

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

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SnapStats Publishing

604.229.0521
snapstatsinfo@gmail.com
snap-stats.com

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



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

FRASER VALLEY EDITION

Surrey
South Surrey
White Rock
North Delta
Cloverdale
Langley
Abbotsford
Mission



Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 - 700,000	0	0	NA
700,001 - 800,000	1	0	NA
800,001 - 900,000	1	2	200%*
900,001 - 1,000,000	5	1	20%
1,000,001 - 1,250,000	40	9	23%
1,250,001 - 1,500,000	171	36	21%
1,500,001 - 1,750,000	156	31	20%
1,750,001 - 2,000,000	179	13	7%
2,000,001 - 2,250,000	69	11	16%
2,250,001 - 2,500,000	94	7	7%
2,500,001 - 2,750,000	26	2	8%
2,750,001 - 3,000,000	38	0	NA
3,000,001 - 3,500,000	35	3	9%
3,500,001 - 4,000,000	10	0	NA
4,000,001 - 4,500,000	4	0	NA
4,500,001 - 5,000,000	0	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	2	0	NA
6,500,001 - 7,000,000	0	0	NA
7,000,001 & Greater	1	0	NA
TOTAL*	836	115	14%

2 Bedrooms & Less	29	1	3%
3 to 4 Bedrooms	248	45	18%
5 to 6 Bedrooms	277	38	14%
7 Bedrooms & More	282	31	11%
TOTAL*	836	115	14%

SnapStats®	June	July	Variance
Inventory	789	836	6%
Solds	173	115	-34%
Sale Price	\$1,600,000	\$1,555,000	-3%
Sale Price SQFT	\$601	\$594	-1%
Sale to List Price Ratio	100%	97%	-3%
Days on Market	8	13	63%

*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

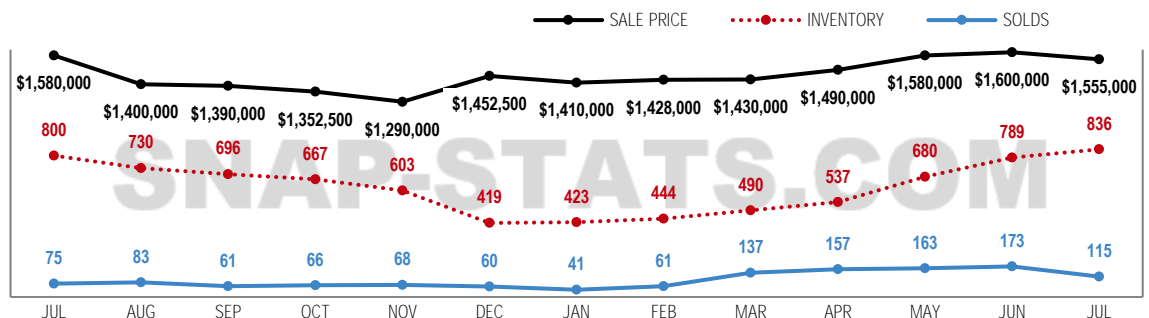
SnapStats®	Inventory	Sales	Sales Ratio
Bear Creek Green Timbers	64	6	9%
Bolivar Heights	77	4	5%
Bridgeview	17	3	18%
Cedar Hills	43	6	14%
East Newton	97	14	14%
Fleetwood Tynehead	107	20	19%
Fraser Heights	57	10	18%
Guildford	32	6	19%
Panorama Ridge	81	8	10%
Port Kells	3	0	NA
Queen Mary Park	52	3	6%
Royal Heights	16	3	19%
Sullivan Station	63	13	21%
West Newton	76	14	18%
Whalley	51	5	10%
TOTAL*	836	115	14%

Market Summary

- Market Type Indicator **SURREY DETACHED**: Balanced Market at 14% Sales Ratio average (1.4 in 10 homes selling rate)
- Homes are selling on average 3% below list price
- Most Active Price Band** \$1 mil to \$1.25 mil with average 23% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.75 mil to \$2 mil / \$2.25 mil to \$2.5 mil, Bolivar Heights, Queen Mary Park and up to 2 bedrooms
- Sellers Best Bet** Selling homes in Sullivan Station 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	3	7	233%*
300,001 – 400,000	32	18	56%
400,001 – 500,000	129	61	47%
500,001 – 600,000	207	57	28%
600,001 – 700,000	168	45	27%
700,001 – 800,000	98	32	33%
800,001 – 900,000	115	38	33%
900,001 – 1,000,000	90	29	32%
1,000,001 – 1,250,000	56	11	20%
1,250,001 – 1,500,000	10	1	10%
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*	909	299	33%

0 to 1 Bedroom	237	91	38%
2 Bedrooms	340	104	31%
3 Bedrooms	197	73	37%
4 Bedrooms & Greater	135	31	23%
TOTAL*	909	299	33%

SnapStats®	June	July	Variance
Inventory	908	909	0%
Solds	362	299	-17%
Sale Price	\$649,500	\$615,000	-5%
Sale Price SQFT	\$608	\$642	6%
Sale to List Price Ratio	103%	103%	0%
Days on Market	9	11	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.

