

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

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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	1	0	NA
800,001 - 900,000	3	0	NA
900,001 - 1,000,000	6	3	50%
1,000,001 - 1,250,000	31	13	42%
1,250,001 - 1,500,000	159	53	33%
1,500,001 - 1,750,000	146	45	31%
1,750,001 - 2,000,000	165	29	18%
2,000,001 - 2,250,000	67	16	24%
2,250,001 - 2,500,000	89	10	11%
2,500,001 - 2,750,000	37	1	3%
2,750,001 - 3,000,000	38	2	5%
3,000,001 - 3,500,000	27	1	4%
3,500,001 - 4,000,000	12	0	NA
4,000,001 - 4,500,000	2	0	NA
4,500,001 - 5,000,000	1	0	NA
5,000,001 - 5,500,000	2	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*	789	173	22%

2 Bedrooms & Less	26	3	12%
3 to 4 Bedrooms	238	63	26%
5 to 6 Bedrooms	261	62	24%
7 Bedrooms & More	264	45	17%
TOTAL*	789	173	22%

SnapStats®	May	June	Variance
Inventory	680	789	16%
Solds	163	173	6%
Sale Price	\$1,580,000	\$1,600,000	1%
Sale Price SQFT	\$565	\$601	6%
Sale to List Price Ratio	99%	100%	1%
Days on Market	14	8	-43%

\*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

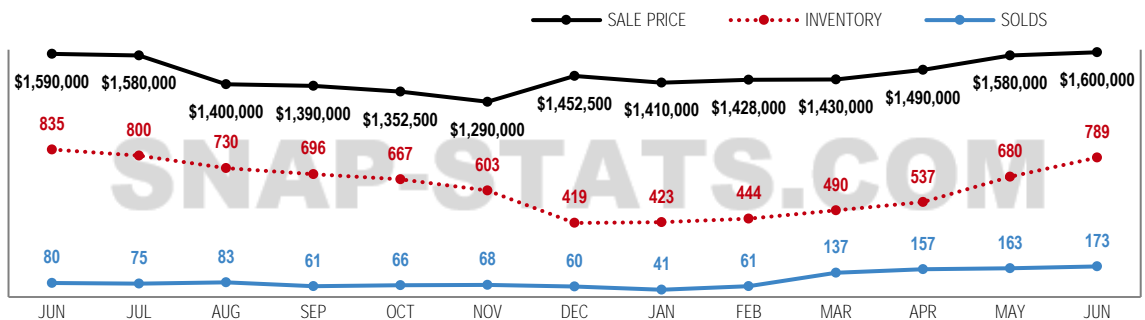
SnapStats®	Inventory	Sales	Sales Ratio
Bear Creek Green Timbers	59	18	31%
Bolivar Heights	64	19	30%
Bridgeview	16	5	31%
Cedar Hills	39	10	26%
East Newton	89	15	17%
Fleetwood Tynehead	111	20	18%
Fraser Heights	50	16	32%
Guildford	31	10	32%
Panorama Ridge	70	12	17%
Port Kells	4	0	NA
Queen Mary Park	39	9	23%
Royal Heights	15	2	13%
Sullivan Station	66	13	20%
West Newton	79	21	27%
Whalley	57	3	5%
TOTAL*	789	173	22%

## Market Summary

- Market Type Indicator **SURREY DETACHED**: Sellers Market at 22% Sales Ratio average (2.2 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 42% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$2.5 mil to \$2.75 mil, Whalley and up to 2 bedroom properties
- Sellers Best Bet\*\* Selling homes in Bear Creek, Bolivar Heights, Bridgeview, Fraser Heights, Guildford and 3 to 4 bedrooms

\*\*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	9	2	22%
300,001 – 400,000	45	29	64%
400,001 – 500,000	129	59	46%
500,001 – 600,000	206	66	32%
600,001 – 700,000	162	57	35%
700,001 – 800,000	96	40	42%
800,001 – 900,000	113	44	39%
900,001 – 1,000,000	90	44	49%
1,000,001 – 1,250,000	48	20	42%
1,250,001 – 1,500,000	9	1	11%
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*	908	362	40%

0 to 1 Bedroom	259	95	37%
2 Bedrooms	334	126	38%
3 Bedrooms	191	100	52%
4 Bedrooms & Greater	124	41	33%
TOTAL*	908	362	40%

SnapStats®	May	June	Variance
Inventory	839	908	8%
Solds	297	362	22%
Sale Price	\$630,000	\$649,500	3%
Sale Price SQFT	\$612	\$608	-1%
Sale to List Price Ratio	100%	103%	3%
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

