

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

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SnapStats Publishing

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FRASER VALLEY EDITION

Surrey
South Surrey
White Rock
North Delta
Cloverdale
Langley
Abbotsford
Mission



Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 - 700,000	0	0	NA
700,001 - 800,000	0	0	NA
800,001 - 900,000	2	1	50%
900,001 - 1,000,000	8	2	25%
1,000,001 - 1,250,000	40	10	25%
1,250,001 - 1,500,000	182	33	18%
1,500,001 - 1,750,000	180	29	16%
1,750,001 - 2,000,000	175	11	6%
2,000,001 - 2,250,000	77	6	8%
2,250,001 - 2,500,000	94	8	9%
2,500,001 - 2,750,000	30	0	NA
2,750,001 - 3,000,000	40	1	3%
3,000,001 - 3,500,000	30	0	NA
3,500,001 - 4,000,000	15	0	NA
4,000,001 - 4,500,000	3	0	NA
4,500,001 - 5,000,000	1	0	NA
5,000,001 - 5,500,000	1	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*	883	101	11%

2 Bedrooms & Less	24	3	13%
3 to 4 Bedrooms	258	38	15%
5 to 6 Bedrooms	292	36	12%
7 Bedrooms & More	309	24	8%
TOTAL*	883	101	11%

SnapStats®	July	August	Variance
Inventory	836	883	6%
Solds	115	101	-12%
Sale Price	\$1,555,000	\$1,540,000	-1%
Sale Price SQFT	\$594	\$594	0%
Sale to List Price Ratio	97%	99%	2%
Days on Market	13	14	8%

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

Community DETACHED HOUSES

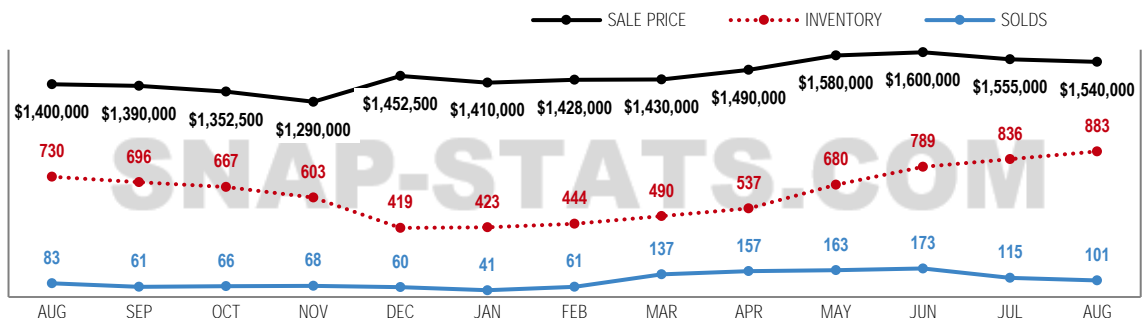
SnapStats®	Inventory	Sales	Sales Ratio
Bear Creek Green Timbers	67	7	10%
Bolivar Heights	79	7	9%
Bridgeview	16	2	13%
Cedar Hills	46	4	9%
East Newton	99	12	12%
Fleetwood Tynehead	118	13	11%
Fraser Heights	48	14	29%
Guildford	34	6	18%
Panorama Ridge	90	8	9%
Port Kells	2	1	50%
Queen Mary Park	60	4	7%
Royal Heights	22	1	5%
Sullivan Station	67	6	9%
West Newton	84	12	14%
Whalley	51	4	8%
TOTAL*	883	101	11%

Market Summary

- Market Type Indicator **SURREY 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** \$900,000 to \$1.25 mil with average 25% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$2.75 mil to \$3 mil, Royal Heights and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Fraser 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	2	1	50%
300,001 – 400,000	38	19	50%
400,001 – 500,000	140	42	30%
500,001 – 600,000	203	59	29%
600,001 – 700,000	157	53	34%
700,001 – 800,000	113	31	27%
800,001 – 900,000	103	36	35%
900,001 – 1,000,000	96	15	16%
1,000,001 – 1,250,000	53	7	13%
1,250,001 – 1,500,000	11	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*	917	263	29%

0 to 1 Bedroom	247	69	28%
2 Bedrooms	342	107	31%
3 Bedrooms	206	54	26%
4 Bedrooms & Greater	122	33	27%
TOTAL*	917	263	29%

SnapStats®	July	August	Variance
Inventory	909	917	1%
Solds	299	263	-12%
Sale Price	\$615,000	\$629,900	2%
Sale Price SQFT	\$642	\$656	2%
Sale to List Price Ratio	103%	101%	-2%
Days on Market	11	12	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

