

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

Compliments of:
SnapStats Publishing

604.229.0521
snapstatsinfo@gmail.com
snap-stats.com

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



November 2023

Produced & Published by SnapStats® Publishing Co.
info@snap-stats.com | snap-stats.com

FRASER VALLEY EDITION

Surrey
South Surrey
White Rock
North Delta
Cloverdale
Langley
Abbotsford
Mission



Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 - 700,000	0	0	NA
700,001 - 800,000	1	1	100%
800,001 - 900,000	0	0	NA
900,001 - 1,000,000	12	2	17%
1,000,001 - 1,250,000	43	14	33%
1,250,001 - 1,500,000	168	29	17%
1,500,001 - 1,750,000	181	21	12%
1,750,001 - 2,000,000	152	3	2%
2,000,001 - 2,250,000	78	1	1%
2,250,001 - 2,500,000	91	1	1%
2,500,001 - 2,750,000	20	1	5%
2,750,001 - 3,000,000	33	3	9%
3,000,001 - 3,500,000	17	1	6%
3,500,001 - 4,000,000	13	0	NA
4,000,001 - 4,500,000	2	0	NA
4,500,001 - 5,000,000	2	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*	814	77	9%

2 Bedrooms & Less	24	4	17%
3 to 4 Bedrooms	214	38	18%
5 to 6 Bedrooms	278	28	10%
7 Bedrooms & More	298	7	2%
TOTAL*	814	77	9%

SnapStats®	October	November	Variance
Inventory	904	814	-10%
Solds	82	77	-6%
Sale Price	\$1,417,500	\$1,455,000	3%
Sale Price SQFT	\$590	\$597	1%
Sale to List Price Ratio	96%	97%	1%
Days on Market	17	28	65%

*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

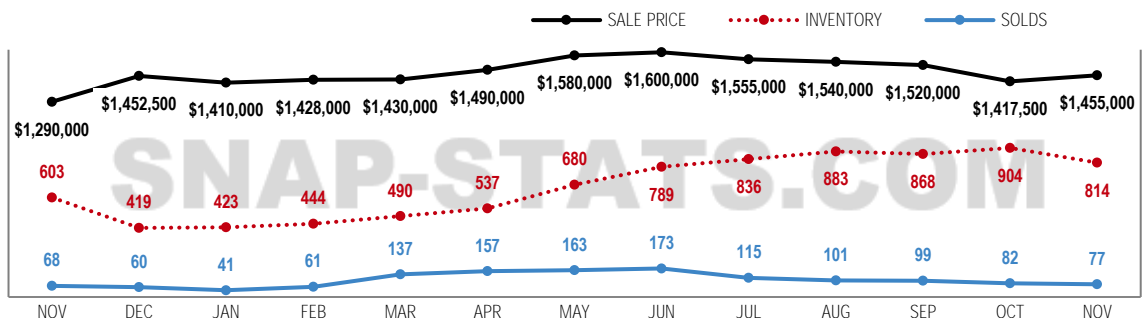
SnapStats®	Inventory	Sales	Sales Ratio
Bear Creek Green Timbers	61	8	13%
Bolivar Heights	80	11	14%
Bridgeview	19	2	11%
Cedar Hills	36	4	11%
East Newton	110	5	5%
Fleetwood Tynehead	99	12	12%
Fraser Heights	48	4	8%
Guildford	25	10	40%
Panorama Ridge	69	6	9%
Port Kells	2	0	NA
Queen Mary Park	50	3	6%
Royal Heights	20	1	5%
Sullivan Station	50	8	16%
West Newton	91	1	1%
Whalley	54	2	4%
TOTAL*	814	77	9%

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 3% below list price
- Most Active Price Band** \$1 mil to \$1.25 mil with average 33% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$2 mil to \$2.5 mil, West Newton and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Guildford and 3 to 4 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

SnapStats Publishing
SnapStats Publishing Company
604.229.0521

snap-stats.com
snapstatsinfo@gmail.com



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	7	0	NA
300,001 – 400,000	43	11	26%
400,001 – 500,000	169	44	26%
500,001 – 600,000	230	34	15%
600,001 – 700,000	202	32	16%
700,001 – 800,000	124	8	6%
800,001 – 900,000	117	23	20%
900,001 – 1,000,000	102	10	10%
1,000,001 – 1,250,000	48	3	6%
1,250,001 – 1,500,000	7	1	14%
1,500,001 – 1,750,000	2	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*	1052	166	16%

0 to 1 Bedroom	290	55	19%
2 Bedrooms	407	56	14%
3 Bedrooms	229	34	15%
4 Bedrooms & Greater	126	21	17%
TOTAL*	1052	166	16%

SnapStats®	October	November	Variance
Inventory	1069	1052	-2%
Solds	164	166	1%
Sale Price	\$600,000	\$587,000	-2%
Sale Price SQFT	\$641	\$649	1%
Sale to List Price Ratio	100%	98%	-2%
Days on Market	18	21	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

