

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	1	NA*
700,001 - 800,000	0	0	NA
800,001 - 900,000	2	1	50%
900,001 - 1,000,000	12	1	8%
1,000,001 - 1,250,000	48	17	35%
1,250,001 - 1,500,000	185	31	17%
1,500,001 - 1,750,000	212	12	6%
1,750,001 - 2,000,000	161	8	5%
2,000,001 - 2,250,000	74	4	5%
2,250,001 - 2,500,000	105	5	5%
2,500,001 - 2,750,000	28	0	NA
2,750,001 - 3,000,000	35	0	NA
3,000,001 - 3,500,000	26	1	4%
3,500,001 - 4,000,000	14	0	NA
4,000,001 - 4,500,000	1	0	NA
4,500,001 - 5,000,000	0	1	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*	904	82	9%

2 Bedrooms & Less	32	1	3%
3 to 4 Bedrooms	256	39	15%
5 to 6 Bedrooms	312	23	7%
7 Bedrooms & More	304	19	6%
TOTAL*	904	82	9%

SnapStats®	September	October	Variance
Inventory	868	904	4%
Solds	99	82	-17%
Sale Price	\$1,520,000	\$1,417,500	-7%
Sale Price SQFT	\$551	\$590	7%
Sale to List Price Ratio	100%	96%	-4%
Days on Market	14	17	21%

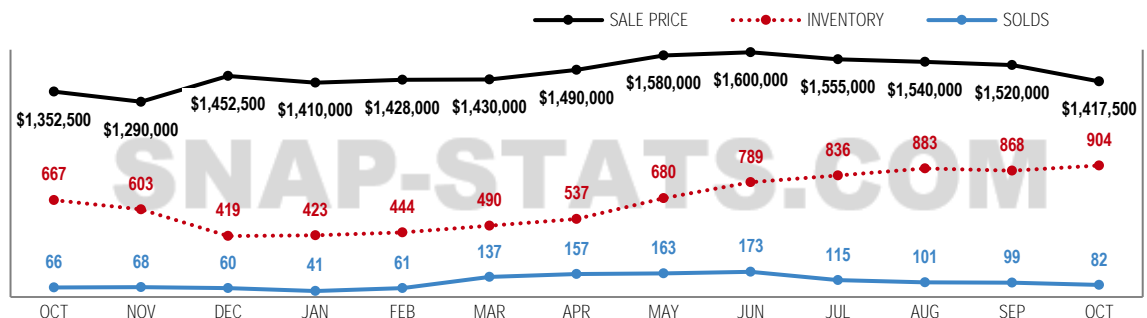
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **SURREY DETACHED**: Buyers Market at 9% Sales Ratio average (9 in 100 homes selling rate)
- Homes are selling on average 4% below list price
- Most Active Price Band** \$1 mil to \$1.25 mil with average 35% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$3 mil to \$3.5 mil, East Newton, Whalley and up to 2 bedroom properties
- Sellers Best Bet** Selling homes in Guildford, Royal Heights and 3 to 4 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



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Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	1	0	NA
200,001 – 300,000	4	0	NA
300,001 – 400,000	55	10	18%
400,001 – 500,000	179	40	22%
500,001 – 600,000	215	33	15%
600,001 – 700,000	220	31	14%
700,001 – 800,000	117	21	18%
800,001 – 900,000	124	15	12%
900,001 – 1,000,000	101	8	8%
1,000,001 – 1,250,000	45	6	13%
1,250,001 – 1,500,000	7	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*	1069	164	15%

0 to 1 Bedroom	303	48	16%
2 Bedrooms	405	73	18%
3 Bedrooms	232	27	12%
4 Bedrooms & Greater	129	16	12%
TOTAL*	1069	164	15%

SnapStats®	September	October	Variance
Inventory	996	1069	7%
Solds	195	164	-16%
Sale Price	\$631,000	\$600,000	-5%
Sale Price SQFT	\$630	\$641	2%
Sale to List Price Ratio	100%	100%	0%
Days on Market	14	18	29%

*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

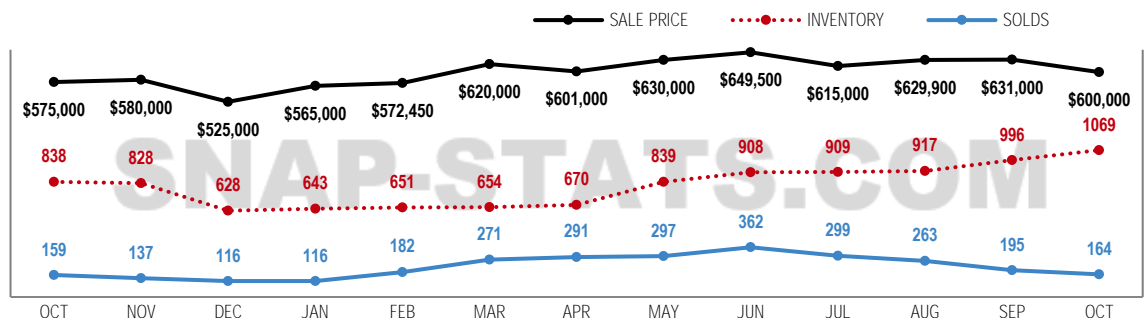
SnapStats®	Inventory	Sales	Sales Ratio
Bear Creek Green Timbers	26	4	15%
Bolivar Heights	4	3	75%
Bridgeview	3	0	NA
Cedar Hills	4	0	NA
East Newton	69	11	16%
Fleetwood Tynehead	91	21	23%
Fraser Heights	6	1	17%
Guildford	89	23	26%
Panorama Ridge	23	3	13%
Port Kells	0	0	NA
Queen Mary Park	64	8	13%
Royal Heights	4	0	NA
Sullivan Station	74	11	15%
West Newton	110	13	12%
Whalley	502	66	13%
TOTAL*	1069	164	15%