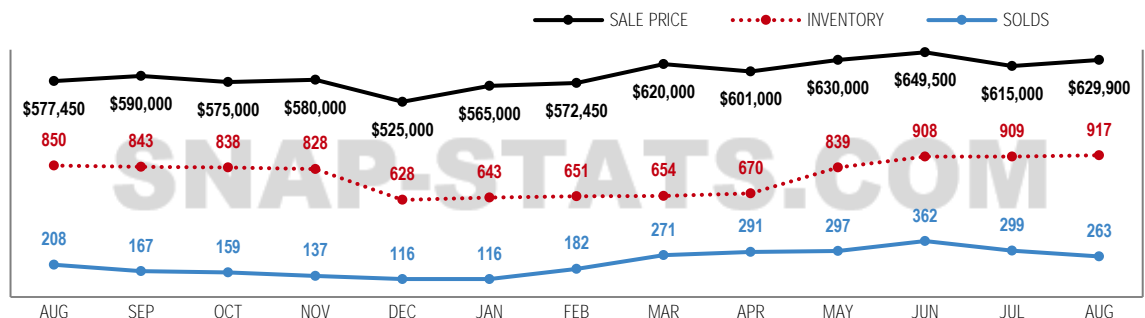
SnapStats®	Inventory	Sales	Sales Ratio
Bear Creek Green Timbers	24	10	42%
Bolivar Heights	5	1	20%
Bridgeview	2	0	NA
Cedar Hills	8	1	13%
East Newton	68	24	35%
Fleetwood Tynehead	90	29	32%
Fraser Heights	9	3	33%
Guildford	75	34	45%
Panorama Ridge	14	8	57%
Port Kells	0	0	NA
Queen Mary Park	52	13	25%
Royal Heights	4	1	25%
Sullivan Station	70	21	30%
West Newton	83	17	20%
Whalley	413	101	24%
TOTAL*	917	263	29%

Market Summary

- Market Type Indicator **SURREY ATTACHED**: Sellers Market at 29% Sales Ratio average (2.9 in 10 homes selling rate)
- Homes are selling on average 1% above list price
- Most Active Price Band** \$300,000 to \$400,000 with average 50% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1 mil to \$1.25 mil, Cedar Hills, West Newton and 3 bedroom properties
- Sellers Best Bet** Selling homes in Bear Creek Green Timbers, Panorama Ridge and 2 bedroom properties

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Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 - 700,000	1	0	NA
700,001 - 800,000	0	0	NA
800,001 - 900,000	0	0	NA
900,001 - 1,000,000	1	0	NA
1,000,001 - 1,250,000	2	2	100%
1,250,001 - 1,500,000	17	5	29%
1,500,001 - 1,750,000	62	14	23%
1,750,001 - 2,000,000	79	12	15%
2,000,001 - 2,250,000	31	8	26%
2,250,001 - 2,500,000	35	6	17%
2,500,001 - 2,750,000	16	3	19%
2,750,001 - 3,000,000	38	5	13%
3,000,001 - 3,500,000	33	1	3%
3,500,001 - 4,000,000	23	1	4%
4,000,001 - 4,500,000	17	1	6%
4,500,001 - 5,000,000	8	0	NA
5,000,001 - 5,500,000	2	0	NA
5,500,001 - 6,000,000	10	1	10%
6,000,001 - 6,500,000	1	0	NA
6,500,001 - 7,000,000	2	0	NA
7,000,001 & Greater	12	0	NA
TOTAL*	390	59	15%

2 Bedrooms & Less	35	3	9%
3 to 4 Bedrooms	155	35	23%
5 to 6 Bedrooms	156	18	12%
7 Bedrooms & More	44	3	7%
TOTAL*	390	59	15%

SnapStats®	July	August	Variance
Inventory	406	390	-4%
Solds	43	59	37%
Sale Price	\$1,845,000	\$1,940,000	5%
Sale Price SQFT	\$674	\$672	0%
Sale to List Price Ratio	99%	99%	0%
Days on Market	19	22	16%

Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Crescent Beach Ocean Park	62	13	21%
Elgin Chantrell	47	5	11%
Grandview	47	7	15%
Hazelmere	2	0	NA
King George Corridor	50	8	16%
Morgan Creek	20	5	25%
Pacific Douglas	30	4	13%
Sunnyside Park	34	8	24%
White Rock	98	9	9%
TOTAL*	390	59	15%

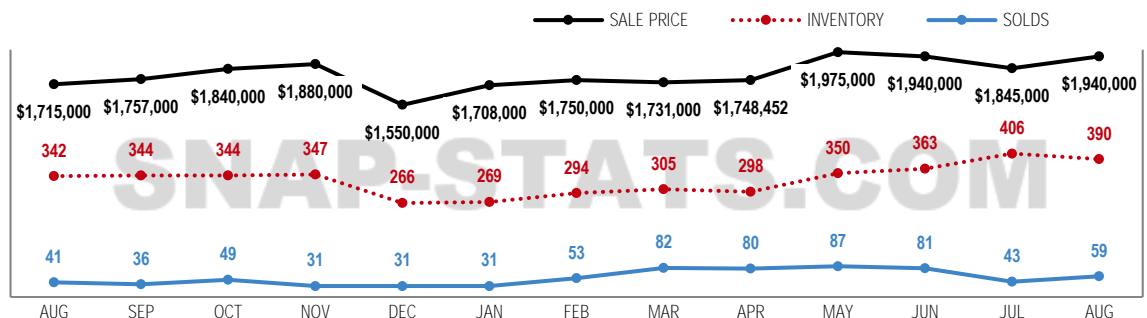
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **S SURREY WHITE ROCK DETACHED**: Balanced Market at 15% Sales Ratio average (1.5 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 29% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$3 mil to \$3.5 mil, White Rock and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Morgan Creek, Sunnyside Park 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	3	0	NA
400,001 – 500,000	15	7	47%
500,001 – 600,000	30	20	67%
600,001 – 700,000	50	19	38%
700,001 – 800,000	33	12	36%
800,001 – 900,000	50	11	22%
900,001 – 1,000,000	35	12	34%
1,000,001 – 1,250,000	47	19	40%
1,250,001 – 1,500,000	28	6	21%
1,500,001 – 1,750,000	8	1	13%
1,750,001 – 2,000,000	9	1	11%
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	2	0	NA
3,000,001 – 3,500,000	3	0	NA
3,500,001 – 4,000,000	2	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	320	108	34%