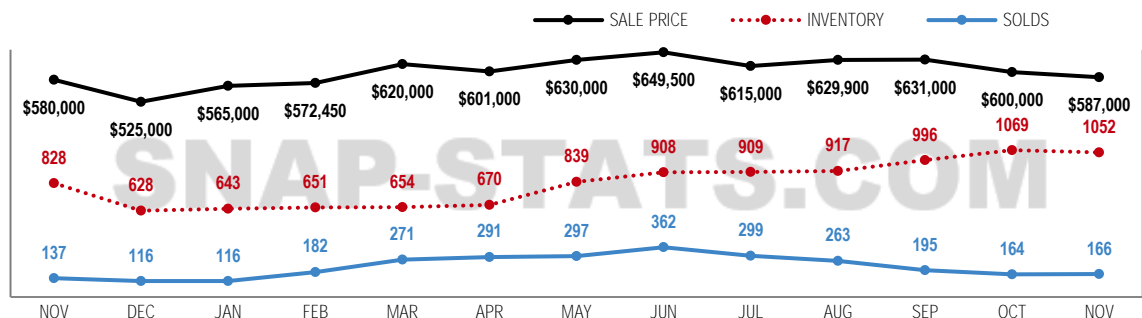
SnapStats®	Inventory	Sales	Sales Ratio
Bear Creek Green Timbers	30	2	7%
Bolivar Heights	5	0	NA
Bridgeview	3	0	NA
Cedar Hills	4	2	50%
East Newton	70	9	13%
Fleetwood Tynehead	87	17	20%
Fraser Heights	9	1	11%
Guildford	73	23	32%
Panorama Ridge	29	0	NA
Port Kells	0	0	NA
Queen Mary Park	61	12	20%
Royal Heights	4	0	NA
Sullivan Station	66	15	23%
West Newton	111	13	12%
Whalley	500	72	14%
TOTAL*	1052	166	16%

Market Summary

- Market Type Indicator **SURREY ATTACHED**: 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** \$300,000 to \$500,000 mil with average 26% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$700,000 to \$800,000 / \$1 mil to \$1.25, Bear Creek Green Timbers and 2 bedroom properties
- Sellers Best Bet** Selling homes in Guildford and up to 1 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

SnapStats Publishing
SnapStats Publishing Company
604.229.0521

snap-stats.com
snapstatsinfo@gmail.com



Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 - 700,000	1	0	NA
700,001 - 800,000	0	1	NA*
800,001 - 900,000	0	0	NA
900,001 - 1,000,000	1	0	NA
1,000,001 - 1,250,000	2	2	100%
1,250,001 - 1,500,000	26	9	35%
1,500,001 - 1,750,000	60	8	13%
1,750,001 - 2,000,000	62	9	15%
2,000,001 - 2,250,000	28	5	18%
2,250,001 - 2,500,000	40	1	3%
2,500,001 - 2,750,000	16	0	NA
2,750,001 - 3,000,000	29	2	7%
3,000,001 - 3,500,000	28	2	7%
3,500,001 - 4,000,000	20	1	5%
4,000,001 - 4,500,000	14	0	NA
4,500,001 - 5,000,000	10	0	NA
5,000,001 - 5,500,000	2	0	NA
5,500,001 - 6,000,000	6	0	NA
6,000,001 - 6,500,000	1	0	NA
6,500,001 - 7,000,000	2	0	NA
7,000,001 & Greater	8	1	13%
TOTAL*	356	41	12%
2 Bedrooms & Less	30	3	10%
3 to 4 Bedrooms	144	24	17%
5 to 6 Bedrooms	145	13	9%
7 Bedrooms & More	37	1	3%
TOTAL*	356	41	12%

SnapStats®	October	November	Variance
Inventory	424	356	-16%
Solds	46	41	-11%
Sale Price	\$1,683,500	\$1,795,000	7%
Sale Price SQFT	\$616	\$638	4%
Sale to List Price Ratio	95%	97%	2%
Days on Market	18	32	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 DETACHED HOUSES

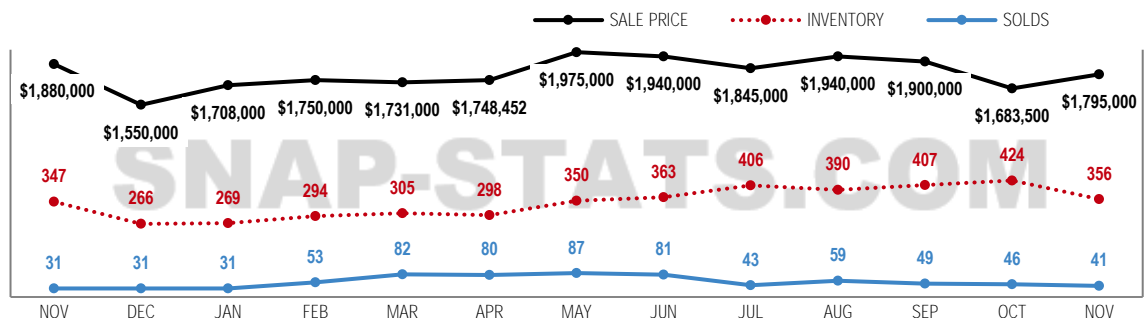
SnapStats®	Inventory	Sales	Sales Ratio
Crescent Beach Ocean Park	56	12	21%
Elgin Chantrell	40	2	5%
Grandview	30	3	10%
Hazelmere	2	0	NA
King George Corridor	53	9	17%
Morgan Creek	27	2	7%
Pacific Douglas	31	3	10%
Sunnyside Park	38	5	13%
White Rock	79	5	6%
TOTAL*	356	41	12%

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 3% below list price
- Most Active Price Band** \$1.25 mil to \$1.5 mil with average 35% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$2.25 mil to \$2.5 mil, Elgin Chantrell, Morgan Creek, White Rock and minimum 7 bedrooms
- Sellers Best Bet** Selling homes in Crescent Beach Ocean Park and 3 to 4 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