Market Summary

- Market Type Indicator **SURREY ATTACHED**: Balanced Market at 15% Sales Ratio average (1.5 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 22% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$900,000 to \$1 mil, Panorama Ridge, Queen Mary Park, W Newton, Whalley and 3 plus bedrooms
- Sellers Best Bet** Selling homes in Fleetwood Tynehead, Guildford and 2 bedroom properties

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Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 - 700,000	1	1	100%
700,001 - 800,000	0	0	NA
800,001 - 900,000	1	0	NA
900,001 - 1,000,000	2	0	NA
1,000,001 - 1,250,000	2	0	NA
1,250,001 - 1,500,000	33	6	18%
1,500,001 - 1,750,000	71	18	25%
1,750,001 - 2,000,000	76	5	7%
2,000,001 - 2,250,000	36	2	6%
2,250,001 - 2,500,000	45	3	7%
2,500,001 - 2,750,000	21	2	10%
2,750,001 - 3,000,000	39	4	10%
3,000,001 - 3,500,000	27	4	15%
3,500,001 - 4,000,000	22	0	NA
4,000,001 - 4,500,000	19	0	NA
4,500,001 - 5,000,000	7	0	NA
5,000,001 - 5,500,000	1	0	NA
5,500,001 - 6,000,000	9	0	NA
6,000,001 - 6,500,000	1	0	NA
6,500,001 - 7,000,000	2	1	50%
7,000,001 & Greater	9	0	NA
TOTAL*	424	46	11%

2 Bedrooms & Less	30	6	20%
3 to 4 Bedrooms	181	21	12%
5 to 6 Bedrooms	163	18	11%
7 Bedrooms & More	50	1	2%
TOTAL*	424	46	11%

SnapStats®	September	October	Variance
Inventory	407	424	4%
Solds	49	46	-6%
Sale Price	\$1,900,000	\$1,683,500	-11%
Sale Price SQFT	\$611	\$616	1%
Sale to List Price Ratio	95%	95%	0%
Days on Market	26	18	-31%

Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Crescent Beach Ocean Park	70	9	13%
Elgin Chantrell	44	7	16%
Grandview	40	5	13%
Hazelmere	3	0	NA
King George Corridor	59	6	10%
Morgan Creek	30	2	7%
Pacific Douglas	39	3	8%
Sunnyside Park	42	4	10%
White Rock	97	10	10%
TOTAL*	424	46	11%

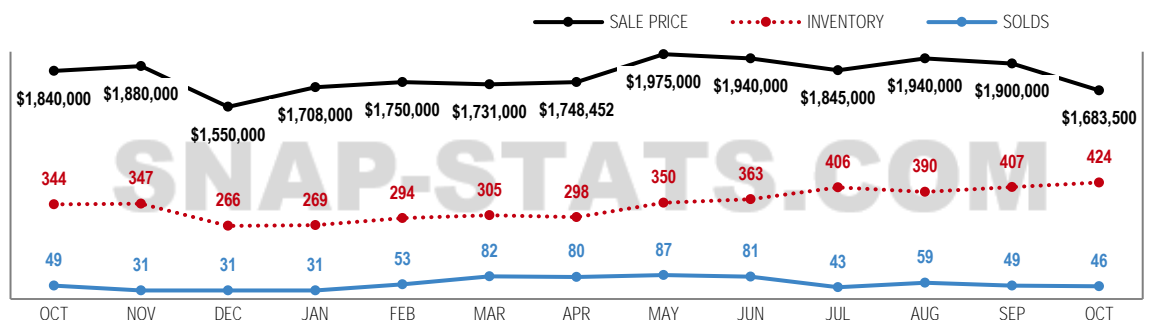
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **S SURREY WHITE ROCK DETACHED**: Buyers Market at 11% Sales Ratio average (1.1 in 10 homes selling rate)
- Homes are selling on average 5% below list price
- Most Active Price Band** \$1.5 mil to \$1.75 mil with average 25% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$2 mil to \$2.25 mil, Morgan Creek, Pacific Douglas and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Elgin Chantrell 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	2	1	50%
400,001 – 500,000	17	5	29%
500,001 – 600,000	41	18	44%
600,001 – 700,000	58	15	26%
700,001 – 800,000	31	8	26%
800,001 – 900,000	55	5	9%
900,001 – 1,000,000	39	14	36%
1,000,001 – 1,250,000	65	12	18%
1,250,001 – 1,500,000	38	3	8%
1,500,001 – 1,750,000	10	0	NA
1,750,001 – 2,000,000	6	2	33%
2,000,001 – 2,250,000	1	0	NA
2,250,001 – 2,500,000	3	0	NA
2,500,001 – 2,750,000	3	0	NA
2,750,001 – 3,000,000	3	0	NA
3,000,001 – 3,500,000	3	0	NA
3,500,001 – 4,000,000	2	1	50%
4,000,001 & Greater	0	0	NA
TOTAL*	377	84	22%

