
3 to 4 Bedrooms	171	63	37%
5 to 6 Bedrooms	181	54	30%
7 Bedrooms & More	176	37	21%
TOTAL*	537	157	29%

SnapStats®	March	April	Variance
Inventory	490	537	10%
Solds	137	157	15%
Sale Price	\$1,430,000	\$1,490,000	4%
Sale Price SQFT	\$572	\$582	2%
Sale to List Price Ratio	102%	99%	-3%
Days on Market	13	12	-8%

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

Community DETACHED HOUSES

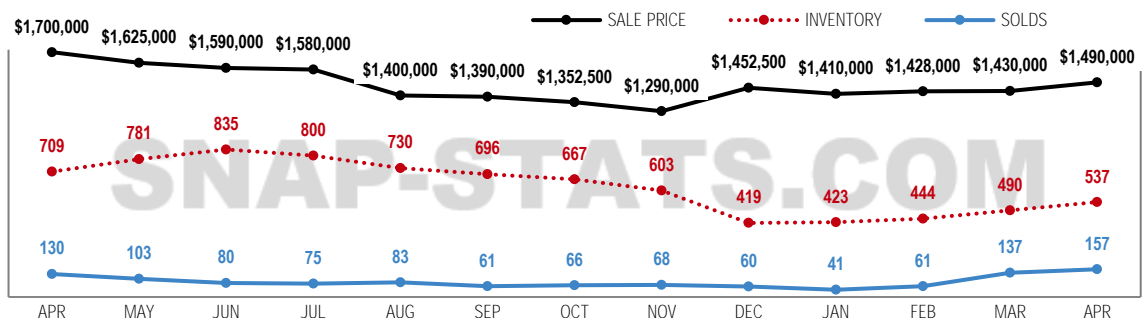
SnapStats®	Inventory	Sales	Sales Ratio
Bear Creek Green Timbers	36	12	33%
Bolivar Heights	54	9	17%
Bridgeview	10	4	40%
Cedar Hills	22	5	23%
East Newton	56	23	41%
Fleetwood Tynehead	70	18	26%
Fraser Heights	38	18	47%
Guildford	17	11	65%
Panorama Ridge	54	13	24%
Port Kells	2	1	50%
Queen Mary Park	33	6	18%
Royal Heights	14	7	50%
Sullivan Station	41	12	29%
West Newton	49	17	35%
Whalley	41	1	2%
TOTAL*	537	157	29%

Market Summary

- Market Type Indicator **SURREY DETACHED**: Sellers Market at 29% Sales Ratio average (2.9 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band** \$1 mil to \$1.25 mil with average 83% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$3 mil to \$3.5 mil, Bolivar Heights, Queen Mary Park, Whalley and minimum 7 bedrooms
- Sellers Best Bet** Selling homes in Guildford, Royal Heights and 3 to 4 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



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SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	7	5	71%
300,001 – 400,000	33	27	82%
400,001 – 500,000	113	61	54%
500,001 – 600,000	138	52	38%
600,001 – 700,000	121	45	37%
700,001 – 800,000	70	29	41%
800,001 – 900,000	74	34	46%
900,001 – 1,000,000	74	23	31%
1,000,001 – 1,250,000	36	15	42%
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*	670	291	43%

0 to 1 Bedroom	195	80	41%
2 Bedrooms	228	112	49%
3 Bedrooms	159	67	42%
4 Bedrooms & Greater	88	32	36%
TOTAL*	670	291	43%

SnapStats®	March	April	Variance
Inventory	654	670	2%
Solds	271	291	7%
Sale Price	\$620,000	\$601,000	-3%
Sale Price SQFT	\$590	\$572	-3%
Sale to List Price Ratio	100%	100%	0%
Days on Market	13	9	-31%

*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

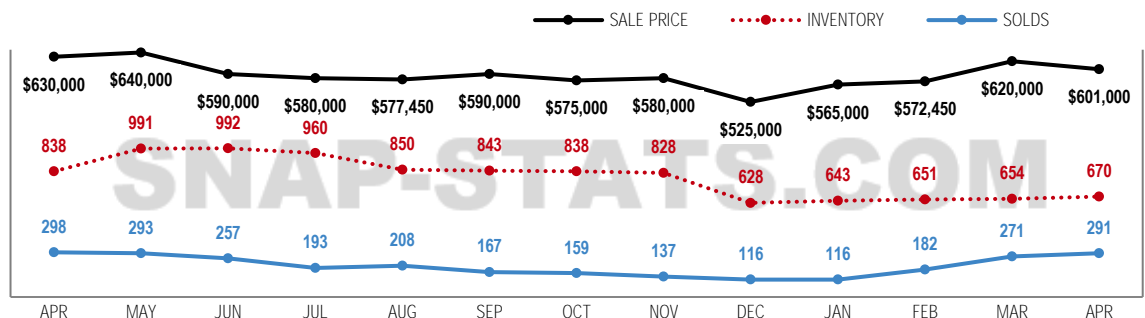
SnapStats®	Inventory	Sales	Sales Ratio
Bear Creek Green Timbers	18	6	33%
Bolivar Heights	10	3	30%
Bridgeview	1	0	NA
Cedar Hills	3	1	33%
East Newton	49	20	41%
Fleetwood Tynehead	70	35	50%
Fraser Heights	6	6	100%
Guildford	58	45	78%
Panorama Ridge	17	4	24%
Port Kells	0	0	NA
Queen Mary Park	40	14	35%
Royal Heights	2	1	50%
Sullivan Station	61	26	43%
West Newton	39	23	59%
Whalley	296	107	36%
TOTAL*	670	291	43%

