

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



December 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	0	NA
800,001 - 900,000	1	1	100%
900,001 - 1,000,000	10	1	10%
1,000,001 - 1,250,000	21	17	81%
1,250,001 - 1,500,000	112	26	23%
1,500,001 - 1,750,000	131	13	10%
1,750,001 - 2,000,000	103	5	5%
2,000,001 - 2,250,000	61	3	5%
2,250,001 - 2,500,000	72	1	1%
2,500,001 - 2,750,000	20	2	10%
2,750,001 - 3,000,000	24	2	8%
3,000,001 - 3,500,000	14	0	NA
3,500,001 - 4,000,000	10	0	NA
4,000,001 - 4,500,000	1	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	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	1	0	NA
TOTAL*	584	71	12%

2 Bedrooms & Less	11	2	18%
3 to 4 Bedrooms	148	32	22%
5 to 6 Bedrooms	201	21	10%
7 Bedrooms & More	224	16	7%
TOTAL*	584	71	12%

SnapStats®	November	December	Variance
Inventory	814	584	-28%
Solds	77	71	-8%
Sale Price	\$1,455,000	\$1,355,000	-7%
Sale Price SQFT	\$597	\$576	-4%
Sale to List Price Ratio	97%	95%	-2%
Days on Market	28	27	-4%

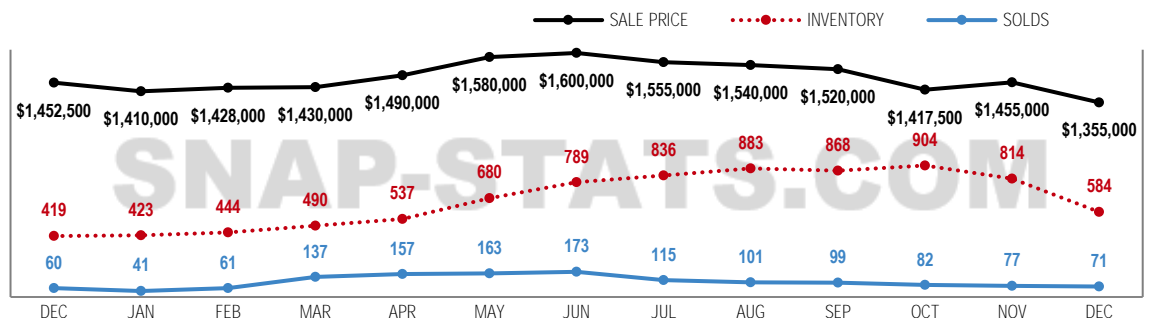
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **SURREY DETACHED**: 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 mil to \$1.25 mil with average 81% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$2.25 mil to \$2.5 mil, Panorama Ridge, Sullivan Station and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Bolivar Heights, Fraser Heights 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	10	2	20%
300,001 – 400,000	34	5	15%
400,001 – 500,000	115	39	34%
500,001 – 600,000	161	41	25%
600,001 – 700,000	148	27	18%
700,001 – 800,000	88	18	20%
800,001 – 900,000	78	27	35%
900,001 – 1,000,000	69	8	12%
1,000,001 – 1,250,000	36	4	11%
1,250,001 – 1,500,000	4	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*	744	171	23%

0 to 1 Bedroom	203	43	21%
2 Bedrooms	298	69	23%
3 Bedrooms	161	42	26%
4 Bedrooms & Greater	82	17	21%
TOTAL*	744	171	23%

SnapStats®	November	December	Variance
Inventory	1052	744	-29%
Solds	166	171	3%
Sale Price	\$587,000	\$600,000	2%
Sale Price SQFT	\$649	\$609	-6%
Sale to List Price Ratio	98%	99%	1%
Days on Market	21	22	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 CONDOS & TOWNHOMES

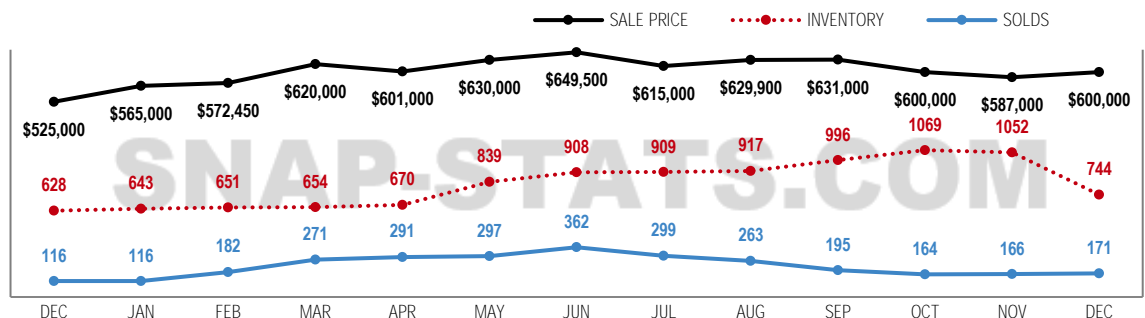
SnapStats®	Inventory	Sales	Sales Ratio
Bear Creek Green Timbers	22	5	23%
Bolivar Heights	2	0	NA
Bridgeview	2	0	NA
Cedar Hills	5	0	NA
East Newton	48	15	31%
Fleetwood Tynehead	55	20	36%
Fraser Heights	8	1	13%
Guildford	56	24	43%
Panorama Ridge	20	3	15%
Port Kells	0	0	NA
Queen Mary Park	43	9	21%
Royal Heights	3	0	NA
Sullivan Station	48	11	23%
West Newton	85	13	15%
Whalley	347	70	20%
TOTAL*	744	171	23%