SnapStats Publishing
SnapStats Publishing Company
604.229.0521

snap-stats.com
snapstatsinfo@gmail.com



Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	0	0	NA
300,001 – 400,000	1	0	NA
400,001 – 500,000	21	8	38%
500,001 – 600,000	38	19	50%
600,001 – 700,000	58	9	16%
700,001 – 800,000	29	15	52%
800,001 – 900,000	52	10	19%
900,001 – 1,000,000	42	7	17%
1,000,001 – 1,250,000	53	17	32%
1,250,001 – 1,500,000	41	3	7%
1,500,001 – 1,750,000	7	2	29%
1,750,001 – 2,000,000	4	0	NA
2,000,001 – 2,250,000	0	2	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	3	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*	359	92	26%

0 to 1 Bedroom	50	11	22%
2 Bedrooms	184	52	28%
3 Bedrooms	85	16	19%
4 Bedrooms & Greater	40	13	33%
TOTAL*	359	92	26%

SnapStats®	October	November	Variance
Inventory	377	359	-5%
Solds	84	92	10%
Sale Price	\$746,500	\$774,000	4%
Sale Price SQFT	\$607	\$599	-1%
Sale to List Price Ratio	97%	98%	1%
Days on Market	22	19	-14%

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

Community CONDOS & TOWNHOMES

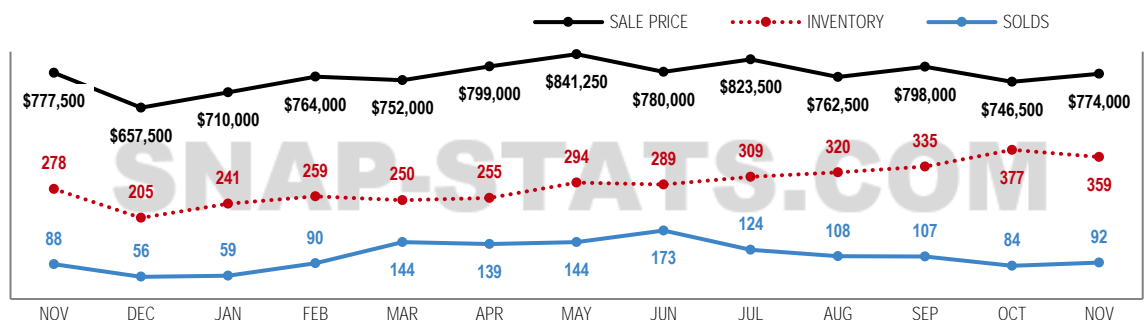
SnapStats®	Inventory	Sales	Sales Ratio
Crescent Beach Ocean Park	1	1	100%
Elgin Chantrell	15	1	7%
Grandview	90	34	38%
Hazelmere	0	0	NA
King George Corridor	39	14	36%
Morgan Creek	17	5	29%
Pacific Douglas	14	3	21%
Sunnyside Park	26	14	54%
White Rock	157	20	13%
TOTAL*	359	92	26%

Market Summary

- Market Type Indicator **S SURREY WHITE ROCK ATTACHED**: Sellers Market at 26% Sales Ratio average (2.6 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band** \$700,000 to \$800,000 with average 52% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.25 mil to \$1.5 mil, Elgin Chantrell and 3 bedroom properties
- Sellers Best Bet** Selling homes in Sunnyside Park and minimum 4 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

SnapStats Publishing
SnapStats Publishing Company
604.229.0521

snap-stats.com
snapstatsinfo@gmail.com



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	5	0	NA
1,000,001 - 1,250,000	9	11	122%*
1,250,001 - 1,500,000	55	15	27%
1,500,001 - 1,750,000	45	3	7%
1,750,001 - 2,000,000	24	3	13%
2,000,001 - 2,250,000	11	1	9%
2,250,001 - 2,500,000	9	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	1	0	NA
3,500,001 - 4,000,000	1	0	NA
4,000,001 - 4,500,000	0	0	NA
4,500,001 - 5,000,000	0	0	NA
5,000,001 - 5,500,000	0	0	NA
5,500,001 - 6,000,000	0	0	NA
6,000,001 - 6,500,000	0	0	NA
6,500,001 - 7,000,000	0	0	NA
7,000,001 & Greater	0	0	NA
TOTAL*	166	33	20%

2 Bedrooms & Less	1	0	NA
3 to 4 Bedrooms	64	20	31%
5 to 6 Bedrooms	76	12	16%
7 Bedrooms & More	25	1	4%
TOTAL*	166	33	20%

SnapStats®	October	November	Variance
Inventory	204	166	-19%
Solds	32	33	3%
Sale Price	\$1,297,500	\$1,320,000	2%
Sale Price SQFT	\$608	\$558	-8%
Sale to List Price Ratio	96%	95%	-1%
Days on Market	16	22	38%

Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Annieville	40	9	23%
Nordel	54	12	22%
Scottsdale	46	5	11%
Sunshine Hills Woods	26	7	27%
TOTAL*	166	33	20%

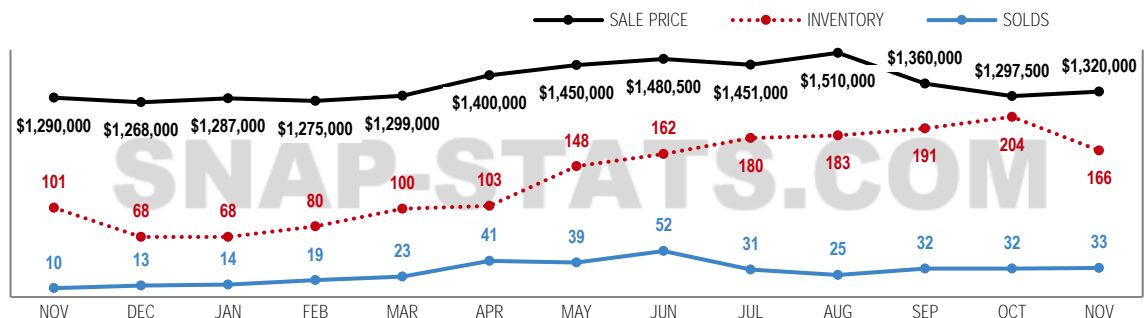
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **NORTH DELTA DETACHED**: Balanced Market at 20% Sales Ratio average (2 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 >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.5 mil to \$1.75 mil, Scottsdale and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Sunshine Hills Woods and 3 to 4 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