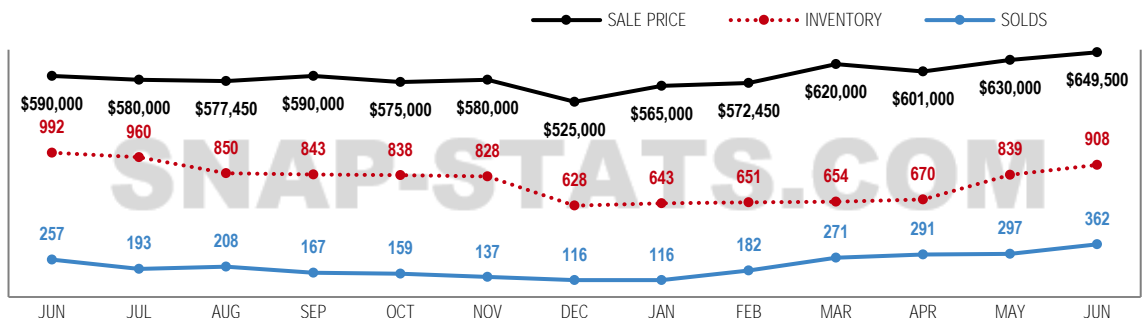
SnapStats®	Inventory	Sales	Sales Ratio
Bear Creek Green Timbers	24	10	42%
Bolivar Heights	11	2	18%
Bridgeview	2	0	NA
Cedar Hills	3	1	33%
East Newton	63	21	33%
Fleetwood Tynehead	70	52	74%
Fraser Heights	13	4	31%
Guildford	68	58	85%
Panorama Ridge	28	6	21%
Port Kells	0	0	NA
Queen Mary Park	52	16	31%
Royal Heights	2	0	NA
Sullivan Station	73	37	51%
West Newton	65	26	40%
Whalley	434	129	30%
TOTAL*	908	362	40%

## Market Summary

- Market Type Indicator **SURREY ATTACHED**: Sellers Market at 40% Sales Ratio average (4 in 10 homes selling rate)
- Homes are selling on average 3% above list price
- Most Active Price Band\*\* \$300,000 to \$400,000 with average 64% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.25 mil to \$1.5 mil, Bolivar Heights, Panorama Ridge and minimum 4 bedroom properties
- Sellers Best Bet\*\* Selling homes in Fleetwood Tynehead, Guildford 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	2	0	NA
800,001 - 900,000	0	0	NA
900,001 - 1,000,000	2	0	NA
1,000,001 - 1,250,000	2	0	NA
1,250,001 - 1,500,000	16	9	56%
1,500,001 - 1,750,000	43	21	49%
1,750,001 - 2,000,000	79	16	20%
2,000,001 - 2,250,000	29	6	21%
2,250,001 - 2,500,000	40	7	18%
2,500,001 - 2,750,000	17	5	29%
2,750,001 - 3,000,000	27	9	33%
3,000,001 - 3,500,000	38	2	5%
3,500,001 - 4,000,000	21	3	14%
4,000,001 - 4,500,000	15	1	7%
4,500,001 - 5,000,000	8	0	NA
5,000,001 - 5,500,000	3	0	NA
5,500,001 - 6,000,000	8	1	13%
6,000,001 - 6,500,000	2	0	NA
6,500,001 - 7,000,000	3	0	NA
7,000,001 & Greater	8	1	13%
TOTAL*	363	81	22%

2 Bedrooms & Less	28	2	7%
3 to 4 Bedrooms	149	42	28%
5 to 6 Bedrooms	146	34	23%
7 Bedrooms & More	40	3	8%
TOTAL*	363	81	22%

SnapStats®	May	June	Variance
Inventory	350	363	4%
Solds	87	81	-7%
Sale Price	\$1,975,000	\$1,940,000	-2%
Sale Price SQFT	\$697	\$646	-7%
Sale to List Price Ratio	101%	100%	-1%
Days on Market	11	10	-9%

## Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Crescent Beach Ocean Park	45	15	33%
Elgin Chantrell	43	11	26%
Grandview	43	7	16%
Hazelmere	1	0	NA
King George Corridor	51	11	22%
Morgan Creek	19	6	32%
Pacific Douglas	35	7	20%
Sunnyside Park	33	9	27%
White Rock	93	15	16%
TOTAL*	363	81	22%

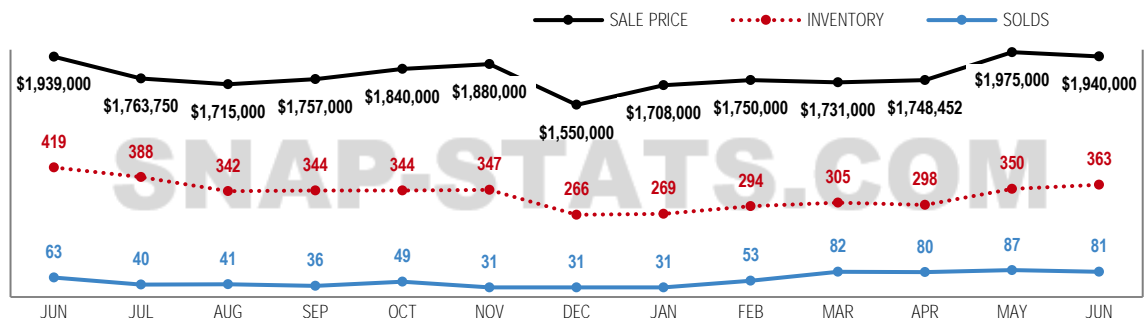
\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

## Market Summary

- Market Type Indicator **S SURREY WHITE ROCK DETACHED**: Sellers Market at 22% Sales Ratio average (2.2 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 56% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$3 mil to \$3.5 mil, Grandview, White Rock and up to 2 bedroom properties
- Sellers Best Bet\*\* Selling homes in Crescent Beach Ocean Park, 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	3	4	133%*
400,001 – 500,000	18	9	50%
500,001 – 600,000	24	30	125%*
600,001 – 700,000	47	34	72%
700,001 – 800,000	34	13	38%
800,001 – 900,000	45	20	44%
900,001 – 1,000,000	24	18	75%
1,000,001 – 1,250,000	36	29	81%
1,250,001 – 1,500,000	26	12	46%
1,500,001 – 1,750,000	10	3	30%
1,750,001 – 2,000,000	10	0	NA
2,000,001 – 2,250,000	1	1	100%
2,250,001 – 2,500,000	2	0	NA
2,500,001 – 2,750,000	2	0	NA
2,750,001 – 3,000,000	1	0	NA
3,000,001 – 3,500,000	2	0	NA
3,500,001 – 4,000,000	4	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	289	173	60%

