

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

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**SnapStats Publishing**

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# FRASER VALLEY EDITION

Surrey  
South Surrey  
White Rock  
North Delta  
Cloverdale  
Langley  
Abbotsford  
Mission



## Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 - 700,000	0	0	NA
700,001 - 800,000	0	0	NA
800,001 - 900,000	1	0	NA
900,001 - 1,000,000	8	2	25%
1,000,001 - 1,250,000	23	8	35%
1,250,001 - 1,500,000	109	34	31%
1,500,001 - 1,750,000	127	19	15%
1,750,001 - 2,000,000	97	7	7%
2,000,001 - 2,250,000	60	6	10%
2,250,001 - 2,500,000	76	2	3%
2,500,001 - 2,750,000	18	1	6%
2,750,001 - 3,000,000	27	1	4%
3,000,001 - 3,500,000	12	0	NA
3,500,001 - 4,000,000	11	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	10	0	NA
6,000,001 - 6,500,000	3	0	NA
6,500,001 - 7,000,000	1	0	NA
7,000,001 & Greater	1	0	NA
TOTAL*	587	80	14%

2 Bedrooms & Less	13	1	8%
3 to 4 Bedrooms	163	23	14%
5 to 6 Bedrooms	198	29	15%
7 Bedrooms & More	213	27	13%
TOTAL*	587	80	14%

SnapStats®	December	January	Variance
Inventory	584	587	1%
Solds	71	80	13%
Sale Price	\$1,355,000	\$1,488,500	10%
Sale Price SQFT	\$576	\$569	-1%
Sale to List Price Ratio	95%	99%	4%
Days on Market	27	36	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

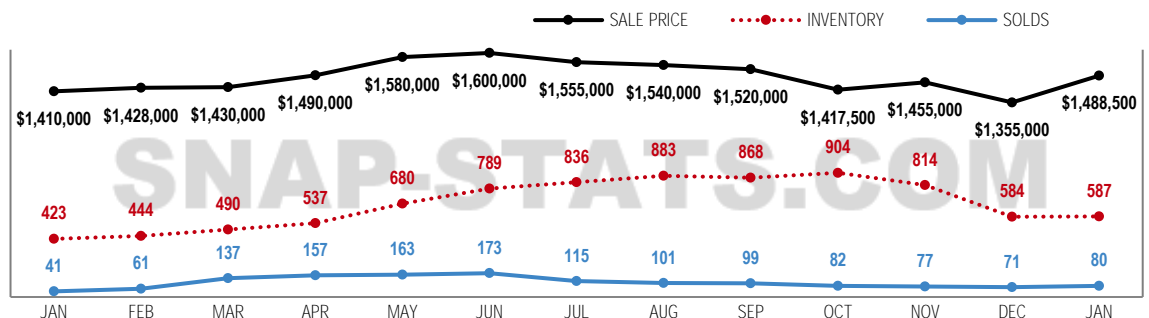
SnapStats®	Inventory	Sales	Sales Ratio
Bear Creek Green Timbers	38	8	21%
Bolivar Heights	57	5	9%
Bridgeview	12	1	8%
Cedar Hills	33	4	12%
East Newton	69	9	13%
Fleetwood Tynehead	66	18	27%
Fraser Heights	43	5	12%
Guildford	24	5	21%
Panorama Ridge	55	3	5%
Port Kells	2	0	NA
Queen Mary Park	31	3	10%
Royal Heights	16	3	19%
Sullivan Station	32	5	16%
West Newton	65	8	12%
Whalley	44	3	7%
TOTAL*	587	80	14%

## Market Summary

- Market Type Indicator **SURREY DETACHED**: Balanced Market at 14% Sales Ratio average (1.4 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 35% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$2.25 mil to \$2.5 mil, Panorama Ridge and up to 2 bedroom properties
- Sellers Best Bet\*\* Selling homes in Bear Creek Green Timbers, Fleetwood Tynehead, Guildford and 5 to 6 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	10	4	40%
300,001 – 400,000	31	13	42%
400,001 – 500,000	128	43	34%
500,001 – 600,000	179	41	23%
600,001 – 700,000	155	33	21%
700,001 – 800,000	85	14	16%
800,001 – 900,000	97	22	23%
900,001 – 1,000,000	79	14	18%
1,000,001 – 1,250,000	42	2	5%
1,250,001 – 1,500,000	6	0	NA
1,500,001 – 1,750,000	1	0	NA
1,750,001 – 2,000,000	0	0	NA
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	0	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	0	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	1	0	NA
<b>TOTAL*</b>	<b>814</b>	<b>186</b>	<b>23%</b>