Community CONDOS & TOWNHOMES

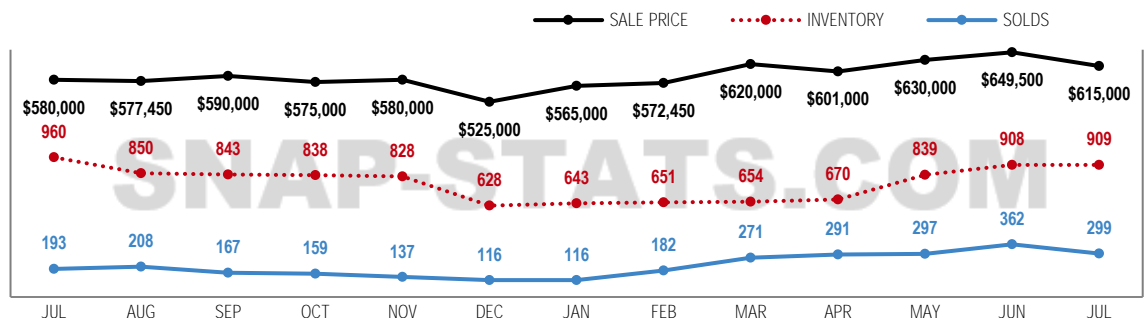
SnapStats®	Inventory	Sales	Sales Ratio
Bear Creek Green Timbers	30	4	13%
Bolivar Heights	7	3	43%
Bridgeview	1	2	200%*
Cedar Hills	8	0	NA
East Newton	68	20	29%
Fleetwood Tynehead	85	33	39%
Fraser Heights	9	7	78%
Guildford	68	43	63%
Panorama Ridge	23	9	39%
Port Kells	0	0	NA
Queen Mary Park	53	11	21%
Royal Heights	4	0	NA
Sullivan Station	73	27	37%
West Newton	71	19	27%
Whalley	409	121	30%
TOTAL*	909	299	33%

Market Summary

- Market Type Indicator **SURREY ATTACHED**: Sellers Market at 33% Sales Ratio average (3.3 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 56% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.25 mil to \$1.5 mil, Bear Creek Green Timbers and minimum 4 bedroom properties
- Sellers Best Bet** Selling homes in Fraser Heights, Guildford and up to 1 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	1	0	NA
700,001 - 800,000	0	1	NA*
800,001 - 900,000	0	0	NA
900,001 - 1,000,000	0	0	NA
1,000,001 - 1,250,000	4	0	NA
1,250,001 - 1,500,000	15	8	53%
1,500,001 - 1,750,000	67	7	10%
1,750,001 - 2,000,000	80	12	15%
2,000,001 - 2,250,000	32	5	16%
2,250,001 - 2,500,000	41	1	2%
2,500,001 - 2,750,000	17	1	6%
2,750,001 - 3,000,000	32	4	13%
3,000,001 - 3,500,000	36	3	8%
3,500,001 - 4,000,000	28	0	NA
4,000,001 - 4,500,000	16	0	NA
4,500,001 - 5,000,000	8	1	13%
5,000,001 - 5,500,000	2	0	NA
5,500,001 - 6,000,000	11	0	NA
6,000,001 - 6,500,000	1	0	NA
6,500,001 - 7,000,000	3	0	NA
7,000,001 & Greater	12	0	NA
TOTAL*	406	43	11%

2 Bedrooms & Less	31	2	6%
3 to 4 Bedrooms	164	24	15%
5 to 6 Bedrooms	165	14	8%
7 Bedrooms & More	46	3	7%
TOTAL*	406	43	11%

SnapStats®	June	July	Variance
Inventory	363	406	12%
Solds	81	43	-47%
Sale Price	\$1,940,000	\$1,845,000	-5%
Sale Price SQFT	\$646	\$674	4%
Sale to List Price Ratio	100%	99%	-1%
Days on Market	10	19	90%

*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

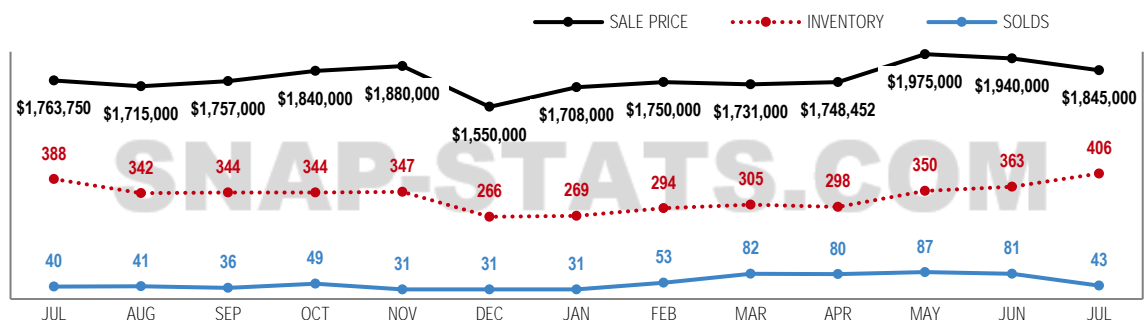
SnapStats®	Inventory	Sales	Sales Ratio
Crescent Beach Ocean Park	63	8	13%
Elgin Chantrell	49	3	6%
Grandview	52	5	10%
Hazelmere	1	0	NA
King George Corridor	51	7	14%
Morgan Creek	24	0	NA
Pacific Douglas	33	2	6%
Sunnyside Park	37	5	14%
White Rock	96	13	14%
TOTAL*	406	43	11%