0 to 1 Bedroom	42	15	36%
2 Bedrooms	152	103	68%
3 Bedrooms	58	30	52%
4 Bedrooms & Greater	37	25	68%
TOTAL*	289	173	60%

SnapStats®	May	June	Variance
Inventory	294	289	-2%
Solds	144	173	20%
Sale Price	\$841,250	\$780,000	-7%
Sale Price SQFT	\$657	\$646	-2%
Sale to List Price Ratio	101%	101%	0%
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 CONDOS & TOWNHOMES

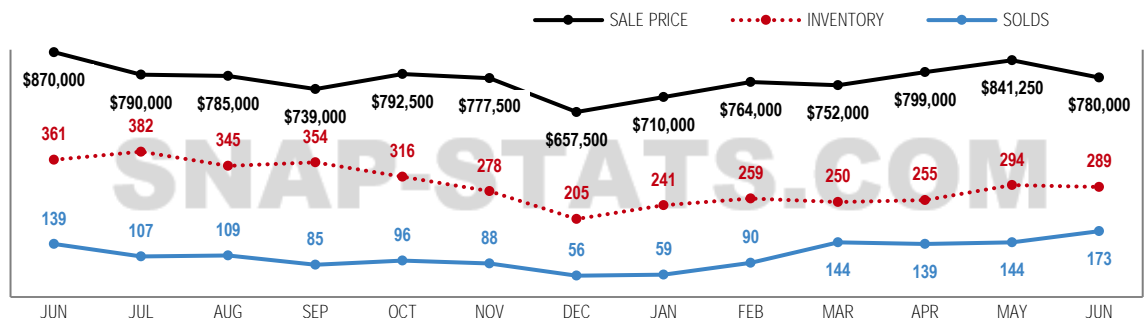
SnapStats®	Inventory	Sales	Sales Ratio
Crescent Beach Ocean Park	3	1	33%
Elgin Chantrell	10	4	40%
Grandview	52	37	71%
Hazelmere	0	0	NA
King George Corridor	45	33	73%
Morgan Creek	18	11	61%
Pacific Douglas	13	7	54%
Sunnyside Park	17	20	118%*
White Rock	131	60	46%
TOTAL*	289	173	60%

## Market Summary

- Market Type Indicator **S SURREY WHITE ROCK ATTACHED**: Sellers Market at 60% Sales Ratio average (6 in 10 homes selling rate)
- Homes are selling on average 1% above list price
- Most Active Price Band\*\* \$500,000 to \$600,000 with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.5 mil to \$1.75 mil, Elgin Chantrell, White Rock and up to 1 bedroom properties
- Sellers Best Bet\*\* Selling homes in Grandview, King George Corridor, 2 bedrooms and minimum 4 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	0	NA
1,000,001 - 1,250,000	5	7	140%*
1,250,001 - 1,500,000	56	21	38%
1,500,001 - 1,750,000	46	13	28%
1,750,001 - 2,000,000	23	6	26%
2,000,001 - 2,250,000	8	0	NA
2,250,001 - 2,500,000	15	3	20%
2,500,001 - 2,750,000	3	0	NA
2,750,001 - 3,000,000	4	2	50%
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*	162	52	32%

2 Bedrooms & Less	3	1	33%
3 to 4 Bedrooms	70	29	41%
5 to 6 Bedrooms	66	17	26%
7 Bedrooms & More	23	5	22%
TOTAL*	162	52	32%

SnapStats®	May	June	Variance
Inventory	148	162	9%
Solds	39	52	33%
Sale Price	\$1,450,000	\$1,480,500	2%
Sale Price SQFT	\$613	\$624	2%
Sale to List Price Ratio	104%	102%	-2%
Days on Market	8	8	0%

## Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Annieville	36	12	33%
Nordel	35	17	49%
Scottsdale	57	11	19%
Sunshine Hills Woods	34	12	35%
TOTAL*	162	52	32%

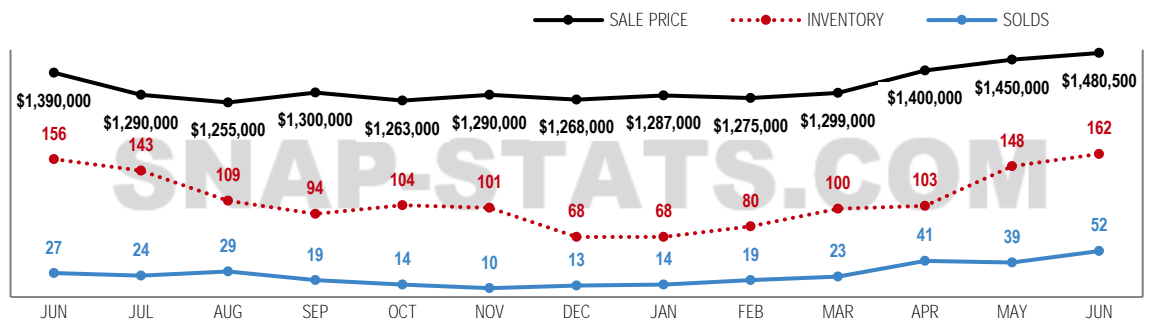
\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