0 to 1 Bedroom	49	11	22%
2 Bedrooms	188	37	20%
3 Bedrooms	90	29	32%
4 Bedrooms & Greater	50	7	14%
TOTAL*	377	84	22%

SnapStats®	September	October	Variance
Inventory	335	377	13%
Solds	107	84	-21%
Sale Price	\$798,000	\$746,500	-6%
Sale Price SQFT	\$638	\$607	-5%
Sale to List Price Ratio	100%	97%	-3%
Days on Market	10	22	120%

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

Community CONDOS & TOWNHOMES

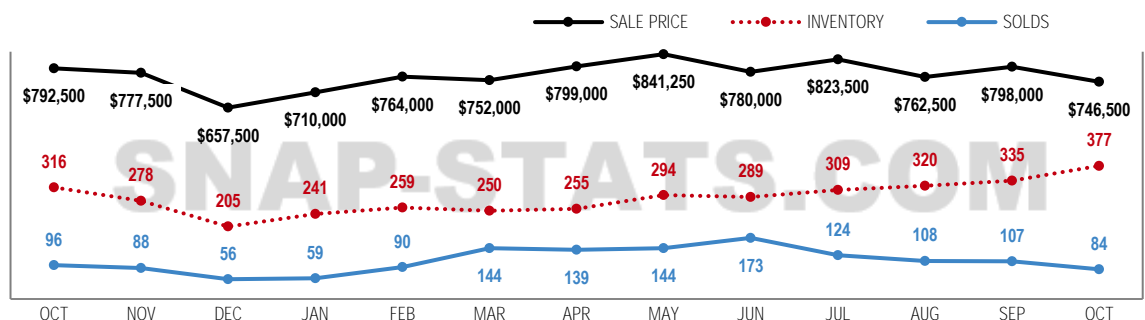
SnapStats®	Inventory	Sales	Sales Ratio
Crescent Beach Ocean Park	1	0	NA
Elgin Chantrell	7	4	57%
Grandview	105	20	19%
Hazelmere	0	0	NA
King George Corridor	55	20	36%
Morgan Creek	15	9	60%
Pacific Douglas	18	3	17%
Sunnyside Park	29	10	34%
White Rock	147	18	12%
TOTAL*	377	84	22%

Market Summary

- Market Type Indicator **S SURREY WHITE ROCK ATTACHED**: Sellers Market at 22% Sales Ratio average (2.2 in 10 homes selling rate)
- Homes are selling on average 3% below list price
- Most Active Price Band** \$500,000 to \$600,000 with average 44% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.25 mil to \$1.5 mil, Grandview, Pacific Douglas, White Rock and minimum 4 bedroom properties
- Sellers Best Bet** Selling homes in 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	1	0	NA
1,000,001 - 1,250,000	9	12	133%*
1,250,001 - 1,500,000	78	13	17%
1,500,001 - 1,750,000	58	5	9%
1,750,001 - 2,000,000	28	0	NA
2,000,001 - 2,250,000	13	1	8%
2,250,001 - 2,500,000	10	1	10%
2,500,001 - 2,750,000	3	0	NA
2,750,001 - 3,000,000	3	0	NA
3,000,001 - 3,500,000	0	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*	204	32	16%

2 Bedrooms & Less	1	0	NA
3 to 4 Bedrooms	89	23	26%
5 to 6 Bedrooms	89	7	8%
7 Bedrooms & More	25	2	8%
TOTAL*	204	32	16%

SnapStats®	September	October	Variance
Inventory	191	204	7%
Solds	32	32	0%
Sale Price	\$1,360,000	\$1,297,500	-5%
Sale Price SQFT	\$625	\$608	-3%
Sale to List Price Ratio	97%	96%	-1%
Days on Market	24	16	-33%

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

Community DETACHED HOUSES

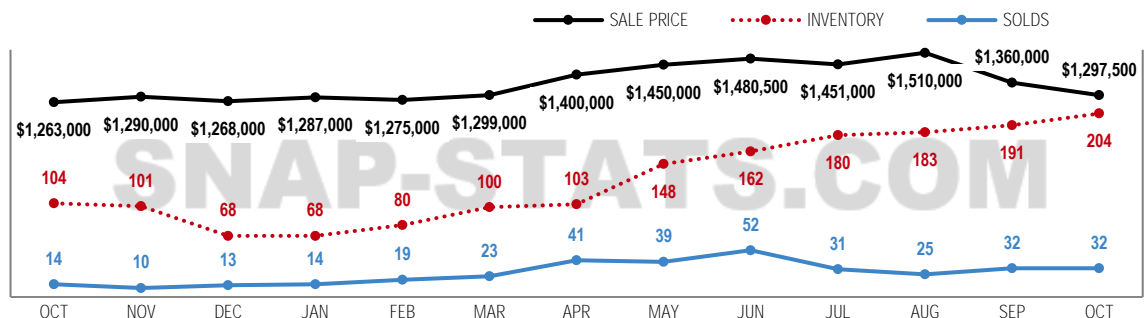
SnapStats®	Inventory	Sales	Sales Ratio
Annieville	54	11	20%
Nordel	58	9	16%
Scottsdale	54	4	7%
Sunshine Hills Woods	38	8	21%
TOTAL*	204	32	16%