SnapStats Publishing
SnapStats Publishing Company
604.229.0521

snap-stats.com
snapstatsinfo@gmail.com



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	0	NA
400,001 – 500,000	7	0	NA
500,001 – 600,000	11	9	82%
600,001 – 700,000	7	1	14%
700,001 – 800,000	7	0	NA
800,001 – 900,000	4	0	NA
900,001 – 1,000,000	4	2	50%
1,000,001 – 1,250,000	2	1	50%
1,250,001 – 1,500,000	2	1	50%
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*	44	14	32%

0 to 1 Bedroom	13	2	15%
2 Bedrooms	16	8	50%
3 Bedrooms	12	2	17%
4 Bedrooms & Greater	3	2	67%
TOTAL*	44	14	32%

SnapStats®	October	November	Variance
Inventory	51	44	-14%
Solds	19	14	-26%
Sale Price	\$622,000	\$569,750	-8%
Sale Price SQFT	\$669	\$666	0%
Sale to List Price Ratio	104%	96%	-8%
Days on Market	16	14	-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

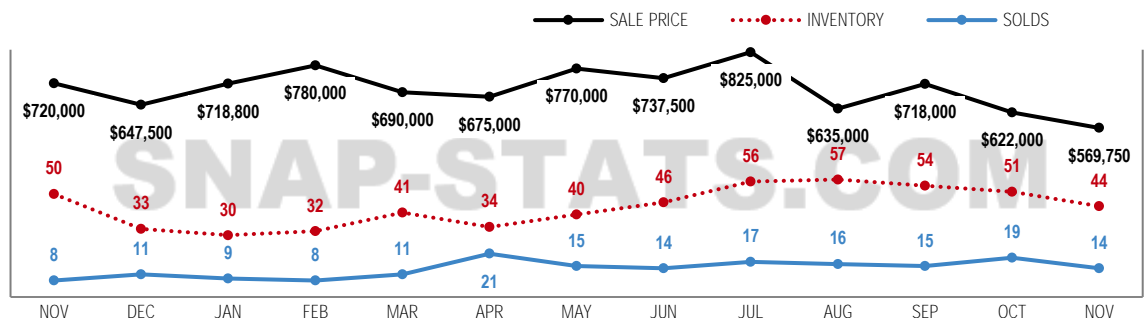
SnapStats®	Inventory	Sales	Sales Ratio
Annieville	10	0	NA
Nordel	3	4	133%*
Scottsdale	17	6	35%
Sunshine Hills Woods	14	4	29%
TOTAL*	44	14	32%

Market Summary

- Market Type Indicator **NORTH DELTA ATTACHED**: Sellers Market at 32% Sales Ratio average (3.2 in 10 homes selling rate)
- Homes are selling on average 4% below list price
- Most Active Price Band** \$500,000 to \$600,000 with average 82% Sales Ratio (Sellers market)
- Buyers Best Bet** Insufficient data except for homes in Sunshine Hills Woods, and up to one bedroom
- Sellers Best Bet** Selling homes in Scottsdale and 2 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

SnapStats Publishing
SnapStats Publishing Company
604.229.0521

snap-stats.com
snapstatsinfo@gmail.com



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	1	100%
1,000,001 - 1,250,000	7	1	14%
1,250,001 - 1,500,000	57	8	14%
1,500,001 - 1,750,000	42	3	7%
1,750,001 - 2,000,000	22	0	NA
2,000,001 - 2,250,000	7	0	NA
2,250,001 - 2,500,000	8	0	NA
2,500,001 - 2,750,000	4	0	NA
2,750,001 - 3,000,000	9	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*	159	13	8%

2 Bedrooms & Less	4	1	25%
3 to 4 Bedrooms	47	5	11%
5 to 6 Bedrooms	79	7	9%
7 Bedrooms & More	29	0	NA
TOTAL*	159	13	8%

SnapStats®	October	November	Variance
Inventory	153	159	4%
Solds	28	13	-54%
Sale Price	\$1,405,500	\$1,385,000	-1%
Sale Price SQFT	\$573	\$527	-8%
Sale to List Price Ratio	98%	99%	1%
Days on Market	9	12	33%

Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Clayton	41	6	15%
Cloverdale	117	7	6%
Serpentine	1	0	NA
TOTAL*	159	13	8%

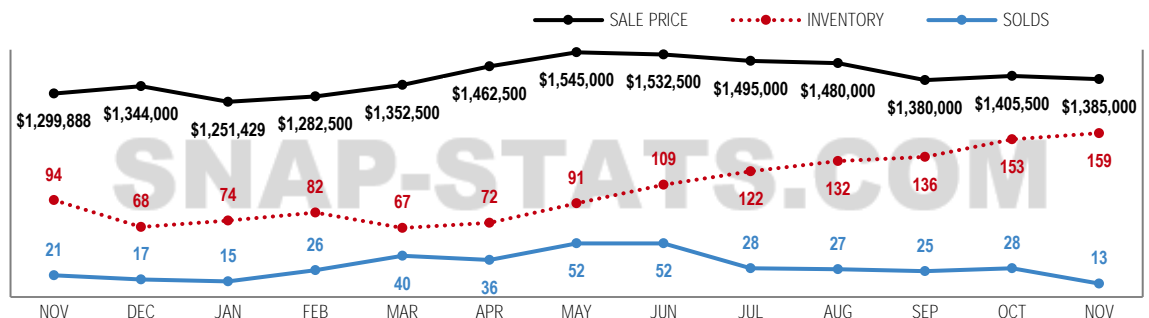
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **CLOVERDALE DETACHED**: Buyers Market at 8% Sales Ratio average (8 in 100 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 14% Sales Ratio (Balanced market)
- Buyers Best Bet** Homes between \$1.5 mil to \$1.75 mil, Cloverdale and 5 to 6 bedroom properties
- Sellers Best Bet** Selling homes in Clayton and 3 to 4 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