Market Summary

- Market Type Indicator **SURREY ATTACHED**: Sellers Market at 43% Sales Ratio average (4.3 in 10 homes selling rate)
- Homes are selling on average 100% of list price
- Most Active Price Band** \$300,000 to \$400,000 with average 82% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$900,000 to \$1 mil, Panorama Ridge and minimum 4 bedroom properties
- Sellers Best Bet** Selling homes in Guildford, West Newton and 2 bedroom properties

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Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 - 700,000	0	1	NA*
700,001 - 800,000	2	1	50%
800,001 - 900,000	0	0	NA
900,001 - 1,000,000	0	0	NA
1,000,001 - 1,250,000	2	4	200%*
1,250,001 - 1,500,000	17	15	88%
1,500,001 - 1,750,000	29	19	66%
1,750,001 - 2,000,000	44	12	27%
2,000,001 - 2,250,000	26	11	42%
2,250,001 - 2,500,000	39	8	21%
2,500,001 - 2,750,000	18	3	17%
2,750,001 - 3,000,000	23	2	9%
3,000,001 - 3,500,000	34	2	6%
3,500,001 - 4,000,000	24	2	8%
4,000,001 - 4,500,000	9	0	NA
4,500,001 - 5,000,000	8	0	NA
5,000,001 - 5,500,000	4	0	NA
5,500,001 - 6,000,000	3	0	NA
6,000,001 - 6,500,000	4	0	NA
6,500,001 - 7,000,000	3	0	NA
7,000,001 & Greater	9	0	NA
TOTAL*	298	80	27%

2 Bedrooms & Less	22	11	50%
3 to 4 Bedrooms	119	41	34%
5 to 6 Bedrooms	130	21	16%
7 Bedrooms & More	27	7	26%
TOTAL*	298	80	27%

SnapStats®	March	April	Variance
Inventory	305	298	-2%
Solds	82	80	-2%
Sale Price	\$1,731,000	\$1,748,452	1%
Sale Price SQFT	\$599	\$679	13%
Sale to List Price Ratio	100%	98%	-2%
Days on Market	13	13	0%

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Community DETACHED HOUSES

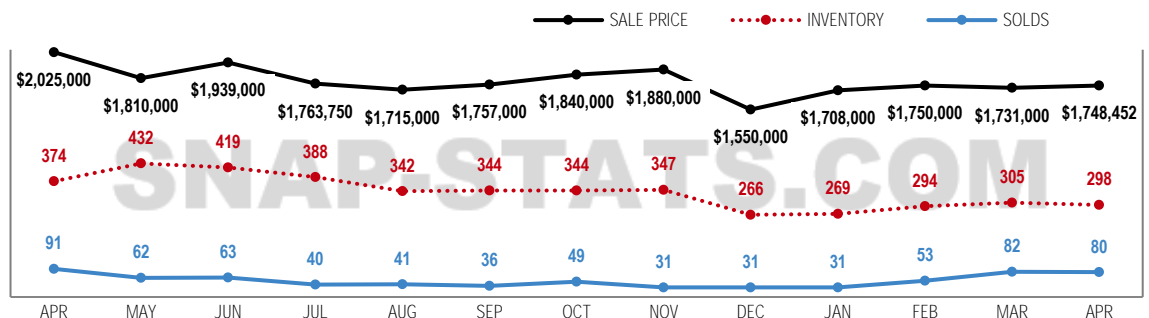
SnapStats®	Inventory	Sales	Sales Ratio
Crescent Beach Ocean Park	47	14	30%
Elgin Chantrell	46	8	17%
Grandview	34	6	18%
Hazelmere	2	0	NA
King George Corridor	35	11	31%
Morgan Creek	16	5	31%
Pacific Douglas	20	5	25%
Sunnyside Park	27	13	48%
White Rock	71	18	25%
TOTAL*	298	80	27%

Market Summary

- Market Type Indicator **S SURREY WHITE ROCK DETACHED**: Sellers Market at 27% Sales Ratio average (2.7 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 88% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$3 mil to \$3.5 mil, Elgin Chantrell, Grandview and 5 to 6 bedroom properties
- Sellers Best Bet** Selling homes in Sunnyside Park and up to 2 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	8	5	63%
400,001 – 500,000	9	16	178%*
500,001 – 600,000	25	22	88%
600,001 – 700,000	43	16	37%
700,001 – 800,000	22	13	59%
800,001 – 900,000	38	21	55%
900,001 – 1,000,000	28	15	54%
1,000,001 – 1,250,000	50	22	44%
1,250,001 – 1,500,000	15	4	27%
1,500,001 – 1,750,000	5	0	NA
1,750,001 – 2,000,000	5	2	40%
2,000,001 – 2,250,000	0	2	NA*
2,250,001 – 2,500,000	0	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	1	1	100%
3,500,001 – 4,000,000	2	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	255	139	55%

0 to 1 Bedroom	32	16	50%
2 Bedrooms	148	77	52%
3 Bedrooms	49	28	57%
4 Bedrooms & Greater	26	18	69%
TOTAL*	255	139	55%

SnapStats®	March	April	Variance
Inventory	250	255	2%
Solds	144	139	-3%
Sale Price	\$752,000	\$799,000	6%
Sale Price SQFT	\$613	\$666	9%
Sale to List Price Ratio	98%	100%	2%
Days on Market	13	10	-23%

