

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	1	0	NA
700,001 - 800,000	0	0	NA
800,001 - 900,000	2	0	NA
900,001 - 1,000,000	10	2	20%
1,000,001 - 1,250,000	48	11	23%
1,250,001 - 1,500,000	185	34	18%
1,500,001 - 1,750,000	200	26	13%
1,750,001 - 2,000,000	157	14	9%
2,000,001 - 2,250,000	73	3	4%
2,250,001 - 2,500,000	90	4	4%
2,500,001 - 2,750,000	28	2	7%
2,750,001 - 3,000,000	31	1	3%
3,000,001 - 3,500,000	24	2	8%
3,500,001 - 4,000,000	15	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	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*	868	99	11%

2 Bedrooms & Less	26	1	4%
3 to 4 Bedrooms	259	39	15%
5 to 6 Bedrooms	293	39	13%
7 Bedrooms & More	290	20	7%
TOTAL*	868	99	11%

SnapStats®	August	September	Variance
Inventory	883	868	-2%
Solds	101	99	-2%
Sale Price	\$1,540,000	\$1,520,000	-1%
Sale Price SQFT	\$594	\$551	-7%
Sale to List Price Ratio	99%	100%	1%
Days on Market	14	14	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

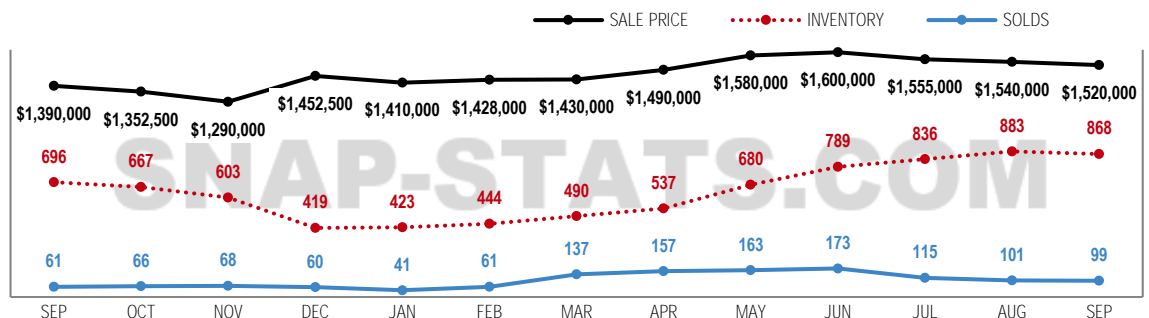
SnapStats®	Inventory	Sales	Sales Ratio
Bear Creek Green Timbers	72	6	8%
Bolivar Heights	80	8	10%
Bridgeview	20	0	NA
Cedar Hills	39	7	18%
East Newton	111	6	5%
Fleetwood Tynehead	111	19	17%
Fraser Heights	46	13	28%
Guildford	37	4	11%
Panorama Ridge	79	14	18%
Port Kells	2	0	NA
Queen Mary Park	59	2	3%
Royal Heights	23	3	13%
Sullivan Station	57	6	11%
West Newton	84	11	13%
Whalley	48	0	NA
TOTAL*	868	99	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 100% of list price
- Most Active Price Band** \$1 mil to \$1.25 mil with average 23% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$2.75 mil to \$3 mil, East Newton, Queen Mary Park and up to 2 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	1	0	NA
200,001 – 300,000	3	1	33%
300,001 – 400,000	42	9	21%
400,001 – 500,000	160	37	23%
500,001 – 600,000	203	41	20%
600,001 – 700,000	193	32	17%
700,001 – 800,000	118	30	25%
800,001 – 900,000	108	25	23%
900,001 – 1,000,000	98	12	12%
1,000,001 – 1,250,000	60	5	8%
1,250,001 – 1,500,000	9	3	33%
1,500,001 – 1,750,000	1	0	NA
1,750,001 – 2,000,000	0	0	NA
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	0	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	0	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	996	195	20%

0 to 1 Bedroom	263	49	19%
2 Bedrooms	389	71	18%
3 Bedrooms	214	58	27%
4 Bedrooms & Greater	130	17	13%
TOTAL*	996	195	20%

SnapStats®	August	September	Variance
Inventory	917	996	9%
Solds	263	195	-26%
Sale Price	\$629,900	\$631,000	0%
Sale Price SQFT	\$656	\$630	-4%
Sale to List Price Ratio	101%	100%	-1%
Days on Market	12	14	17%

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

Community CONDOS & TOWNHOMES

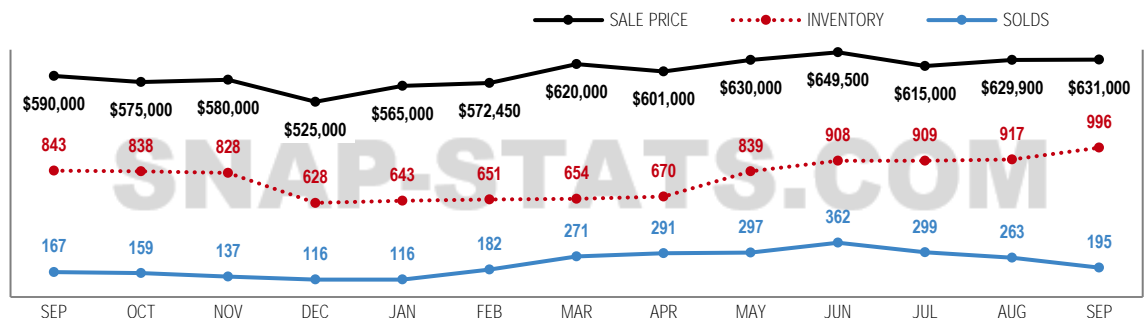
SnapStats®	Inventory	Sales	Sales Ratio
Bear Creek Green Timbers	21	3	14%
Bolivar Heights	8	0	NA
Bridgeview	3	0	NA
Cedar Hills	7	0	NA
East Newton	71	14	20%
Fleetwood Tynehead	100	27	27%
Fraser Heights	5	3	60%
Guildford	75	24	32%
Panorama Ridge	24	3	13%
Port Kells	0	0	NA
Queen Mary Park	54	14	26%
Royal Heights	4	0	NA
Sullivan Station	70	17	24%
West Newton	101	13	13%
Whalley	453	77	17%
TOTAL*	996	195	20%

