

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	2	1	50%
800,001 - 900,000	1	2	200%*
900,001 - 1,000,000	7	0	NA
1,000,001 - 1,250,000	34	9	26%
1,250,001 - 1,500,000	141	53	38%
1,500,001 - 1,750,000	123	39	32%
1,750,001 - 2,000,000	131	30	23%
2,000,001 - 2,250,000	63	12	19%
2,250,001 - 2,500,000	74	6	8%
2,500,001 - 2,750,000	36	4	11%
2,750,001 - 3,000,000	30	4	13%
3,000,001 - 3,500,000	22	2	9%
3,500,001 - 4,000,000	8	0	NA
4,000,001 - 4,500,000	3	0	NA
4,500,001 - 5,000,000	1	1	100%
5,000,001 - 5,500,000	1	0	NA
5,500,001 - 6,000,000	1	0	NA
6,000,001 - 6,500,000	2	0	NA
6,500,001 - 7,000,000	0	0	NA
7,000,001 & Greater	0	0	NA
TOTAL*	680	163	24%

2 Bedrooms & Less	21	2	10%
3 to 4 Bedrooms	203	69	34%
5 to 6 Bedrooms	224	55	25%
7 Bedrooms & More	232	37	16%
TOTAL*	680	163	24%

SnapStats®	April	May	Variance
Inventory	537	680	27%
Solds	157	163	4%
Sale Price	\$1,490,000	\$1,580,000	6%
Sale Price SQFT	\$582	\$565	-3%
Sale to List Price Ratio	99%	99%	0%
Days on Market	12	14	17%

*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

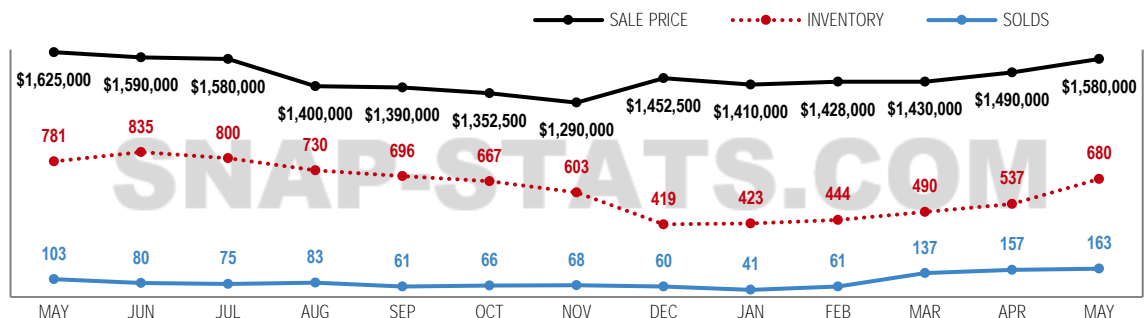
SnapStats®	Inventory	Sales	Sales Ratio
Bear Creek Green Timbers	50	11	22%
Bolivar Heights	71	11	15%
Bridgeview	20	0	NA
Cedar Hills	33	8	24%
East Newton	70	22	31%
Fleetwood Tynehead	80	31	39%
Fraser Heights	48	12	25%
Guildford	30	9	30%
Panorama Ridge	63	15	24%
Port Kells	1	1	100%
Queen Mary Park	35	3	9%
Royal Heights	13	5	38%
Sullivan Station	52	10	19%
West Newton	68	17	25%
Whalley	46	8	17%
TOTAL*	680	163	24%

Market Summary

- Market Type Indicator **SURREY DETACHED**: Sellers Market at 24% Sales Ratio average (2.4 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band** \$1.25 mil to \$1.5 mil with average 38% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$2.25 mil to \$2.5 mil, Queen Mary Park and up to 2 bedroom properties
- Sellers Best Bet** Selling homes in Fleetwood Tynehead, Royal Heights 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	6	4	67%
300,001 – 400,000	46	6	13%
400,001 – 500,000	133	56	42%
500,001 – 600,000	174	64	37%
600,001 – 700,000	155	51	33%
700,001 – 800,000	83	37	45%
800,001 – 900,000	96	40	42%
900,001 – 1,000,000	90	27	30%
1,000,001 – 1,250,000	46	11	24%
1,250,001 – 1,500,000	8	1	13%
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*	839	297	35%

0 to 1 Bedroom	238	73	31%
2 Bedrooms	292	115	39%
3 Bedrooms	197	79	40%
4 Bedrooms & Greater	112	30	27%
TOTAL*	839	297	35%

SnapStats®	April	May	Variance
Inventory	670	839	25%
Solds	291	297	2%
Sale Price	\$601,000	\$630,000	5%
Sale Price SQFT	\$572	\$612	7%
Sale to List Price Ratio	100%	100%	0%
Days on Market	9	9	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 CONDOS & TOWNHOMES