## Market Summary

- Market Type Indicator **NORTH DELTA DETACHED**: Sellers Market at 32% Sales Ratio average (3.2 in 10 homes selling rate)
- Homes are selling on average 2% above 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, Scottsdale and minimum 7 bedroom properties
- Sellers Best Bet\*\* Selling homes in Nordel and 3 to 4 bedroom properties

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

## 13 Month Market Trend



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## Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	0	0	NA
300,001 – 400,000	1	0	NA
400,001 – 500,000	5	2	40%
500,001 – 600,000	7	3	43%
600,001 – 700,000	4	1	25%
700,001 – 800,000	9	2	22%
800,001 – 900,000	8	3	38%
900,001 – 1,000,000	5	2	40%
1,000,001 – 1,250,000	6	1	17%
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*	46	14	30%

0 to 1 Bedroom	9	2	22%
2 Bedrooms	18	5	28%
3 Bedrooms	14	6	43%
4 Bedrooms & Greater	5	1	20%
TOTAL*	46	14	30%

SnapStats®	May	June	Variance
Inventory	40	46	15%
Solds	15	14	-7%
Sale Price	\$770,000	\$737,500	-4%
Sale Price SQFT	\$566	\$579	2%
Sale to List Price Ratio	103%	102%	-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

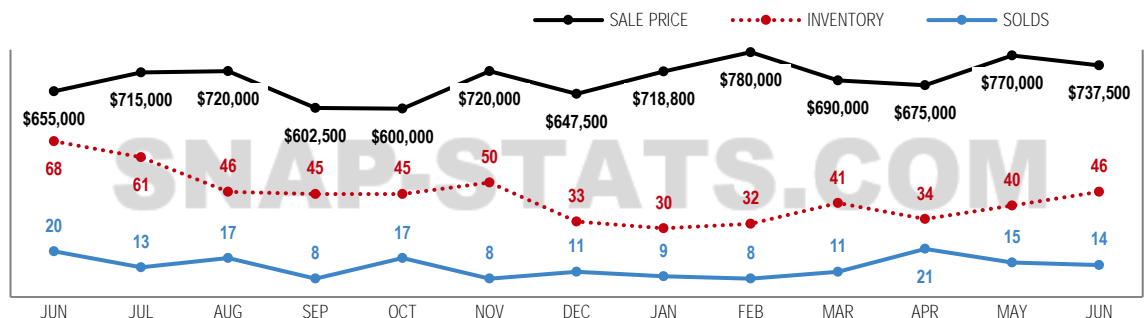
SnapStats®	Inventory	Sales	Sales Ratio
Annieville	9	4	44%
Nordel	5	4	80%
Scottsdale	17	1	6%
Sunshine Hills Woods	15	5	33%
TOTAL*	46	14	30%

## Market Summary

- Market Type Indicator **NORTH DELTA ATTACHED**: Sellers Market at 30% Sales Ratio average (3 in 10 homes selling rate)
- Homes are selling on average 2% above list price
- Most Active Price Band\*\* \$800,000 to \$900,000 with average 38% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$700,000 to \$800,000, Scottsdale and up to 1 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	1	0	NA
1,000,001 - 1,250,000	3	7	233%*
1,250,001 - 1,500,000	35	16	46%
1,500,001 - 1,750,000	27	17	63%
1,750,001 - 2,000,000	18	5	28%
2,000,001 - 2,250,000	9	2	22%
2,250,001 - 2,500,000	6	0	NA
2,500,001 - 2,750,000	2	1	50%
2,750,001 - 3,000,000	4	1	25%
3,000,001 - 3,500,000	3	3	100%
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*	109	52	48%

2 Bedrooms & Less	4	0	NA
3 to 4 Bedrooms	43	22	51%
5 to 6 Bedrooms	34	20	59%
7 Bedrooms & More	28	10	36%
TOTAL*	109	52	48%

SnapStats®	May	June	Variance
Inventory	91	109	20%
Solds	52	52	0%
Sale Price	\$1,545,000	\$1,532,500	-1%
Sale Price SQFT	\$554	\$556	0%
Sale to List Price Ratio	103%	106%	3%
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

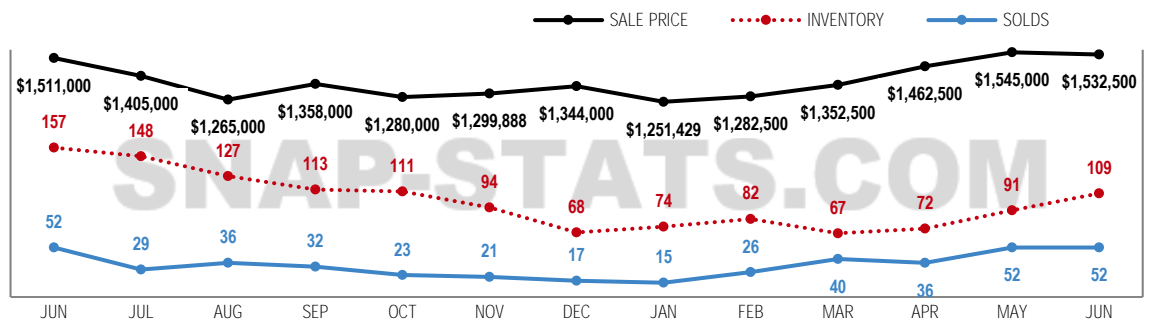
SnapStats®	Inventory	Sales	Sales Ratio
Clayton	12	7	58%
Cloverdale	97	45	46%
Serpentine	0	0	NA
TOTAL*	109	52	48%