Market Summary

- Market Type Indicator **SURREY ATTACHED**: Sellers Market at 23% Sales Ratio average (2.3 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 34% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1 mil to \$1.25 mil, Fraser Heights and up to 1 / minimum 4 bedroom properties
- Sellers Best Bet** Selling homes in Fleetwood Tynehead, Guildford 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



Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 - 700,000	0	1	NA*
700,001 - 800,000	0	1	NA*
800,001 - 900,000	0	0	NA
900,001 - 1,000,000	2	0	NA
1,000,001 - 1,250,000	1	1	100%
1,250,001 - 1,500,000	13	10	77%
1,500,001 - 1,750,000	31	5	16%
1,750,001 - 2,000,000	50	4	8%
2,000,001 - 2,250,000	18	4	22%
2,250,001 - 2,500,000	23	2	9%
2,500,001 - 2,750,000	11	2	18%
2,750,001 - 3,000,000	23	1	4%
3,000,001 - 3,500,000	21	2	10%
3,500,001 - 4,000,000	18	1	6%
4,000,001 - 4,500,000	9	0	NA
4,500,001 - 5,000,000	9	1	11%
5,000,001 - 5,500,000	2	0	NA
5,500,001 - 6,000,000	5	0	NA
6,000,001 - 6,500,000	1	0	NA
6,500,001 - 7,000,000	1	0	NA
7,000,001 & Greater	4	0	NA
TOTAL*	242	35	14%

2 Bedrooms & Less	17	4	24%
3 to 4 Bedrooms	98	15	15%
5 to 6 Bedrooms	100	12	12%
7 Bedrooms & More	27	4	15%
TOTAL*	242	35	14%

SnapStats®	November	December	Variance
Inventory	356	242	-32%
Solds	41	35	-15%
Sale Price	\$1,795,000	\$1,742,857	-3%
Sale Price SQFT	\$638	\$573	-10%
Sale to List Price Ratio	97%	98%	1%
Days on Market	32	35	9%

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

Community DETACHED HOUSES

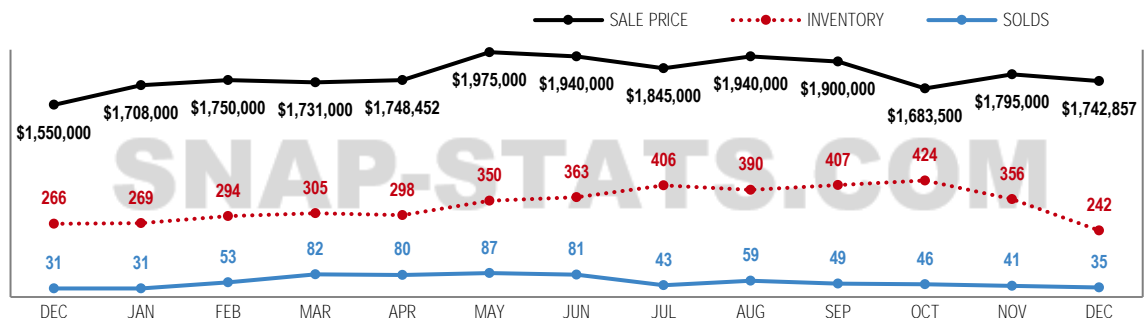
SnapStats®	Inventory	Sales	Sales Ratio
Crescent Beach Ocean Park	43	2	5%
Elgin Chantrell	29	3	10%
Grandview	24	3	13%
Hazelmere	2	0	NA
King George Corridor	27	8	30%
Morgan Creek	17	4	24%
Pacific Douglas	24	3	13%
Sunnyside Park	21	5	24%
White Rock	55	7	13%
TOTAL*	242	35	14%

Market Summary

- Market Type Indicator **S SURREY WHITE ROCK DETACHED**: Balanced Market at 14% Sales Ratio average (1.4 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 77% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$2.75 mil to \$3 mil, Crescent Beach Ocean Park and 5 to 6 bedroom properties
- Sellers Best Bet** Selling homes in King George Corridor 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	1	1	100%
400,001 – 500,000	12	3	25%
500,001 – 600,000	28	12	43%
600,001 – 700,000	42	10	24%
700,001 – 800,000	20	9	45%
800,001 – 900,000	38	11	29%
900,001 – 1,000,000	22	13	59%
1,000,001 – 1,250,000	37	6	16%
1,250,001 – 1,500,000	31	4	13%
1,500,001 – 1,750,000	6	0	NA
1,750,001 – 2,000,000	3	0	NA
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	2	0	NA
2,500,001 – 2,750,000	1	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	2	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	248	69	28%

0 to 1 Bedroom	34	6	18%
2 Bedrooms	129	33	26%
3 Bedrooms	50	22	44%
4 Bedrooms & Greater	35	8	23%
TOTAL*	248	69	28%