SnapStats Publishing
SnapStats Publishing Company
604.229.0521

snap-stats.com
snapstatsinfo@gmail.com



Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	1	1	100%
300,001 – 400,000	3	1	33%
400,001 – 500,000	13	2	15%
500,001 – 600,000	10	4	40%
600,001 – 700,000	14	3	21%
700,001 – 800,000	18	15	83%
800,001 – 900,000	22	3	14%
900,001 – 1,000,000	13	3	23%
1,000,001 – 1,250,000	7	0	NA
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*	104	32	31%

0 to 1 Bedroom	17	4	24%
2 Bedrooms	37	15	41%
3 Bedrooms	35	12	34%
4 Bedrooms & Greater	15	1	7%
TOTAL*	104	32	31%

SnapStats®	October	November	Variance
Inventory	108	104	-4%
Solds	33	32	-3%
Sale Price	\$725,000	\$732,500	1%
Sale Price SQFT	\$624	\$571	-8%
Sale to List Price Ratio	99%	98%	-1%
Days on Market	15	28	87%

*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

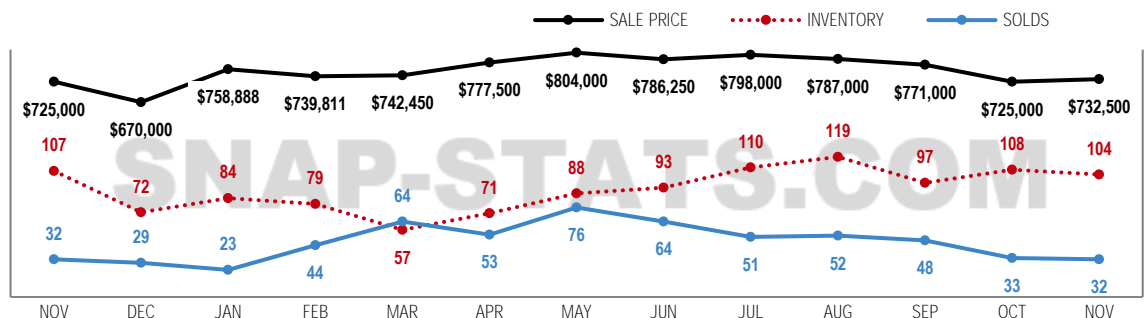
SnapStats®	Inventory	Sales	Sales Ratio
Clayton	58	17	29%
Cloverdale	46	15	33%
Serpentine	0	0	NA
TOTAL*	104	32	31%

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 2% below list price
- Most Active Price Band** \$700,000 to \$800,000 with average 83% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$800,000 to \$900,000, Clayton and minimum 4 bedroom properties
- Sellers Best Bet** Selling homes in Cloverdale and 2 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

SnapStats Publishing
SnapStats Publishing Company
604.229.0521

snap-stats.com
snapstatsinfo@gmail.com



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	4	1	25%
1,000,001 - 1,250,000	25	7	28%
1,250,001 - 1,500,000	99	13	13%
1,500,001 - 1,750,000	75	10	13%
1,750,001 - 2,000,000	42	7	17%
2,000,001 - 2,250,000	17	1	6%
2,250,001 - 2,500,000	20	4	20%
2,500,001 - 2,750,000	31	2	6%
2,750,001 - 3,000,000	12	0	NA
3,000,001 - 3,500,000	11	0	NA
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	2	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	2	0	NA
7,000,001 & Greater	3	0	NA
TOTAL*	358	46	13%

2 Bedrooms & Less	16	1	6%
3 to 4 Bedrooms	159	30	19%
5 to 6 Bedrooms	129	12	9%
7 Bedrooms & More	54	3	6%
TOTAL*	358	46	13%

SnapStats®	October	November	Variance
Inventory	381	358	-6%
Solds	57	46	-19%
Sale Price	\$1,480,000	\$1,518,500	3%
Sale Price SQFT	\$591	\$611	3%
Sale to List Price Ratio	99%	96%	-3%
Days on Market	13	20	54%

*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

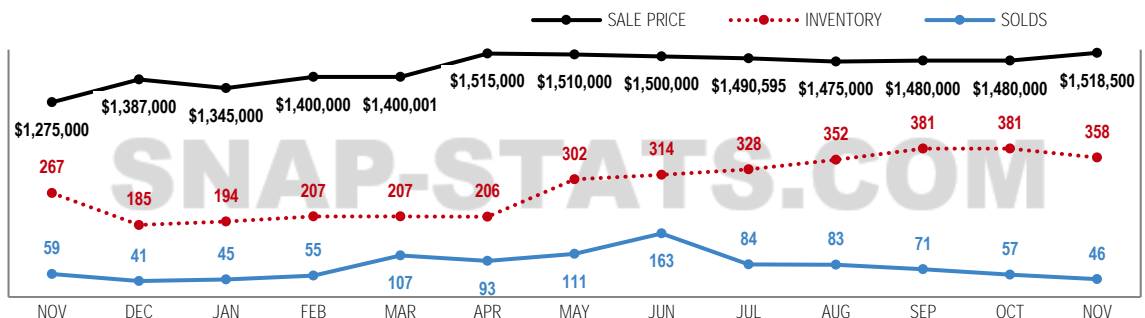
SnapStats®	Inventory	Sales	Sales Ratio
Aldergrove	35	5	14%
Brookwood	69	13	19%
Campbell Valley	14	1	7%
County Line Glen Valley	0	0	NA
Fort Langley	13	6	46%
Langley City	85	4	5%
Murrayville	23	7	30%
Otter District	2	0	NA
Salmon River	19	2	11%
Walnut Grove	23	6	26%
Willoughby Heights	75	2	3%
TOTAL*	358	46	13%