### Market Summary

- Market Type Indicator **CLOVERDALE DETACHED**: Sellers Market at 48% Sales Ratio average (4.8 in 10 homes selling rate)
- Homes are selling on average 6% above list price
- Most Active Price Band\*\* \$1.5 mil to \$1.75 mil with average 63% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$2 mil to \$2.25 mil, Cloverdale and minimum 7 bedroom properties
- Sellers Best Bet\*\* Selling homes in Clayton and 5 to 6 bedroom properties

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

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## Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	1	1	100%
300,001 – 400,000	2	2	100%
400,001 – 500,000	5	5	100%
500,001 – 600,000	12	7	58%
600,001 – 700,000	10	5	50%
700,001 – 800,000	19	14	74%
800,001 – 900,000	20	16	80%
900,001 – 1,000,000	17	11	65%
1,000,001 – 1,250,000	7	3	43%
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>93</b>	<b>64</b>	<b>69%</b>

0 to 1 Bedroom	6	11	183%*
2 Bedrooms	31	19	61%
3 Bedrooms	38	21	55%
4 Bedrooms & Greater	18	13	72%
<b>TOTAL*</b>	<b>93</b>	<b>64</b>	<b>69%</b>

SnapStats®	May	June	Variance
Inventory	88	93	6%
Solds	76	64	-16%
Sale Price	\$804,000	\$786,250	-2%
Sale Price SQFT	\$595	\$558	-6%
Sale to List Price Ratio	102%	100%	-2%
Days on Market	7	7	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

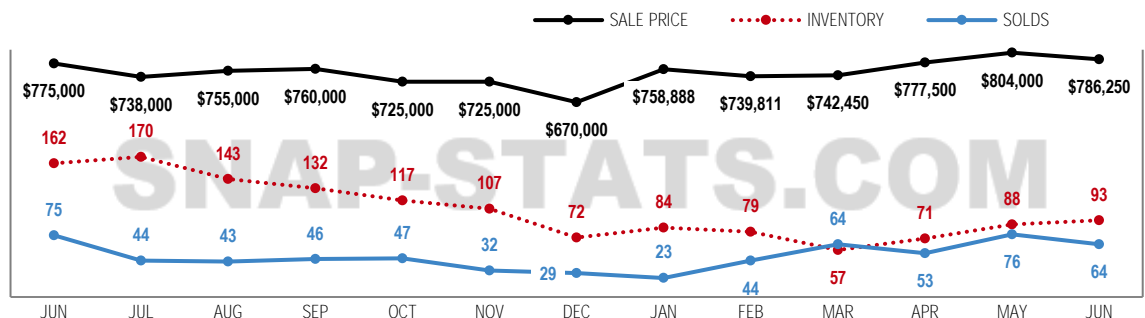
SnapStats®	Inventory	Sales	Sales Ratio
Clayton	55	34	62%
Cloverdale	38	30	79%
Serpentine	0	0	NA
<b>TOTAL*</b>	<b>93</b>	<b>64</b>	<b>69%</b>

## Market Summary

- Market Type Indicator **CLOVERDALE ATTACHED**: Sellers Market at 69% Sales Ratio average (6.9 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 80% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$600,000 to \$700,000, Clayton and 3 bedroom properties
- Sellers Best Bet\*\* Selling homes in Cloverdale 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	0	0	NA
700,001 - 800,000	0	0	NA
800,001 - 900,000	0	1	NA*
900,001 - 1,000,000	8	2	25%
1,000,001 - 1,250,000	25	29	116%*
1,250,001 - 1,500,000	70	52	74%
1,500,001 - 1,750,000	65	40	62%
1,750,001 - 2,000,000	46	21	46%
2,000,001 - 2,250,000	19	5	26%
2,250,001 - 2,500,000	26	5	19%
2,500,001 - 2,750,000	9	2	22%
2,750,001 - 3,000,000	14	1	7%
3,000,001 - 3,500,000	7	3	43%
3,500,001 - 4,000,000	11	1	9%
4,000,001 - 4,500,000	4	1	25%
4,500,001 - 5,000,000	1	0	NA
5,000,001 - 5,500,000	2	0	NA
5,500,001 - 6,000,000	0	0	NA
6,000,001 - 6,500,000	1	0	NA
6,500,001 - 7,000,000	1	0	NA
7,000,001 & Greater	5	0	NA
TOTAL*	314	163	52%

2 Bedrooms & Less	15	2	13%
3 to 4 Bedrooms	150	91	61%
5 to 6 Bedrooms	120	59	49%
7 Bedrooms & More	29	11	38%
TOTAL*	314	163	52%

SnapStats®	May	June	Variance
Inventory	302	314	4%
Solds	111	163	47%
Sale Price	\$1,510,000	\$1,500,000	-1%
Sale Price SQFT	\$598	\$592	-1%
Sale to List Price Ratio	101%	100%	-1%
Days on Market	7	7	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