*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

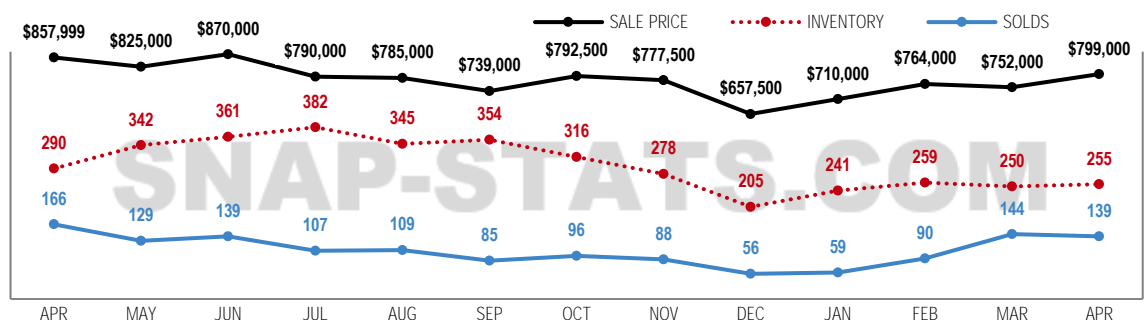
SnapStats®	Inventory	Sales	Sales Ratio
Crescent Beach Ocean Park	1	3	300%*
Elgin Chantrell	6	4	67%
Grandview	48	32	67%
Hazelmere	0	0	NA
King George Corridor	33	27	82%
Morgan Creek	8	10	125%*
Pacific Douglas	14	6	43%
Sunnyside Park	22	15	68%
White Rock	123	42	34%
TOTAL*	255	139	55%

Market Summary

- Market Type Indicator **S SURREY WHITE ROCK ATTACHED**: Sellers Market at 55% Sales Ratio average (5.5 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 >100% 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 Grandview, King George Corridor, Morgan Creek, Sunnyside Park and minimum 4 bedrooms

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Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 - 700,000	0	0	NA
700,001 - 800,000	0	0	NA
800,001 - 900,000	0	0	NA
900,001 - 1,000,000	0	0	NA
1,000,001 - 1,250,000	4	4	100%
1,250,001 - 1,500,000	33	24	73%
1,500,001 - 1,750,000	22	6	27%
1,750,001 - 2,000,000	17	2	12%
2,000,001 - 2,250,000	6	1	17%
2,250,001 - 2,500,000	13	3	23%
2,500,001 - 2,750,000	3	1	33%
2,750,001 - 3,000,000	5	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*	103	41	40%

2 Bedrooms & Less	3	0	NA
3 to 4 Bedrooms	47	23	49%
5 to 6 Bedrooms	34	12	35%
7 Bedrooms & More	19	6	32%
TOTAL*	103	41	40%

SnapStats®	March	April	Variance
Inventory	100	103	3%
Solds	23	41	78%
Sale Price	\$1,299,000	\$1,400,000	8%
Sale Price SQFT	\$536	\$586	9%
Sale to List Price Ratio	97%	100%	3%
Days on Market	8	9	13%

Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Annieville	23	15	65%
Nordel	28	9	32%
Scottsdale	34	6	18%
Sunshine Hills Woods	18	11	61%
TOTAL*	103	41	40%

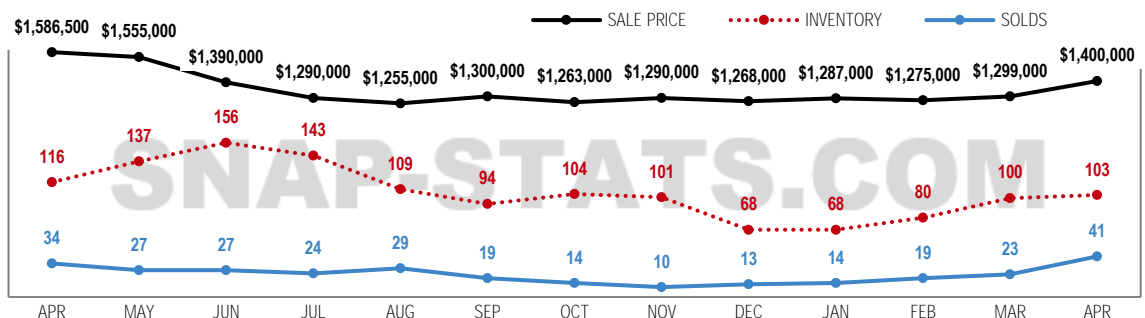
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **NORTH DELTA DETACHED**: Sellers Market at 40% Sales Ratio average (4 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 73% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.75 mil to \$2 mil, Scottsdale and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Annieville, Sunshine Hills Woods and 3 to 4 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



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SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	0	0	NA
300,001 – 400,000	1	2	200%*
400,001 – 500,000	3	4	133%*
500,001 – 600,000	8	3	38%
600,001 – 700,000	5	3	60%
700,001 – 800,000	2	1	50%
800,001 – 900,000	5	2	40%
900,001 – 1,000,000	6	3	50%
1,000,001 – 1,250,000	4	2	50%
1,250,001 – 1,500,000	0	1	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*	34	21	62%

0 to 1 Bedroom	7	5	71%
2 Bedrooms	14	6	43%
3 Bedrooms	6	6	100%
4 Bedrooms & Greater	7	4	57%
TOTAL*	34	21	62%