0 to 1 Bedroom	44	12	27%
2 Bedrooms	166	58	35%
3 Bedrooms	71	26	37%
4 Bedrooms & Greater	39	12	31%
TOTAL*	320	108	34%

SnapStats®	July	August	Variance
Inventory	309	320	4%
Solds	124	108	-13%
Sale Price	\$823,500	\$762,500	-7%
Sale Price SQFT	\$641	\$649	1%
Sale to List Price Ratio	100%	100%	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

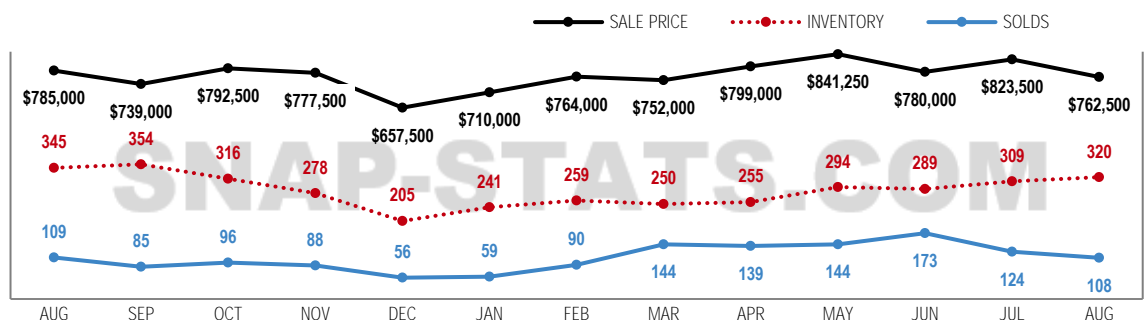
SnapStats®	Inventory	Sales	Sales Ratio
Crescent Beach Ocean Park	2	3	150%*
Elgin Chantrell	7	1	14%
Grandview	63	30	48%
Hazelmere	0	0	NA
King George Corridor	50	24	48%
Morgan Creek	17	8	47%
Pacific Douglas	20	4	20%
Sunnyside Park	27	9	33%
White Rock	134	29	22%
TOTAL*	320	108	34%

Market Summary

- Market Type Indicator **S SURREY WHITE ROCK ATTACHED**: Sellers Market at 34% Sales Ratio average (3.4 in 10 homes selling rate)
- Homes are selling on average 100% of list price
- Most Active Price Band** \$500,000 to \$600,000 with average 67% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.75 mil to \$2 mil, Pacific Douglas, White Rock and up to 1 bedroom properties
- Sellers Best Bet** Selling homes in Grandview, King George Corridor, Morgan Creek 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	2	0	NA
1,000,001 - 1,250,000	6	1	17%
1,250,001 - 1,500,000	70	11	16%
1,500,001 - 1,750,000	50	5	10%
1,750,001 - 2,000,000	26	3	12%
2,000,001 - 2,250,000	10	2	20%
2,250,001 - 2,500,000	11	1	9%
2,500,001 - 2,750,000	3	1	33%
2,750,001 - 3,000,000	3	0	NA
3,000,001 - 3,500,000	2	1	50%
3,500,001 - 4,000,000	0	0	NA
4,000,001 - 4,500,000	0	0	NA
4,500,001 - 5,000,000	0	0	NA
5,000,001 - 5,500,000	0	0	NA
5,500,001 - 6,000,000	0	0	NA
6,000,001 - 6,500,000	0	0	NA
6,500,001 - 7,000,000	0	0	NA
7,000,001 & Greater	0	0	NA
TOTAL*	183	25	14%

2 Bedrooms & Less	2	0	NA
3 to 4 Bedrooms	83	12	14%
5 to 6 Bedrooms	76	9	12%
7 Bedrooms & More	22	4	18%
TOTAL*	183	25	14%

SnapStats®	July	August	Variance
Inventory	180	183	2%
Solds	31	25	-19%
Sale Price	\$1,451,000	\$1,510,000	4%
Sale Price SQFT	\$617	\$605	-2%
Sale to List Price Ratio	101%	101%	0%
Days on Market	8	26	225%

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

Community DETACHED HOUSES

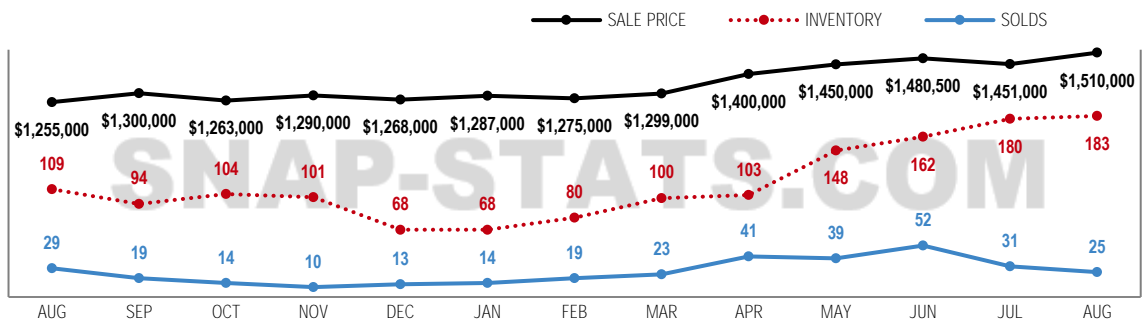
SnapStats®	Inventory	Sales	Sales Ratio
Annieville	42	3	7%
Nordel	52	7	13%
Scottsdale	52	11	21%
Sunshine Hills Woods	37	4	11%
TOTAL*	183	25	14%