Market Summary

- Market Type Indicator **NORTH DELTA DETACHED**: Balanced Market at 16% Sales Ratio average (1.6 in 10 homes selling rate)
- Homes are selling on average 4% 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 \$2 mil to \$2.25 mil, Scottsdale and minimum 5 bedroom properties
- Sellers Best Bet** Selling homes in Annieville, Sunshine Hills Woods and 3 to 4 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



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SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	0	0	NA
300,001 – 400,000	0	0	NA
400,001 – 500,000	6	6	100%
500,001 – 600,000	17	2	12%
600,001 – 700,000	7	4	57%
700,001 – 800,000	7	3	43%
800,001 – 900,000	4	3	75%
900,001 – 1,000,000	4	0	NA
1,000,001 – 1,250,000	3	1	33%
1,250,001 – 1,500,000	3	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*	51	19	37%

0 to 1 Bedroom	16	4	25%
2 Bedrooms	19	9	47%
3 Bedrooms	11	5	45%
4 Bedrooms & Greater	5	1	20%
TOTAL*	51	19	37%

SnapStats®	September	October	Variance
Inventory	54	51	-6%
Solds	15	19	27%
Sale Price	\$718,000	\$622,000	-13%
Sale Price SQFT	\$779	\$669	-14%
Sale to List Price Ratio	96%	104%	8%
Days on Market	9	16	78%

*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

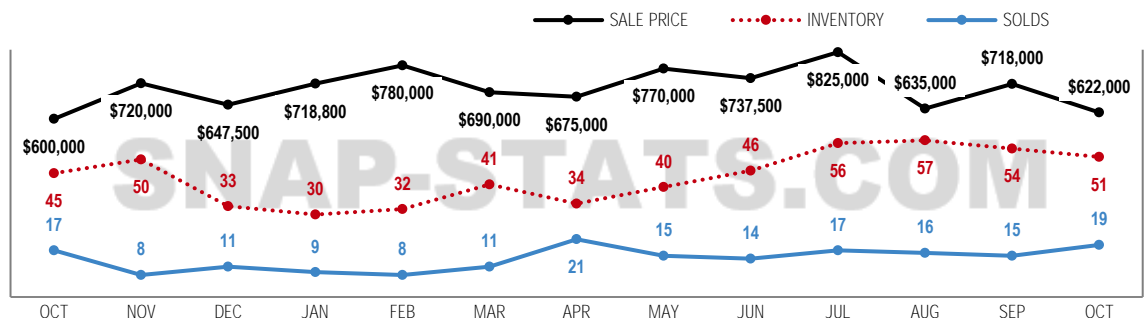
SnapStats®	Inventory	Sales	Sales Ratio
Annieville	7	7	100%
Nordel	8	2	25%
Scottsdale	20	6	30%
Sunshine Hills Woods	16	4	25%
TOTAL*	51	19	37%

Market Summary

- Market Type Indicator **NORTH DELTA ATTACHED**: Sellers Market at 37% Sales Ratio average (3.7 in 10 homes selling rate)
- Homes are selling on average 4% above list price
- Most Active Price Band** \$500,000 to \$600,000 with average 12% Sales Ratio (Buyers market)
- Buyers Best Bet** Homes in Nordel, Sunshine Hills Woods and up to 1 bedroom properties
- Sellers Best Bet** Selling homes in Scottsdale and 2 to 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	7	4	57%
1,250,001 - 1,500,000	43	16	37%
1,500,001 - 1,750,000	52	6	12%
1,750,001 - 2,000,000	20	2	10%
2,000,001 - 2,250,000	6	0	NA
2,250,001 - 2,500,000	10	0	NA
2,500,001 - 2,750,000	2	0	NA
2,750,001 - 3,000,000	10	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*	153	28	18%

2 Bedrooms & Less	5	2	40%
3 to 4 Bedrooms	47	14	30%
5 to 6 Bedrooms	70	10	14%
7 Bedrooms & More	31	2	6%
TOTAL*	153	28	18%

SnapStats®	September	October	Variance
Inventory	136	153	13%
Solds	25	28	12%
Sale Price	\$1,380,000	\$1,405,500	2%
Sale Price SQFT	\$572	\$573	0%
Sale to List Price Ratio	102%	98%	-4%
Days on Market	14	9	-36%

*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

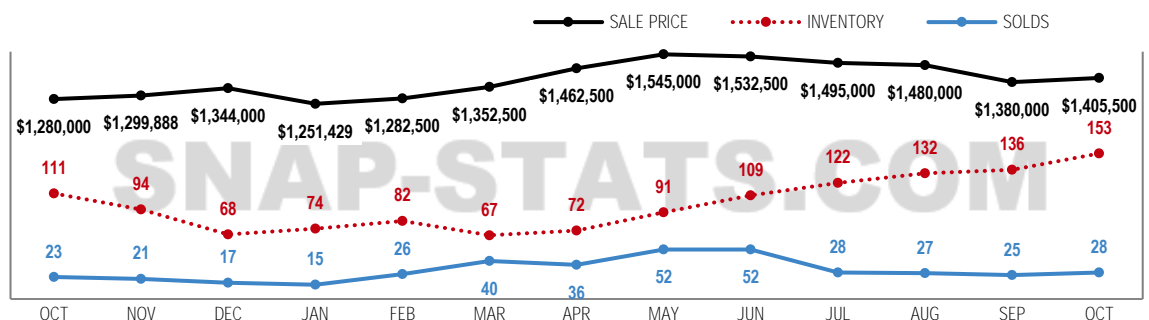
SnapStats®	Inventory	Sales	Sales Ratio
Clayton	38	2	5%
Cloverdale	114	26	23%
Serpentine	1	0	NA
TOTAL*	153	28	18%