Market Summary

- Market Type Indicator **S SURREY WHITE ROCK DETACHED**: Buyers Market at 11% Sales Ratio average (1.1 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 53% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$2.25 mil to \$2.5 mil, Elgin Chantrell, Pacific Douglas & up to 2 bedrooms
- Sellers Best Bet** Selling homes in Crescent Beach Ocean Park, King George Corridor, Sunnyside Park, White Rock & 3 to 4 bedrooms

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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	3	0	NA
400,001 – 500,000	14	11	79%
500,001 – 600,000	30	14	47%
600,001 – 700,000	50	21	42%
700,001 – 800,000	33	9	27%
800,001 – 900,000	50	22	44%
900,001 – 1,000,000	29	16	55%
1,000,001 – 1,250,000	44	18	41%
1,250,001 – 1,500,000	25	8	32%
1,500,001 – 1,750,000	11	3	27%
1,750,001 – 2,000,000	8	2	25%
2,000,001 – 2,250,000	2	0	NA
2,250,001 – 2,500,000	1	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	3	0	NA
3,500,001 – 4,000,000	3	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	309	124	40%

0 to 1 Bedroom	42	13	31%
2 Bedrooms	167	69	41%
3 Bedrooms	64	26	41%
4 Bedrooms & Greater	36	16	44%
TOTAL*	309	124	40%

SnapStats®	June	July	Variance
Inventory	289	309	7%
Solds	173	124	-28%
Sale Price	\$780,000	\$823,500	6%
Sale Price SQFT	\$646	\$641	-1%
Sale to List Price Ratio	101%	100%	-1%
Days on Market	8	9	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 CONDOS & TOWNHOMES

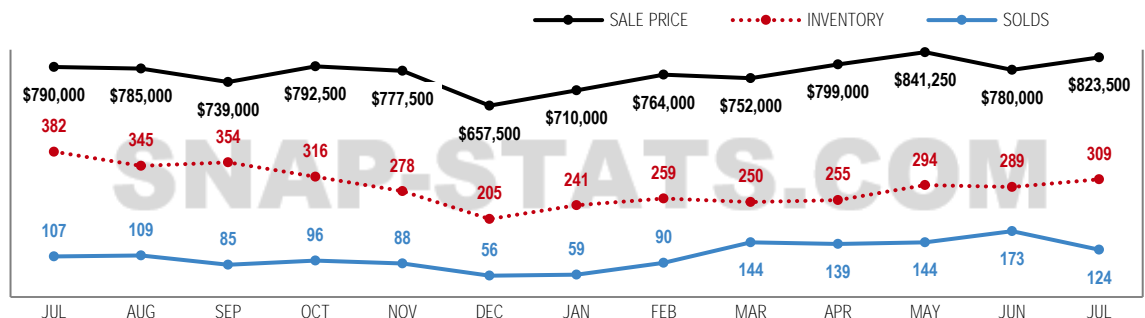
SnapStats®	Inventory	Sales	Sales Ratio
Crescent Beach Ocean Park	3	2	67%
Elgin Chantrell	5	5	100%
Grandview	53	37	70%
Hazelmere	0	0	NA
King George Corridor	51	21	41%
Morgan Creek	18	11	61%
Pacific Douglas	22	3	14%
Sunnyside Park	20	12	60%
White Rock	137	33	24%
TOTAL*	309	124	40%

Market Summary

- Market Type Indicator **S SURREY WHITE ROCK ATTACHED**: 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** \$400,000 to \$500,000 with average 79% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.75 mil to \$2 mil, Pacific Douglas and up to 1 bedroom properties
- Sellers Best Bet** Selling homes in Grandview, Morgan Creek, Sunnyside Park 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	0	0	NA
800,001 - 900,000	0	0	NA
900,001 - 1,000,000	1	0	NA
1,000,001 - 1,250,000	4	1	25%
1,250,001 - 1,500,000	72	19	26%
1,500,001 - 1,750,000	45	9	20%
1,750,001 - 2,000,000	20	2	10%
2,000,001 - 2,250,000	13	0	NA
2,250,001 - 2,500,000	14	0	NA
2,500,001 - 2,750,000	4	0	NA
2,750,001 - 3,000,000	4	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*	180	31	17%

2 Bedrooms & Less	2	0	NA
3 to 4 Bedrooms	81	16	20%
5 to 6 Bedrooms	71	15	21%
7 Bedrooms & More	26	0	NA
TOTAL*	180	31	17%

SnapStats®	June	July	Variance
Inventory	162	180	11%
Solds	52	31	-40%
Sale Price	\$1,480,500	\$1,451,000	-2%
Sale Price SQFT	\$624	\$617	-1%
Sale to List Price Ratio	102%	101%	-1%
Days on Market	8	8	0%

Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Annieville	36	9	25%
Nordel	48	5	10%
Scottsdale	61	5	8%
Sunshine Hills Woods	35	12	34%
TOTAL*	180	31	17%