0 to 1 Bedroom	227	56	25%
2 Bedrooms	304	79	26%
3 Bedrooms	181	37	20%
4 Bedrooms & Greater	102	14	14%
<b>TOTAL*</b>	<b>814</b>	<b>186</b>	<b>23%</b>

SnapStats®	December	January	Variance
Inventory	744	814	9%
Solds	171	186	9%
Sale Price	\$600,000	\$576,250	-4%
Sale Price SQFT	\$609	\$648	6%
Sale to List Price Ratio	99%	98%	-1%
Days on Market	22	33	50%

\*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

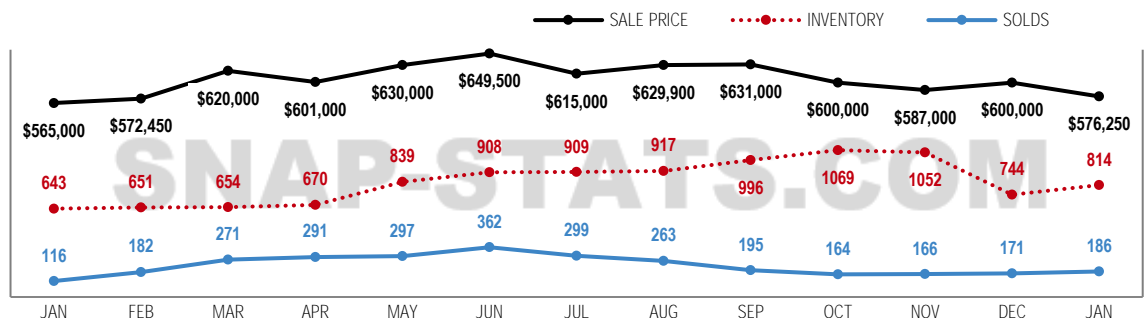
SnapStats®	Inventory	Sales	Sales Ratio
Bear Creek Green Timbers	23	7	30%
Bolivar Heights	3	2	67%
Bridgeview	1	0	NA
Cedar Hills	7	0	NA
East Newton	64	8	13%
Fleetwood Tynehead	62	20	32%
Fraser Heights	6	3	50%
Guildford	52	27	52%
Panorama Ridge	29	2	7%
Port Kells	0	0	NA
Queen Mary Park	59	7	12%
Royal Heights	3	0	NA
Sullivan Station	55	15	27%
West Newton	83	17	20%
Whalley	367	78	21%
<b>TOTAL*</b>	<b>814</b>	<b>186</b>	<b>23%</b>

## 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 2% below list price
- Most Active Price Band\*\* \$300,000 to \$400,000 with average 42% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1 mil to \$1.25 mil, East Newton, Panorama Ridge, Queen Mary Park and 4 plus bedrooms
- Sellers Best Bet\*\* Selling homes in Bear Creek Green Timbers, Fleetwood Tynehead, Guildford and up to 2 bedrooms

\*\*With minimum inventory of 10 in most instances

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## Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 - 700,000	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	1	1	100%
1,250,001 - 1,500,000	18	9	50%
1,500,001 - 1,750,000	34	12	35%
1,750,001 - 2,000,000	56	2	4%
2,000,001 - 2,250,000	20	1	5%
2,250,001 - 2,500,000	25	2	8%
2,500,001 - 2,750,000	12	0	NA
2,750,001 - 3,000,000	24	2	8%
3,000,001 - 3,500,000	20	2	10%
3,500,001 - 4,000,000	18	2	11%
4,000,001 - 4,500,000	7	0	NA
4,500,001 - 5,000,000	11	0	NA
5,000,001 - 5,500,000	1	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	2	0	NA
7,000,001 & Greater	4	0	NA
TOTAL*	260	34	13%

2 Bedrooms & Less	14	4	29%
3 to 4 Bedrooms	105	18	17%
5 to 6 Bedrooms	111	10	9%
7 Bedrooms & More	30	2	7%
TOTAL*	260	34	13%

SnapStats®	December	January	Variance
Inventory	242	260	7%
Solds	35	34	-3%
Sale Price	\$1,742,857	\$1,604,000	-8%
Sale Price SQFT	\$573	\$706	23%
Sale to List Price Ratio	98%	98%	0%
Days on Market	35	36	3%