Market Summary

- Market Type Indicator **NORTH DELTA DETACHED**: Balanced Market at 14% Sales Ratio average (1.4 in 10 homes selling rate)
- Homes are selling on average 1% above list price
- Most Active Price Band** \$2 mil to \$2.25 mil with average 20% Sales Ratio (Balanced market)
- Buyers Best Bet** Homes between \$2.25 mil to \$2.5 mil, Annieville and 5 to 6 bedroom properties
- Sellers Best Bet** Selling homes in Scottsdale and minimum 7 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



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SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	0	0	NA
300,001 – 400,000	1	1	100%
400,001 – 500,000	6	4	67%
500,001 – 600,000	12	1	8%
600,001 – 700,000	10	3	30%
700,001 – 800,000	8	0	NA
800,001 – 900,000	8	3	38%
900,001 – 1,000,000	5	3	60%
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*	57	16	28%

0 to 1 Bedroom	16	4	25%
2 Bedrooms	26	6	23%
3 Bedrooms	9	6	67%
4 Bedrooms & Greater	6	0	NA
TOTAL*	57	16	28%

SnapStats®	July	August	Variance
Inventory	56	57	2%
Solds	17	16	-6%
Sale Price	\$825,000	\$635,000	-23%
Sale Price SQFT	\$642	\$649	1%
Sale to List Price Ratio	100%	100%	0%
Days on Market	10	13	30%

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

Community CONDOS & TOWNHOMES

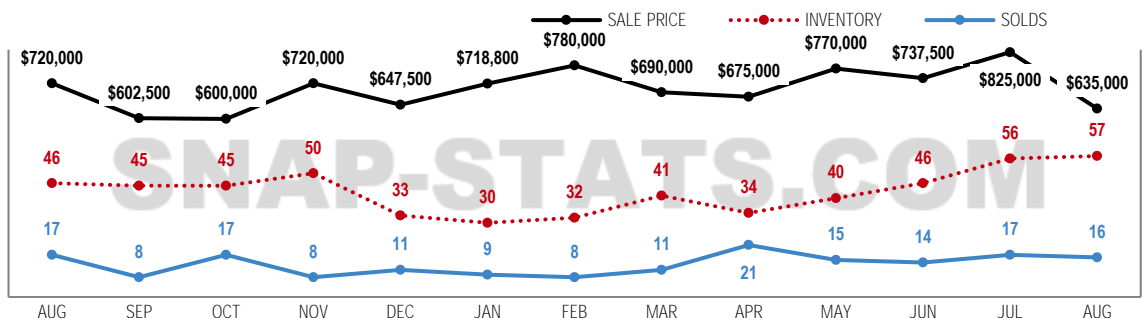
SnapStats®	Inventory	Sales	Sales Ratio
Annieville	9	5	56%
Nordel	9	3	33%
Scottsdale	23	5	22%
Sunshine Hills Woods	16	3	19%
TOTAL*	57	16	28%

Market Summary

- Market Type Indicator **NORTH DELTA ATTACHED**: Sellers Market at 28% Sales Ratio average (2.8 in 10 homes selling rate)
- Homes are selling on average 100% of list price
- Most Active Price Band** \$800,000 to \$900,000 with average 38% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$500,000 to \$600,000, Sunshine Hills Woods and 3 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	0	NA
1,000,001 - 1,250,000	6	9	150%*
1,250,001 - 1,500,000	35	8	23%
1,500,001 - 1,750,000	36	7	19%
1,750,001 - 2,000,000	20	3	15%
2,000,001 - 2,250,000	10	0	NA
2,250,001 - 2,500,000	10	0	NA
2,500,001 - 2,750,000	1	0	NA
2,750,001 - 3,000,000	9	0	NA
3,000,001 - 3,500,000	4	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*	132	27	20%

2 Bedrooms & Less	5	1	20%
3 to 4 Bedrooms	43	11	26%
5 to 6 Bedrooms	52	11	21%
7 Bedrooms & More	32	4	13%
TOTAL*	132	27	20%

SnapStats®	July	August	Variance
Inventory	122	132	8%
Solds	28	27	-4%
Sale Price	\$1,495,000	\$1,480,000	-1%
Sale Price SQFT	\$565	\$551	-2%
Sale to List Price Ratio	100%	99%	-1%
Days on Market	14	14	0%

Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Clayton	22	8	36%
Cloverdale	110	19	17%
Serpentine	0	0	NA
TOTAL*	132	27	20%