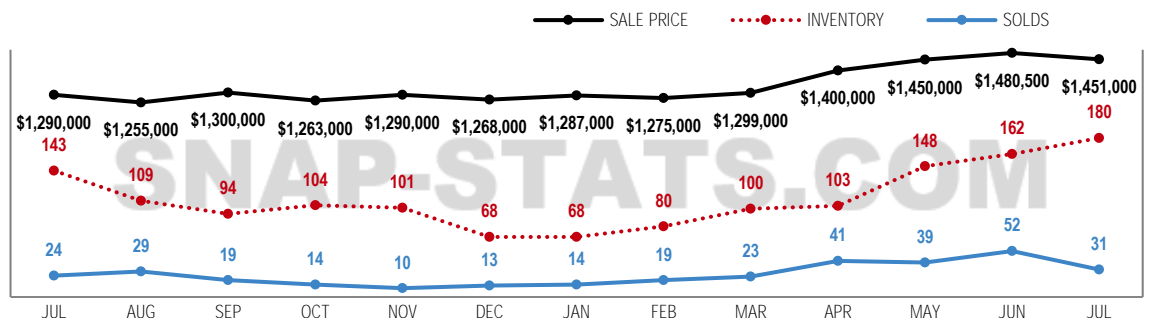
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **NORTH DELTA DETACHED**: Balanced Market at 17% Sales Ratio average (1.7 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 26% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.75 mil to \$2 mil and Scottsdale
- Sellers Best Bet** Selling homes in Sunshine Hills Woods and 3 to 6 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



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Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	0	0	NA
300,001 – 400,000	1	0	NA
400,001 – 500,000	7	3	43%
500,001 – 600,000	7	3	43%
600,001 – 700,000	11	0	NA
700,001 – 800,000	11	2	18%
800,001 – 900,000	8	2	25%
900,001 – 1,000,000	5	2	40%
1,000,001 – 1,250,000	5	5	100%
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*	56	17	30%

0 to 1 Bedroom	12	3	25%
2 Bedrooms	26	3	12%
3 Bedrooms	15	5	33%
4 Bedrooms & Greater	3	6	200%*
TOTAL*	56	17	30%

SnapStats®	June	July	Variance
Inventory	46	56	22%
Solds	14	17	21%
Sale Price	\$737,500	\$825,000	12%
Sale Price SQFT	\$579	\$642	11%
Sale to List Price Ratio	102%	100%	-2%
Days on Market	10	10	0%

Community CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
Annieville	11	4	36%
Nordel	7	4	57%
Scottsdale	25	2	8%
Sunshine Hills Woods	13	7	54%
TOTAL*	56	17	30%

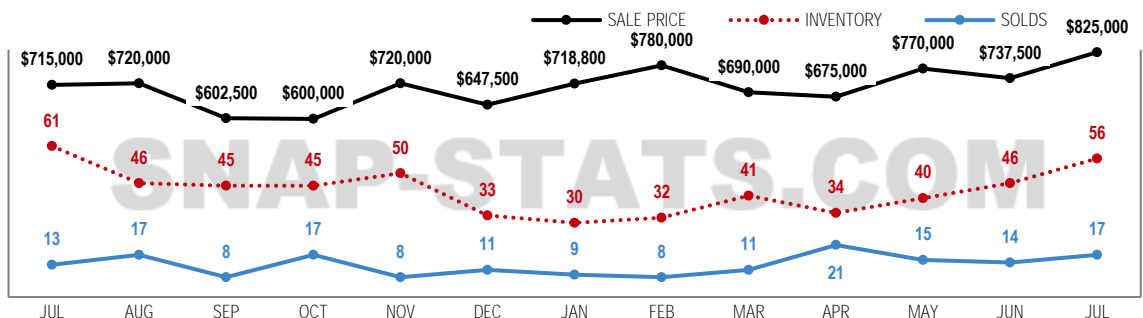
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **NORTH DELTA ATTACHED**: Sellers Market at 30% Sales Ratio average (3 in 10 homes selling rate)
- Homes are selling on average 100% of list price
- Most Active Price Band** \$900,000 to \$1 mil with average 40% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$700,000 to \$800,000, Scottsdale and 2 bedroom properties
- Sellers Best Bet** Selling homes in Sunshine Hills Woods and 3 bedroom properties

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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	9	4	44%
1,250,001 - 1,500,000	38	11	29%
1,500,001 - 1,750,000	30	10	33%
1,750,001 - 2,000,000	16	2	13%
2,000,001 - 2,250,000	9	0	NA
2,250,001 - 2,500,000	7	1	14%
2,500,001 - 2,750,000	2	0	NA
2,750,001 - 3,000,000	7	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*	122	28	23%

2 Bedrooms & Less	6	0	NA
3 to 4 Bedrooms	48	15	31%
5 to 6 Bedrooms	41	9	22%
7 Bedrooms & More	27	4	15%
TOTAL*	122	28	23%

SnapStats®	June	July	Variance
Inventory	109	122	12%
Solds	52	28	-46%
Sale Price	\$1,532,500	\$1,495,000	-2%
Sale Price SQFT	\$556	\$565	2%
Sale to List Price Ratio	106%	100%	-6%
Days on Market	7	14	100%

Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Clayton	16	7	44%
Cloverdale	106	21	20%
Serpentine	0	0	NA
TOTAL*	122	28	23%