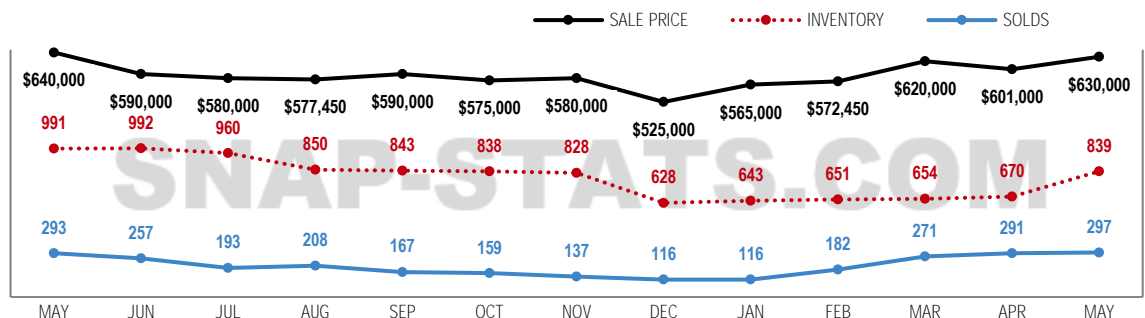
SnapStats®	Inventory	Sales	Sales Ratio
Bear Creek Green Timbers	20	4	20%
Bolivar Heights	8	3	38%
Bridgeview	1	0	NA
Cedar Hills	4	0	NA
East Newton	60	26	43%
Fleetwood Tynehead	80	37	46%
Fraser Heights	6	1	17%
Guildford	75	45	60%
Panorama Ridge	22	7	32%
Port Kells	0	0	NA
Queen Mary Park	51	17	33%
Royal Heights	1	2	200%*
Sullivan Station	83	27	33%
West Newton	62	19	31%
Whalley	366	109	30%
TOTAL*	839	297	35%

Market Summary

- Market Type Indicator **SURREY ATTACHED**: Sellers Market at 35% Sales Ratio average (3.5 in 10 homes selling rate)
- Homes are selling on average 100% of list price
- Most Active Price Band** \$700,000 to \$800,000 with average 45% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$300,000 to \$400,000 / \$1.25 mil to \$1.5 mil, Bear Creek Green Timbers and 4 plus bedrooms
- Sellers Best Bet** Selling homes in Guildford and 3 bedroom properties

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Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 - 700,000	0	0	NA
700,001 - 800,000	1	1	100%
800,001 - 900,000	0	0	NA
900,001 - 1,000,000	1	0	NA
1,000,001 - 1,250,000	3	2	67%
1,250,001 - 1,500,000	17	9	53%
1,500,001 - 1,750,000	43	20	47%
1,750,001 - 2,000,000	63	14	22%
2,000,001 - 2,250,000	30	12	40%
2,250,001 - 2,500,000	45	9	20%
2,500,001 - 2,750,000	14	6	43%
2,750,001 - 3,000,000	25	5	20%
3,000,001 - 3,500,000	40	5	13%
3,500,001 - 4,000,000	18	3	17%
4,000,001 - 4,500,000	15	0	NA
4,500,001 - 5,000,000	8	1	13%
5,000,001 - 5,500,000	4	0	NA
5,500,001 - 6,000,000	8	0	NA
6,000,001 - 6,500,000	3	0	NA
6,500,001 - 7,000,000	3	0	NA
7,000,001 & Greater	9	0	NA
TOTAL*	350	87	25%

2 Bedrooms & Less	27	5	19%
3 to 4 Bedrooms	135	39	29%
5 to 6 Bedrooms	150	43	29%
7 Bedrooms & More	38	0	NA
TOTAL*	350	87	25%

SnapStats®	April	May	Variance
Inventory	298	350	17%
Solds	80	87	9%
Sale Price	\$1,748,452	\$1,975,000	13%
Sale Price SQFT	\$679	\$697	3%
Sale to List Price Ratio	98%	101%	3%
Days on Market	13	11	-15%

*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

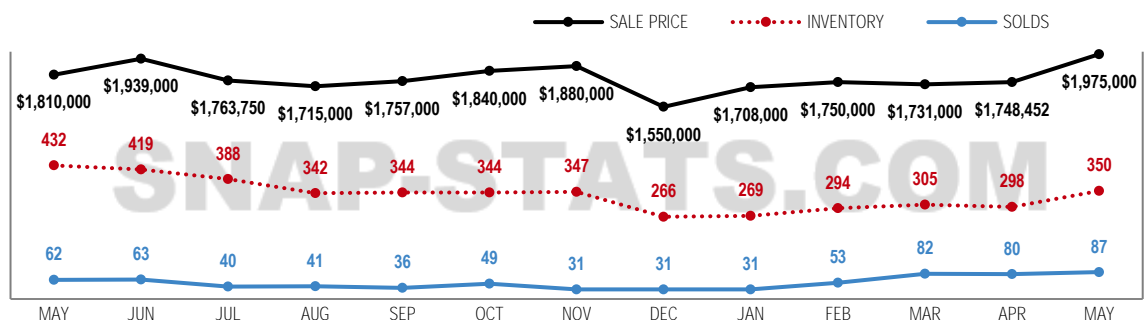
SnapStats®	Inventory	Sales	Sales Ratio
Crescent Beach Ocean Park	39	23	59%
Elgin Chantrell	48	8	17%
Grandview	38	8	21%
Hazelmere	2	0	NA
King George Corridor	49	6	12%
Morgan Creek	17	8	47%
Pacific Douglas	36	2	6%
Sunnyside Park	30	14	47%
White Rock	91	18	20%
TOTAL*	350	87	25%

Market Summary

- Market Type Indicator **S SURREY WHITE ROCK DETACHED**: Sellers Market at 25% Sales Ratio average (2.5 in 10 homes selling rate)
- Homes are selling on average 1% above list price
- Most Active Price Band** \$1.25 mil to \$1.5 mil with average 53% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$3 mil to \$3.5 mil / \$4.5 mil to \$5 mil, Pacific Douglas and up to 2 bedroom properties
- Sellers Best Bet** Selling homes in Crescent Beach Ocean Park and 3 to 6 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	0	NA
300,001 – 400,000	7	5	71%
400,001 – 500,000	17	10	59%
500,001 – 600,000	40	21	53%
600,001 – 700,000	50	14	28%
700,001 – 800,000	31	11	35%
800,001 – 900,000	38	27	71%
900,001 – 1,000,000	25	21	84%
1,000,001 – 1,250,000	40	24	60%
1,250,001 – 1,500,000	19	8	42%
1,500,001 – 1,750,000	12	2	17%
1,750,001 – 2,000,000	5	1	20%
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	1	0	NA
3,500,001 – 4,000,000	3	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	294	144	49%