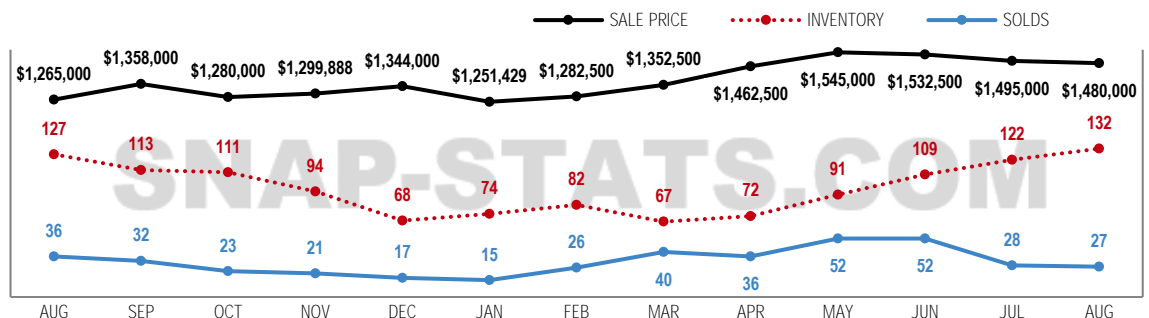
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **CLOVERDALE 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** \$1 mil to \$1.25 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	1	1	100%
300,001 – 400,000	4	3	75%
400,001 – 500,000	7	3	43%
500,001 – 600,000	15	5	33%
600,001 – 700,000	16	6	38%
700,001 – 800,000	30	10	33%
800,001 – 900,000	23	14	61%
900,001 – 1,000,000	18	9	50%
1,000,001 – 1,250,000	4	1	25%
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*	119	52	44%

0 to 1 Bedroom	16	6	38%
2 Bedrooms	44	19	43%
3 Bedrooms	45	20	44%
4 Bedrooms & Greater	14	7	50%
TOTAL*	119	52	44%

SnapStats®	July	August	Variance
Inventory	110	119	8%
Solds	51	52	2%
Sale Price	\$798,000	\$787,000	-1%
Sale Price SQFT	\$556	\$575	3%
Sale to List Price Ratio	100%	98%	-2%
Days on Market	8	10	25%

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

Community CONDOS & TOWNHOMES

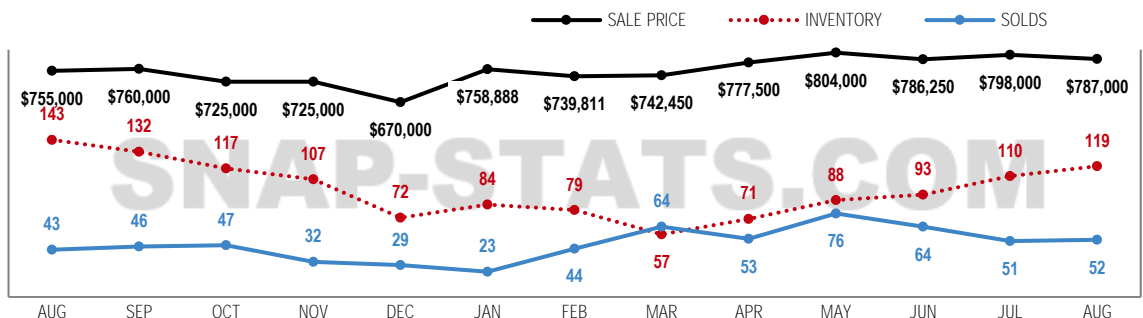
SnapStats®	Inventory	Sales	Sales Ratio
Clayton	69	31	45%
Cloverdale	50	21	42%
Serpentine	0	0	NA
TOTAL*	119	52	44%

Market Summary

- Market Type Indicator **CLOVERDALE ATTACHED**: Sellers Market at 44% Sales Ratio average (4.4 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band** \$800,000 to \$900,000 with average 61% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$500,000 to \$600,000 / \$700,000 to \$800,000, Cloverdale and up to 1 bedroom properties
- Sellers Best Bet** Selling homes in Clayton and minimum 4 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	0	0	NA
800,001 - 900,000	1	1	100%
900,001 - 1,000,000	3	2	67%
1,000,001 - 1,250,000	23	17	74%
1,250,001 - 1,500,000	79	24	30%
1,500,001 - 1,750,000	77	22	29%
1,750,001 - 2,000,000	51	9	18%
2,000,001 - 2,250,000	13	2	15%
2,250,001 - 2,500,000	35	2	6%
2,500,001 - 2,750,000	20	2	10%
2,750,001 - 3,000,000	14	0	NA
3,000,001 - 3,500,000	10	1	10%
3,500,001 - 4,000,000	9	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	3	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*	352	83	24%

2 Bedrooms & Less	23	2	9%
3 to 4 Bedrooms	159	44	28%
5 to 6 Bedrooms	134	31	23%
7 Bedrooms & More	36	6	17%
TOTAL*	352	83	24%

SnapStats®	July	August	Variance
Inventory	328	352	7%
Solds	84	83	-1%
Sale Price	\$1,490,595	\$1,475,000	-1%
Sale Price SQFT	\$567	\$587	4%
Sale to List Price Ratio	101%	98%	-3%
Days on Market	14	15	7%

*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

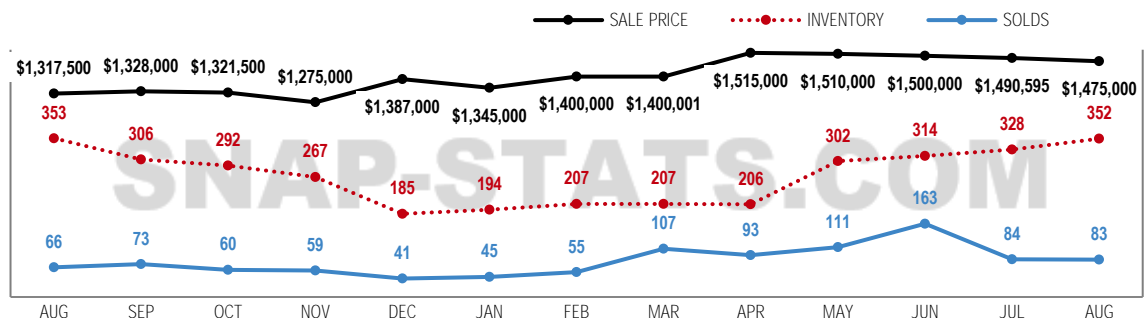
SnapStats®	Inventory	Sales	Sales Ratio
Aldergrove	36	7	19%
Brookwood	64	10	16%
Campbell Valley	15	1	7%
County Line Glen Valley	0	0	NA
Fort Langley	22	6	27%
Langley City	88	15	17%
Murrayville	19	9	47%
Otter District	4	1	25%
Salmon River	24	3	13%
Walnut Grove	29	14	48%
Willoughby Heights	51	17	33%
TOTAL*	352	83	24%