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% below list price
- Most Active Price Band** \$1.25 mil to \$1.5 mil with average 37% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.75 mil to \$2 mil, Clayton and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Cloverdale 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	2	67%
400,001 – 500,000	10	6	60%
500,001 – 600,000	13	4	31%
600,001 – 700,000	17	4	24%
700,001 – 800,000	20	7	35%
800,001 – 900,000	23	6	26%
900,001 – 1,000,000	16	4	25%
1,000,001 – 1,250,000	4	0	NA
1,250,001 – 1,500,000	2	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*	108	33	31%

0 to 1 Bedroom	13	11	85%
2 Bedrooms	45	10	22%
3 Bedrooms	35	10	29%
4 Bedrooms & Greater	15	2	13%
TOTAL*	108	33	31%

SnapStats®	September	October	Variance
Inventory	97	108	11%
Solds	48	33	-31%
Sale Price	\$771,000	\$725,000	-6%
Sale Price SQFT	\$572	\$624	9%
Sale to List Price Ratio	99%	99%	0%
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 CONDOS & TOWNHOMES

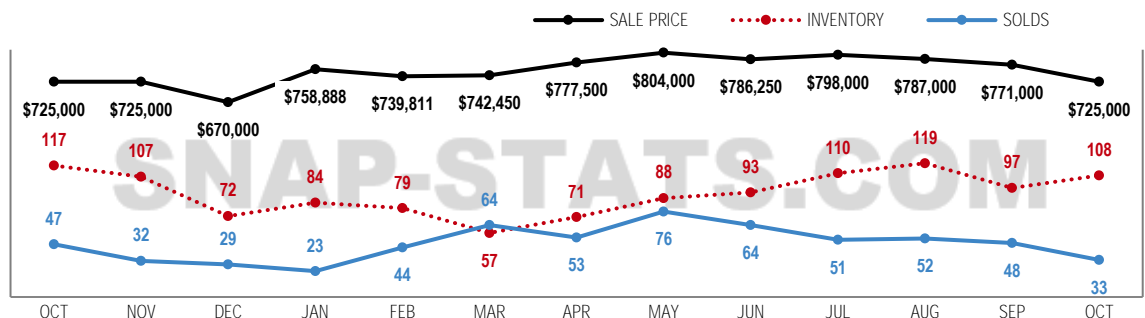
SnapStats®	Inventory	Sales	Sales Ratio
Clayton	60	17	28%
Cloverdale	48	16	33%
Serpentine	0	0	NA
TOTAL*	108	33	31%

Market Summary

- Market Type Indicator **CLOVERDALE ATTACHED**: Sellers Market at 31% Sales Ratio average (3.1 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band** \$400,000 to \$500,000 with average 60% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$600,000 to \$700,000, Clayton and minimum 4 bedroom properties
- Sellers Best Bet** Selling homes in Cloverdale and up to 1 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



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Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 - 700,000	2	0	NA
700,001 - 800,000	0	1	NA*
800,001 - 900,000	2	0	NA
900,001 - 1,000,000	6	3	50%
1,000,001 - 1,250,000	26	10	38%
1,250,001 - 1,500,000	94	16	17%
1,500,001 - 1,750,000	90	14	16%
1,750,001 - 2,000,000	41	3	7%
2,000,001 - 2,250,000	17	3	18%
2,250,001 - 2,500,000	26	0	NA
2,500,001 - 2,750,000	29	2	7%
2,750,001 - 3,000,000	15	2	13%
3,000,001 - 3,500,000	13	2	15%
3,500,001 - 4,000,000	9	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	3	1	33%
5,500,001 - 6,000,000	0	0	NA
6,000,001 - 6,500,000	0	0	NA
6,500,001 - 7,000,000	2	0	NA
7,000,001 & Greater	3	0	NA
TOTAL*	381	57	15%

2 Bedrooms & Less	20	2	10%
3 to 4 Bedrooms	180	26	14%
5 to 6 Bedrooms	132	28	21%
7 Bedrooms & More	49	1	2%
TOTAL*	381	57	15%

SnapStats®	September	October	Variance
Inventory	381	381	0%
Solds	71	57	-20%
Sale Price	\$1,480,000	\$1,480,000	0%
Sale Price SQFT	\$576	\$591	3%
Sale to List Price Ratio	95%	99%	4%
Days on Market	18	13	-28%