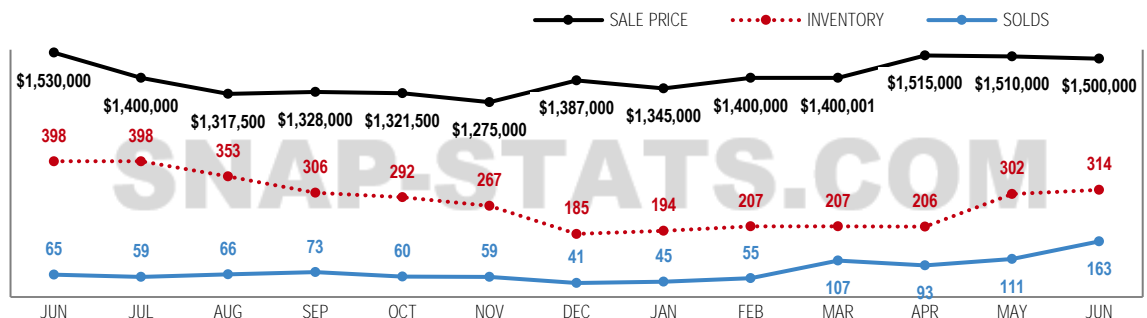
SnapStats®	Inventory	Sales	Sales Ratio
Aldergrove	36	22	61%
Brookwood	50	28	56%
Campbell Valley	15	3	20%
County Line Glen Valley	0	0	NA
Fort Langley	19	11	58%
Langley City	69	21	30%
Murrayville	21	13	62%
Otter District	5	0	NA
Salmon River	19	5	26%
Walnut Grove	32	26	81%
Willoughby Heights	48	34	71%
TOTAL*	314	163	52%

## Market Summary

- Market Type Indicator **LANGLEY DETACHED**: Sellers Market at 52% Sales Ratio average (5.2 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 >100% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$2.75 mil to \$3 mil, Campbell Valley, Langley City, Salmon River and up to 2 bedroom properties
- Sellers Best Bet\*\* Selling homes in Walnut Grove, Willoughby 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	0	0	NA
300,001 – 400,000	4	4	100%
400,001 – 500,000	35	42	120%*
500,001 – 600,000	63	44	70%
600,001 – 700,000	68	34	50%
700,001 – 800,000	56	33	59%
800,001 – 900,000	54	38	70%
900,001 – 1,000,000	29	23	79%
1,000,001 – 1,250,000	31	16	52%
1,250,001 – 1,500,000	8	6	75%
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*	348	240	69%

0 to 1 Bedroom	50	50	100%
2 Bedrooms	171	103	60%
3 Bedrooms	89	72	81%
4 Bedrooms & Greater	38	15	39%
TOTAL*	348	240	69%

SnapStats®	May	June	Variance
Inventory	355	348	-2%
Solds	242	240	-1%
Sale Price	\$673,950	\$678,500	1%
Sale Price SQFT	\$642	\$597	-7%
Sale to List Price Ratio	100%	99%	-1%
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 CONDOS & TOWNHOMES

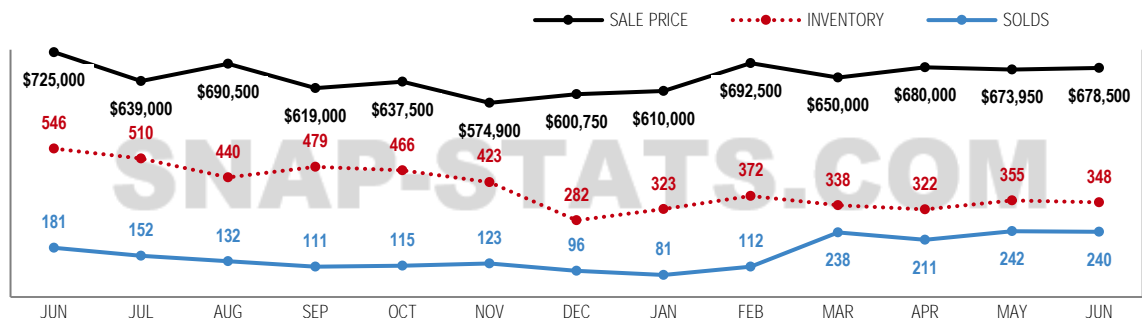
SnapStats®	Inventory	Sales	Sales Ratio
Aldergrove	5	2	40%
Brookwood	0	0	NA
Campbell Valley	0	0	NA
County Line Glen Valley	0	0	NA
Fort Langley	3	4	133%*
Langley City	107	67	63%
Murrayville	14	9	64%
Otter District	0	0	NA
Salmon River	3	1	33%
Walnut Grove	26	30	115%*
Willoughby Heights	190	127	67%
TOTAL*	348	240	69%

## Market Summary

- Market Type Indicator **LANGLEY ATTACHED**: Sellers Market at 69% Sales Ratio average (6.9 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band\*\* \$400,000 to \$500,000 with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$600,000 to \$700,000, Langley City, Murrayville and minimum 4 bedroom properties
- Sellers Best Bet\*\* Selling homes in Walnut Grove, Willoughby Heights 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	1	0	NA
700,001 - 800,000	1	3	300%*
800,001 - 900,000	7	3	43%
900,001 - 1,000,000	27	7	26%
1,000,001 - 1,250,000	122	36	30%
1,250,001 - 1,500,000	103	35	34%
1,500,001 - 1,750,000	45	8	18%
1,750,001 - 2,000,000	28	3	11%
2,000,001 - 2,250,000	11	2	18%
2,250,001 - 2,500,000	13	1	8%
2,500,001 - 2,750,000	3	1	33%
2,750,001 - 3,000,000	4	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	1	0	NA
7,000,001 & Greater	0	0	NA
TOTAL*	370	99	27%