Market Summary

- Market Type Indicator **LANGLEY DETACHED**: Sellers Market at 24% Sales Ratio average (2.4 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band** \$1 mil to \$1.25 mil with average 74% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$2.25 mil to \$2.5 mil, Campbell Valley and up to 2 bedroom properties
- Sellers Best Bet** Selling homes in Murrayville, Walnut Grove 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	3	1	33%
400,001 – 500,000	37	18	49%
500,001 – 600,000	81	40	49%
600,001 – 700,000	82	33	40%
700,001 – 800,000	61	35	57%
800,001 – 900,000	53	21	40%
900,001 – 1,000,000	42	19	45%
1,000,001 – 1,250,000	30	8	27%
1,250,001 – 1,500,000	7	1	14%
1,500,001 – 1,750,000	1	0	NA
1,750,001 – 2,000,000	0	1	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*	397	177	45%

0 to 1 Bedroom	63	26	41%
2 Bedrooms	200	89	45%
3 Bedrooms	90	54	60%
4 Bedrooms & Greater	44	8	18%
TOTAL*	397	177	45%

SnapStats®	July	August	Variance
Inventory	392	397	1%
Solds	190	177	-7%
Sale Price	\$691,000	\$690,000	0%
Sale Price SQFT	\$581	\$606	4%
Sale to List Price Ratio	100%	99%	-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

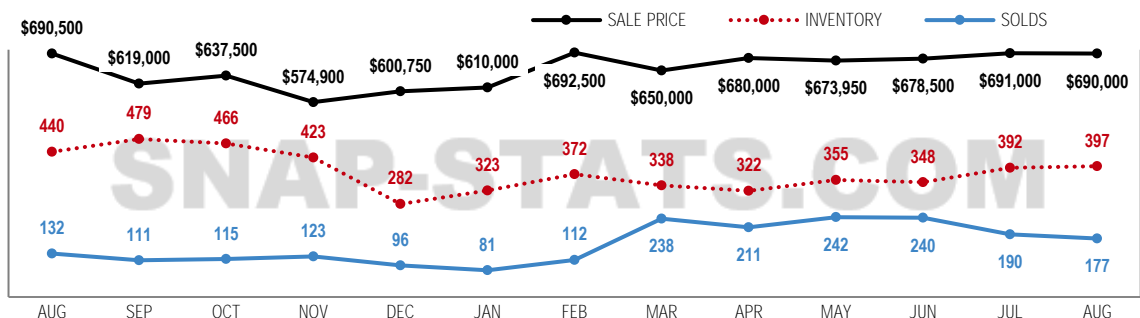
SnapStats®	Inventory	Sales	Sales Ratio
Aldergrove	9	7	78%
Brookwood	0	0	NA
Campbell Valley	0	0	NA
County Line Glen Valley	0	0	NA
Fort Langley	1	4	400%*
Langley City	137	49	36%
Murrayville	8	10	125%*
Otter District	0	0	NA
Salmon River	2	4	200%*
Walnut Grove	32	21	66%
Willoughby Heights	208	82	39%
TOTAL*	397	177	45%

Market Summary

- Market Type Indicator **LANGLEY ATTACHED**: Sellers Market at 45% Sales Ratio average (4.5 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band** \$700,000 to \$800,000 with average 57% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1 mil to \$1.25 mil, Langley City, Willoughby Heights and minimum 4 bedroom properties
- Sellers Best Bet** Selling homes in Aldergrove, Murrayville, Walnut Grove and 3 bedroom properties

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Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 - 700,000	0	1	NA*
700,001 - 800,000	2	0	NA
800,001 - 900,000	10	2	20%
900,001 - 1,000,000	24	9	38%
1,000,001 - 1,250,000	119	28	24%
1,250,001 - 1,500,000	114	13	11%
1,500,001 - 1,750,000	53	2	4%
1,750,001 - 2,000,000	37	3	8%
2,000,001 - 2,250,000	8	0	NA
2,250,001 - 2,500,000	12	0	NA
2,500,001 - 2,750,000	2	1	50%
2,750,001 - 3,000,000	3	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	2	0	NA
TOTAL*	391	59	15%

2 Bedrooms & Less	11	1	9%
3 to 4 Bedrooms	155	32	21%
5 to 6 Bedrooms	177	21	12%
7 Bedrooms & More	48	5	10%
TOTAL*	391	59	15%

SnapStats®	July	August	Variance
Inventory	393	391	-1%
Solds	62	59	-5%
Sale Price	\$1,107,500	\$1,131,031	2%
Sale Price SQFT	\$471	\$421	-11%
Sale to List Price Ratio	101%	96%	-5%
Days on Market	14	16	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 DETACHED HOUSES