Market Summary

- Market Type Indicator **SURREY ATTACHED**: Balanced Market at 20% Sales Ratio average (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 33% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1 mil to \$1.25 mil, Bear Creek Green Timbers, Panorama Ridge, West Newton and 4+ bedrooms
- Sellers Best Bet** Selling homes in Guildford and 3 bedrooms

**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	1	100%
900,001 - 1,000,000	0	0	NA
1,000,001 - 1,250,000	2	0	NA
1,250,001 - 1,500,000	23	6	26%
1,500,001 - 1,750,000	80	9	11%
1,750,001 - 2,000,000	78	13	17%
2,000,001 - 2,250,000	28	3	11%
2,250,001 - 2,500,000	39	5	13%
2,500,001 - 2,750,000	18	3	17%
2,750,001 - 3,000,000	35	2	6%
3,000,001 - 3,500,000	29	4	14%
3,500,001 - 4,000,000	21	2	10%
4,000,001 - 4,500,000	19	0	NA
4,500,001 - 5,000,000	7	1	14%
5,000,001 - 5,500,000	1	0	NA
5,500,001 - 6,000,000	10	0	NA
6,000,001 - 6,500,000	2	0	NA
6,500,001 - 7,000,000	1	0	NA
7,000,001 & Greater	12	0	NA
TOTAL*	407	49	12%

2 Bedrooms & Less	31	3	10%
3 to 4 Bedrooms	166	24	14%
5 to 6 Bedrooms	167	19	11%
7 Bedrooms & More	43	3	7%
TOTAL*	407	49	12%

SnapStats®	August	September	Variance
Inventory	390	407	4%
Solds	59	49	-17%
Sale Price	\$1,940,000	\$1,900,000	-2%
Sale Price SQFT	\$672	\$611	-9%
Sale to List Price Ratio	99%	95%	-4%
Days on Market	22	26	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 DETACHED HOUSES

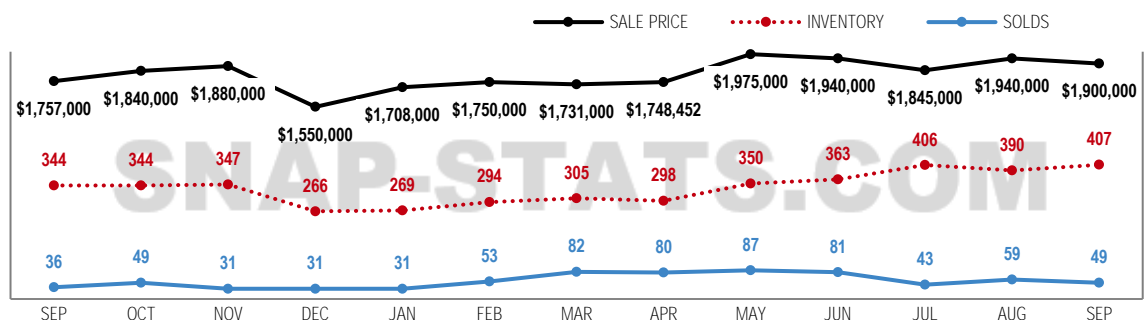
SnapStats®	Inventory	Sales	Sales Ratio
Crescent Beach Ocean Park	72	10	14%
Elgin Chantrell	40	6	15%
Grandview	41	9	22%
Hazelmere	2	0	NA
King George Corridor	52	4	8%
Morgan Creek	24	3	13%
Pacific Douglas	42	4	10%
Sunnyside Park	34	10	29%
White Rock	100	3	3%
TOTAL*	407	49	12%

Market Summary

- Market Type Indicator **S SURREY WHITE ROCK DETACHED**: Balanced Market at 12% Sales Ratio average (1.2 in 10 homes selling rate)
- Homes are selling on average 5% below 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 \$2.75 mil to \$3 mil, White Rock and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in 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	2	1	50%
400,001 – 500,000	13	17	131%*
500,001 – 600,000	37	10	27%
600,001 – 700,000	55	12	22%
700,001 – 800,000	29	14	48%
800,001 – 900,000	43	12	28%
900,001 – 1,000,000	42	12	29%
1,000,001 – 1,250,000	59	16	27%
1,250,001 – 1,500,000	28	7	25%
1,500,001 – 1,750,000	6	5	83%
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*	335	107	32%

0 to 1 Bedroom	38	15	39%
2 Bedrooms	175	51	29%
3 Bedrooms	78	25	32%
4 Bedrooms & Greater	44	16	36%
TOTAL*	335	107	32%