Market Summary

- Market Type Indicator **LANGLEY 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** \$1 mil to \$1.25 mil with average 28% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$2 mil to \$2.25 mil, Campbell Valley, Langley City and Willoughby Heights
- Sellers Best Bet** Selling homes in Fort Langley and 3 to 4 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

SnapStats Publishing
SnapStats Publishing Company
604.229.0521

snap-stats.com
snapstatsinfo@gmail.com



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	7	4	57%
400,001 – 500,000	45	19	42%
500,001 – 600,000	91	20	22%
600,001 – 700,000	83	17	20%
700,001 – 800,000	57	14	25%
800,001 – 900,000	58	14	24%
900,001 – 1,000,000	41	14	34%
1,000,001 – 1,250,000	31	7	23%
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*	416	109	26%

0 to 1 Bedroom	79	24	30%
2 Bedrooms	205	48	23%
3 Bedrooms	93	27	29%
4 Bedrooms & Greater	39	10	26%
TOTAL*	416	109	26%

SnapStats®	October	November	Variance
Inventory	437	416	-5%
Solds	132	109	-17%
Sale Price	\$670,000	\$650,000	-3%
Sale Price SQFT	\$612	\$578	-6%
Sale to List Price Ratio	99%	96%	-3%
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

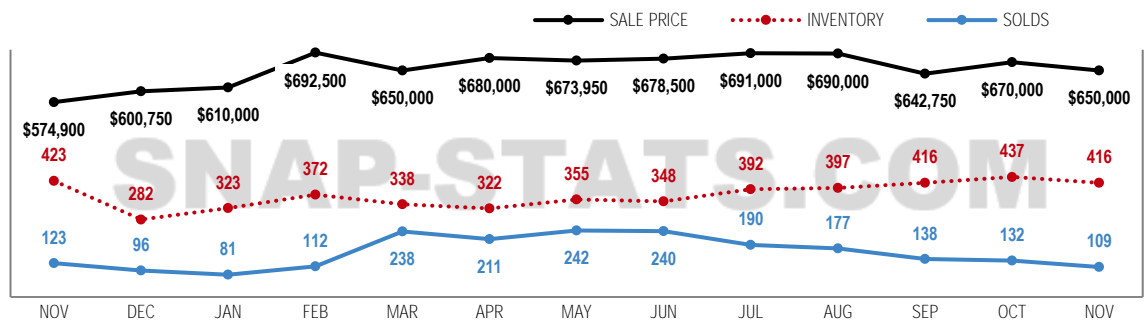
SnapStats®	Inventory	Sales	Sales Ratio
Aldergrove	7	1	14%
Brookwood	0	0	NA
Campbell Valley	0	0	NA
County Line Glen Valley	0	0	NA
Fort Langley	5	2	40%
Langley City	146	22	15%
Murrayville	11	6	55%
Otter District	0	0	NA
Salmon River	3	2	67%
Walnut Grove	29	14	48%
Willoughby Heights	215	62	29%
TOTAL*	416	109	26%

Market Summary

- Market Type Indicator **LANGLEY ATTACHED**: Sellers Market at 26% Sales Ratio average (2.6 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 42% 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 up to 1 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

SnapStats Publishing
SnapStats Publishing Company
604.229.0521

snap-stats.com
snapstatsinfo@gmail.com



Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 - 700,000	0	0	NA
700,001 - 800,000	2	3	150%*
800,001 - 900,000	6	5	83%
900,001 - 1,000,000	27	8	30%
1,000,001 - 1,250,000	108	24	22%
1,250,001 - 1,500,000	86	6	7%
1,500,001 - 1,750,000	46	2	4%
1,750,001 - 2,000,000	28	3	11%
2,000,001 - 2,250,000	7	0	NA
2,250,001 - 2,500,000	9	0	NA
2,500,001 - 2,750,000	0	0	NA
2,750,001 - 3,000,000	3	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	2	0	NA
TOTAL*	327	51	16%

2 Bedrooms & Less	13	0	NA
3 to 4 Bedrooms	138	23	17%
5 to 6 Bedrooms	134	27	20%
7 Bedrooms & More	42	1	2%
TOTAL*	327	51	16%

SnapStats®	October	November	Variance
Inventory	355	327	-8%
Solds	45	51	13%
Sale Price	\$1,125,000	\$1,070,000	-5%
Sale Price SQFT	\$431	\$427	-1%
Sale to List Price Ratio	96%	97%	1%
Days on Market	20	21	5%