2 Bedrooms & Less	11	2	18%
3 to 4 Bedrooms	146	47	32%
5 to 6 Bedrooms	174	40	23%
7 Bedrooms & More	39	10	26%
TOTAL*	370	99	27%

SnapStats®	May	June	Variance
Inventory	310	370	19%
Solds	90	99	10%
Sale Price	\$1,245,000	\$1,262,500	1%
Sale Price SQFT	\$440	\$436	-1%
Sale to List Price Ratio	104%	101%	-3%
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

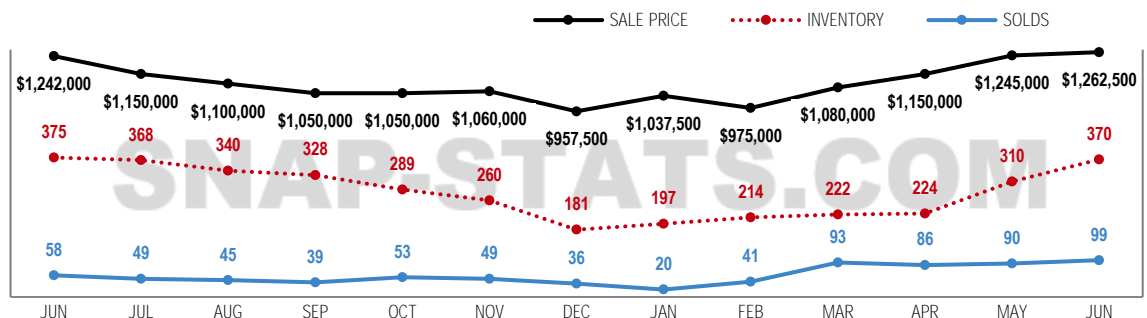
SnapStats®	Inventory	Sales	Sales Ratio
Abbotsford East	146	40	27%
Abbotsford West	111	26	23%
Aberdeen	21	8	38%
Bradner	1	0	NA
Central Abbotsford	63	21	33%
Matsqui	6	0	NA
Poplar	16	4	25%
Sumas Mountain	5	0	NA
Sumas Prairie	1	0	NA
TOTAL*	370	99	27%

## Market Summary

- Market Type Indicator **ABBOTSFORD DETACHED**: Sellers Market at 27% Sales Ratio average (2.7 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 34% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$2.25 mil to \$2.5 mil, Abbotsford West and up to 2 bedroom properties
- Sellers Best Bet\*\* Selling homes in Aberdeen 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	8	8	100%
300,001 – 400,000	42	34	81%
400,001 – 500,000	63	46	73%
500,001 – 600,000	46	29	63%
600,001 – 700,000	44	24	55%
700,001 – 800,000	32	18	56%
800,001 – 900,000	27	9	33%
900,001 – 1,000,000	9	2	22%
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*	272	170	63%

0 to 1 Bedroom	38	21	55%
2 Bedrooms	132	104	79%
3 Bedrooms	78	33	42%
4 Bedrooms & Greater	24	12	50%
TOTAL*	272	170	63%

SnapStats®	May	June	Variance
Inventory	272	272	0%
Solds	167	170	2%
Sale Price	\$495,000	\$496,000	0%
Sale Price SQFT	\$419	\$441	5%
Sale to List Price Ratio	100%	100%	0%
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 CONDOS & TOWNHOMES

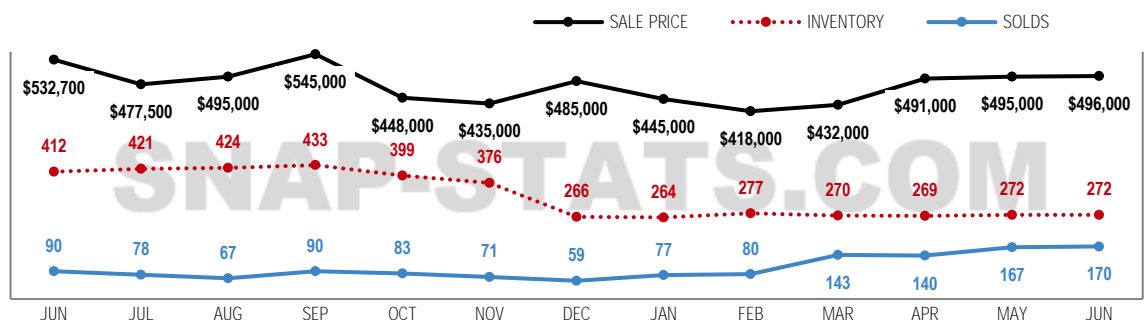
SnapStats®	Inventory	Sales	Sales Ratio
Abbotsford East	29	15	52%
Abbotsford West	102	65	64%
Aberdeen	1	3	300%*
Bradner	0	0	NA
Central Abbotsford	129	78	60%
Matsqui	0	0	NA
Poplar	11	8	73%
Sumas Mountain	0	1	NA*
Sumas Prairie	0	0	NA
TOTAL*	272	170	63%