SnapStats®	August	September	Variance
Inventory	320	335	5%
Solds	108	107	-1%
Sale Price	\$762,500	\$798,000	5%
Sale Price SQFT	\$649	\$638	-2%
Sale to List Price Ratio	100%	100%	0%
Days on Market	11	10	-9%

Community CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
Crescent Beach Ocean Park	2	1	50%
Elgin Chantrell	7	3	43%
Grandview	79	21	27%
Hazelmere	0	0	NA
King George Corridor	53	24	45%
Morgan Creek	19	7	37%
Pacific Douglas	18	9	50%
Sunnyside Park	28	12	43%
White Rock	129	30	23%
TOTAL*	335	107	32%

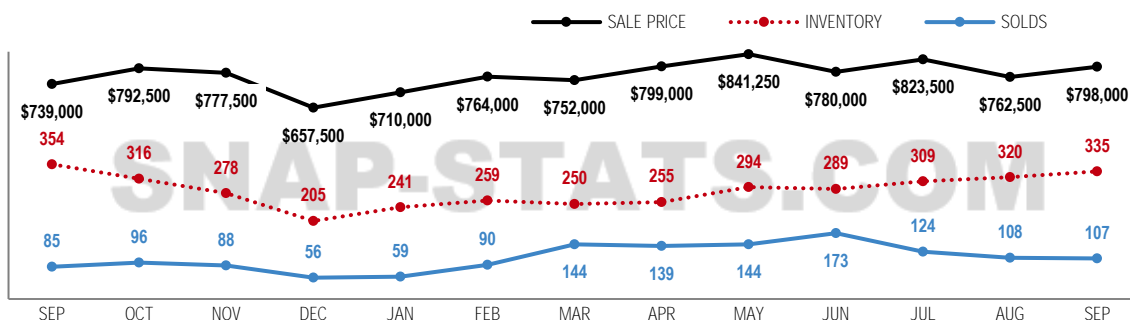
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **S SURREY WHITE ROCK ATTACHED**: Sellers Market at 32% Sales Ratio average (3.2 in 10 homes selling rate)
- Homes are selling on average 100% of list price
- Most Active Price Band** \$400,000 to \$500,000 with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.75 mil to \$2 mil, Grandview, White Rock and 2 bedroom properties
- Sellers Best Bet** Selling homes in Pacific Douglas and up to 1 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	1	NA*
900,001 - 1,000,000	1	0	NA
1,000,001 - 1,250,000	8	5	63%
1,250,001 - 1,500,000	79	16	20%
1,500,001 - 1,750,000	45	6	13%
1,750,001 - 2,000,000	31	3	10%
2,000,001 - 2,250,000	10	0	NA
2,250,001 - 2,500,000	10	0	NA
2,500,001 - 2,750,000	4	1	25%
2,750,001 - 3,000,000	3	0	NA
3,000,001 - 3,500,000	0	0	NA
3,500,001 - 4,000,000	0	0	NA
4,000,001 - 4,500,000	0	0	NA
4,500,001 - 5,000,000	0	0	NA
5,000,001 - 5,500,000	0	0	NA
5,500,001 - 6,000,000	0	0	NA
6,000,001 - 6,500,000	0	0	NA
6,500,001 - 7,000,000	0	0	NA
7,000,001 & Greater	0	0	NA
TOTAL*	191	32	17%

2 Bedrooms & Less	1	1	100%
3 to 4 Bedrooms	87	16	18%
5 to 6 Bedrooms	84	13	15%
7 Bedrooms & More	19	2	11%
TOTAL*	191	32	17%

SnapStats®	August	September	Variance
Inventory	183	191	4%
Solds	25	32	28%
Sale Price	\$1,510,000	\$1,360,000	-10%
Sale Price SQFT	\$605	\$625	3%
Sale to List Price Ratio	101%	97%	-4%
Days on Market	26	24	-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

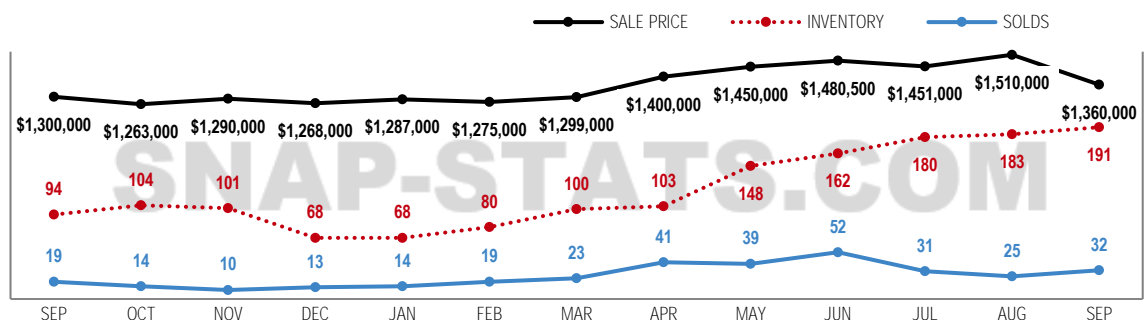
SnapStats®	Inventory	Sales	Sales Ratio
Annieville	52	2	4%
Nordel	52	14	27%
Scottsdale	53	9	17%
Sunshine Hills Woods	34	7	21%
TOTAL*	191	32	17%