0 to 1 Bedroom	41	13	32%
2 Bedrooms	170	76	45%
3 Bedrooms	47	38	81%
4 Bedrooms & Greater	36	17	47%
TOTAL*	294	144	49%

SnapStats®	April	May	Variance
Inventory	255	294	15%
Solds	139	144	4%
Sale Price	\$799,000	\$841,250	5%
Sale Price SQFT	\$666	\$657	-1%
Sale to List Price Ratio	100%	101%	1%
Days on Market	10	10	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 CONDOS & TOWNHOMES

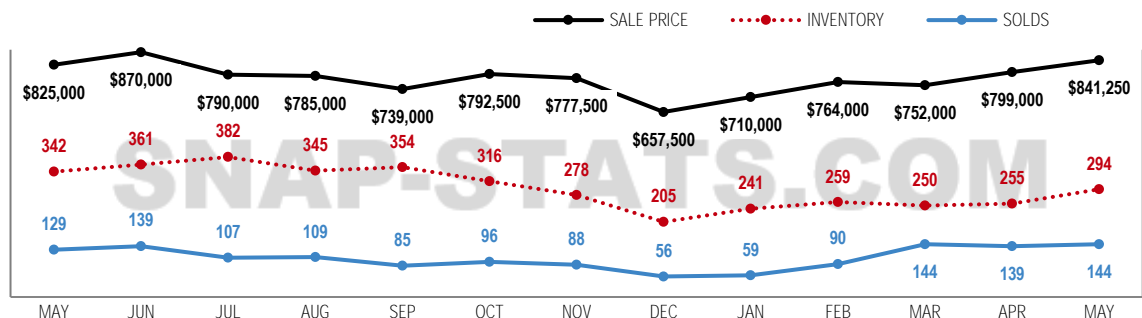
SnapStats®	Inventory	Sales	Sales Ratio
Crescent Beach Ocean Park	1	2	200%*
Elgin Chantrell	9	4	44%
Grandview	45	39	87%
Hazelmere	0	0	NA
King George Corridor	45	21	47%
Morgan Creek	18	6	33%
Pacific Douglas	16	7	44%
Sunnyside Park	24	17	71%
White Rock	136	48	35%
TOTAL*	294	144	49%

Market Summary

- Market Type Indicator **S SURREY WHITE ROCK ATTACHED**: Sellers Market at 49% Sales Ratio average (4.9 in 10 homes selling rate)
- Homes are selling on average 1% above list price
- Most Active Price Band** \$900,000 to \$1 mil with average 84% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.5 mil to \$1.75 mil, Morgan Creek, White Rock and up to 1 bedroom properties
- Sellers Best Bet** Selling homes in Grandview, Sunnyside Park and 3 bedroom properties

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Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 - 700,000	0	0	NA
700,001 - 800,000	0	0	NA
800,001 - 900,000	0	0	NA
900,001 - 1,000,000	0	0	NA
1,000,001 - 1,250,000	6	4	67%
1,250,001 - 1,500,000	46	18	39%
1,500,001 - 1,750,000	39	8	21%
1,750,001 - 2,000,000	24	6	25%
2,000,001 - 2,250,000	7	0	NA
2,250,001 - 2,500,000	15	1	7%
2,500,001 - 2,750,000	2	2	100%
2,750,001 - 3,000,000	7	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	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*	148	39	26%

2 Bedrooms & Less	4	0	NA
3 to 4 Bedrooms	63	26	41%
5 to 6 Bedrooms	59	9	15%
7 Bedrooms & More	22	4	18%
TOTAL*	148	39	26%

SnapStats®	April	May	Variance
Inventory	103	148	44%
Solds	41	39	-5%
Sale Price	\$1,400,000	\$1,450,000	4%
Sale Price SQFT	\$586	\$613	5%
Sale to List Price Ratio	100%	104%	4%
Days on Market	9	8	-11%

Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Annieville	34	9	26%
Nordel	39	9	23%
Scottsdale	49	12	24%
Sunshine Hills Woods	26	9	35%
TOTAL*	148	39	26%

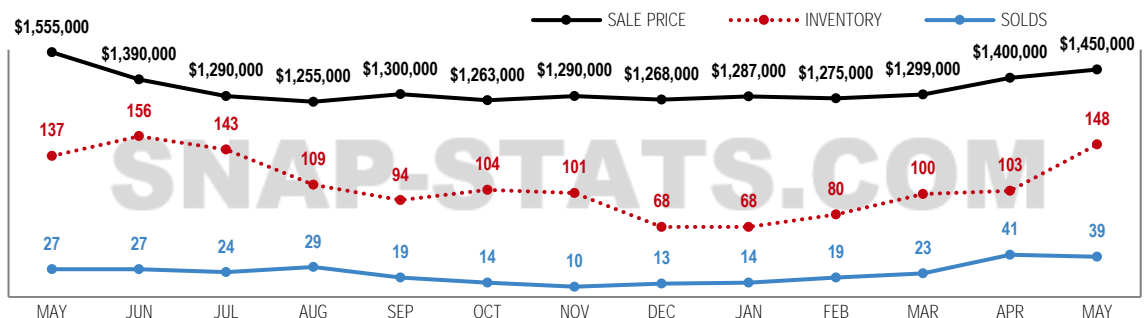
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **NORTH DELTA DETACHED**: Sellers Market at 26% Sales Ratio average (2.6 in 10 homes selling rate)
- Homes are selling on average 4% above list price
- Most Active Price Band** \$1.25 mil to \$1.5 mil with average 39% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$2.25 mil to \$2.5 mil, 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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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	0	0	NA
400,001 – 500,000	1	3	300%*
500,001 – 600,000	9	1	11%
600,001 – 700,000	6	2	33%
700,001 – 800,000	2	3	150%*
800,001 – 900,000	13	0	NA
900,001 – 1,000,000	4	2	50%
1,000,001 – 1,250,000	4	3	75%
1,250,001 – 1,500,000	1	1	100%
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*	40	15	38%