## Market Summary

- Market Type Indicator **ABBOTSFORD ATTACHED**: Sellers Market at 63% Sales Ratio average (6.3 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 \$900,000 to \$1 mil, Abbotsford East and 3 bedroom properties
- Sellers Best Bet\*\* Selling homes in Poplar 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	4	6	150%*
700,001 - 800,000	7	5	71%
800,001 - 900,000	21	10	48%
900,001 - 1,000,000	32	13	41%
1,000,001 - 1,250,000	60	16	27%
1,250,001 - 1,500,000	34	7	21%
1,500,001 - 1,750,000	14	2	14%
1,750,001 - 2,000,000	11	0	NA
2,000,001 - 2,250,000	1	0	NA
2,250,001 - 2,500,000	2	0	NA
2,500,001 - 2,750,000	1	1	100%
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	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*	191	60	31%

2 Bedrooms & Less	16	6	38%
3 to 4 Bedrooms	99	31	31%
5 to 6 Bedrooms	62	21	34%
7 Bedrooms & More	14	2	14%
TOTAL*	191	60	31%

SnapStats®	May	June	Variance
Inventory	181	191	6%
Solds	50	60	20%
Sale Price	\$983,500	\$977,000	-1%
Sale Price SQFT	\$444	\$413	-7%
Sale to List Price Ratio	99%	101%	2%
Days on Market	12	15	25%

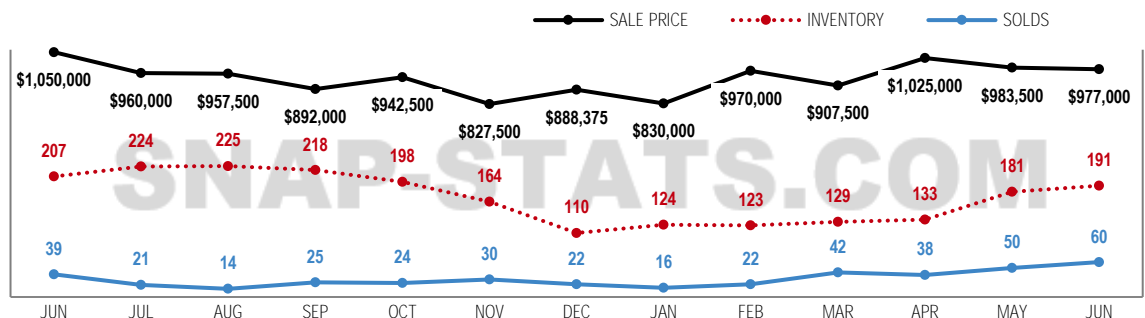
\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

## Market Summary

- Market Type Indicator **MISSION DETACHED**: Sellers Market at 31% Sales Ratio average (3.1 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 48% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.5 mil to \$1.75 mil, Hatzic and minimum 7 bedroom properties
- Sellers Best Bet\*\* Selling homes in Mission and up to 2 bedroom properties

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

## 13 Month Market Trend



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## Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	0	0	NA
300,001 – 400,000	16	2	13%
400,001 – 500,000	28	5	18%
500,001 – 600,000	16	3	19%
600,001 – 700,000	9	5	56%
700,001 – 800,000	9	2	22%
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*	84	19	23%

0 to 1 Bedroom	23	1	4%
2 Bedrooms	40	8	20%
3 Bedrooms	15	9	60%
4 Bedrooms & Greater	6	1	17%
TOTAL*	84	19	23%

SnapStats®	May	June	Variance
Inventory	68	84	24%
Solds	15	19	27%
Sale Price	\$680,952	\$569,900	-16%
Sale Price SQFT	\$423	\$489	16%
Sale to List Price Ratio	101%	100%	-1%
Days on Market	20	21	5%

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

## Community CONDOS & TOWNHOMES

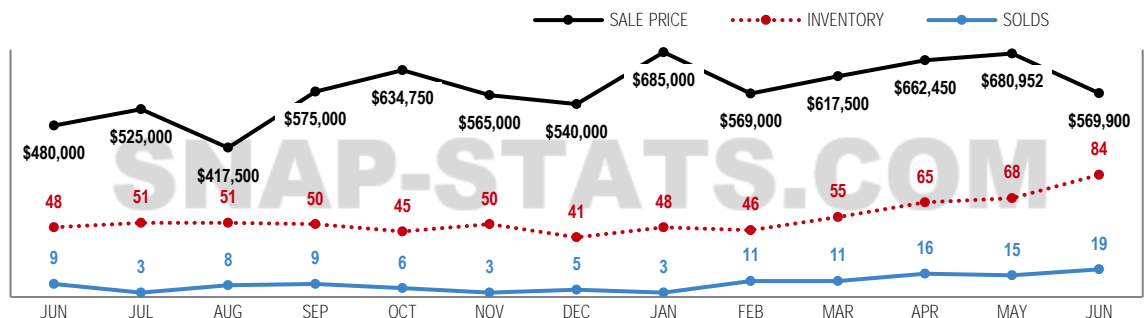
SnapStats®	Inventory	Sales	Sales Ratio
Dewdney Deroche	0	0	NA
Durieu	0	0	NA
Hatzic	0	0	NA
Hemlock	9	1	11%
Lake Errock	0	0	NA
Mission	71	18	25%
Mission West	4	0	NA
Stave Falls	0	0	NA
Steelhead	0	0	NA
TOTAL*	84	19	23%

## Market Summary

- Market Type Indicator **MISSION ATTACHED**: Sellers Market at 23% Sales Ratio average (2.3 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 56% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$300,000 to \$400,000, Hemlock and up to 1 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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