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 3% below list price
- Most Active Price Band** \$1 mil to \$1.25 mil with average 63% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.75 mil to \$2 mil, Annieville 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	0	1	NA*
400,001 – 500,000	7	2	29%
500,001 – 600,000	17	1	6%
600,001 – 700,000	9	3	33%
700,001 – 800,000	10	1	10%
800,001 – 900,000	6	2	33%
900,001 – 1,000,000	1	2	200%*
1,000,001 – 1,250,000	3	2	67%
1,250,001 – 1,500,000	1	1	100%
1,500,001 – 1,750,000	0	0	NA
1,750,001 – 2,000,000	0	0	NA
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	0	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	0	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	54	15	28%

0 to 1 Bedroom	16	2	13%
2 Bedrooms	23	7	30%
3 Bedrooms	11	4	36%
4 Bedrooms & Greater	4	2	50%
TOTAL*	54	15	28%

SnapStats®	August	September	Variance
Inventory	57	54	-5%
Solds	16	15	-6%
Sale Price	\$635,000	\$718,000	13%
Sale Price SQFT	\$649	\$779	20%
Sale to List Price Ratio	100%	96%	-4%
Days on Market	13	9	-31%

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

Community CONDOS & TOWNHOMES

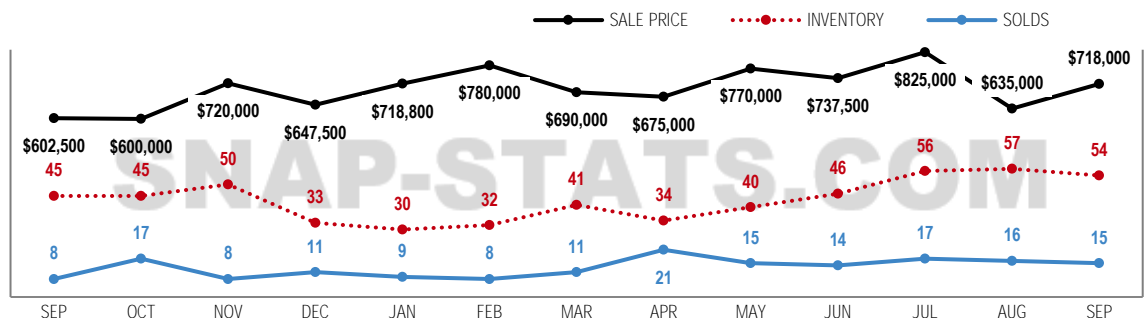
SnapStats®	Inventory	Sales	Sales Ratio
Annieville	11	5	45%
Nordel	4	5	125%*
Scottsdale	21	3	14%
Sunshine Hills Woods	18	2	11%
TOTAL*	54	15	28%

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 4% below list price
- Most Active Price Band** \$600,000 to \$700,000 with average 33% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$500,000 to \$600,000, Scottsdale, Sunshine Hills Woods 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	6	6	100%
1,250,001 - 1,500,000	43	10	23%
1,500,001 - 1,750,000	38	6	16%
1,750,001 - 2,000,000	21	1	5%
2,000,001 - 2,250,000	6	1	17%
2,250,001 - 2,500,000	8	0	NA
2,500,001 - 2,750,000	1	0	NA
2,750,001 - 3,000,000	10	0	NA
3,000,001 - 3,500,000	1	1	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*	136	25	18%

2 Bedrooms & Less	6	0	NA
3 to 4 Bedrooms	49	14	29%
5 to 6 Bedrooms	56	9	16%
7 Bedrooms & More	25	2	8%
TOTAL*	136	25	18%

SnapStats®	August	September	Variance
Inventory	132	136	3%
Solds	27	25	-7%
Sale Price	\$1,480,000	\$1,380,000	-7%
Sale Price SQFT	\$551	\$572	4%
Sale to List Price Ratio	99%	102%	3%
Days on Market	14	14	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

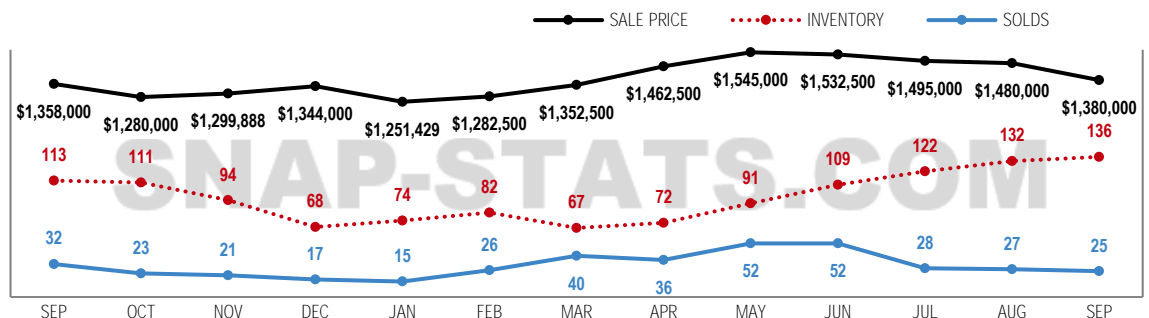
SnapStats®	Inventory	Sales	Sales Ratio
Clayton	25	7	28%
Cloverdale	110	18	16%
Serpentine	1	0	NA
TOTAL*	136	25	18%