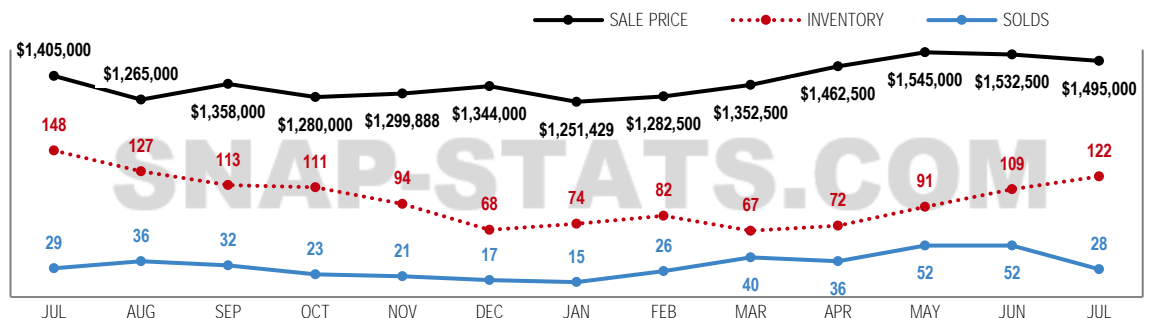
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **CLOVERDALE DETACHED**: 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** \$1 mil to \$1.25 mil with average 44% 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	2	0	NA
300,001 – 400,000	4	1	25%
400,001 – 500,000	10	1	10%
500,001 – 600,000	13	7	54%
600,001 – 700,000	9	6	67%
700,001 – 800,000	24	11	46%
800,001 – 900,000	27	16	59%
900,001 – 1,000,000	15	7	47%
1,000,001 – 1,250,000	5	2	40%
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*	110	51	46%

0 to 1 Bedroom	15	3	20%
2 Bedrooms	38	20	53%
3 Bedrooms	42	21	50%
4 Bedrooms & Greater	15	7	47%
TOTAL*	110	51	46%

SnapStats®	June	July	Variance
Inventory	93	110	18%
Solds	64	51	-20%
Sale Price	\$786,250	\$798,000	1%
Sale Price SQFT	\$558	\$556	0%
Sale to List Price Ratio	100%	100%	0%
Days on Market	7	8	14%

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

Community CONDOS & TOWNHOMES

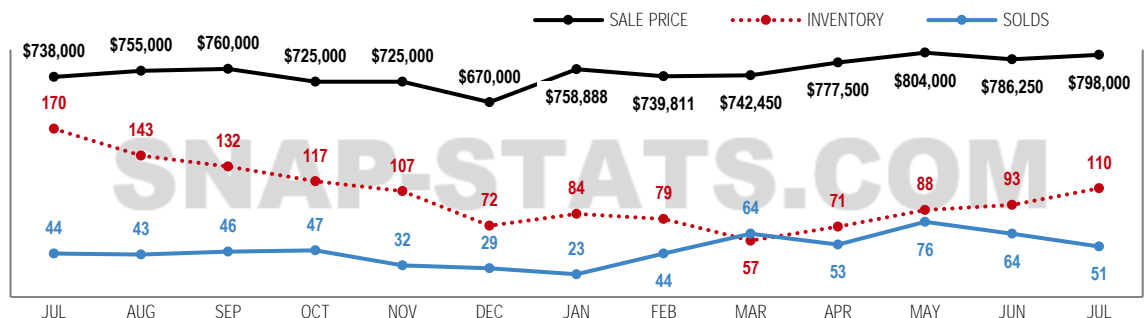
SnapStats®	Inventory	Sales	Sales Ratio
Clayton	63	29	46%
Cloverdale	47	22	47%
Serpentine	0	0	NA
TOTAL*	110	51	46%

Market Summary

- Market Type Indicator **CLOVERDALE ATTACHED**: Sellers Market at 46% Sales Ratio average (4.6 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 67% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$400,000 to \$500,000 and up to 1 bedroom properties
- Sellers Best Bet** Selling homes in Clayton, Cloverdale and 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	1	0	NA
700,001 - 800,000	0	0	NA
800,001 - 900,000	1	0	NA
900,001 - 1,000,000	6	3	50%
1,000,001 - 1,250,000	28	11	39%
1,250,001 - 1,500,000	69	28	41%
1,500,001 - 1,750,000	72	21	29%
1,750,001 - 2,000,000	51	9	18%
2,000,001 - 2,250,000	17	2	12%
2,250,001 - 2,500,000	27	3	11%
2,500,001 - 2,750,000	13	3	23%
2,750,001 - 3,000,000	15	1	7%
3,000,001 - 3,500,000	8	0	NA
3,500,001 - 4,000,000	6	3	50%
4,000,001 - 4,500,000	3	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	0	0	NA
6,000,001 - 6,500,000	1	0	NA
6,500,001 - 7,000,000	2	0	NA
7,000,001 & Greater	5	0	NA
TOTAL*	328	84	26%

2 Bedrooms & Less	19	2	11%
3 to 4 Bedrooms	157	40	25%
5 to 6 Bedrooms	122	35	29%
7 Bedrooms & More	30	7	23%
TOTAL*	328	84	26%

SnapStats®	June	July	Variance
Inventory	314	328	4%
Solds	163	84	-48%
Sale Price	\$1,500,000	\$1,490,595	-1%
Sale Price SQFT	\$592	\$567	-4%
Sale to List Price Ratio	100%	101%	1%
Days on Market	7	14	100%