*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

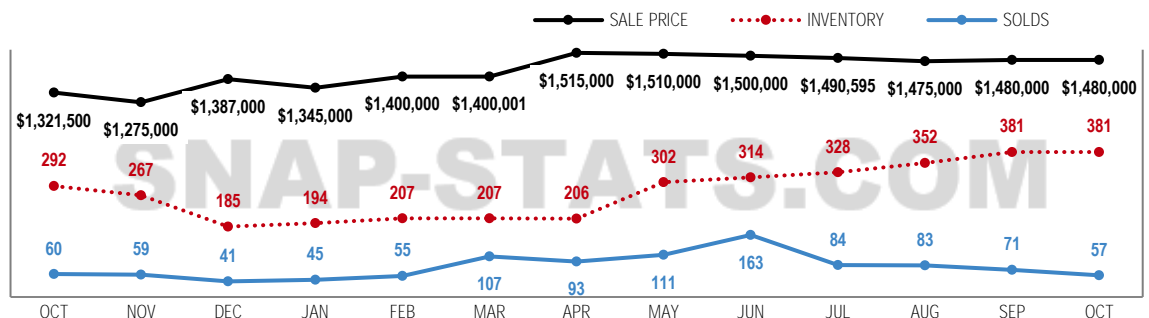
SnapStats®	Inventory	Sales	Sales Ratio
Aldergrove	35	9	26%
Brookwood	75	8	11%
Campbell Valley	15	1	7%
County Line Glen Valley	0	0	NA
Fort Langley	17	5	29%
Langley City	83	11	13%
Murrayville	28	3	11%
Otter District	4	0	NA
Salmon River	21	1	5%
Walnut Grove	30	7	23%
Willoughby Heights	73	12	16%
TOTAL*	381	57	15%

Market Summary

- Market Type Indicator **LANGLEY 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 mil to \$1.25 mil with average 38% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.75 mil to \$2 mil / \$2.5 mil to \$2.75 mil, Campbell Valley, Salmon River and 7 plus bedrooms
- Sellers Best Bet** Selling homes in Aldergrove, Fort Langley, Walnut Grove and 5 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	5	2	40%
400,001 – 500,000	53	21	40%
500,001 – 600,000	86	33	38%
600,001 – 700,000	82	20	24%
700,001 – 800,000	65	20	31%
800,001 – 900,000	63	16	25%
900,001 – 1,000,000	43	13	30%
1,000,001 – 1,250,000	37	5	14%
1,250,001 – 1,500,000	3	2	67%
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*	437	132	30%

0 to 1 Bedroom	81	26	32%
2 Bedrooms	210	64	30%
3 Bedrooms	107	34	32%
4 Bedrooms & Greater	39	8	21%
TOTAL*	437	132	30%

SnapStats®	September	October	Variance
Inventory	416	437	5%
Solds	138	132	-4%
Sale Price	\$642,750	\$670,000	4%
Sale Price SQFT	\$593	\$612	3%
Sale to List Price Ratio	101%	99%	-2%
Days on Market	13	13	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

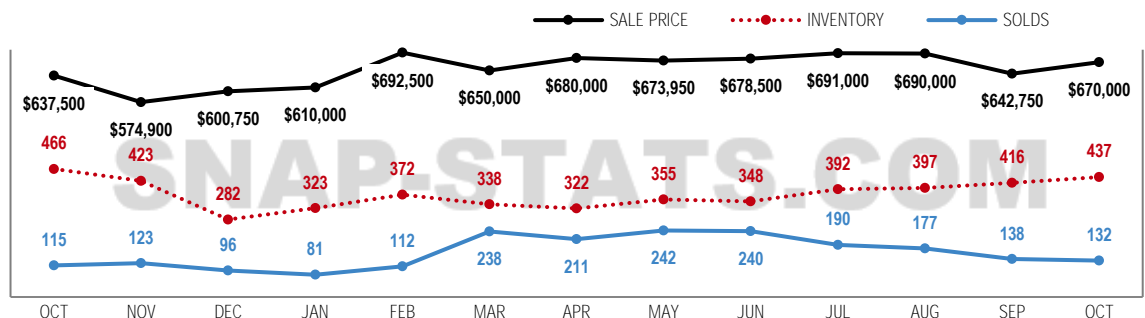
SnapStats®	Inventory	Sales	Sales Ratio
Aldergrove	6	5	83%
Brookwood	0	0	NA
Campbell Valley	0	0	NA
County Line Glen Valley	0	0	NA
Fort Langley	4	1	25%
Langley City	136	47	35%
Murrayville	12	6	50%
Otter District	0	0	NA
Salmon River	4	0	NA
Walnut Grove	38	15	39%
Willoughby Heights	237	58	24%
TOTAL*	437	132	30%

Market Summary

- Market Type Indicator **LANGLEY ATTACHED**: Sellers Market at 30% Sales Ratio average (3 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band** \$400,000 to \$500,000 with average 40% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1 mil to \$1.25 mil, Willoughby Heights and minimum 4 bedroom properties
- Sellers Best Bet** Selling homes in Langley City, Murrayville, Walnut Grove and up to 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	5	1	20%
800,001 - 900,000	10	4	40%
900,001 - 1,000,000	32	5	16%
1,000,001 - 1,250,000	111	24	22%
1,250,001 - 1,500,000	92	6	7%
1,500,001 - 1,750,000	48	3	6%
1,750,001 - 2,000,000	31	1	3%
2,000,001 - 2,250,000	6	1	17%
2,250,001 - 2,500,000	10	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*	355	45	13%

2 Bedrooms & Less	11	0	NA
3 to 4 Bedrooms	138	22	16%
5 to 6 Bedrooms	162	20	12%
7 Bedrooms & More	44	3	7%
TOTAL*	355	45	13%