Market Summary

- Market Type Indicator **CLOVERDALE DETACHED**: Balanced Market at 18% Sales Ratio average (1.8 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 23% 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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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	1	NA*
300,001 – 400,000	4	2	50%
400,001 – 500,000	7	4	57%
500,001 – 600,000	12	4	33%
600,001 – 700,000	14	5	36%
700,001 – 800,000	24	13	54%
800,001 – 900,000	17	10	59%
900,001 – 1,000,000	15	7	47%
1,000,001 – 1,250,000	3	2	67%
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*	97	48	49%

0 to 1 Bedroom	16	6	38%
2 Bedrooms	36	15	42%
3 Bedrooms	32	24	75%
4 Bedrooms & Greater	13	3	23%
TOTAL*	97	48	49%

SnapStats®	August	September	Variance
Inventory	119	97	-18%
Solds	52	48	-8%
Sale Price	\$787,000	\$771,000	-2%
Sale Price SQFT	\$575	\$572	-1%
Sale to List Price Ratio	98%	99%	1%
Days on Market	10	14	40%

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

Community CONDOS & TOWNHOMES

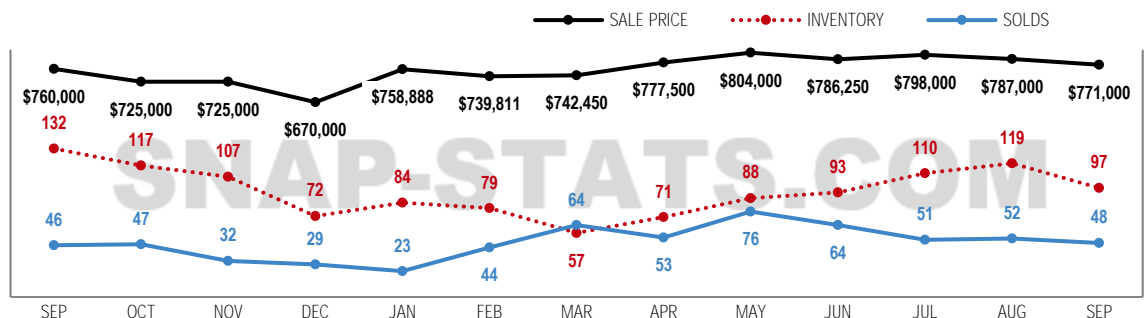
SnapStats®	Inventory	Sales	Sales Ratio
Clayton	56	29	52%
Cloverdale	41	19	46%
Serpentine	0	0	NA
TOTAL*	97	48	49%

Market Summary

- Market Type Indicator **CLOVERDALE ATTACHED**: Sellers Market at 49% Sales Ratio average (4.9 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 59% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$500,000 to \$600,000, Cloverdale and minimum 4 bedroom properties
- Sellers Best Bet** Selling homes in Clayton and 3 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	2	0	NA
700,001 - 800,000	1	0	NA
800,001 - 900,000	1	0	NA
900,001 - 1,000,000	5	1	20%
1,000,001 - 1,250,000	25	13	52%
1,250,001 - 1,500,000	84	23	27%
1,500,001 - 1,750,000	93	16	17%
1,750,001 - 2,000,000	43	7	16%
2,000,001 - 2,250,000	17	4	24%
2,250,001 - 2,500,000	34	4	12%
2,500,001 - 2,750,000	21	2	10%
2,750,001 - 3,000,000	19	0	NA
3,000,001 - 3,500,000	11	0	NA
3,500,001 - 4,000,000	10	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*	381	71	19%

2 Bedrooms & Less	23	1	4%
3 to 4 Bedrooms	173	36	21%
5 to 6 Bedrooms	141	31	22%
7 Bedrooms & More	44	3	7%
TOTAL*	381	71	19%

SnapStats®	August	September	Variance
Inventory	352	381	8%
Solds	83	71	-14%
Sale Price	\$1,475,000	\$1,480,000	0%
Sale Price SQFT	\$587	\$576	-2%
Sale to List Price Ratio	98%	95%	-3%
Days on Market	15	18	20%

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

Community DETACHED HOUSES

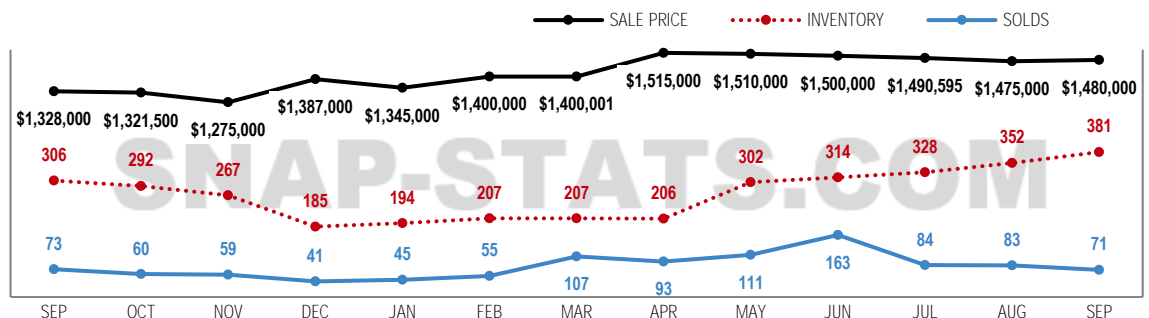
SnapStats®	Inventory	Sales	Sales Ratio
Aldergrove	42	6	14%
Brookwood	72	8	11%
Campbell Valley	13	3	23%
County Line Glen Valley	0	0	NA
Fort Langley	25	7	28%
Langley City	86	15	17%
Murrayville	21	8	38%
Otter District	4	0	NA
Salmon River	23	4	17%
Walnut Grove	31	10	32%
Willoughby Heights	64	10	16%
TOTAL*	381	71	19%