0 to 1 Bedroom	6	3	50%
2 Bedrooms	15	4	27%
3 Bedrooms	13	4	31%
4 Bedrooms & Greater	6	4	67%
TOTAL*	40	15	38%

SnapStats®	April	May	Variance
Inventory	34	40	18%
Solds	21	15	-29%
Sale Price	\$675,000	\$770,000	14%
Sale Price SQFT	\$638	\$566	-11%
Sale to List Price Ratio	99%	103%	4%
Days on Market	21	11	-48%

Community CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
Annieville	10	6	60%
Nordel	6	4	67%
Scottsdale	8	3	38%
Sunshine Hills Woods	16	2	13%
TOTAL*	40	15	38%

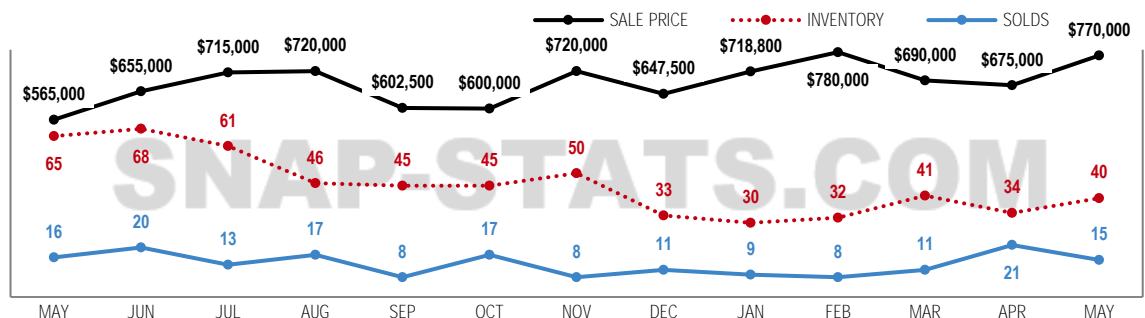
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **NORTH DELTA ATTACHED**: Sellers Market at 38% Sales Ratio average (3.8 in 10 homes selling rate)
- Homes are selling on average 3% above list price
- Most Active Price Band** Insufficient data
- Buyers Best Bet** Homes in Sunshine Hills Woods and 2 bedroom properties
- Sellers Best Bet** Selling homes in Annieville 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	0	NA
700,001 - 800,000	0	0	NA
800,001 - 900,000	0	0	NA
900,001 - 1,000,000	0	1	NA*
1,000,001 - 1,250,000	5	3	60%
1,250,001 - 1,500,000	37	16	43%
1,500,001 - 1,750,000	13	20	154%*
1,750,001 - 2,000,000	18	5	28%
2,000,001 - 2,250,000	7	3	43%
2,250,001 - 2,500,000	2	4	200%*
2,500,001 - 2,750,000	3	0	NA
2,750,001 - 3,000,000	2	0	NA
3,000,001 - 3,500,000	3	0	NA
3,500,001 - 4,000,000	1	0	NA
4,000,001 - 4,500,000	0	0	NA
4,500,001 - 5,000,000	0	0	NA
5,000,001 - 5,500,000	0	0	NA
5,500,001 - 6,000,000	0	0	NA
6,000,001 - 6,500,000	0	0	NA
6,500,001 - 7,000,000	0	0	NA
7,000,001 & Greater	0	0	NA
TOTAL*	91	52	57%

2 Bedrooms & Less	2	0	NA
3 to 4 Bedrooms	33	22	67%
5 to 6 Bedrooms	34	22	65%
7 Bedrooms & More	22	8	36%
TOTAL*	91	52	57%

SnapStats®	April	May	Variance
Inventory	72	91	26%
Solds	36	52	44%
Sale Price	\$1,462,500	\$1,545,000	6%
Sale Price SQFT	\$588	\$554	-6%
Sale to List Price Ratio	102%	103%	1%
Days on Market	9	8	-11%

Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Clayton	11	15	136%*
Cloverdale	80	37	46%
Serpentine	0	0	NA
TOTAL*	91	52	57%