SnapStats®	March	April	Variance
Inventory	41	34	-17%
Solds	11	21	91%
Sale Price	\$690,000	\$675,000	-2%
Sale Price SQFT	\$491	\$638	30%
Sale to List Price Ratio	100%	99%	-1%
Days on Market	12	21	75%

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Community CONDOS & TOWNHOMES

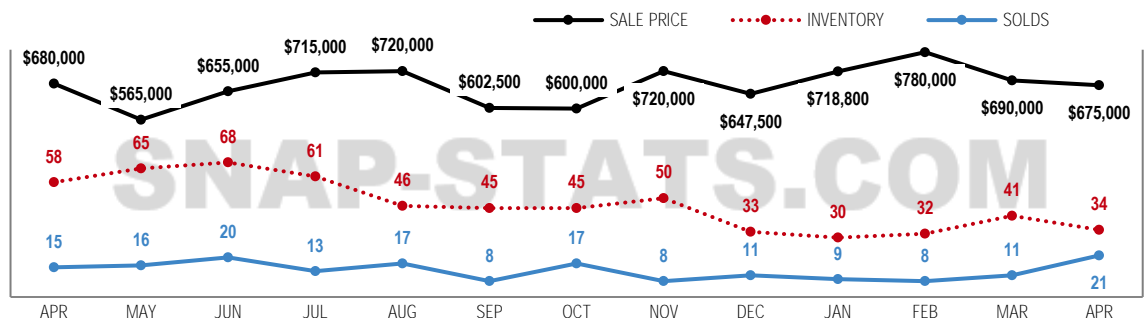
SnapStats®	Inventory	Sales	Sales Ratio
Annieville	10	5	50%
Nordel	3	6	200%*
Scottsdale	9	5	56%
Sunshine Hills Woods	12	5	42%
TOTAL*	34	21	62%

Market Summary

- Market Type Indicator **NORTH DELTA ATTACHED**: Sellers Market at 62% Sales Ratio average (6.2 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band** \$500,000 to \$600,000 with average 38% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes in Sunshine Hills Woods
- Sellers Best Bet** Selling homes in Annieville, Scottsdale and 2 bedroom properties

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Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 - 700,000	0	0	NA
700,001 - 800,000	0	0	NA
800,001 - 900,000	0	0	NA
900,001 - 1,000,000	1	0	NA
1,000,001 - 1,250,000	2	5	250%*
1,250,001 - 1,500,000	30	18	60%
1,500,001 - 1,750,000	11	8	73%
1,750,001 - 2,000,000	11	3	27%
2,000,001 - 2,250,000	7	1	14%
2,250,001 - 2,500,000	7	1	14%
2,500,001 - 2,750,000	1	0	NA
2,750,001 - 3,000,000	2	0	NA
3,000,001 - 3,500,000	0	0	NA
3,500,001 - 4,000,000	0	0	NA
4,000,001 - 4,500,000	0	0	NA
4,500,001 - 5,000,000	0	0	NA
5,000,001 - 5,500,000	0	0	NA
5,500,001 - 6,000,000	0	0	NA
6,000,001 - 6,500,000	0	0	NA
6,500,001 - 7,000,000	0	0	NA
7,000,001 & Greater	0	0	NA
TOTAL*	72	36	50%

2 Bedrooms & Less	3	0	NA
3 to 4 Bedrooms	24	23	96%
5 to 6 Bedrooms	31	6	19%
7 Bedrooms & More	14	7	50%
TOTAL*	72	36	50%

SnapStats®	March	April	Variance
Inventory	67	72	7%
Solds	40	36	-10%
Sale Price	\$1,352,500	\$1,462,500	8%
Sale Price SQFT	\$519	\$588	13%
Sale to List Price Ratio	98%	102%	4%
Days on Market	12	9	-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.

Community DETACHED HOUSES

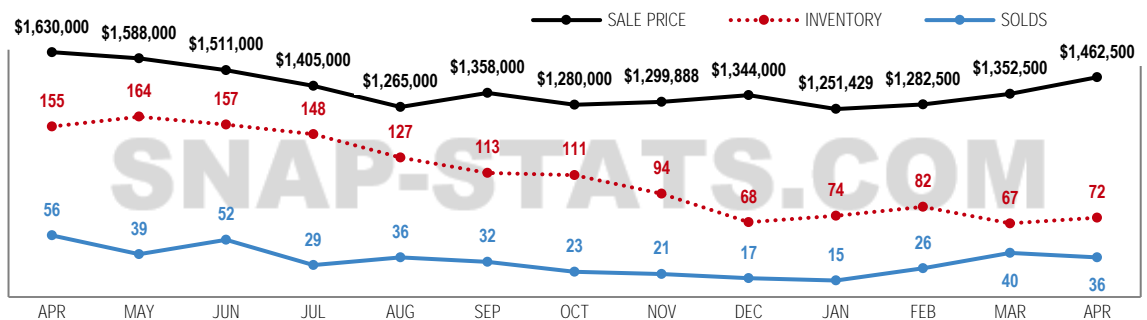
SnapStats®	Inventory	Sales	Sales Ratio
Clayton	13	4	31%
Cloverdale	59	32	54%
Serpentine	0	0	NA
TOTAL*	72	36	50%

Market Summary

- Market Type Indicator **CLOVERDALE DETACHED**: Sellers Market at 50% Sales Ratio average (5 in 10 homes selling rate)
- Homes are selling on average 2% above list price
- Most Active Price Band** \$1.5 mil to \$1.75 mil with average 73% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.75 mil to \$2 mil, Clayton and 5 to 6 bedroom properties
- Sellers Best Bet** Selling homes in Cloverdale and 3 to 4 bedroom properties