Market Summary

- Market Type Indicator **LANGLEY DETACHED**: Balanced Market at 19% Sales Ratio average (1.9 in 10 homes selling rate)
- Homes are selling on average 5% below list price
- Most Active Price Band** \$1 mil to \$1.25 mil with average 52% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$2.5 mil to \$2.75 mil, Brookwood and up to 2 bedroom properties
- Sellers Best Bet** Selling homes in Murrayville, Walnut Grove and 3 to 6 bedroom properties

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Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	0	0	NA
300,001 – 400,000	3	1	33%
400,001 – 500,000	45	18	40%
500,001 – 600,000	86	41	48%
600,001 – 700,000	90	21	23%
700,001 – 800,000	64	18	28%
800,001 – 900,000	57	19	33%
900,001 – 1,000,000	38	13	34%
1,000,001 – 1,250,000	26	7	27%
1,250,001 – 1,500,000	6	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*	416	138	33%

0 to 1 Bedroom	77	27	35%
2 Bedrooms	209	62	30%
3 Bedrooms	94	35	37%
4 Bedrooms & Greater	36	14	39%
TOTAL*	416	138	33%

SnapStats®	August	September	Variance
Inventory	397	416	5%
Solds	177	138	-22%
Sale Price	\$690,000	\$642,750	-7%
Sale Price SQFT	\$606	\$593	-2%
Sale to List Price Ratio	99%	101%	2%
Days on Market	9	13	44%

*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

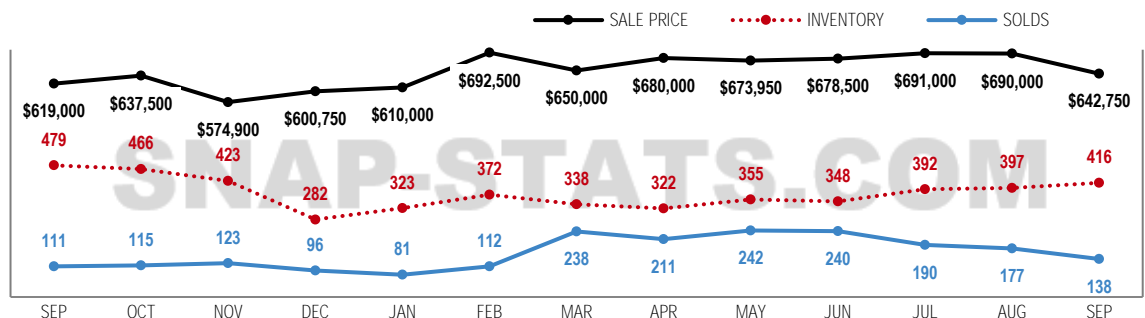
SnapStats®	Inventory	Sales	Sales Ratio
Aldergrove	8	3	38%
Brookwood	0	0	NA
Campbell Valley	0	0	NA
County Line Glen Valley	0	0	NA
Fort Langley	3	0	NA
Langley City	146	35	24%
Murrayville	9	5	56%
Otter District	0	0	NA
Salmon River	2	1	50%
Walnut Grove	27	19	70%
Willoughby Heights	221	75	34%
TOTAL*	416	138	33%

Market Summary

- Market Type Indicator **LANGLEY ATTACHED**: Sellers Market at 33% Sales Ratio average (3.3 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 48% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$600,000 to \$700,000, Langley City and 2 bedroom properties
- Sellers Best Bet** Selling homes in Murrayville, Walnut Grove and minimum 4 bedroom properties

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Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 - 700,000	0	0	NA
700,001 - 800,000	4	1	25%
800,001 - 900,000	10	2	20%
900,001 - 1,000,000	22	13	59%
1,000,001 - 1,250,000	119	13	11%
1,250,001 - 1,500,000	99	10	10%
1,500,001 - 1,750,000	53	7	13%
1,750,001 - 2,000,000	34	1	3%
2,000,001 - 2,250,000	7	0	NA
2,250,001 - 2,500,000	14	0	NA
2,500,001 - 2,750,000	2	0	NA
2,750,001 - 3,000,000	2	0	NA
3,000,001 - 3,500,000	2	0	NA
3,500,001 - 4,000,000	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*	372	47	13%

2 Bedrooms & Less	11	1	9%
3 to 4 Bedrooms	143	21	15%
5 to 6 Bedrooms	173	20	12%
7 Bedrooms & More	45	5	11%
TOTAL*	372	47	13%

SnapStats®	August	September	Variance
Inventory	391	372	-5%
Solds	59	47	-20%
Sale Price	\$1,131,031	\$1,195,000	6%
Sale Price SQFT	\$421	\$446	6%
Sale to List Price Ratio	96%	99%	3%
Days on Market	16	20	25%