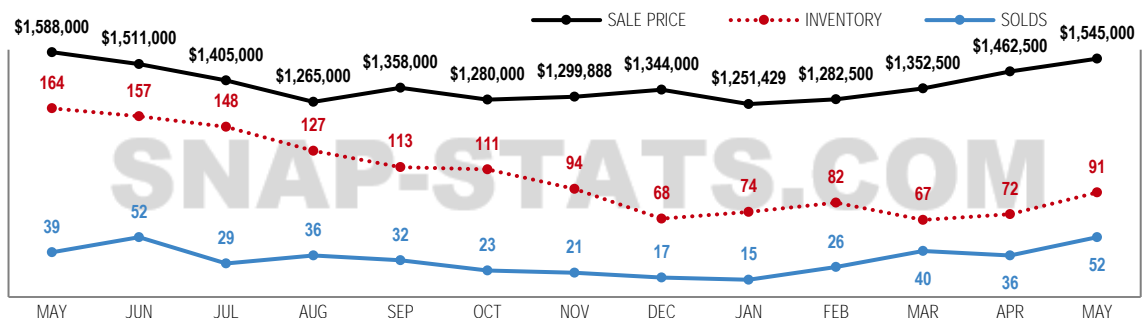
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **CLOVERDALE DETACHED**: Sellers Market at 57% Sales Ratio average (5.7 in 10 homes selling rate)
- Homes are selling on average 3% above list price
- Most Active Price Band** \$1.5 mil to \$1.75 mil with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.75 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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SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	0	0	NA
300,001 – 400,000	2	2	100%
400,001 – 500,000	10	3	30%
500,001 – 600,000	9	11	122%*
600,001 – 700,000	8	5	63%
700,001 – 800,000	20	17	85%
800,001 – 900,000	23	20	87%
900,001 – 1,000,000	10	16	160%*
1,000,001 – 1,250,000	6	2	33%
1,250,001 – 1,500,000	0	0	NA
1,500,001 – 1,750,000	0	0	NA
1,750,001 – 2,000,000	0	0	NA
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	0	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	0	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	88	76	86%

0 to 1 Bedroom	11	7	64%
2 Bedrooms	27	32	119%*
3 Bedrooms	31	29	94%
4 Bedrooms & Greater	19	8	42%
TOTAL*	88	76	86%

SnapStats®	April	May	Variance
Inventory	71	88	24%
Solds	53	76	43%
Sale Price	\$777,500	\$804,000	3%
Sale Price SQFT	\$567	\$595	5%
Sale to List Price Ratio	100%	102%	2%
Days on Market	6	7	17%

*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

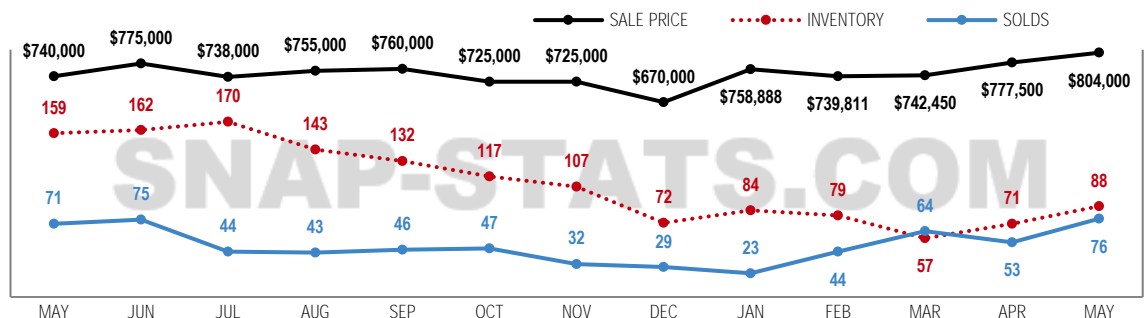
SnapStats®	Inventory	Sales	Sales Ratio
Clayton	45	49	109%*
Cloverdale	43	27	63%
Serpentine	0	0	NA
TOTAL*	88	76	86%

Market Summary

- Market Type Indicator **CLOVERDALE ATTACHED**: Sellers Market at 86% Sales Ratio average (8.6 in 10 homes selling rate)
- Homes are selling on average 2% above list price
- Most Active Price Band** \$500,000 to \$600,000 / \$900,000 to \$1 mil with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$400,000 to \$500,000, Cloverdale and minimum 4 bedroom properties
- Sellers Best Bet** Selling homes in Clayton and 2 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



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Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 - 700,000	0	0	NA
700,001 - 800,000	0	1	NA*
800,001 - 900,000	2	2	100%
900,001 - 1,000,000	8	2	25%
1,000,001 - 1,250,000	24	10	42%
1,250,001 - 1,500,000	72	40	56%
1,500,001 - 1,750,000	57	35	61%
1,750,001 - 2,000,000	54	9	17%
2,000,001 - 2,250,000	13	2	15%
2,250,001 - 2,500,000	28	3	11%
2,500,001 - 2,750,000	11	1	9%
2,750,001 - 3,000,000	10	2	20%
3,000,001 - 3,500,000	5	2	40%
3,500,001 - 4,000,000	8	1	13%
4,000,001 - 4,500,000	3	1	33%
4,500,001 - 5,000,000	1	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*	302	111	37%

2 Bedrooms & Less	14	2	14%
3 to 4 Bedrooms	155	69	45%
5 to 6 Bedrooms	102	32	31%
7 Bedrooms & More	31	8	26%
TOTAL*	302	111	37%

SnapStats®	April	May	Variance
Inventory	206	302	47%
Solds	93	111	19%
Sale Price	\$1,515,000	\$1,510,000	0%
Sale Price SQFT	\$540	\$598	11%
Sale to List Price Ratio	101%	101%	0%
Days on Market	8	7	-13%