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SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	0	0	NA
300,001 – 400,000	1	2	200%*
400,001 – 500,000	8	5	63%
500,001 – 600,000	12	6	50%
600,001 – 700,000	5	4	80%
700,001 – 800,000	15	11	73%
800,001 – 900,000	13	11	85%
900,001 – 1,000,000	15	9	60%
1,000,001 – 1,250,000	2	5	250%*
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*	71	53	75%

0 to 1 Bedroom	9	7	78%
2 Bedrooms	23	18	78%
3 Bedrooms	26	19	73%
4 Bedrooms & Greater	13	9	69%
TOTAL*	71	53	75%

SnapStats®	March	April	Variance
Inventory	57	71	25%
Solds	64	53	-17%
Sale Price	\$742,450	\$777,500	5%
Sale Price SQFT	\$565	\$567	0%
Sale to List Price Ratio	100%	100%	0%
Days on Market	10	6	-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.

Community CONDOS & TOWNHOMES

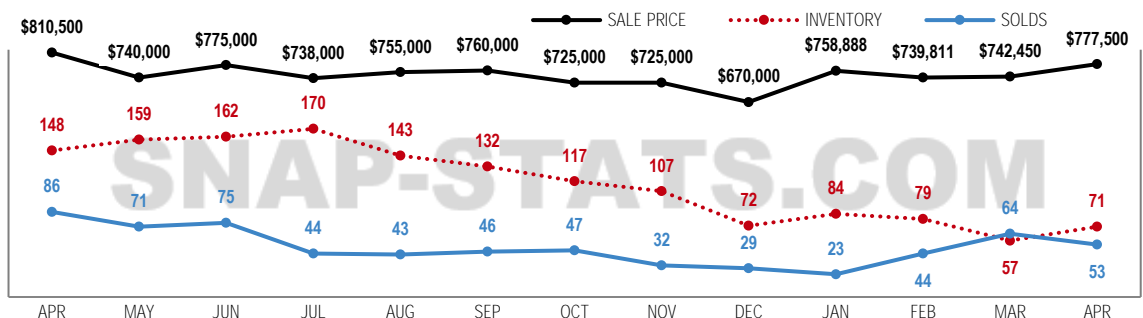
SnapStats®	Inventory	Sales	Sales Ratio
Clayton	45	25	56%
Cloverdale	26	28	108%*
Serpentine	0	0	NA
TOTAL*	71	53	75%

Market Summary

- Market Type Indicator **CLOVERDALE ATTACHED**: Sellers Market at 75% Sales Ratio average (7.5 in 10 homes selling rate)
- Homes are selling on average 100% of list price
- Most Active Price Band** \$800,000 to \$900,000 with average 85% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$500,000 to \$600,000, Clayton and minimum 4 bedroom properties
- Sellers Best Bet** Selling homes in Cloverdale and up to 2 bedroom properties

**With minimum inventory of 10 in most instances

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Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 - 700,000	0	0	NA
700,001 - 800,000	2	0	NA
800,001 - 900,000	3	0	NA
900,001 - 1,000,000	4	3	75%
1,000,001 - 1,250,000	18	14	78%
1,250,001 - 1,500,000	45	27	60%
1,500,001 - 1,750,000	42	26	62%
1,750,001 - 2,000,000	21	12	57%
2,000,001 - 2,250,000	11	3	27%
2,250,001 - 2,500,000	18	1	6%
2,500,001 - 2,750,000	12	1	8%
2,750,001 - 3,000,000	13	3	23%
3,000,001 - 3,500,000	4	2	50%
3,500,001 - 4,000,000	7	1	14%
4,000,001 - 4,500,000	2	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	1	0	NA
7,000,001 & Greater	3	0	NA
TOTAL*	206	93	45%

2 Bedrooms & Less	9	2	22%
3 to 4 Bedrooms	101	40	40%
5 to 6 Bedrooms	69	44	64%
7 Bedrooms & More	27	7	26%
TOTAL*	206	93	45%

SnapStats®	March	April	Variance
Inventory	207	206	0%
Solds	107	93	-13%
Sale Price	\$1,400,001	\$1,515,000	8%
Sale Price SQFT	\$590	\$540	-8%
Sale to List Price Ratio	97%	101%	4%
Days on Market	8	8	0%

*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

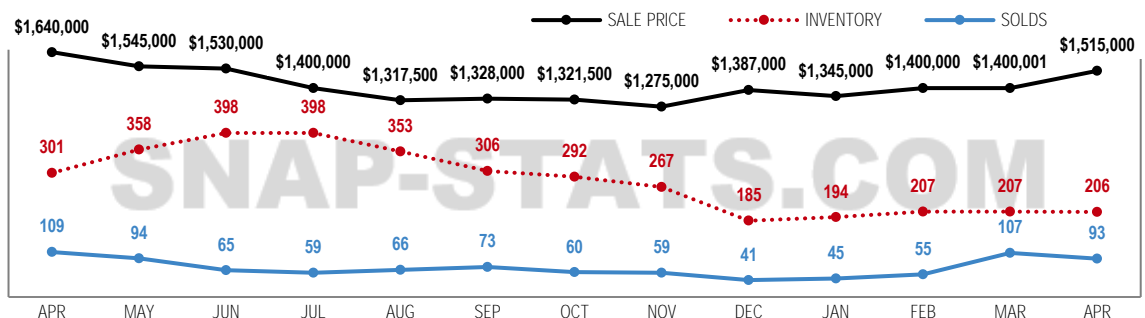
SnapStats®	Inventory	Sales	Sales Ratio
Aldergrove	20	11	55%
Brookwood	34	7	21%
Campbell Valley	5	2	40%
County Line Glen Valley	0	0	NA
Fort Langley	18	5	28%
Langley City	43	11	26%
Murrayville	23	8	35%
Otter District	1	0	NA
Salmon River	12	5	42%
Walnut Grove	18	22	122%*
Willoughby Heights	32	22	69%
TOTAL*	206	93	45%