SnapStats®	November	December	Variance
Inventory	359	248	-31%
Solds	92	69	-25%
Sale Price	\$774,000	\$788,574	2%
Sale Price SQFT	\$599	\$589	-2%
Sale to List Price Ratio	98%	99%	1%
Days on Market	19	24	26%

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

Community CONDOS & TOWNHOMES

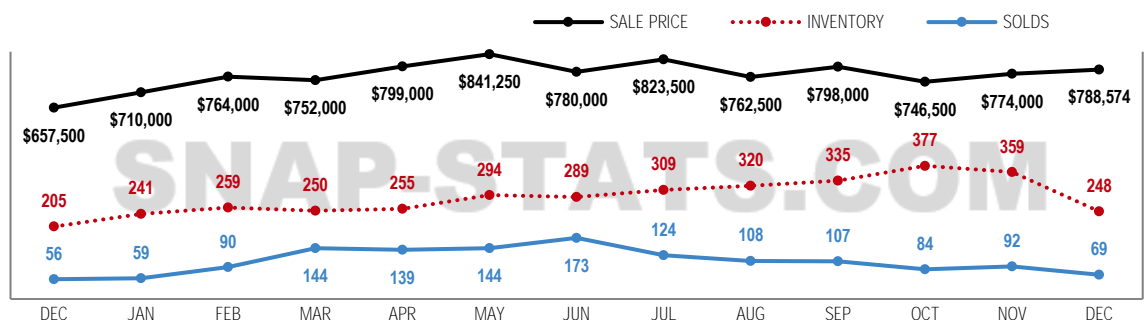
SnapStats®	Inventory	Sales	Sales Ratio
Crescent Beach Ocean Park	2	0	NA
Elgin Chantrell	9	3	33%
Grandview	65	24	37%
Hazelmere	0	0	NA
King George Corridor	27	10	37%
Morgan Creek	12	2	17%
Pacific Douglas	9	6	67%
Sunnyside Park	15	6	40%
White Rock	109	18	17%
TOTAL*	248	69	28%

Market Summary

- Market Type Indicator **S SURREY WHITE ROCK ATTACHED**: Sellers Market at 28% Sales Ratio average (2.8 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 \$1.25 mil to \$1.5 mil, Morgan Creek, White Rock and up to 1 bedroom properties
- Sellers Best Bet** Selling homes in Pacific Douglas 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



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	8	6	75%
1,250,001 - 1,500,000	27	13	48%
1,500,001 - 1,750,000	29	1	3%
1,750,001 - 2,000,000	20	3	15%
2,000,001 - 2,250,000	6	1	17%
2,250,001 - 2,500,000	5	0	NA
2,500,001 - 2,750,000	2	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*	103	24	23%

2 Bedrooms & Less	1	0	NA
3 to 4 Bedrooms	41	6	15%
5 to 6 Bedrooms	44	16	36%
7 Bedrooms & More	17	2	12%
TOTAL*	103	24	23%

SnapStats®	November	December	Variance
Inventory	166	103	-38%
Solds	33	24	-27%
Sale Price	\$1,320,000	\$1,307,500	-1%
Sale Price SQFT	\$558	\$510	-9%
Sale to List Price Ratio	95%	94%	-1%
Days on Market	22	25	14%

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

Community DETACHED HOUSES

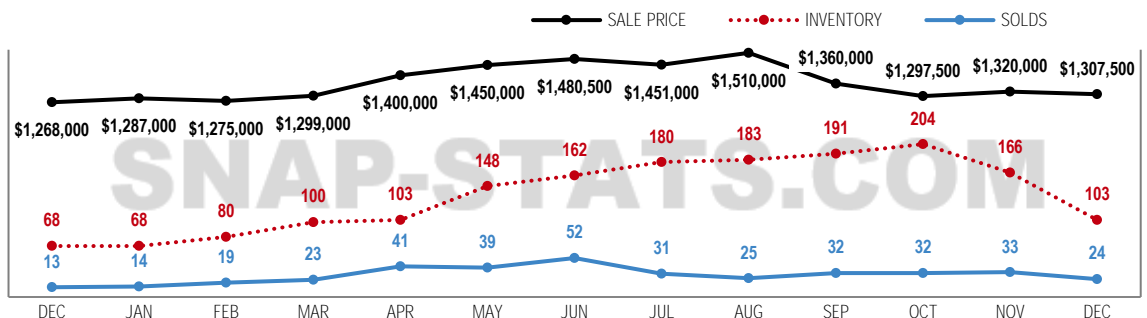
SnapStats®	Inventory	Sales	Sales Ratio
Annieville	23	5	22%
Nordel	30	10	33%
Scottsdale	33	5	15%
Sunshine Hills Woods	17	4	24%
TOTAL*	103	24	23%

Market Summary

- Market Type Indicator **NORTH DELTA DETACHED**: Sellers Market at 23% Sales Ratio average (2.3 in 10 homes selling rate)
- Homes are selling on average 6% below list price
- Most Active Price Band** \$1 mil to \$1.25 mil with average 75% 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 Nordel 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	0	0	NA
300,001 – 400,000	0	0	NA
400,001 – 500,000	3	2	67%
500,001 – 600,000	9	2	22%
600,001 – 700,000	4	2	50%
700,001 – 800,000	4	0	NA
800,001 – 900,000	4	0	NA
900,001 – 1,000,000	5	0	NA
1,000,001 – 1,250,000	1	1	100%
1,250,001 – 1,500,000	1	0	NA
1,500,001 – 1,750,000	0	0	NA
1,750,001 – 2,000,000	0	0	NA
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	0	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	0	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	31	7	23%