*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

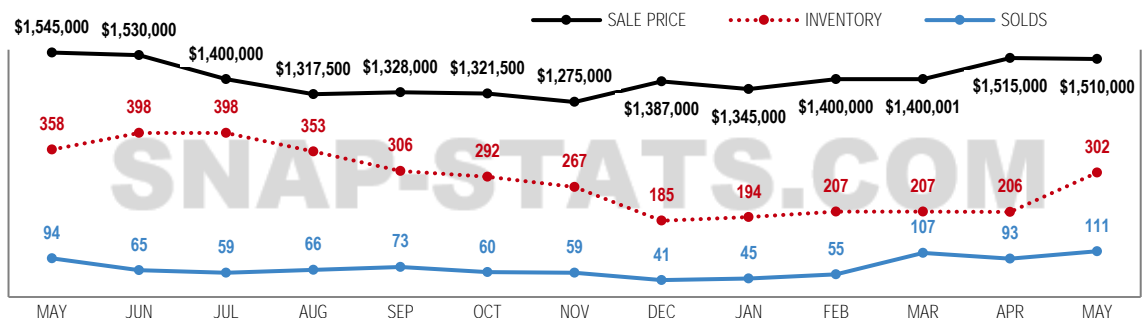
SnapStats®	Inventory	Sales	Sales Ratio
Aldergrove	33	10	30%
Brookwood	50	15	30%
Campbell Valley	10	3	30%
County Line Glen Valley	0	0	NA
Fort Langley	23	5	22%
Langley City	58	13	22%
Murrayville	22	15	68%
Otter District	4	0	NA
Salmon River	14	4	29%
Walnut Grove	36	19	53%
Willoughby Heights	52	27	52%
TOTAL*	302	111	37%

Market Summary

- Market Type Indicator **LANGLEY DETACHED**: Sellers Market at 37% Sales Ratio average (3.7 in 10 homes selling rate)
- Homes are selling on average 1% above list price
- Most Active Price Band** \$1.5 mil to \$1.75 mil with average 61% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$2.5 mil to \$2.75 mil, Fort Langley, Langley City and up to 2 bedroom properties
- Sellers Best Bet** Selling homes in Murrayville 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	7	11	157%*
400,001 – 500,000	59	32	54%
500,001 – 600,000	63	55	87%
600,001 – 700,000	65	33	51%
700,001 – 800,000	50	27	54%
800,001 – 900,000	53	44	83%
900,001 – 1,000,000	24	22	92%
1,000,001 – 1,250,000	21	18	86%
1,250,001 – 1,500,000	12	0	NA
1,500,001 – 1,750,000	1	0	NA
1,750,001 – 2,000,000	0	0	NA
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	0	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	0	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	355	242	68%

0 to 1 Bedroom	69	47	68%
2 Bedrooms	169	111	66%
3 Bedrooms	86	59	69%
4 Bedrooms & Greater	31	25	81%
TOTAL*	355	242	68%

SnapStats®	April	May	Variance
Inventory	322	355	10%
Solds	211	242	15%
Sale Price	\$680,000	\$673,950	-1%
Sale Price SQFT	\$613	\$642	5%
Sale to List Price Ratio	99%	100%	1%
Days on Market	12	8	-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

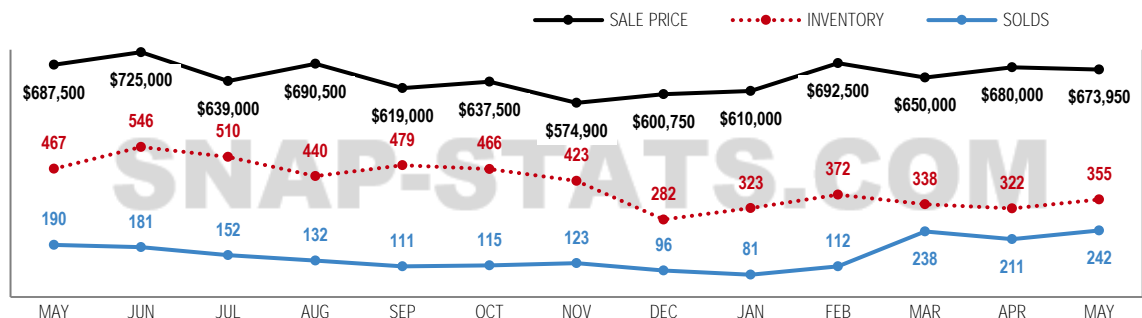
SnapStats®	Inventory	Sales	Sales Ratio
Aldergrove	3	5	167%*
Brookwood	0	0	NA
Campbell Valley	0	0	NA
County Line Glen Valley	0	0	NA
Fort Langley	6	5	83%
Langley City	116	68	59%
Murrayville	9	7	78%
Otter District	0	0	NA
Salmon River	2	4	200%*
Walnut Grove	26	27	104%*
Willoughby Heights	193	126	65%
TOTAL*	355	242	68%

Market Summary

- Market Type Indicator **LANGLEY ATTACHED**: Sellers Market at 68% Sales Ratio average (6.8 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 >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$600,000 to \$700,000, Langley City and 2 bedroom properties
- Sellers Best Bet** Selling homes in Murrayville, Walnut Grove and minimum 4 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	4	1	25%
800,001 - 900,000	4	2	50%
900,001 - 1,000,000	21	5	24%
1,000,001 - 1,250,000	81	39	48%
1,250,001 - 1,500,000	106	29	27%
1,500,001 - 1,750,000	35	12	34%
1,750,001 - 2,000,000	27	1	4%
2,000,001 - 2,250,000	8	1	13%
2,250,001 - 2,500,000	15	0	NA
2,500,001 - 2,750,000	2	0	NA
2,750,001 - 3,000,000	2	0	NA
3,000,001 - 3,500,000	2	0	NA
3,500,001 - 4,000,000	2	0	NA
4,000,001 - 4,500,000	0	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	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*	310	90	29%

2 Bedrooms & Less	10	1	10%
3 to 4 Bedrooms	122	33	27%
5 to 6 Bedrooms	141	49	35%
7 Bedrooms & More	37	7	19%
TOTAL*	310	90	29%