SnapStats®	September	October	Variance
Inventory	372	355	-5%
Solds	47	45	-4%
Sale Price	\$1,195,000	\$1,125,000	-6%
Sale Price SQFT	\$446	\$431	-3%
Sale to List Price Ratio	99%	96%	-3%
Days on Market	20	20	0%

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

Community DETACHED HOUSES

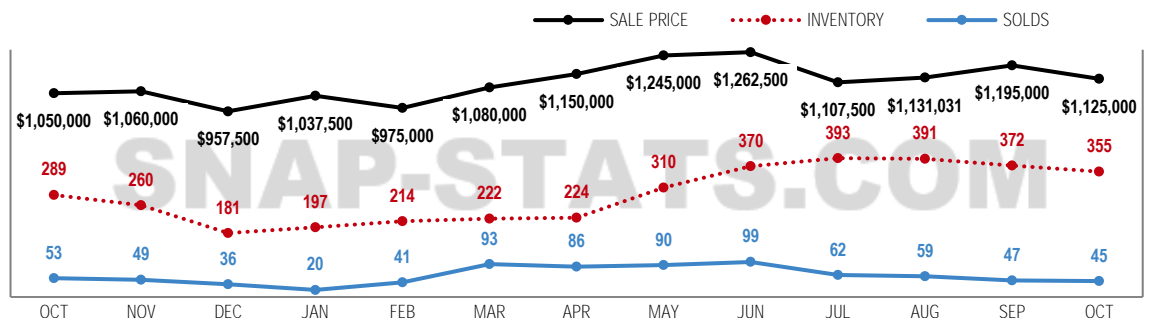
SnapStats®	Inventory	Sales	Sales Ratio
Abbotsford East	138	21	15%
Abbotsford West	102	15	15%
Aberdeen	19	0	NA
Bradner	0	0	NA
Central Abbotsford	70	8	11%
Matsqui	6	0	NA
Poplar	15	0	NA
Sumas Mountain	3	0	NA
Sumas Prairie	2	1	50%
TOTAL*	355	45	13%

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 4% below list price
- Most Active Price Band** \$800,000 to \$900,000 with average 40% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.75 mil to \$2 mil, Central Abbotsford and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Abbotsford East, Abbotsford West 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	8	7	88%
300,001 – 400,000	50	19	38%
400,001 – 500,000	63	31	49%
500,001 – 600,000	43	13	30%
600,001 – 700,000	44	13	30%
700,001 – 800,000	34	7	21%
800,001 – 900,000	19	6	32%
900,001 – 1,000,000	3	1	33%
1,000,001 – 1,250,000	5	1	20%
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*	269	98	36%

0 to 1 Bedroom	36	18	50%
2 Bedrooms	152	56	37%
3 Bedrooms	62	18	29%
4 Bedrooms & Greater	19	6	32%
TOTAL*	269	98	36%

SnapStats®	September	October	Variance
Inventory	290	269	-7%
Solds	110	98	-11%
Sale Price	\$497,250	\$479,000	-4%
Sale Price SQFT	\$461	\$446	-3%
Sale to List Price Ratio	99%	99%	0%
Days on Market	18	19	6%

*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

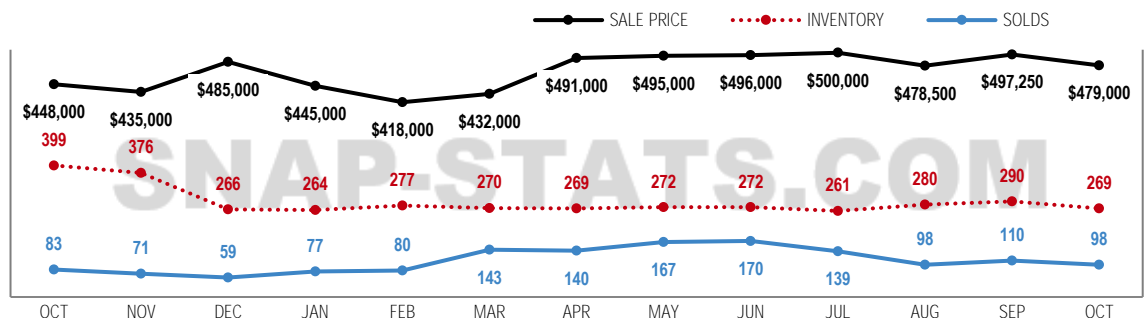
SnapStats®	Inventory	Sales	Sales Ratio
Abbotsford East	37	13	35%
Abbotsford West	98	33	34%
Aberdeen	0	0	NA
Bradner	0	0	NA
Central Abbotsford	118	44	37%
Matsqui	0	0	NA
Poplar	16	7	44%
Sumas Mountain	0	1	NA*
Sumas Prairie	0	0	NA
TOTAL*	269	98	36%

Market Summary

- Market Type Indicator **ABBOTSFORD ATTACHED**: Sellers Market at 36% Sales Ratio average (3.6 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band** \$200,000 to \$300,000 with average 88% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$700,000 to \$800,000, Abbotsford East / West / Central and 3 bedroom properties
- Sellers Best Bet** Selling homes in Poplar and up to 1 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



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Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 - 700,000	10	1	10%
700,001 - 800,000	22	4	18%
800,001 - 900,000	11	6	55%
900,001 - 1,000,000	46	3	7%
1,000,001 - 1,250,000	59	11	19%
1,250,001 - 1,500,000	31	2	6%
1,500,001 - 1,750,000	15	1	7%
1,750,001 - 2,000,000	14	0	NA
2,000,001 - 2,250,000	2	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	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*	219	28	13%