0 to 1 Bedroom	8	2	25%
2 Bedrooms	11	3	27%
3 Bedrooms	10	1	10%
4 Bedrooms & Greater	2	1	50%
TOTAL*	31	7	23%

SnapStats®	November	December	Variance
Inventory	44	31	-30%
Solds	14	7	-50%
Sale Price	\$569,750	\$595,000	4%
Sale Price SQFT	\$666	\$607	-9%
Sale to List Price Ratio	96%	99%	3%
Days on Market	14	24	71%

*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

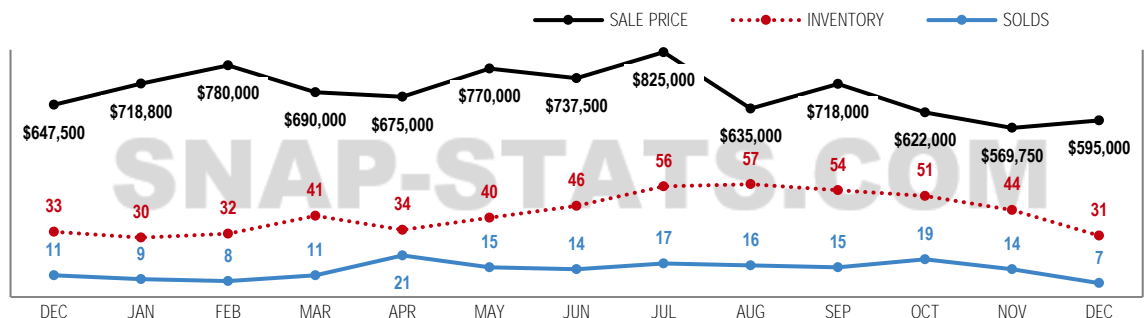
SnapStats®	Inventory	Sales	Sales Ratio
Annieville	6	2	33%
Nordel	4	0	NA
Scottsdale	11	3	27%
Sunshine Hills Woods	10	2	20%
TOTAL*	31	7	23%

Market Summary

- Market Type Indicator **NORTH DELTA ATTACHED**: Sellers Market at 23% Sales Ratio average (2.3 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band** \$500,000 to \$600,000 with average 22% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes in Sunshine Hills Woods and 3 bedroom properties
- 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	0	0	NA
1,000,001 - 1,250,000	4	6	150%*
1,250,001 - 1,500,000	32	12	38%
1,500,001 - 1,750,000	20	5	25%
1,750,001 - 2,000,000	15	1	7%
2,000,001 - 2,250,000	8	1	13%
2,250,001 - 2,500,000	5	0	NA
2,500,001 - 2,750,000	4	0	NA
2,750,001 - 3,000,000	8	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*	99	25	25%

2 Bedrooms & Less	4	0	NA
3 to 4 Bedrooms	23	13	57%
5 to 6 Bedrooms	47	11	23%
7 Bedrooms & More	25	1	4%
TOTAL*	99	25	25%

SnapStats®	November	December	Variance
Inventory	159	99	-38%
Solds	13	25	92%
Sale Price	\$1,385,000	\$1,417,000	2%
Sale Price SQFT	\$527	\$581	10%
Sale to List Price Ratio	99%	99%	0%
Days on Market	12	27	125%

*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

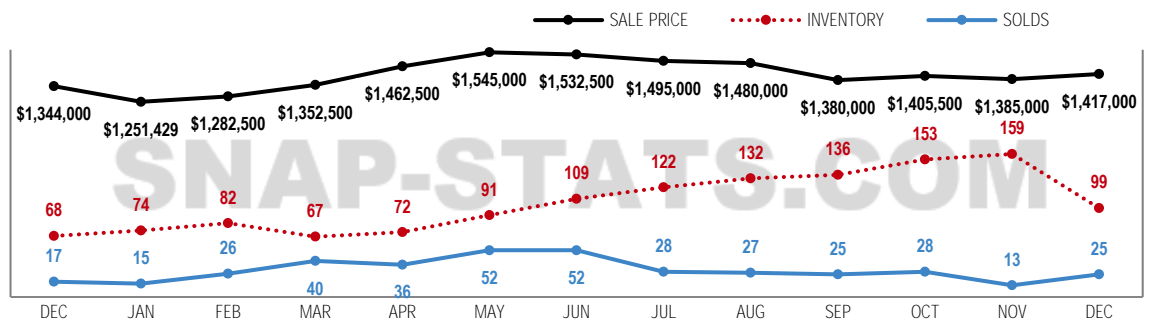
SnapStats®	Inventory	Sales	Sales Ratio
Clayton	23	5	22%
Cloverdale	75	20	27%
Serpentine	1	0	NA
TOTAL*	99	25	25%

Market Summary

- Market Type Indicator **CLOVERDALE DETACHED**: Sellers Market at 25% Sales Ratio average (2.5 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band** \$1.25 mil to \$1.5 mil with average 38% 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