\*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

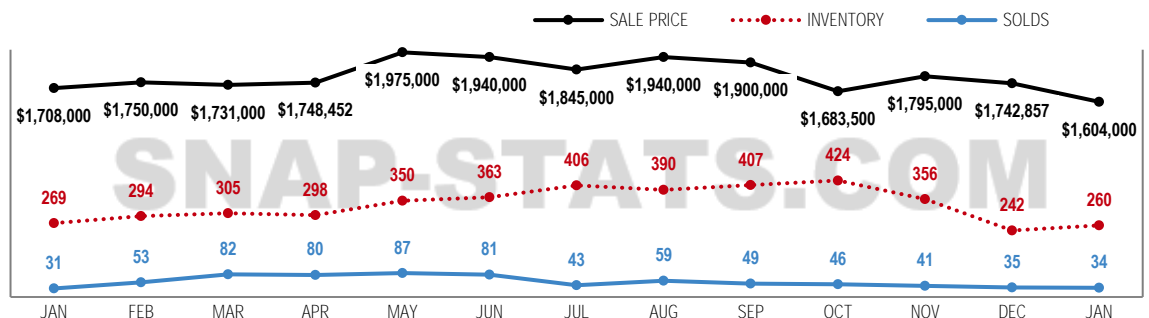
SnapStats®	Inventory	Sales	Sales Ratio
Crescent Beach Ocean Park	42	9	21%
Elgin Chantrell	26	2	8%
Grandview	30	3	10%
Hazelmere	2	0	NA
King George Corridor	33	6	18%
Morgan Creek	18	2	11%
Pacific Douglas	24	2	8%
Sunnyside Park	27	1	4%
White Rock	58	9	16%
TOTAL*	260	34	13%

## Market Summary

- Market Type Indicator **S SURREY WHITE ROCK DETACHED**: Balanced Market at 13% Sales Ratio average (1.3 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 50% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.75 mil to \$2.25 mil, Sunnyside Park and minimum 7 bedroom properties
- Sellers Best Bet\*\* Selling homes in Crescent Beach Ocean Park and up to 2 bedroom properties

\*\*With minimum inventory of 10 in most instances

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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	1	20%
400,001 – 500,000	15	7	47%
500,001 – 600,000	31	14	45%
600,001 – 700,000	37	14	38%
700,001 – 800,000	29	10	34%
800,001 – 900,000	31	12	39%
900,001 – 1,000,000	33	7	21%
1,000,001 – 1,250,000	44	19	43%
1,250,001 – 1,500,000	32	4	13%
1,500,001 – 1,750,000	7	0	NA
1,750,001 – 2,000,000	4	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	2	0	NA
3,500,001 – 4,000,000	2	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	277	88	32%

0 to 1 Bedroom	38	10	26%
2 Bedrooms	142	47	33%
3 Bedrooms	58	19	33%
4 Bedrooms & Greater	39	12	31%
TOTAL*	277	88	32%

SnapStats®	December	January	Variance
Inventory	248	277	12%
Solds	69	88	28%
Sale Price	\$788,574	\$782,500	-1%
Sale Price SQFT	\$589	\$632	7%
Sale to List Price Ratio	99%	98%	-1%
Days on Market	24	28	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

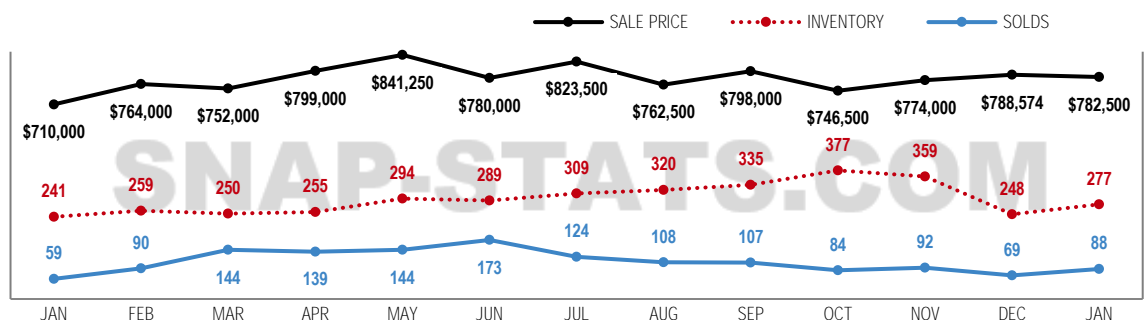
SnapStats®	Inventory	Sales	Sales Ratio
Crescent Beach Ocean Park	1	1	100%
Elgin Chantrell	10	1	10%
Grandview	64	31	48%
Hazelmere	1	0	NA
King George Corridor	38	16	42%
Morgan Creek	10	3	30%
Pacific Douglas	10	4	40%
Sunnyside Park	26	10	38%
White Rock	117	22	19%
TOTAL*	277	88	32%