2 Bedrooms & Less	14	0	NA
3 to 4 Bedrooms	120	19	16%
5 to 6 Bedrooms	68	9	13%
7 Bedrooms & More	17	0	NA
TOTAL*	219	28	13%

SnapStats®	September	October	Variance
Inventory	222	219	-1%
Solds	28	28	0%
Sale Price	\$930,000	\$1,014,500	9%
Sale Price SQFT	\$403	\$388	-4%
Sale to List Price Ratio	94%	99%	5%
Days on Market	23	20	-13%

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

Community DETACHED HOUSES

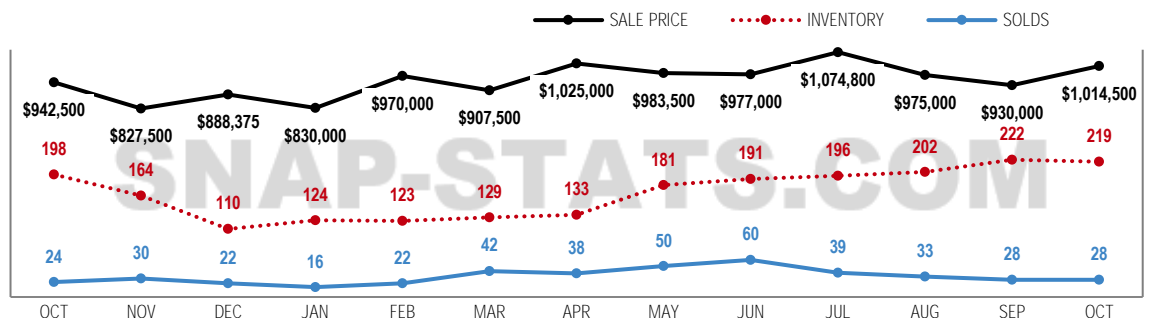
SnapStats®	Inventory	Sales	Sales Ratio
Dewdney Deroche	2	0	NA
Durieu	7	0	NA
Hatzic	16	2	13%
Hemlock	2	1	50%
Lake Errock	9	0	NA
Mission	173	25	14%
Mission West	5	0	NA
Stave Falls	4	0	NA
Steelhead	1	0	NA
TOTAL*	219	28	13%

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 1% below list price
- Most Active Price Band** \$800,000 to \$900,000 with average 55% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.25 mil to \$1.5 mil, Hatzic and 5 to 6 bedroom properties
- Sellers Best Bet** Selling homes in Mission 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	10	3	30%
400,001 – 500,000	13	0	NA
500,001 – 600,000	15	0	NA
600,001 – 700,000	15	1	7%
700,001 – 800,000	13	3	23%
800,001 – 900,000	4	0	NA
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*	71	7	10%

0 to 1 Bedroom	11	3	27%
2 Bedrooms	27	0	NA
3 Bedrooms	27	3	11%
4 Bedrooms & Greater	6	1	17%
TOTAL*	71	7	10%

SnapStats®	September	October	Variance
Inventory	85	71	-16%
Solds	9	7	-22%
Sale Price	\$500,000	\$625,000	25%
Sale Price SQFT	\$369	\$471	28%
Sale to List Price Ratio	96%	98%	2%
Days on Market	34	26	-24%

*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

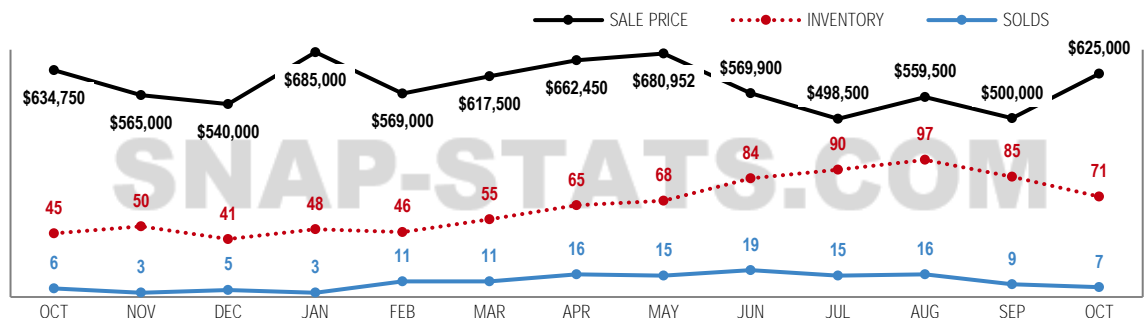
SnapStats®	Inventory	Sales	Sales Ratio
Dewdney Deroche	0	0	NA
Durieu	0	0	NA
Hatzic	0	0	NA
Hemlock	11	0	NA
Lake Errock	0	0	NA
Mission	55	7	13%
Mission West	5	0	NA
Stave Falls	0	0	NA
Steelhead	0	0	NA
TOTAL*	71	7	10%

Market Summary

- Market Type Indicator **MISSION ATTACHED**: Buyers Market at 10% Sales Ratio average (1 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band** \$300,000 to \$400,000 with average 30% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$600,000 to \$700,000 and 3 bedroom properties
- Sellers Best Bet** Selling homes in Mission and up to 1 bedroom properties

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