*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

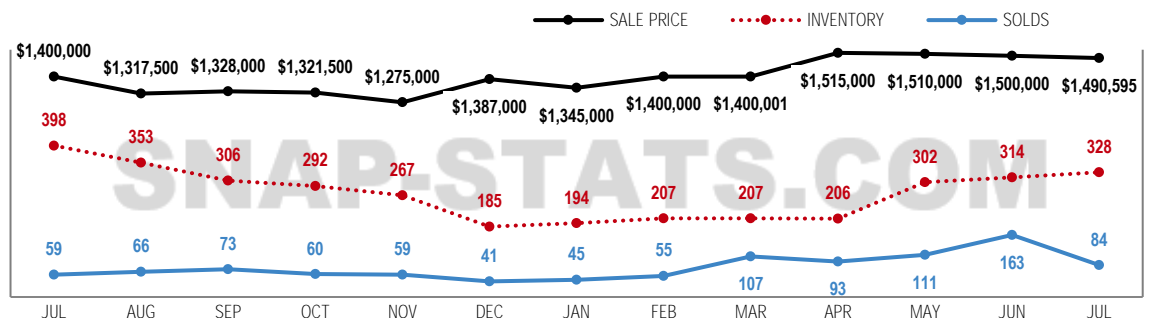
SnapStats®	Inventory	Sales	Sales Ratio
Aldergrove	36	9	25%
Brookwood	44	12	27%
Campbell Valley	13	3	23%
County Line Glen Valley	0	0	NA
Fort Langley	20	4	20%
Langley City	76	18	24%
Murrayville	26	5	19%
Otter District	5	0	NA
Salmon River	21	3	14%
Walnut Grove	32	18	56%
Willoughby Heights	55	12	22%
TOTAL*	328	84	26%

Market Summary

- Market Type Indicator **LANGLEY DETACHED**: Sellers Market at 26% Sales Ratio average (2.6 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 41% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$2.75 mil to \$3 mil, Salmon River and up to 2 bedroom properties
- Sellers Best Bet** Selling homes in Walnut Grove 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	2	2	100%
400,001 – 500,000	44	23	52%
500,001 – 600,000	74	34	46%
600,001 – 700,000	74	38	51%
700,001 – 800,000	61	27	44%
800,001 – 900,000	56	30	54%
900,001 – 1,000,000	41	26	63%
1,000,001 – 1,250,000	31	10	32%
1,250,001 – 1,500,000	8	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*	392	190	48%

0 to 1 Bedroom	62	26	42%
2 Bedrooms	182	97	53%
3 Bedrooms	111	52	47%
4 Bedrooms & Greater	37	15	41%
TOTAL*	392	190	48%

SnapStats®	June	July	Variance
Inventory	348	392	13%
Solds	240	190	-21%
Sale Price	\$678,500	\$691,000	2%
Sale Price SQFT	\$597	\$581	-3%
Sale to List Price Ratio	99%	100%	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

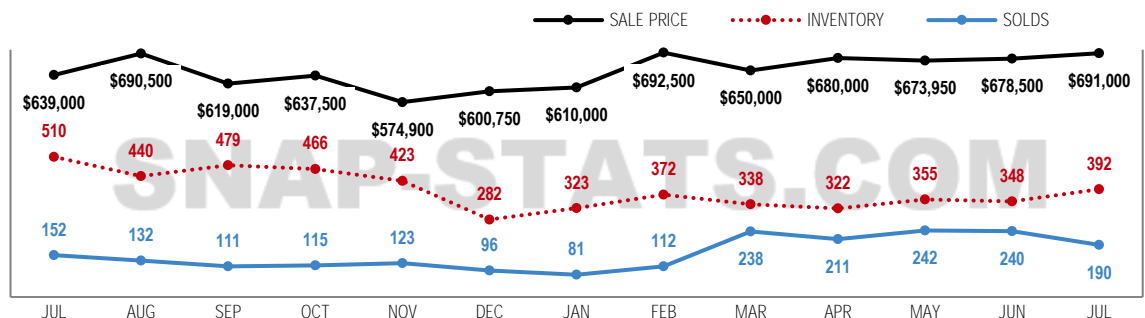
SnapStats®	Inventory	Sales	Sales Ratio
Aldergrove	10	1	10%
Brookwood	0	0	NA
Campbell Valley	0	0	NA
County Line Glen Valley	0	0	NA
Fort Langley	2	1	50%
Langley City	133	46	35%
Murrayville	13	13	100%
Otter District	0	0	NA
Salmon River	3	1	33%
Walnut Grove	30	16	53%
Willoughby Heights	201	112	56%
TOTAL*	392	190	48%

Market Summary

- Market Type Indicator **LANGLEY ATTACHED**: Sellers Market at 48% Sales Ratio average (4.8 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 63% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1 mil to \$1.25 mil, Aldergrove and minimum 4 bedroom properties
- Sellers Best Bet** Selling homes in Murrayville, Walnut Grove, Willoughby Heights and 2 bedroom properties

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Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 - 700,000	2	0	NA
700,001 - 800,000	1	2	200%*
800,001 - 900,000	3	3	100%
900,001 - 1,000,000	28	11	39%
1,000,001 - 1,250,000	120	32	27%
1,250,001 - 1,500,000	116	10	9%
1,500,001 - 1,750,000	54	2	4%
1,750,001 - 2,000,000	32	1	3%
2,000,001 - 2,250,000	9	1	11%
2,250,001 - 2,500,000	14	0	NA
2,500,001 - 2,750,000	3	0	NA
2,750,001 - 3,000,000	5	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	1	0	NA
TOTAL*	393	62	16%

2 Bedrooms & Less	11	1	9%
3 to 4 Bedrooms	166	28	17%
5 to 6 Bedrooms	172	31	18%
7 Bedrooms & More	44	2	5%
TOTAL*	393	62	16%

SnapStats®	June	July	Variance
Inventory	370	393	6%
Solds	99	62	-37%
Sale Price	\$1,262,500	\$1,107,500	-12%
Sale Price SQFT	\$436	\$471	8%
Sale to List Price Ratio	101%	101%	0%
Days on Market	8	14	75%