Market Summary

- Market Type Indicator **LANGLEY DETACHED**: Sellers Market at 45% Sales Ratio average (4.5 in 10 homes selling rate)
- Homes are selling on average 1% above list price
- Most Active Price Band** \$1 mil to \$1.25 mil with average 78% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$2.25 mil to \$2.5 mil, Brookwood and up to 2 bedroom properties
- Sellers Best Bet** Selling homes in Walnut Grove, Willoughby Heights 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	15	4	27%
400,001 – 500,000	52	38	73%
500,001 – 600,000	77	33	43%
600,001 – 700,000	55	40	73%
700,001 – 800,000	39	28	72%
800,001 – 900,000	38	37	97%
900,001 – 1,000,000	27	16	59%
1,000,001 – 1,250,000	15	14	93%
1,250,001 – 1,500,000	3	1	33%
1,500,001 – 1,750,000	1	0	NA
1,750,001 – 2,000,000	0	0	NA
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	0	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	0	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	322	211	66%

0 to 1 Bedroom	71	29	41%
2 Bedrooms	159	107	67%
3 Bedrooms	61	58	95%
4 Bedrooms & Greater	31	17	55%
TOTAL*	322	211	66%

SnapStats®	March	April	Variance
Inventory	338	322	-5%
Solds	238	211	-11%
Sale Price	\$650,000	\$680,000	5%
Sale Price SQFT	\$557	\$613	10%
Sale to List Price Ratio	98%	99%	1%
Days on Market	10	12	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 CONDOS & TOWNHOMES

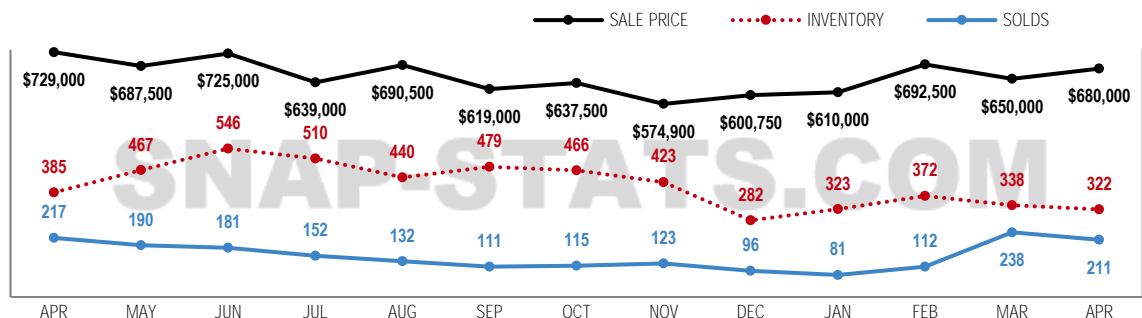
SnapStats®	Inventory	Sales	Sales Ratio
Aldergrove	5	8	160%*
Brookwood	0	0	NA
Campbell Valley	0	0	NA
County Line Glen Valley	0	0	NA
Fort Langley	7	2	29%
Langley City	114	55	48%
Murrayville	12	8	67%
Otter District	0	0	NA
Salmon River	3	0	NA
Walnut Grove	23	28	122%*
Willoughby Heights	158	110	70%
TOTAL*	322	211	66%

Market Summary

- Market Type Indicator **LANGLEY ATTACHED**: Sellers Market at 66% Sales Ratio average (6.6 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 97% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$300,000 to \$400,000, Langley City and up to 1 bedroom properties
- Sellers Best Bet** Selling homes in Aldergrove, Murrayville, Walnut Grove, Willoughby Heights and 3 bedroom properties

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Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 - 700,000	1	2	200%*
700,001 - 800,000	3	1	33%
800,001 - 900,000	2	3	150%*
900,001 - 1,000,000	13	14	108%*
1,000,001 - 1,250,000	48	46	96%
1,250,001 - 1,500,000	78	14	18%
1,500,001 - 1,750,000	28	3	11%
1,750,001 - 2,000,000	24	2	8%
2,000,001 - 2,250,000	9	0	NA
2,250,001 - 2,500,000	12	0	NA
2,500,001 - 2,750,000	2	1	50%
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*	224	86	38%
2 Bedrooms & Less	8	1	13%
3 to 4 Bedrooms	84	50	60%
5 to 6 Bedrooms	100	30	30%
7 Bedrooms & More	32	5	16%
TOTAL*	224	86	38%

SnapStats®	March	April	Variance
Inventory	222	224	1%
Solds	93	86	-8%
Sale Price	\$1,080,000	\$1,150,000	6%
Sale Price SQFT	\$368	\$448	22%
Sale to List Price Ratio	96%	100%	4%
Days on Market	15	10	-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 DETACHED HOUSES