## Market Summary

- Market Type Indicator **S SURREY WHITE ROCK ATTACHED**: Sellers Market at 32% Sales Ratio average (3.2 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band\*\* \$400,000 to \$500,000 with average 47% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.25 mil to \$1.5 mil, Elgin Chantrell and up to 1 bedroom properties
- Sellers Best Bet\*\* Selling homes in Grandview, King George Corridor, Pacific Douglas and 2 to 3 bedroom properties

\*\*With minimum inventory of 10 in most instances

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## Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 - 700,000	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	3	8	267%*
1,250,001 - 1,500,000	26	12	46%
1,500,001 - 1,750,000	35	4	11%
1,750,001 - 2,000,000	23	3	13%
2,000,001 - 2,250,000	8	2	25%
2,250,001 - 2,500,000	5	0	NA
2,500,001 - 2,750,000	3	0	NA
2,750,001 - 3,000,000	5	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*	110	29	26%

2 Bedrooms & Less	2	0	NA
3 to 4 Bedrooms	47	14	30%
5 to 6 Bedrooms	43	12	28%
7 Bedrooms & More	18	3	17%
TOTAL*	110	29	26%

SnapStats®	December	January	Variance
Inventory	103	110	7%
Solds	24	29	21%
Sale Price	\$1,307,500	\$1,400,000	7%
Sale Price SQFT	\$510	\$627	23%
Sale to List Price Ratio	94%	97%	3%
Days on Market	25	23	-8%

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

## Community DETACHED HOUSES

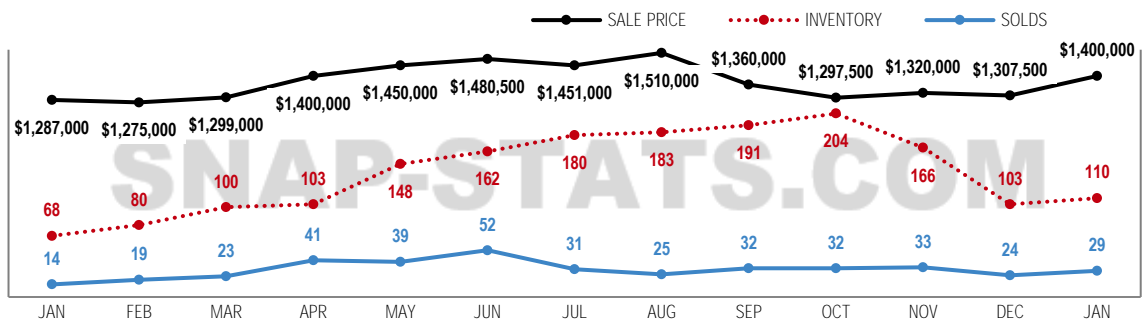
SnapStats®	Inventory	Sales	Sales Ratio
Annieville	28	10	36%
Nordel	29	6	21%
Scottsdale	30	8	27%
Sunshine Hills Woods	23	5	22%
TOTAL*	110	29	26%

## Market Summary

- Market Type Indicator **NORTH DELTA DETACHED**: Sellers Market at 26% Sales Ratio average (2.6 in 10 homes selling rate)
- Homes are selling on average 3% below list price
- Most Active Price Band\*\* \$1 mil to \$1.25 mil with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.5 mil to \$1.75 mil, Nordel and minimum 7 bedroom properties
- Sellers Best Bet\*\* Selling homes in Annieville 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	1	0	NA
400,001 – 500,000	2	1	50%
500,001 – 600,000	11	3	27%
600,001 – 700,000	6	2	33%
700,001 – 800,000	5	0	NA
800,001 – 900,000	4	4	100%
900,001 – 1,000,000	2	1	50%
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*	33	12	36%

0 to 1 Bedroom	7	3	43%
2 Bedrooms	16	3	19%
3 Bedrooms	8	4	50%
4 Bedrooms & Greater	2	2	100%
TOTAL*	33	12	36%