*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

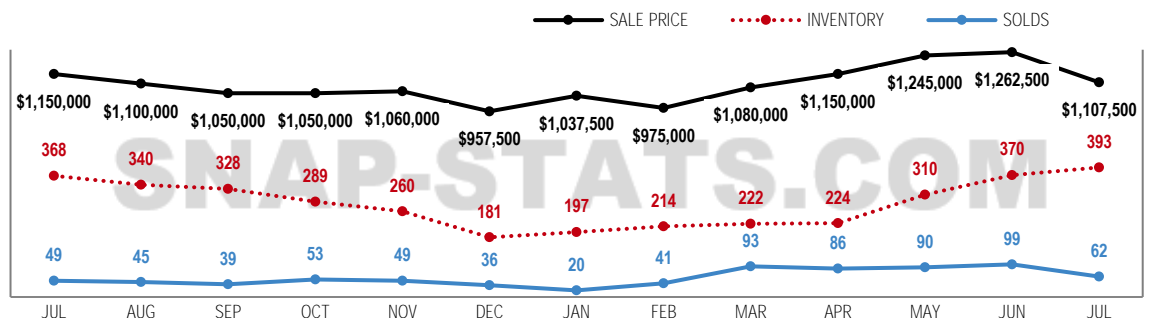
SnapStats®	Inventory	Sales	Sales Ratio
Abbotsford East	148	29	20%
Abbotsford West	117	19	16%
Aberdeen	21	2	10%
Bradner	1	0	NA
Central Abbotsford	75	12	16%
Matsqui	4	0	NA
Poplar	20	0	NA
Sumas Mountain	6	0	NA
Sumas Prairie	1	0	NA
TOTAL*	393	62	16%

Market Summary

- Market Type Indicator **ABBOTSFORD DETACHED**: Balanced Market at 16% Sales Ratio average (1.6 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 39% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.75 mil to \$2 mil, Aberdeen and minimum 7 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	8	5	63%
300,001 – 400,000	42	25	60%
400,001 – 500,000	67	40	60%
500,001 – 600,000	50	23	46%
600,001 – 700,000	33	21	64%
700,001 – 800,000	34	16	47%
800,001 – 900,000	19	8	42%
900,001 – 1,000,000	6	1	17%
1,000,001 – 1,250,000	2	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*	261	139	53%

0 to 1 Bedroom	35	19	54%
2 Bedrooms	145	80	55%
3 Bedrooms	62	30	48%
4 Bedrooms & Greater	19	10	53%
TOTAL*	261	139	53%

SnapStats®	June	July	Variance
Inventory	272	261	-4%
Solds	170	139	-18%
Sale Price	\$496,000	\$500,000	1%
Sale Price SQFT	\$441	\$436	-1%
Sale to List Price Ratio	100%	100%	0%
Days on Market	8	11	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.

Community CONDOS & TOWNHOMES

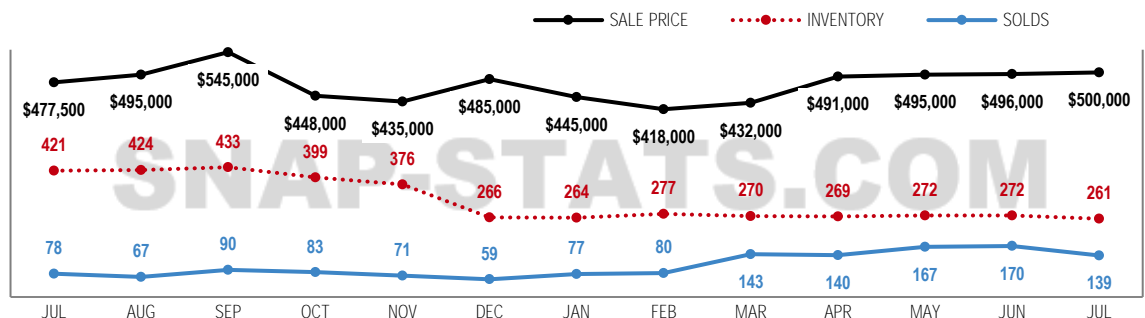
SnapStats®	Inventory	Sales	Sales Ratio
Abbotsford East	30	15	50%
Abbotsford West	97	48	49%
Aberdeen	2	0	NA
Bradner	0	0	NA
Central Abbotsford	121	68	56%
Matsqui	0	0	NA
Poplar	11	8	73%
Sumas Mountain	0	0	NA
Sumas Prairie	0	0	NA
TOTAL*	261	139	53%

Market Summary

- Market Type Indicator **ABBOTSFORD ATTACHED**: Sellers Market at 53% Sales Ratio average (5.3 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 64% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$800,000 to \$900,000, Abbotsford West 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	5	0	NA
700,001 - 800,000	12	2	17%
800,001 - 900,000	22	7	32%
900,001 - 1,000,000	34	7	21%
1,000,001 - 1,250,000	59	13	22%
1,250,001 - 1,500,000	25	7	28%
1,500,001 - 1,750,000	18	2	11%
1,750,001 - 2,000,000	9	1	11%
2,000,001 - 2,250,000	3	0	NA
2,250,001 - 2,500,000	2	0	NA
2,500,001 - 2,750,000	3	0	NA
2,750,001 - 3,000,000	1	0	NA
3,000,001 - 3,500,000	2	0	NA
3,500,001 - 4,000,000	0	0	NA
4,000,001 - 4,500,000	0	0	NA
4,500,001 - 5,000,000	0	0	NA
5,000,001 - 5,500,000	0	0	NA
5,500,001 - 6,000,000	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*	196	39	20%