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

Community DETACHED HOUSES

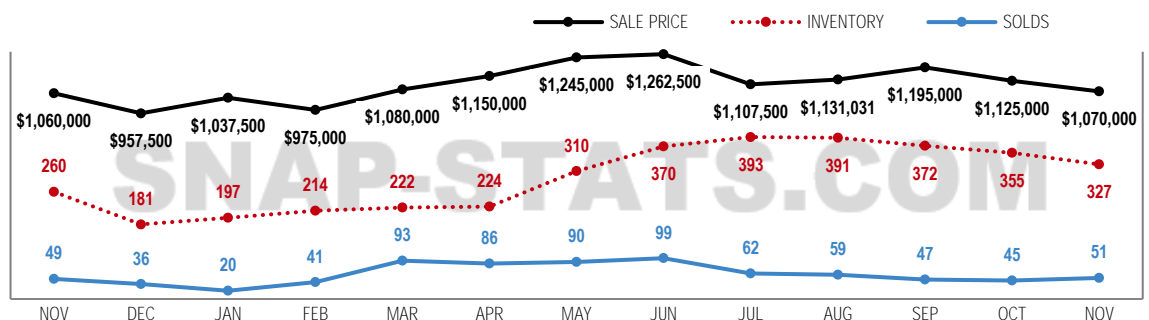
SnapStats®	Inventory	Sales	Sales Ratio
Abbotsford East	128	27	21%
Abbotsford West	99	9	9%
Aberdeen	17	3	18%
Bradner	0	0	NA
Central Abbotsford	61	9	15%
Matsqui	3	2	67%
Poplar	12	1	8%
Sumas Mountain	3	0	NA
Sumas Prairie	4	0	NA
TOTAL*	327	51	16%

Market Summary

- Market Type Indicator **ABBOTSFORD DETACHED**: Balanced Market at 16% Sales Ratio average (1.6 in 10 homes selling rate)
- Homes are selling on average 3% below list price
- Most Active Price Band** \$800,000 to \$900,000 with average 83% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.5 mil to \$1.75 mil, Abbotsford West, Poplar and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Abbotsford East and 5 to 6 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

SnapStats Publishing
SnapStats Publishing Company
604.229.0521

snap-stats.com
snapstatsinfo@gmail.com



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	6	2	33%
300,001 – 400,000	40	20	50%
400,001 – 500,000	64	20	31%
500,001 – 600,000	40	11	28%
600,001 – 700,000	39	11	28%
700,001 – 800,000	33	7	21%
800,001 – 900,000	18	4	22%
900,001 – 1,000,000	3	2	67%
1,000,001 – 1,250,000	3	2	67%
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*	246	79	32%

0 to 1 Bedroom	32	16	50%
2 Bedrooms	147	39	27%
3 Bedrooms	49	20	41%
4 Bedrooms & Greater	18	4	22%
TOTAL*	246	79	32%

SnapStats®	October	November	Variance
Inventory	269	246	-9%
Solds	98	79	-19%
Sale Price	\$479,000	\$485,000	1%
Sale Price SQFT	\$446	\$447	0%
Sale to List Price Ratio	99%	97%	-2%
Days on Market	19	21	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.

Community CONDOS & TOWNHOMES

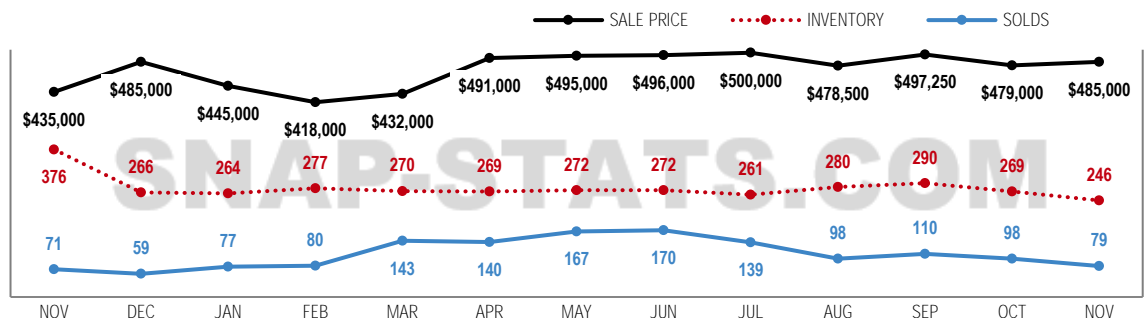
SnapStats®	Inventory	Sales	Sales Ratio
Abbotsford East	29	13	45%
Abbotsford West	96	24	25%
Aberdeen	2	0	NA
Bradner	0	0	NA
Central Abbotsford	106	39	37%
Matsqui	0	0	NA
Poplar	13	3	23%
Sumas Mountain	0	0	NA
Sumas Prairie	0	0	NA
TOTAL*	246	79	32%

Market Summary

- Market Type Indicator **ABBOTSFORD ATTACHED**: Sellers Market at 32% Sales Ratio average (3.2 in 10 homes selling rate)
- Homes are selling on average 3% below list price
- Most Active Price Band** \$300,000 to \$400,000 with average 50% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$700,000 to \$800,000, Poplar and minimum 4 bedroom properties
- Sellers Best Bet** Selling homes in Abbotsford East and up to 1 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

SnapStats Publishing
SnapStats Publishing Company
604.229.0521

snap-stats.com
snapstatsinfo@gmail.com



Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 - 700,000	10	3	30%
700,001 - 800,000	14	5	36%
800,001 - 900,000	15	4	27%
900,001 - 1,000,000	45	2	4%
1,000,001 - 1,250,000	55	4	7%
1,250,001 - 1,500,000	34	2	6%
1,500,001 - 1,750,000	11	0	NA
1,750,001 - 2,000,000	12	0	NA
2,000,001 - 2,250,000	1	0	NA
2,250,001 - 2,500,000	4	0	NA
2,500,001 - 2,750,000	1	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*	205	20	10%

2 Bedrooms & Less	14	2	14%
3 to 4 Bedrooms	106	14	13%
5 to 6 Bedrooms	66	4	6%
7 Bedrooms & More	19	0	NA
TOTAL*	205	20	10%