SnapStats®	December	January	Variance
Inventory	31	33	6%
Solds	7	12	71%
Sale Price	\$595,000	\$760,000	28%
Sale Price SQFT	\$607	\$603	-1%
Sale to List Price Ratio	99%	97%	-2%
Days on Market	24	10	-58%

\*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

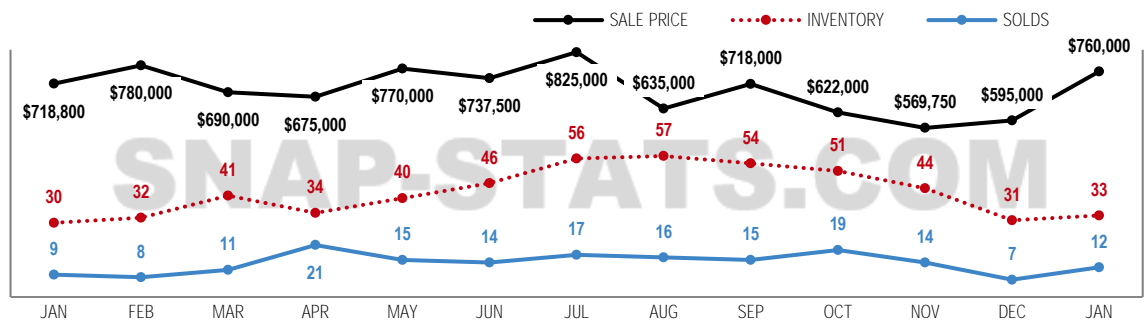
SnapStats®	Inventory	Sales	Sales Ratio
Annieville	8	1	13%
Nordel	3	2	67%
Scottsdale	13	6	46%
Sunshine Hills Woods	9	3	33%
TOTAL*	33	12	36%

### Market Summary

- Market Type Indicator **NORTH DELTA ATTACHED**: Sellers Market at 36% Sales Ratio average (3.6 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 27% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes in Annieville and 2 bedroom properties
- Sellers Best Bet\*\* Selling homes in Scottsdale, Sunshine Hills Woods and 3 bedroom properties

\*\*With minimum inventory of 10 in most instances

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## Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 - 700,000	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	2	7	350%*
1,250,001 - 1,500,000	27	12	44%
1,500,001 - 1,750,000	26	5	19%
1,750,001 - 2,000,000	14	4	29%
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	6	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	1	0	NA
7,000,001 & Greater	0	0	NA
TOTAL*	97	28	29%

2 Bedrooms & Less	2	5	250%*
3 to 4 Bedrooms	25	8	32%
5 to 6 Bedrooms	39	15	38%
7 Bedrooms & More	31	0	NA
TOTAL*	97	28	29%

SnapStats®	December	January	Variance
Inventory	99	97	-2%
Solds	25	28	12%
Sale Price	\$1,417,000	\$1,460,000	3%
Sale Price SQFT	\$581	\$538	-7%
Sale to List Price Ratio	99%	99%	0%
Days on Market	27	43	59%

\*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

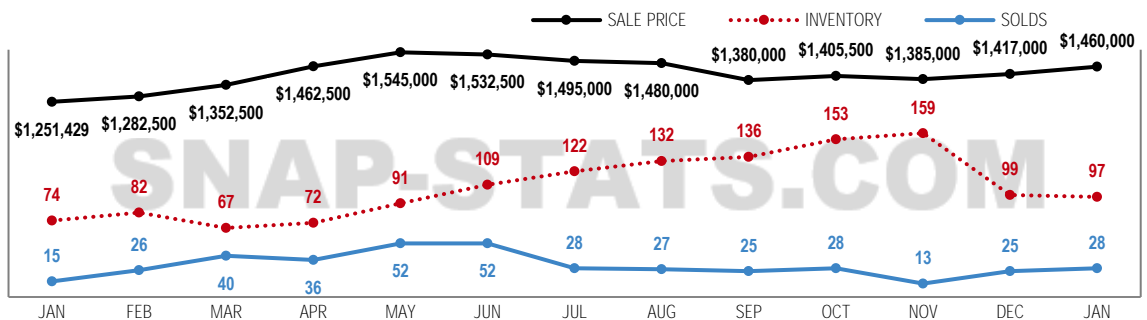
SnapStats®	Inventory	Sales	Sales Ratio
Clayton	23	5	22%
Cloverdale	72	23	32%
Serpentine	2	0	NA
TOTAL*	97	28	29%