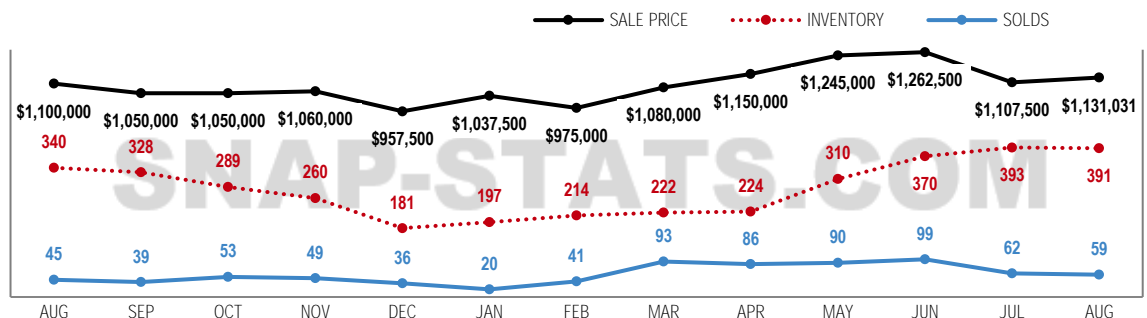
SnapStats®	Inventory	Sales	Sales Ratio
Abbotsford East	146	29	20%
Abbotsford West	126	12	10%
Aberdeen	18	4	22%
Bradner	0	0	NA
Central Abbotsford	71	10	14%
Matsqui	4	0	NA
Poplar	19	4	21%
Sumas Mountain	5	0	NA
Sumas Prairie	2	0	NA
TOTAL*	391	59	15%

Market Summary

- Market Type Indicator **ABBOTSFORD DETACHED**: Balanced Market at 15% Sales Ratio average (1.5 in 10 homes selling rate)
- Homes are selling on average 4% below list price
- Most Active Price Band** \$900,000 to \$1 mil with average 38% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.5 mil to \$1.75 mil, Abbotsford West, Abbotsford Central and up to 2 bedroom properties
- Sellers Best Bet** Selling homes in Abbotsford East, Aberdeen, Poplar and 3 to 4 bedroom properties

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SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	4	5	125%*
300,001 – 400,000	45	19	42%
400,001 – 500,000	75	35	47%
500,001 – 600,000	52	11	21%
600,001 – 700,000	39	14	36%
700,001 – 800,000	37	9	24%
800,001 – 900,000	17	5	29%
900,001 – 1,000,000	6	0	NA
1,000,001 – 1,250,000	4	0	NA
1,250,001 – 1,500,000	1	0	NA
1,500,001 – 1,750,000	0	0	NA
1,750,001 – 2,000,000	0	0	NA
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	0	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	0	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	280	98	35%

0 to 1 Bedroom	43	14	33%
2 Bedrooms	154	60	39%
3 Bedrooms	64	18	28%
4 Bedrooms & Greater	19	6	32%
TOTAL*	280	98	35%

SnapStats®	July	August	Variance
Inventory	261	280	7%
Solds	139	98	-29%
Sale Price	\$500,000	\$478,500	-4%
Sale Price SQFT	\$436	\$441	1%
Sale to List Price Ratio	100%	100%	0%
Days on Market	11	13	18%

*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

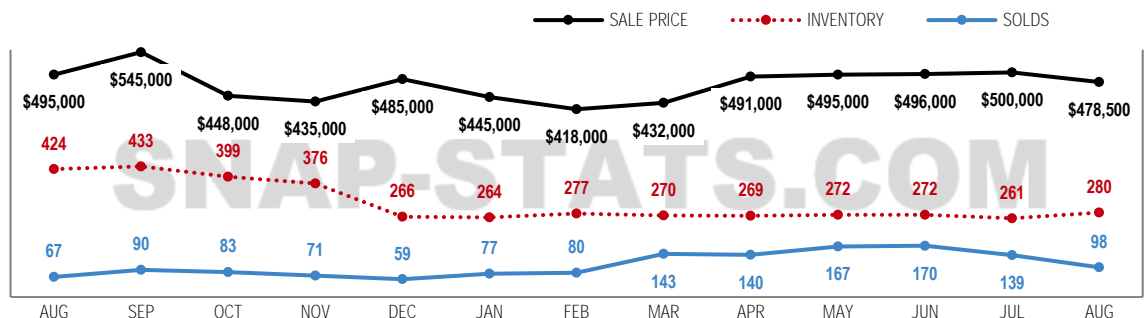
SnapStats®	Inventory	Sales	Sales Ratio
Abbotsford East	32	11	34%
Abbotsford West	109	38	35%
Aberdeen	0	2	NA*
Bradner	0	0	NA
Central Abbotsford	127	44	35%
Matsqui	0	0	NA
Poplar	11	3	27%
Sumas Mountain	1	0	NA
Sumas Prairie	0	0	NA
TOTAL*	280	98	35%

Market Summary

- Market Type Indicator **ABBOTSFORD 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** \$400,000 to \$500,000 with average 47% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$500,000 to \$600,000, Poplar and 3 bedroom properties
- Sellers Best Bet** Selling homes in Abbotsford East / West / Central and 2 bedroom properties

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Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 - 700,000	5	3	60%
700,001 - 800,000	15	2	13%
800,001 - 900,000	19	9	47%
900,001 - 1,000,000	41	5	12%
1,000,001 - 1,250,000	56	11	20%
1,250,001 - 1,500,000	26	0	NA
1,500,001 - 1,750,000	19	2	11%
1,750,001 - 2,000,000	10	1	10%
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	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*	202	33	16%