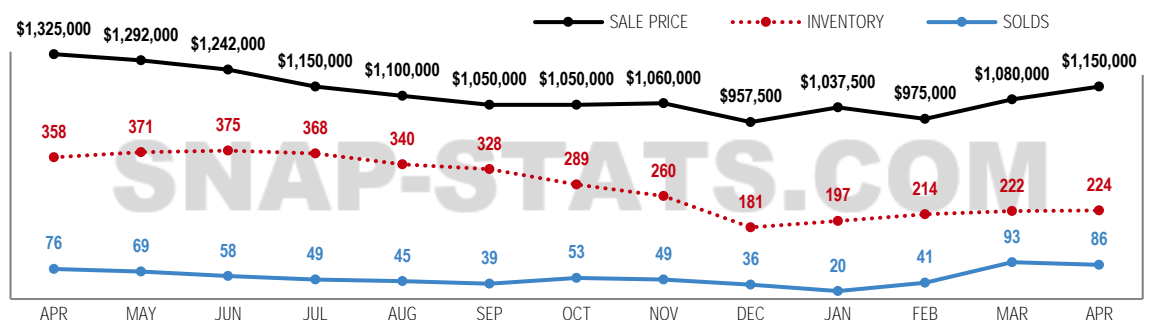
SnapStats®	Inventory	Sales	Sales Ratio
Abbotsford East	93	39	42%
Abbotsford West	57	14	25%
Aberdeen	21	4	19%
Bradner	1	1	100%
Central Abbotsford	35	19	54%
Matsqui	1	1	100%
Poplar	11	7	64%
Sumas Mountain	3	0	NA
Sumas Prairie	2	1	50%
TOTAL*	224	86	38%

Market Summary

- Market Type Indicator **ABBOTSFORD DETACHED**: Sellers Market at 38% Sales Ratio average (3.8 in 10 homes selling rate)
- Homes are selling on average 100% of list price
- Most Active Price Band** \$900,000 to \$1 mil with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.75 mil to \$2 mil, Aberdeen and up to 2 bedroom properties
- Sellers Best Bet** Selling homes in Poplar and 3 to 4 bedroom properties

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SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	18	10	56%
300,001 – 400,000	51	31	61%
400,001 – 500,000	65	35	54%
500,001 – 600,000	41	22	54%
600,001 – 700,000	32	23	72%
700,001 – 800,000	31	12	39%
800,001 – 900,000	22	7	32%
900,001 – 1,000,000	7	0	NA
1,000,001 – 1,250,000	1	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*	269	140	52%

0 to 1 Bedroom	31	17	55%
2 Bedrooms	143	81	57%
3 Bedrooms	75	34	45%
4 Bedrooms & Greater	20	8	40%
TOTAL*	269	140	52%

SnapStats®	March	April	Variance
Inventory	270	269	0%
Solds	143	140	-2%
Sale Price	\$432,000	\$491,000	14%
Sale Price SQFT	\$417	\$424	2%
Sale to List Price Ratio	97%	99%	2%
Days on Market	14	11	-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.

Community CONDOS & TOWNHOMES

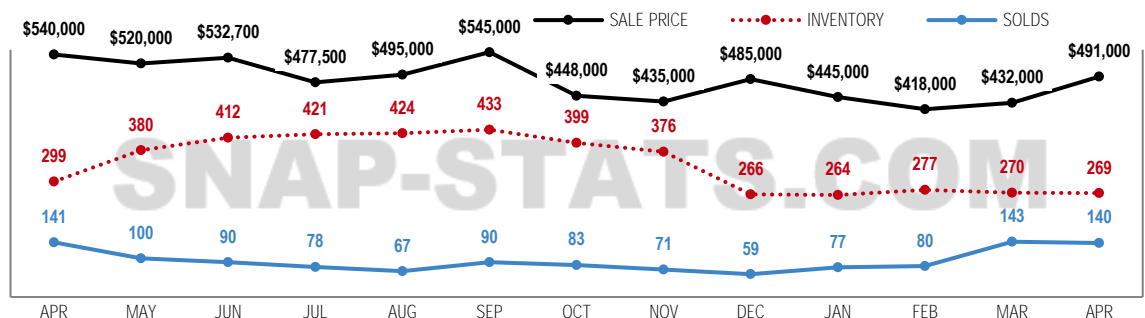
SnapStats®	Inventory	Sales	Sales Ratio
Abbotsford East	34	19	56%
Abbotsford West	89	42	47%
Aberdeen	4	1	25%
Bradner	0	0	NA
Central Abbotsford	129	70	54%
Matsqui	0	0	NA
Poplar	13	8	62%
Sumas Mountain	0	0	NA
Sumas Prairie	0	0	NA
TOTAL*	269	140	52%

Market Summary

- Market Type Indicator **ABBOTSFORD ATTACHED**: Sellers Market at 52% Sales Ratio average (5.2 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 72% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$800,000 to \$900,000, Abbotsford West and minimum 4 bedroom properties
- Sellers Best Bet** Selling homes in Poplar and 2 bedroom properties

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Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 - 700,000	6	1	17%
700,001 - 800,000	6	2	33%
800,001 - 900,000	15	6	40%
900,001 - 1,000,000	30	9	30%
1,000,001 - 1,250,000	30	11	37%
1,250,001 - 1,500,000	18	6	33%
1,500,001 - 1,750,000	13	1	8%
1,750,001 - 2,000,000	4	0	NA
2,000,001 - 2,250,000	1	1	100%
2,250,001 - 2,500,000	3	1	33%
2,500,001 - 2,750,000	2	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	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*	133	38	29%