SnapStats®	April	May	Variance
Inventory	224	310	38%
Solds	86	90	5%
Sale Price	\$1,150,000	\$1,245,000	8%
Sale Price SQFT	\$448	\$440	-2%
Sale to List Price Ratio	100%	104%	4%
Days on Market	10	8	-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

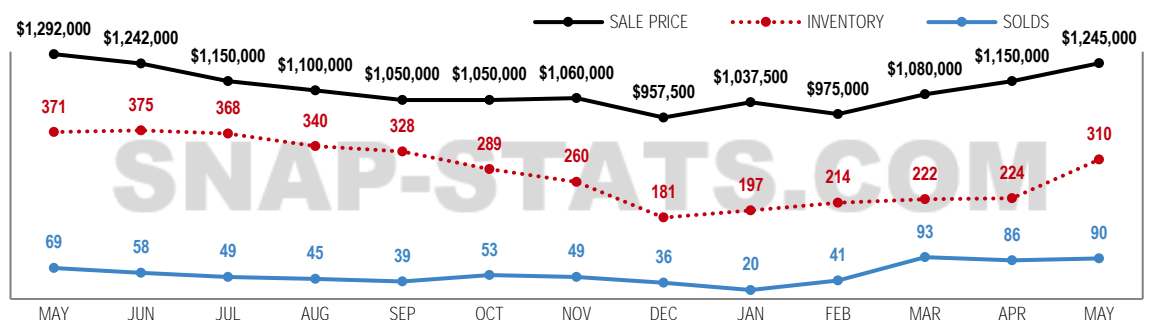
SnapStats®	Inventory	Sales	Sales Ratio
Abbotsford East	115	44	38%
Abbotsford West	85	24	28%
Aberdeen	24	3	13%
Bradner	1	1	100%
Central Abbotsford	62	13	21%
Matsqui	3	0	NA
Poplar	14	4	29%
Sumas Mountain	5	0	NA
Sumas Prairie	1	1	100%
TOTAL*	310	90	29%

Market Summary

- Market Type Indicator **ABBOTSFORD DETACHED**: Sellers Market at 29% Sales Ratio average (2.9 in 10 homes selling rate)
- Homes are selling on average 4% above 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, Aberdeen and up to 2 bedroom properties
- Sellers Best Bet** Selling homes in Abbotsford East and 5 to 6 bedroom properties

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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	5	14	280%*
300,001 – 400,000	57	33	58%
400,001 – 500,000	62	38	61%
500,001 – 600,000	49	20	41%
600,001 – 700,000	41	22	54%
700,001 – 800,000	32	21	66%
800,001 – 900,000	21	13	62%
900,001 – 1,000,000	5	4	80%
1,000,001 – 1,250,000	0	2	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*	272	167	61%

0 to 1 Bedroom	36	19	53%
2 Bedrooms	150	86	57%
3 Bedrooms	71	48	68%
4 Bedrooms & Greater	15	14	93%
TOTAL*	272	167	61%

SnapStats®	April	May	Variance
Inventory	269	272	1%
Solds	140	167	19%
Sale Price	\$491,000	\$495,000	1%
Sale Price SQFT	\$424	\$419	-1%
Sale to List Price Ratio	99%	100%	1%
Days on Market	11	10	-9%

*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

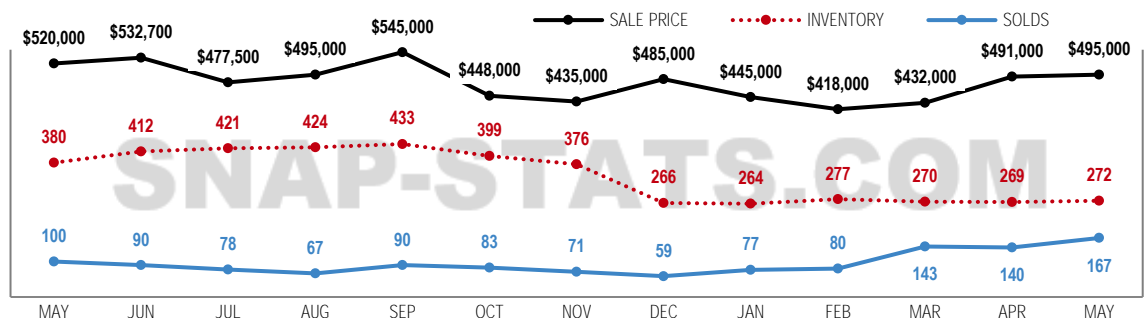
SnapStats®	Inventory	Sales	Sales Ratio
Abbotsford East	29	24	83%
Abbotsford West	108	56	52%
Aberdeen	3	4	133%*
Bradner	0	0	NA
Central Abbotsford	118	75	64%
Matsqui	0	0	NA
Poplar	13	8	62%
Sumas Mountain	1	0	NA
Sumas Prairie	0	0	NA
TOTAL*	272	167	61%

Market Summary

- Market Type Indicator **ABBOTSFORD ATTACHED**: Sellers Market at 61% Sales Ratio average (6.1 in 10 homes selling rate)
- Homes are selling on average 100% of list price
- Most Active Price Band** \$200,000 to \$300,000 with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$500,000 to \$600,000, Abbotsford West and up to 1 bedroom properties
- Sellers Best Bet** Selling homes in Abbotsford East and minimum 4 bedroom properties