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

Community DETACHED HOUSES

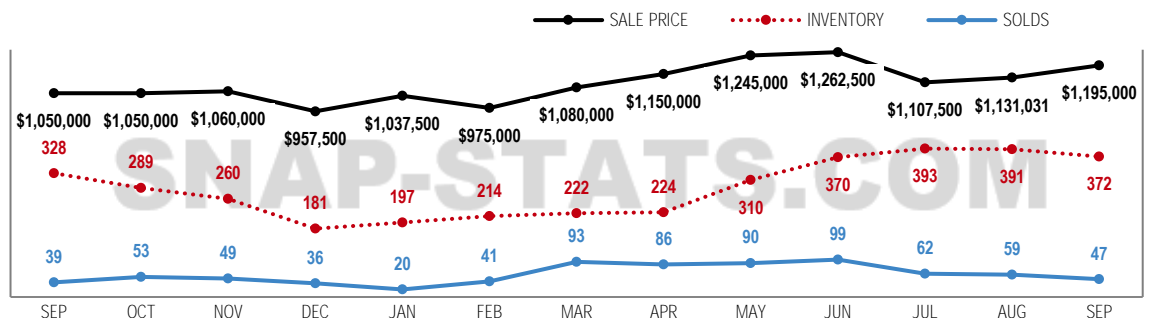
SnapStats®	Inventory	Sales	Sales Ratio
Abbotsford East	140	19	14%
Abbotsford West	115	14	12%
Aberdeen	18	2	11%
Bradner	0	0	NA
Central Abbotsford	68	6	9%
Matsqui	6	0	NA
Poplar	20	4	20%
Sumas Mountain	3	2	67%
Sumas Prairie	2	0	NA
TOTAL*	372	47	13%

Market Summary

- Market Type Indicator **ABBOTSFORD DETACHED**: Balanced Market at 13% Sales Ratio average (1.3 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band** \$900,000 to \$1 mil with average 59% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.75 mil to \$2 mil, Central Abbotsford and up to 2 bedroom properties
- Sellers Best Bet** Selling homes in Poplar and 3 to 4 bedroom properties

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13 Month Market Trend



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SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	5	2	40%
300,001 – 400,000	50	24	48%
400,001 – 500,000	69	32	46%
500,001 – 600,000	51	16	31%
600,001 – 700,000	40	23	58%
700,001 – 800,000	41	8	20%
800,001 – 900,000	21	2	10%
900,001 – 1,000,000	8	1	13%
1,000,001 – 1,250,000	5	1	20%
1,250,001 – 1,500,000	0	1	NA*
1,500,001 – 1,750,000	0	0	NA
1,750,001 – 2,000,000	0	0	NA
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	0	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	0	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	290	110	38%

0 to 1 Bedroom	41	17	41%
2 Bedrooms	161	64	40%
3 Bedrooms	66	23	35%
4 Bedrooms & Greater	22	6	27%
TOTAL*	290	110	38%

SnapStats®	August	September	Variance
Inventory	280	290	4%
Solds	98	110	12%
Sale Price	\$478,500	\$497,250	4%
Sale Price SQFT	\$441	\$461	5%
Sale to List Price Ratio	100%	99%	-1%
Days on Market	13	18	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

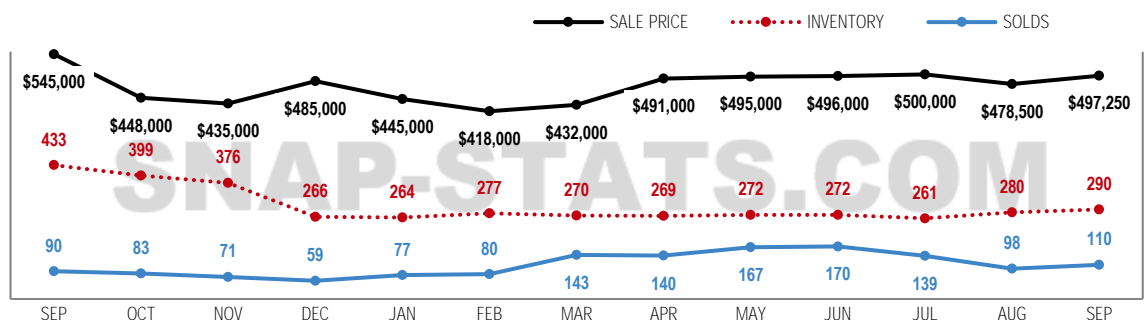
SnapStats®	Inventory	Sales	Sales Ratio
Abbotsford East	44	12	27%
Abbotsford West	107	43	40%
Aberdeen	0	0	NA
Bradner	0	0	NA
Central Abbotsford	120	53	44%
Matsqui	0	0	NA
Poplar	18	2	11%
Sumas Mountain	1	0	NA
Sumas Prairie	0	0	NA
TOTAL*	290	110	38%

Market Summary

- Market Type Indicator **ABBOTSFORD ATTACHED**: Sellers Market at 38% Sales Ratio average (3.8 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band** \$600,000 to \$700,000 with average 58% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$800,000 to \$900,000, Poplar and minimum 4 bedroom properties
- Sellers Best Bet** Selling homes in Abbotsford West, Central Abbotsford and up to 2 bedroom properties

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Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 - 700,000	6	2	33%
700,001 - 800,000	15	5	33%
800,001 - 900,000	19	3	16%
900,001 - 1,000,000	43	9	21%
1,000,001 - 1,250,000	65	7	11%
1,250,001 - 1,500,000	30	1	3%
1,500,001 - 1,750,000	20	1	5%
1,750,001 - 2,000,000	12	0	NA
2,000,001 - 2,250,000	4	0	NA
2,250,001 - 2,500,000	3	0	NA
2,500,001 - 2,750,000	2	0	NA
2,750,001 - 3,000,000	2	0	NA
3,000,001 - 3,500,000	1	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*	222	28	13%

2 Bedrooms & Less	14	0	NA
3 to 4 Bedrooms	118	15	13%
5 to 6 Bedrooms	71	11	15%
7 Bedrooms & More	19	2	11%
TOTAL*	222	28	13%