2 Bedrooms & Less	13	0	NA
3 to 4 Bedrooms	69	17	25%
5 to 6 Bedrooms	44	15	34%
7 Bedrooms & More	7	6	86%
TOTAL*	133	38	29%

SnapStats®	March	April	Variance
Inventory	129	133	3%
Solds	42	38	-10%
Sale Price	\$907,500	\$1,025,000	13%
Sale Price SQFT	\$406	\$389	-4%
Sale to List Price Ratio	101%	101%	0%
Days on Market	18	19	6%

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

Community DETACHED HOUSES

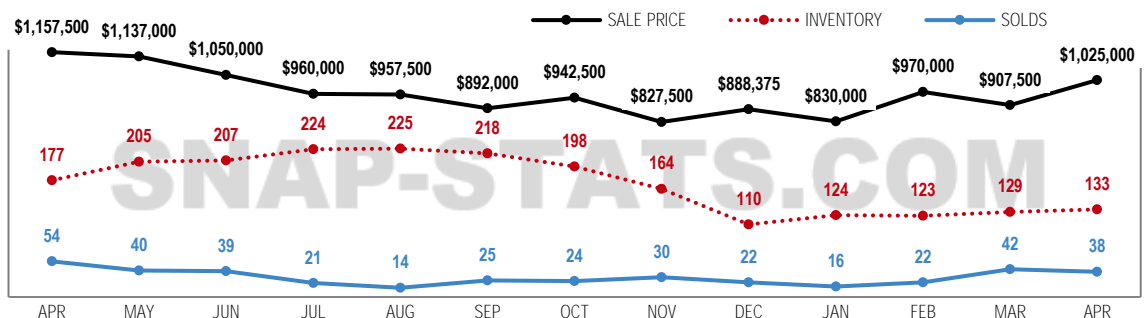
SnapStats®	Inventory	Sales	Sales Ratio
Dewdney Deroche	2	0	NA
Durieu	4	1	25%
Hatzic	13	4	31%
Hemlock	4	0	NA
Lake Errock	9	1	11%
Mission	93	32	34%
Mission West	4	0	NA
Stave Falls	4	0	NA
Steelhead	0	0	NA
TOTAL*	133	38	29%

Market Summary

- Market Type Indicator **MISSION DETACHED**: Sellers Market at 29% Sales Ratio average (2.9 in 10 homes selling rate)
- Homes are selling on average 1% above list price
- Most Active Price Band** \$800,000 to \$900,000 with average 40% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.5 mil to \$1.75 mil, Lake Errock and 3 to 4 bedroom properties
- Sellers Best Bet** Selling homes in Hatzic, Mission and 5 to 6 bedroom properties

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SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	0	0	NA
300,001 – 400,000	7	2	29%
400,001 – 500,000	24	2	8%
500,001 – 600,000	11	2	18%
600,001 – 700,000	9	4	44%
700,001 – 800,000	11	3	27%
800,001 – 900,000	2	3	150%*
900,001 – 1,000,000	1	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*	65	16	25%

0 to 1 Bedroom	14	1	7%
2 Bedrooms	29	5	17%
3 Bedrooms	21	7	33%
4 Bedrooms & Greater	1	3	300%*
TOTAL*	65	16	25%

SnapStats®	March	April	Variance
Inventory	55	65	18%
Solds	11	16	45%
Sale Price	\$617,500	\$662,450	7%
Sale Price SQFT	\$384	\$485	26%
Sale to List Price Ratio	99%	100%	1%
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

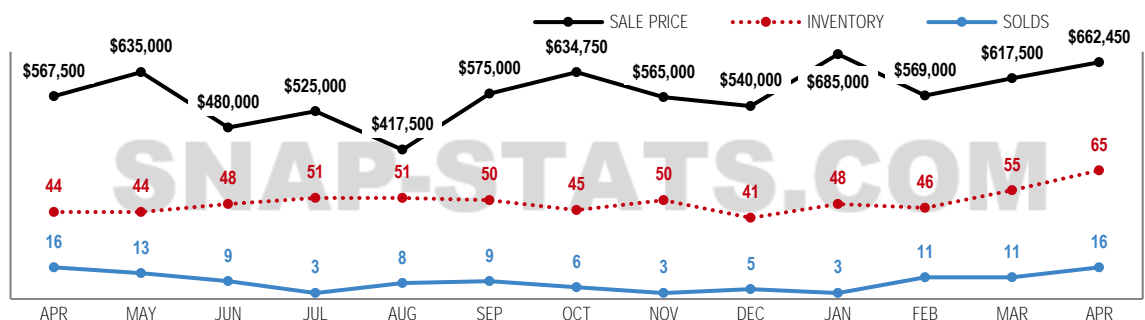
SnapStats®	Inventory	Sales	Sales Ratio
Dewdney Deroche	0	0	NA
Durieu	0	0	NA
Hatzic	0	0	NA
Hemlock	8	0	NA
Lake Errock	0	0	NA
Mission	52	15	29%
Mission West	5	1	20%
Stave Falls	0	0	NA
Steelhead	0	0	NA
TOTAL*	65	16	25%

Market Summary

- Market Type Indicator **MISSION ATTACHED**: Sellers Market at 25% Sales Ratio average (2.5 in 10 homes selling rate)
- Homes are selling on average 100% of list price
- Most Active Price Band** \$600,000 to \$700,000 with average 44% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$400,000 to \$500,000, Mission West and up to 1 bedroom properties
- Sellers Best Bet** Selling homes in Mission and 3 bedroom properties

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