2 Bedrooms & Less	14	2	14%
3 to 4 Bedrooms	106	22	21%
5 to 6 Bedrooms	60	14	23%
7 Bedrooms & More	16	1	6%
TOTAL*	196	39	20%

SnapStats®	June	July	Variance
Inventory	191	196	3%
Solds	60	39	-35%
Sale Price	\$977,000	\$1,074,800	10%
Sale Price SQFT	\$413	\$447	8%
Sale to List Price Ratio	101%	99%	-2%
Days on Market	15	25	67%

*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

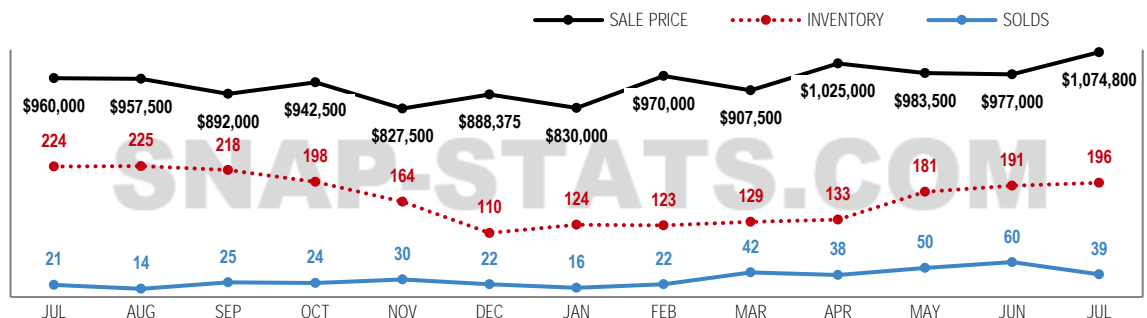
SnapStats®	Inventory	Sales	Sales Ratio
Dewdney Deroche	0	0	NA
Durieu	3	1	33%
Hatzic	16	4	25%
Hemlock	4	1	25%
Lake Errock	8	2	25%
Mission	155	26	17%
Mission West	3	3	100%
Stave Falls	5	1	20%
Steelhead	2	1	50%
TOTAL*	196	39	20%

Market Summary

- Market Type Indicator **MISSION DETACHED**: Balanced Market at 20% Sales Ratio average (2 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 32% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.5 mil to \$2 mil, Mission and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Hatzic, Lake Errock and 5 to 6 bedroom properties

**With minimum inventory of 10 in most instances

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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	17	4	24%
400,001 – 500,000	30	4	13%
500,001 – 600,000	15	2	13%
600,001 – 700,000	13	0	NA
700,001 – 800,000	7	3	43%
800,001 – 900,000	6	2	33%
900,001 – 1,000,000	0	0	NA
1,000,001 – 1,250,000	2	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*	90	15	17%

0 to 1 Bedroom	29	2	7%
2 Bedrooms	36	7	19%
3 Bedrooms	15	4	27%
4 Bedrooms & Greater	10	2	20%
TOTAL*	90	15	17%

SnapStats®	June	July	Variance
Inventory	84	90	7%
Solds	19	15	-21%
Sale Price	\$569,900	\$498,500	-13%
Sale Price SQFT	\$489	\$453	-7%
Sale to List Price Ratio	100%	100%	0%
Days on Market	21	19	-10%

*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

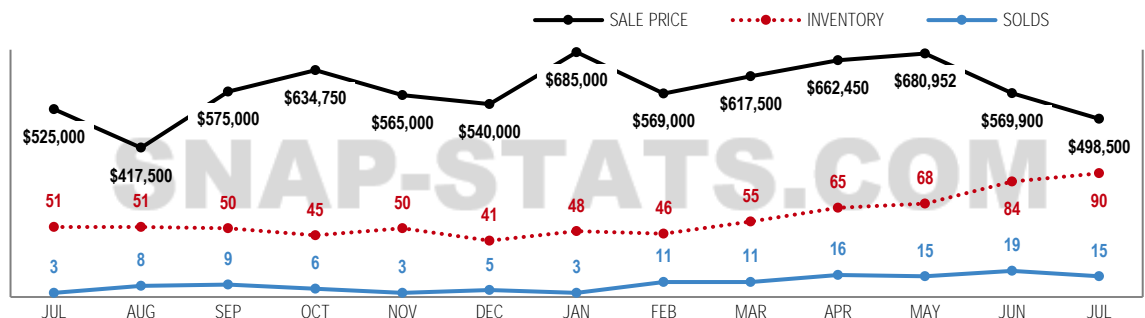
SnapStats®	Inventory	Sales	Sales Ratio
Dewdney Deroche	0	0	NA
Durieu	0	0	NA
Hatzic	0	0	NA
Hemlock	12	0	NA
Lake Errock	0	0	NA
Mission	76	12	16%
Mission West	2	3	150%*
Stave Falls	0	0	NA
Steelhead	0	0	NA
TOTAL*	90	15	17%

Market Summary

- Market Type Indicator **MISSION ATTACHED**: Balanced Market at 17% Sales Ratio average (1.7 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 24% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$400,000 to \$600,000 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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