**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	0	NA
300,001 – 400,000	2	1	50%
400,001 – 500,000	8	4	50%
500,001 – 600,000	10	6	60%
600,001 – 700,000	7	4	57%
700,001 – 800,000	10	7	70%
800,001 – 900,000	19	6	32%
900,001 – 1,000,000	10	4	40%
1,000,001 – 1,250,000	5	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*	74	32	43%

0 to 1 Bedroom	10	6	60%
2 Bedrooms	26	13	50%
3 Bedrooms	29	9	31%
4 Bedrooms & Greater	9	4	44%
TOTAL*	74	32	43%

SnapStats®	November	December	Variance
Inventory	104	74	-29%
Solds	32	32	0%
Sale Price	\$732,500	\$706,000	-4%
Sale Price SQFT	\$571	\$579	1%
Sale to List Price Ratio	98%	101%	3%
Days on Market	28	19	-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.

Community CONDOS & TOWNHOMES

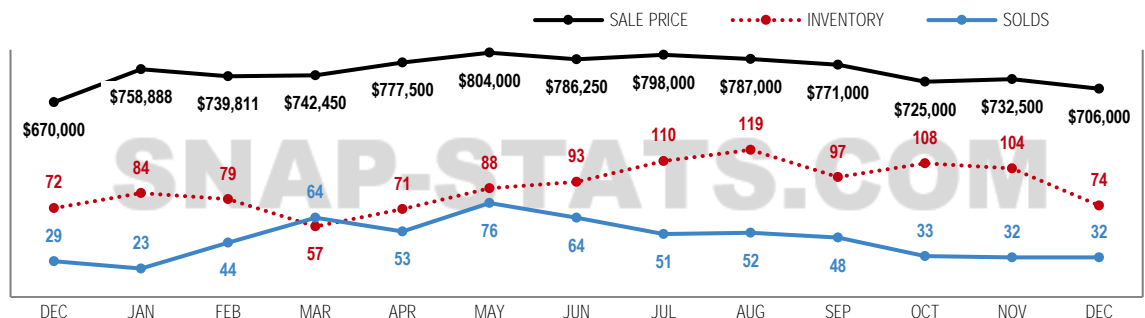
SnapStats®	Inventory	Sales	Sales Ratio
Clayton	38	19	50%
Cloverdale	36	13	36%
Serpentine	0	0	NA
TOTAL*	74	32	43%

Market Summary

- Market Type Indicator **CLOVERDALE ATTACHED**: Sellers Market at 43% Sales Ratio average (4.3 in 10 homes selling rate)
- Homes are selling on average 1% above list price
- Most Active Price Band** \$700,000 to \$800,000 with average 70% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$800,000 to \$900,000, Cloverdale and 3 bedroom properties
- Sellers Best Bet** Selling homes in Clayton 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	0	0	NA
800,001 - 900,000	1	1	100%
900,001 - 1,000,000	1	2	200%*
1,000,001 - 1,250,000	20	16	80%
1,250,001 - 1,500,000	59	15	25%
1,500,001 - 1,750,000	57	7	12%
1,750,001 - 2,000,000	38	1	3%
2,000,001 - 2,250,000	16	1	6%
2,250,001 - 2,500,000	14	1	7%
2,500,001 - 2,750,000	23	0	NA
2,750,001 - 3,000,000	7	0	NA
3,000,001 - 3,500,000	6	1	17%
3,500,001 - 4,000,000	5	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	1	0	NA
7,000,001 & Greater	1	0	NA
TOTAL*	254	45	18%

2 Bedrooms & Less	10	0	NA
3 to 4 Bedrooms	108	29	27%
5 to 6 Bedrooms	95	15	16%
7 Bedrooms & More	41	1	2%
TOTAL*	254	45	18%

SnapStats®	November	December	Variance
Inventory	358	254	-29%
Solds	46	45	-2%
Sale Price	\$1,518,500	\$1,298,000	-15%
Sale Price SQFT	\$611	\$542	-11%
Sale to List Price Ratio	96%	98%	2%
Days on Market	20	18	-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

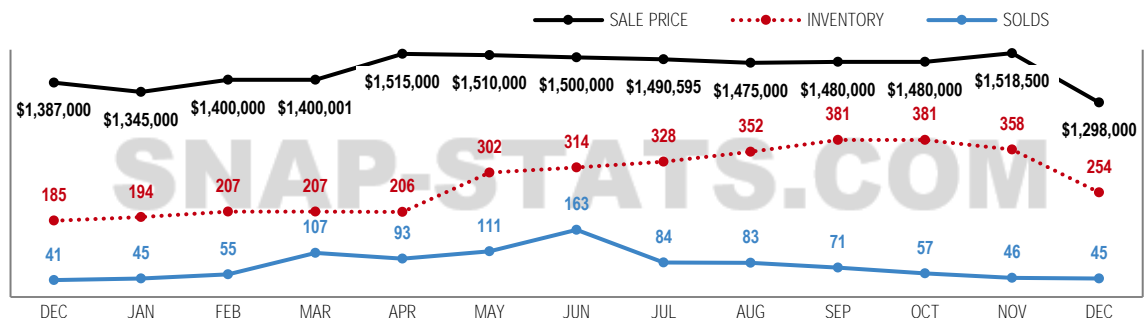
SnapStats®	Inventory	Sales	Sales Ratio
Aldergrove	26	6	23%
Brookwood	42	5	12%
Campbell Valley	9	1	11%
County Line Glen Valley	0	0	NA
Fort Langley	11	1	9%
Langley City	55	7	13%
Murrayville	17	2	12%
Otter District	2	0	NA
Salmon River	17	1	6%
Walnut Grove	13	11	85%
Willoughby Heights	62	11	18%
TOTAL*	254	45	18%