SnapStats®	August	September	Variance
Inventory	202	222	10%
Solds	33	28	-15%
Sale Price	\$975,000	\$930,000	-5%
Sale Price SQFT	\$416	\$403	-3%
Sale to List Price Ratio	98%	94%	-4%
Days on Market	21	23	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 DETACHED HOUSES

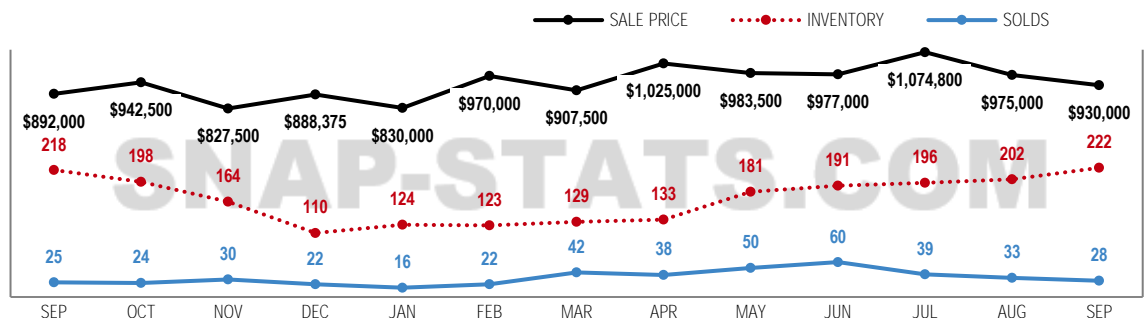
SnapStats®	Inventory	Sales	Sales Ratio
Dewdney Deroche	1	0	NA
Durieu	6	0	NA
Hatzic	18	4	22%
Hemlock	3	0	NA
Lake Errock	9	0	NA
Mission	176	24	14%
Mission West	4	0	NA
Stave Falls	4	0	NA
Steelhead	1	0	NA
TOTAL*	222	28	13%

Market Summary

- Market Type Indicator **MISSION DETACHED**: Balanced Market at 13% Sales Ratio average (1.3 in 10 homes selling rate)
- Homes are selling on average 6% below list price
- Most Active Price Band** \$700,000 to \$800,000 with average 33% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.25 mil to \$1.5 mil, Mission and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Hatzic and 5 to 6 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	19	1	5%
400,001 – 500,000	16	4	25%
500,001 – 600,000	14	2	14%
600,001 – 700,000	18	1	6%
700,001 – 800,000	13	0	NA
800,001 – 900,000	4	1	25%
900,001 – 1,000,000	1	0	NA
1,000,001 – 1,250,000	0	0	NA
1,250,001 – 1,500,000	0	0	NA
1,500,001 – 1,750,000	0	0	NA
1,750,001 – 2,000,000	0	0	NA
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	0	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	0	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	85	9	11%

0 to 1 Bedroom	21	1	5%
2 Bedrooms	33	5	15%
3 Bedrooms	24	2	8%
4 Bedrooms & Greater	7	1	14%
TOTAL*	85	9	11%

SnapStats®	August	September	Variance
Inventory	97	85	-12%
Solds	16	9	-44%
Sale Price	\$559,500	\$500,000	-11%
Sale Price SQFT	\$467	\$369	-21%
Sale to List Price Ratio	95%	96%	1%
Days on Market	16	34	113%

*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

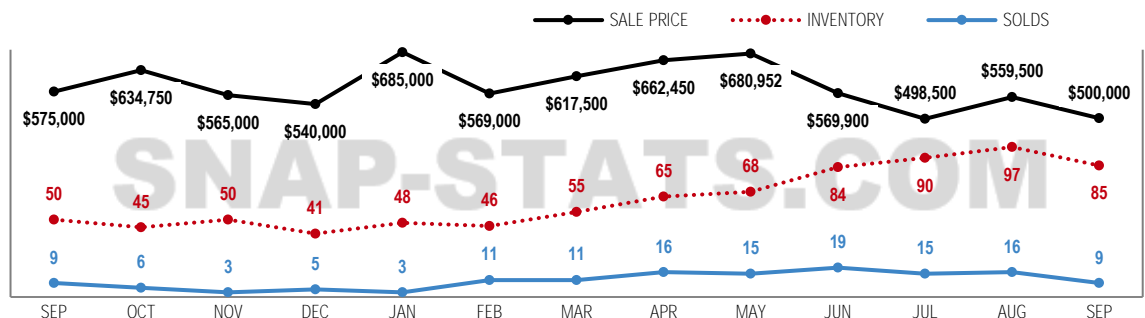
SnapStats®	Inventory	Sales	Sales Ratio
Dewdney Deroche	0	0	NA
Durieu	0	0	NA
Hatzic	0	0	NA
Hemlock	11	0	NA
Lake Errock	0	0	NA
Mission	70	9	13%
Mission West	4	0	NA
Stave Falls	0	0	NA
Steelhead	0	0	NA
TOTAL*	85	9	11%

Market Summary

- Market Type Indicator **MISSION ATTACHED**: Buyers Market at 11% Sales Ratio average (1.1 in 10 homes selling rate)
- Homes are selling on average 4% below list price
- Most Active Price Band** \$400,000 to \$500,000 with average 25% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$300,000 to \$400,000 and up to 1 bedroom properties
- Sellers Best Bet** Selling homes in Mission and 2 bedroom properties

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