SnapStats®	October	November	Variance
Inventory	219	205	-6%
Solds	28	20	-29%
Sale Price	\$1,014,500	\$890,000	-12%
Sale Price SQFT	\$388	\$451	16%
Sale to List Price Ratio	99%	97%	-2%
Days on Market	20	28	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 DETACHED HOUSES

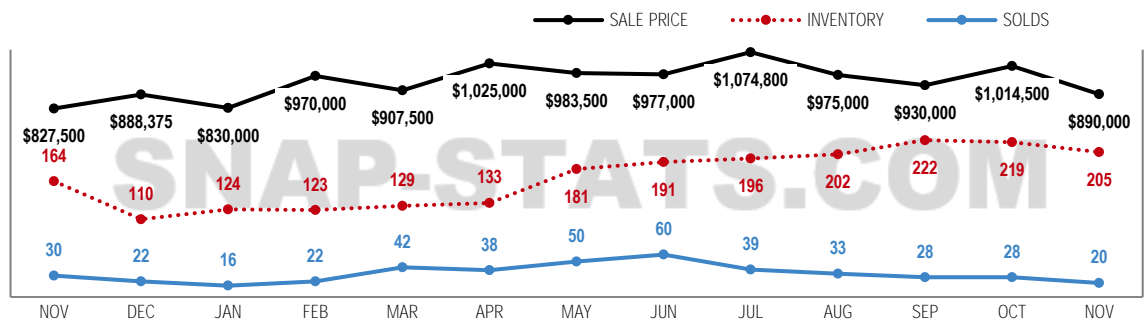
SnapStats®	Inventory	Sales	Sales Ratio
Dewdney Deroche	2	0	NA
Durieu	5	1	20%
Hatzic	15	0	NA
Hemlock	3	0	NA
Lake Errock	8	1	13%
Mission	160	18	11%
Mission West	9	0	NA
Stave Falls	3	0	NA
Steelhead	0	0	NA
TOTAL*	205	20	10%

Market Summary

- Market Type Indicator **MISSION DETACHED**: Buyers Market at 10% Sales Ratio average (1 in 10 homes selling rate)
- Homes are selling on average 3% below list price
- Most Active Price Band** \$700,000 to \$800,000 with average 36% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$900,000 to \$1 mil, Mission and 5 to 6 bedroom properties
- Sellers Best Bet** Selling homes in Lake Errock and up to 2 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

SnapStats Publishing
SnapStats Publishing Company
604.229.0521

snap-stats.com
snapstatsinfo@gmail.com



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	18	0	NA
500,001 – 600,000	19	2	11%
600,001 – 700,000	17	1	6%
700,001 – 800,000	13	1	8%
800,001 – 900,000	3	0	NA
900,001 – 1,000,000	0	0	NA
1,000,001 – 1,250,000	0	0	NA
1,250,001 – 1,500,000	0	0	NA
1,500,001 – 1,750,000	0	0	NA
1,750,001 – 2,000,000	0	0	NA
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	0	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	0	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	80	7	9%

0 to 1 Bedroom	15	1	7%
2 Bedrooms	34	2	6%
3 Bedrooms	25	4	16%
4 Bedrooms & Greater	6	0	NA
TOTAL*	80	7	9%

SnapStats®	October	November	Variance
Inventory	71	80	13%
Solds	7	7	0%
Sale Price	\$625,000	\$595,000	-5%
Sale Price SQFT	\$471	\$578	23%
Sale to List Price Ratio	98%	99%	1%
Days on Market	26	55	112%

*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

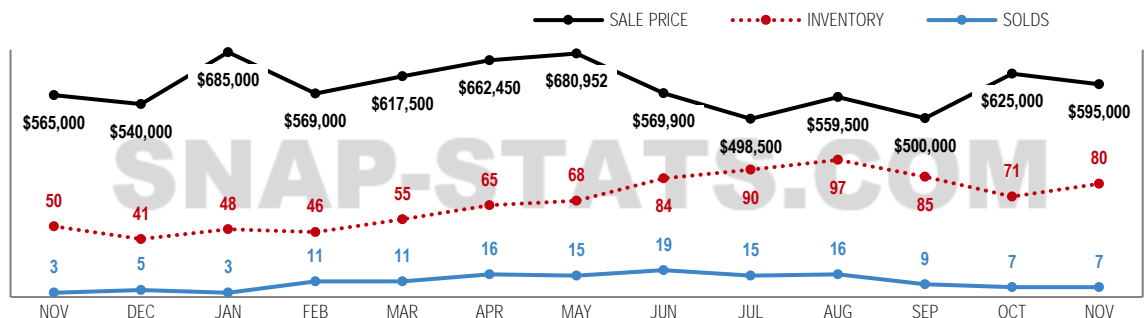
SnapStats®	Inventory	Sales	Sales Ratio
Dewdney Deroche	0	0	NA
Durieu	0	0	NA
Hatzic	0	0	NA
Hemlock	13	0	NA
Lake Errock	0	0	NA
Mission	62	7	11%
Mission West	5	0	NA
Stave Falls	0	0	NA
Steelhead	0	0	NA
TOTAL*	80	7	9%

Market Summary

- Market Type Indicator **MISSION ATTACHED**: Buyers Market at 9% Sales Ratio average (9 in 100 homes selling rate)
- Homes are selling on average 1% 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 2 bedroom properties
- Sellers Best Bet** Selling homes in Mission and 3 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

SnapStats Publishing
SnapStats Publishing Company
604.229.0521

snap-stats.com
snapstatsinfo@gmail.com