Market Summary

- Market Type Indicator **LANGLEY 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 mil to \$1.25 mil with average 80% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.75 mil to \$2 mil, Fort Langley, Salmon River and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Walnut Grove 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	4	6	150%*
400,001 – 500,000	28	19	68%
500,001 – 600,000	70	28	40%
600,001 – 700,000	69	20	29%
700,001 – 800,000	45	11	24%
800,001 – 900,000	43	12	28%
900,001 – 1,000,000	27	11	41%
1,000,001 – 1,250,000	31	3	10%
1,250,001 – 1,500,000	3	0	NA
1,500,001 – 1,750,000	0	0	NA
1,750,001 – 2,000,000	1	1	100%
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*	321	111	35%

0 to 1 Bedroom	60	22	37%
2 Bedrooms	156	58	37%
3 Bedrooms	74	23	31%
4 Bedrooms & Greater	31	8	26%
TOTAL*	321	111	35%

SnapStats®	November	December	Variance
Inventory	416	321	-23%
Solds	109	111	2%
Sale Price	\$650,000	\$615,000	-5%
Sale Price SQFT	\$578	\$614	6%
Sale to List Price Ratio	96%	99%	3%
Days on Market	18	22	22%

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

Community CONDOS & TOWNHOMES

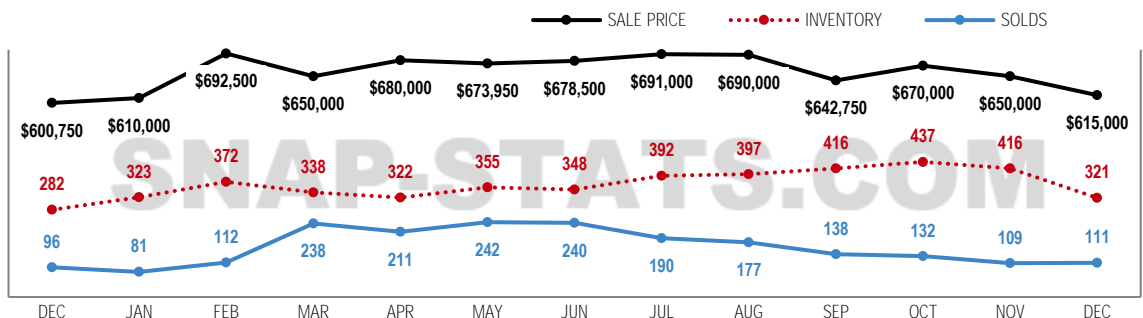
SnapStats®	Inventory	Sales	Sales Ratio
Aldergrove	7	1	14%
Brookwood	0	0	NA
Campbell Valley	0	0	NA
County Line Glen Valley	0	0	NA
Fort Langley	4	2	50%
Langley City	102	38	37%
Murrayville	11	4	36%
Otter District	0	0	NA
Salmon River	2	1	50%
Walnut Grove	20	13	65%
Willoughby Heights	175	52	30%
TOTAL*	321	111	35%

Market Summary

- Market Type Indicator **LANGLEY ATTACHED**: Sellers Market at 35% Sales Ratio average (3.5 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 68% 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 Walnut Grove 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 DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 - 700,000	0	0	NA
700,001 - 800,000	0	1	NA*
800,001 - 900,000	3	3	100%
900,001 - 1,000,000	16	8	50%
1,000,001 - 1,250,000	73	22	30%
1,250,001 - 1,500,000	57	2	4%
1,500,001 - 1,750,000	39	2	5%
1,750,001 - 2,000,000	19	0	NA
2,000,001 - 2,250,000	5	0	NA
2,250,001 - 2,500,000	6	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	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	1	0	NA
TOTAL*	222	38	17%

2 Bedrooms & Less	8	2	25%
3 to 4 Bedrooms	83	22	27%
5 to 6 Bedrooms	100	11	11%
7 Bedrooms & More	31	3	10%
TOTAL*	222	38	17%

SnapStats®	November	December	Variance
Inventory	327	222	-32%
Solds	51	38	-25%
Sale Price	\$1,070,000	\$1,078,500	1%
Sale Price SQFT	\$427	\$444	4%
Sale to List Price Ratio	97%	95%	-2%
Days on Market	21	25	19%