2 Bedrooms & Less	13	4	31%
3 to 4 Bedrooms	106	17	16%
5 to 6 Bedrooms	64	10	16%
7 Bedrooms & More	19	2	11%
TOTAL*	202	33	16%

SnapStats®	July	August	Variance
Inventory	196	202	3%
Solds	39	33	-15%
Sale Price	\$1,074,800	\$975,000	-9%
Sale Price SQFT	\$447	\$416	-7%
Sale to List Price Ratio	99%	98%	-1%
Days on Market	25	21	-16%

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

Community DETACHED HOUSES

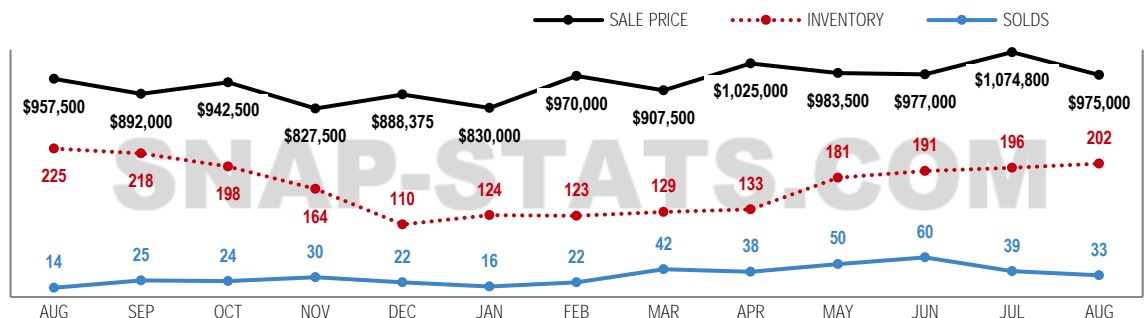
SnapStats®	Inventory	Sales	Sales Ratio
Dewdney Deroche	1	0	NA
Durieu	2	1	50%
Hatzic	15	5	33%
Hemlock	3	1	33%
Lake Errock	7	2	29%
Mission	166	22	13%
Mission West	3	1	33%
Stave Falls	3	1	33%
Steelhead	2	0	NA
TOTAL*	202	33	16%

Market Summary

- Market Type Indicator **MISSION DETACHED**: Balanced Market at 16% Sales Ratio average (1.6 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band** \$800,000 to \$900,000 with average 47% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.75 mil to \$2 mil, Mission and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Hatzic, Lake Errock and up to 2 bedroom properties

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SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	0	0	NA
300,001 – 400,000	20	3	15%
400,001 – 500,000	30	4	13%
500,001 – 600,000	18	2	11%
600,001 – 700,000	12	3	25%
700,001 – 800,000	9	3	33%
800,001 – 900,000	5	1	20%
900,001 – 1,000,000	3	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*	97	16	16%

0 to 1 Bedroom	32	3	9%
2 Bedrooms	36	7	19%
3 Bedrooms	20	3	15%
4 Bedrooms & Greater	9	3	33%
TOTAL*	97	16	16%

SnapStats®	July	August	Variance
Inventory	90	97	8%
Solds	15	16	7%
Sale Price	\$498,500	\$559,500	12%
Sale Price SQFT	\$453	\$467	3%
Sale to List Price Ratio	100%	95%	-5%
Days on Market	19	16	-16%

*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

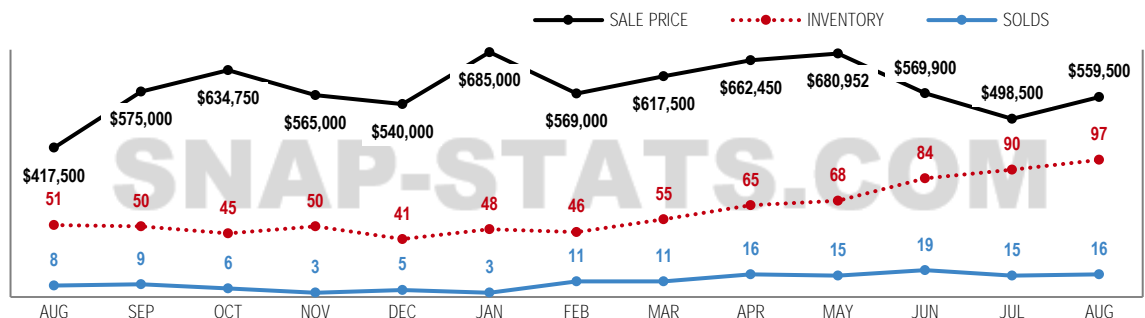
SnapStats®	Inventory	Sales	Sales Ratio
Dewdney Deroche	0	0	NA
Durieu	0	0	NA
Hatzic	0	0	NA
Hemlock	13	0	NA
Lake Errock	0	0	NA
Mission	83	16	19%
Mission West	1	0	NA
Stave Falls	0	0	NA
Steelhead	0	0	NA
TOTAL*	97	16	16%

Market Summary

- Market Type Indicator **MISSION ATTACHED**: Balanced Market at 16% Sales Ratio average (1.6 in 10 homes selling rate)
- Homes are selling on average 5% below list price
- Most Active Price Band** \$700,000 to \$800,000 with average 33% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$500,000 to \$600,000 and up to 1 bedroom properties
- Sellers Best Bet** Selling homes in Mission and minimum 4 bedroom properties

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