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Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 - 700,000	7	0	NA
700,001 - 800,000	9	4	44%
800,001 - 900,000	20	7	35%
900,001 - 1,000,000	28	20	71%
1,000,001 - 1,250,000	47	15	32%
1,250,001 - 1,500,000	31	2	6%
1,500,001 - 1,750,000	18	0	NA
1,750,001 - 2,000,000	7	1	14%
2,000,001 - 2,250,000	2	1	50%
2,250,001 - 2,500,000	2	0	NA
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	2	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*	181	50	28%

2 Bedrooms & Less	16	5	31%
3 to 4 Bedrooms	91	26	29%
5 to 6 Bedrooms	61	17	28%
7 Bedrooms & More	13	2	15%
TOTAL*	181	50	28%

SnapStats®	April	May	Variance
Inventory	133	181	36%
Solds	38	50	32%
Sale Price	\$1,025,000	\$983,500	-4%
Sale Price SQFT	\$389	\$444	14%
Sale to List Price Ratio	101%	99%	-2%
Days on Market	19	12	-37%

*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

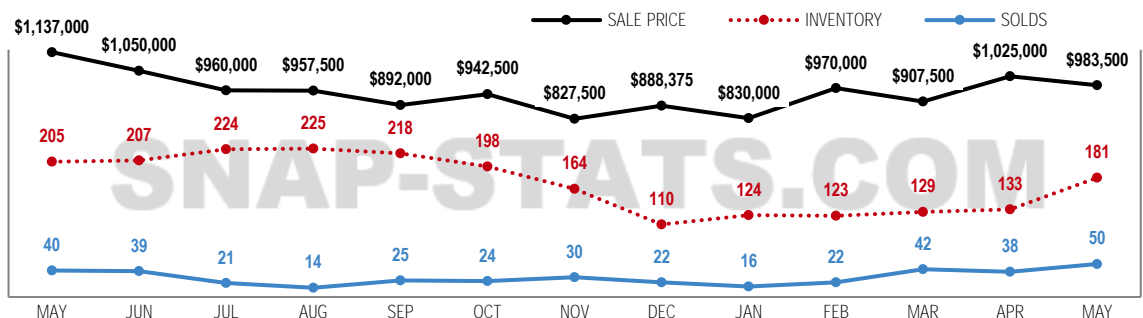
SnapStats®	Inventory	Sales	Sales Ratio
Dewdney Deroche	2	1	50%
Durieu	4	0	NA
Hatzic	13	6	46%
Hemlock	5	0	NA
Lake Errock	10	5	50%
Mission	134	36	27%
Mission West	9	2	22%
Stave Falls	3	0	NA
Steelhead	1	0	NA
TOTAL*	181	50	28%

Market Summary

- Market Type Indicator **MISSION DETACHED**: Sellers Market at 28% Sales Ratio average (2.8 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band** \$900,000 to \$1 mil with average 71% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.25 mil to \$1.5 mil, Mission, Mission West and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Hatzic, Lake Errock and up to 2 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	14	0	NA
400,001 – 500,000	22	2	9%
500,001 – 600,000	11	2	18%
600,001 – 700,000	6	4	67%
700,001 – 800,000	9	5	56%
800,001 – 900,000	6	2	33%
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*	68	15	22%

0 to 1 Bedroom	19	0	NA
2 Bedrooms	30	4	13%
3 Bedrooms	15	10	67%
4 Bedrooms & Greater	4	1	25%
TOTAL*	68	15	22%

SnapStats®	April	May	Variance
Inventory	65	68	5%
Solds	16	15	-6%
Sale Price	\$662,450	\$680,952	3%
Sale Price SQFT	\$485	\$423	-13%
Sale to List Price Ratio	100%	101%	1%
Days on Market	9	20	122%

*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

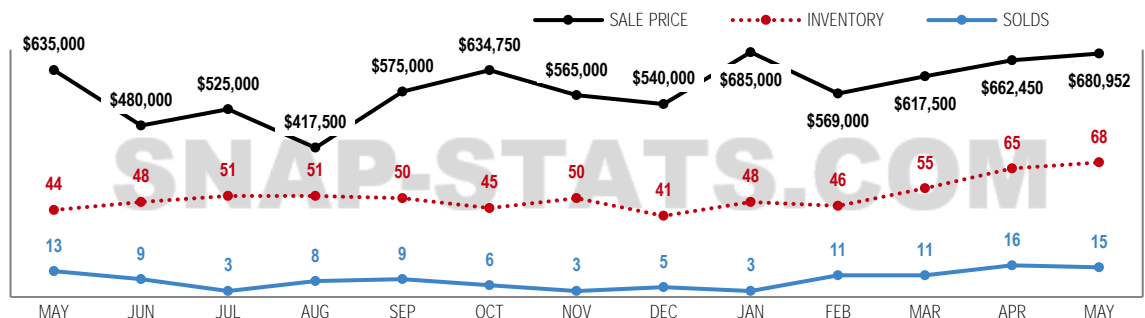
SnapStats®	Inventory	Sales	Sales Ratio
Dewdney Deroche	0	0	NA
Durieu	0	0	NA
Hatzic	0	0	NA
Hemlock	8	0	NA
Lake Errock	0	0	NA
Mission	57	13	23%
Mission West	3	2	67%
Stave Falls	0	0	NA
Steelhead	0	0	NA
TOTAL*	68	15	22%

Market Summary

- Market Type Indicator **MISSION ATTACHED**: Sellers Market at 22% Sales Ratio average (2.2 in 10 homes selling rate)
- Homes are selling on average 1% above list price
- Most Active Price Band** \$700,000 to \$800,000 with average 56% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$400,000 to \$500,000, Mission and 2 bedroom properties
- Sellers Best Bet** Selling homes in Mission West and 3 bedroom properties

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