*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

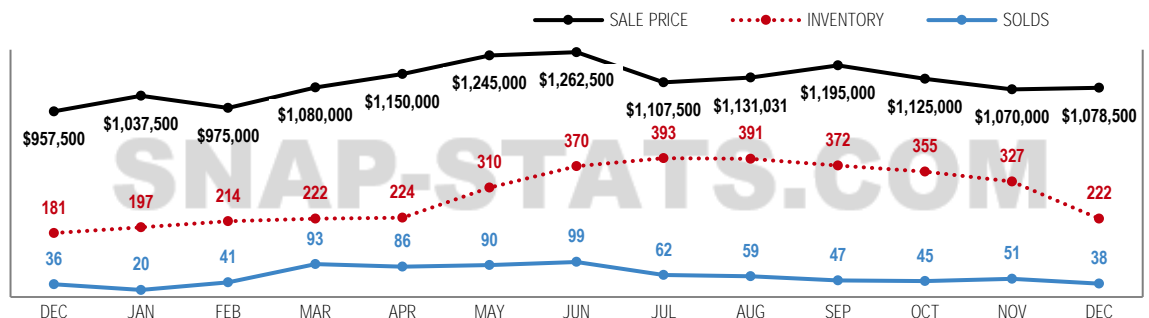
SnapStats®	Inventory	Sales	Sales Ratio
Abbotsford East	90	20	22%
Abbotsford West	63	11	17%
Aberdeen	14	0	NA
Bradner	0	0	NA
Central Abbotsford	42	7	17%
Matsqui	1	0	NA
Poplar	6	0	NA
Sumas Mountain	2	0	NA
Sumas Prairie	4	0	NA
TOTAL*	222	38	17%

Market Summary

- Market Type Indicator **ABBOTSFORD DETACHED**: Balanced Market at 17% Sales Ratio average (1.7 in 10 homes selling rate)
- Homes are selling on average 5% below list price
- Most Active Price Band** \$900,000 to \$1 mil with average 50% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.25 mil to \$1.75 mil, Abbotsford West, Central Abbotsford and minimum 5 bedroom properties
- Sellers Best Bet** Selling homes in Abbotsford East 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	4	5	125%*
300,001 – 400,000	29	13	45%
400,001 – 500,000	60	17	28%
500,001 – 600,000	28	12	43%
600,001 – 700,000	36	6	17%
700,001 – 800,000	24	4	17%
800,001 – 900,000	15	3	20%
900,001 – 1,000,000	4	0	NA
1,000,001 – 1,250,000	2	0	NA
1,250,001 – 1,500,000	0	0	NA
1,500,001 – 1,750,000	0	0	NA
1,750,001 – 2,000,000	0	0	NA
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	0	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	0	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	202	60	30%

0 to 1 Bedroom	34	8	24%
2 Bedrooms	116	36	31%
3 Bedrooms	39	13	33%
4 Bedrooms & Greater	13	3	23%
TOTAL*	202	60	30%

SnapStats®	November	December	Variance
Inventory	246	202	-18%
Solds	79	60	-24%
Sale Price	\$485,000	\$485,000	0%
Sale Price SQFT	\$447	\$437	-2%
Sale to List Price Ratio	97%	99%	2%
Days on Market	21	29	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

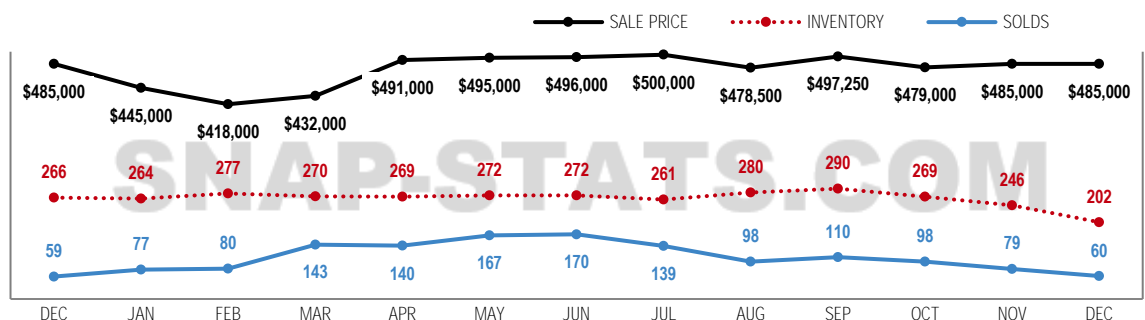
SnapStats®	Inventory	Sales	Sales Ratio
Abbotsford East	21	10	48%
Abbotsford West	77	25	32%
Aberdeen	3	0	NA
Bradner	0	0	NA
Central Abbotsford	95	20	21%
Matsqui	0	0	NA
Poplar	6	5	83%
Sumas Mountain	0	0	NA
Sumas Prairie	0	0	NA
TOTAL*	202	60	30%

Market Summary

- Market Type Indicator **ABBOTSFORD 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** \$300,000 to \$400,000 with average 45% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$600,000 to \$800,000, Central Abbotsford and minimum 4 bedroom properties
- Sellers Best Bet** Selling homes in Abbotsford East 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



Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 - 700,000	6	4	67%
700,001 - 800,000	7	5	71%
800,001 - 900,000	12	7	58%
900,001 - 1,000,000	29	7	24%
1,000,001 - 1,250,000	38	7	18%
1,250,001 - 1,500,000	29	1	3%
1,500,001 - 1,750,000	7	1	14%
1,750,001 - 2,000,000	8	0	NA
2,000,001 - 2,250,000	1	0	NA
2,250,001 - 2,500,000	2	0	NA
2,500,001 - 2,750,000	0	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*	143	32	22%

2 Bedrooms & Less	9	2	22%
3 to 4 Bedrooms	72	22	31%
5 to 6 Bedrooms	45	7	16%
7 Bedrooms & More	17	1	6%
TOTAL*	143	32	22%

SnapStats®	November	December	Variance
Inventory	205	143	-30%
Solds	20	32	60%
Sale Price	\$890,000	\$907,500	2%
Sale Price SQFT	\$451	\$431	-4%
Sale to List Price Ratio	97%	97%	0%
Days on Market	28	35	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

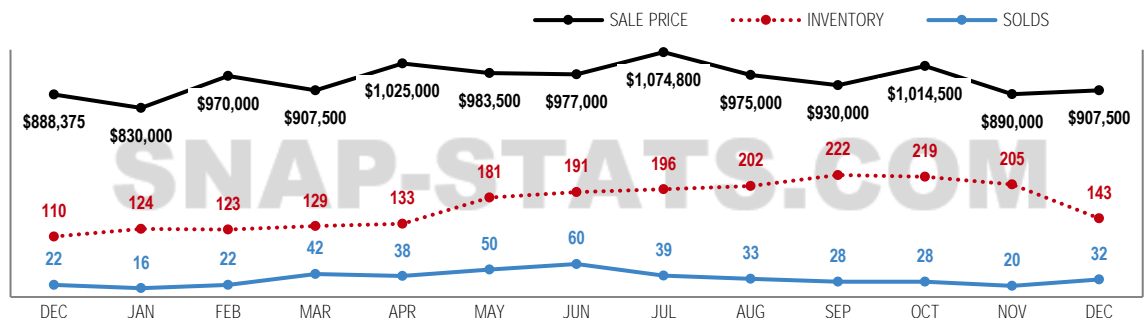
SnapStats®	Inventory	Sales	Sales Ratio
Dewdney Deroche	2	0	NA
Durieu	3	1	33%
Hatzic	14	1	7%
Hemlock	5	0	NA
Lake Errock	3	1	33%
Mission	107	29	27%
Mission West	6	0	NA
Stave Falls	2	0	NA
Steelhead	1	0	NA
TOTAL*	143	32	22%

Market Summary

- Market Type Indicator **MISSION DETACHED**: 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** \$800,000 to \$900,000 with average 58% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.25 mil to \$1.5 mil, Hatzic and minimum 7 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



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	13	1	8%
400,001 – 500,000	10	5	50%
500,001 – 600,000	14	1	7%
600,001 – 700,000	14	2	14%
700,001 – 800,000	12	4	33%
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*	66	13	20%

0 to 1 Bedroom	13	2	15%
2 Bedrooms	29	5	17%
3 Bedrooms	18	5	28%
4 Bedrooms & Greater	6	1	17%
TOTAL*	66	13	20%

SnapStats®	November	December	Variance
Inventory	80	66	-18%
Solds	7	13	86%
Sale Price	\$595,000	\$508,000	-15%
Sale Price SQFT	\$578	\$411	-29%
Sale to List Price Ratio	99%	94%	-5%
Days on Market	55	33	-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

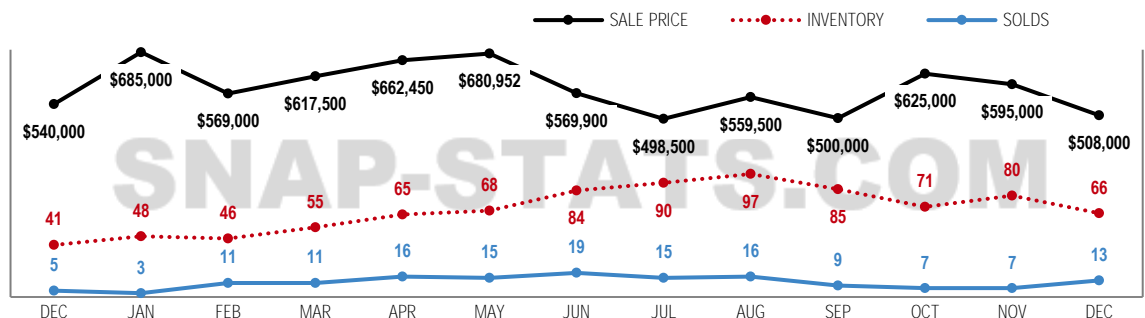
SnapStats®	Inventory	Sales	Sales Ratio
Dewdney Deroche	0	0	NA
Durieu	0	0	NA
Hatzic	0	0	NA
Hemlock	7	1	14%
Lake Errock	0	0	NA
Mission	56	9	16%
Mission West	2	3	150%*
Stave Falls	1	0	NA
Steelhead	0	0	NA
TOTAL*	66	13	20%

Market Summary

- Market Type Indicator **MISSION ATTACHED**: Balanced Market at 20% Sales Ratio average (2 in 10 homes selling rate)
- Homes are selling on average 6% below list price
- Most Active Price Band** \$400,000 to \$500,000 with average 50% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$500,000 to \$600,000 and up to 1 bedroom properties
- Sellers Best Bet** Selling homes in Mission and 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