## Market Summary

- Market Type Indicator **CLOVERDALE DETACHED**: Sellers Market at 29% Sales Ratio average (2.9 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 44% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.5 mil to \$1.75 mil, Clayton and 3 to 4 bedroom properties
- Sellers Best Bet\*\* Selling homes in Cloverdale and 5 to 6 bedroom properties

\*\*With minimum inventory of 10 in most instances

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### Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	0	1	NA*
300,001 – 400,000	2	0	NA
400,001 – 500,000	7	3	43%
500,001 – 600,000	5	4	80%
600,001 – 700,000	7	5	71%
700,001 – 800,000	13	8	62%
800,001 – 900,000	14	12	86%
900,001 – 1,000,000	11	3	27%
1,000,001 – 1,250,000	6	3	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
<b>TOTAL*</b>	<b>67</b>	<b>40</b>	<b>60%</b>

0 to 1 Bedroom	8	3	38%
2 Bedrooms	22	16	73%
3 Bedrooms	29	11	38%
4 Bedrooms & Greater	8	10	125%*
<b>TOTAL*</b>	<b>67</b>	<b>40</b>	<b>60%</b>

SnapStats®	December	January	Variance
Inventory	74	67	-9%
Solds	32	40	25%
Sale Price	\$706,000	\$793,500	12%
Sale Price SQFT	\$579	\$558	-4%
Sale to List Price Ratio	101%	98%	-3%
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

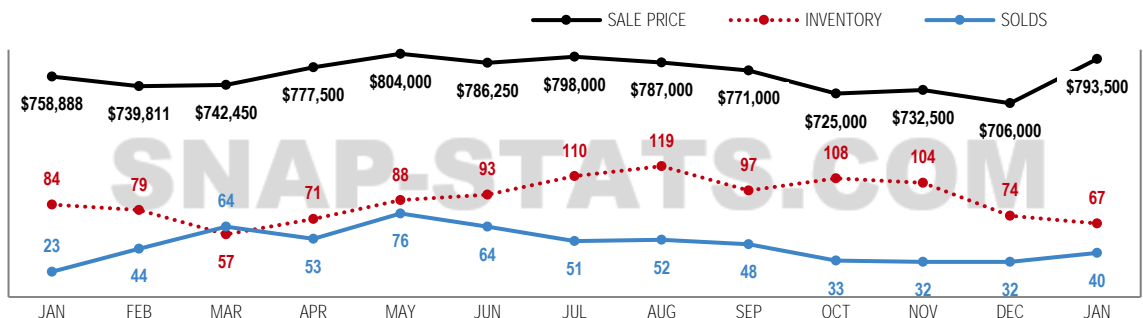
SnapStats®	Inventory	Sales	Sales Ratio
Clayton	41	17	41%
Cloverdale	26	23	88%
Serpentine	0	0	NA
<b>TOTAL*</b>	<b>67</b>	<b>40</b>	<b>60%</b>

### Market Summary

- Market Type Indicator **CLOVERDALE ATTACHED**: Sellers Market at 60% Sales Ratio average (6 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band\*\* \$800,000 to \$900,000 with average 86% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$900,000 to \$1 mil, Clayton, up to 1 / and 3 bedroom properties
- Sellers Best Bet\*\* Selling homes in Cloverdale and minimum 4 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	1	0	NA
700,001 - 800,000	1	0	NA
800,001 - 900,000	1	1	100%
900,001 - 1,000,000	2	3	150%*
1,000,001 - 1,250,000	15	17	113%*
1,250,001 - 1,500,000	57	17	30%
1,500,001 - 1,750,000	49	18	37%
1,750,001 - 2,000,000	35	8	23%
2,000,001 - 2,250,000	14	2	14%
2,250,001 - 2,500,000	16	3	19%
2,500,001 - 2,750,000	27	2	7%
2,750,001 - 3,000,000	11	0	NA
3,000,001 - 3,500,000	7	0	NA
3,500,001 - 4,000,000	9	0	NA
4,000,001 - 4,500,000	1	0	NA
4,500,001 - 5,000,000	1	0	NA
5,000,001 - 5,500,000	1	0	NA
5,500,001 - 6,000,000	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*	250	71	28%

2 Bedrooms & Less	14	2	14%
3 to 4 Bedrooms	99	39	39%
5 to 6 Bedrooms	92	26	28%
7 Bedrooms & More	45	4	9%
TOTAL*	250	71	28%

SnapStats®	December	January	Variance
Inventory	254	250	-2%
Solds	45	71	58%
Sale Price	\$1,298,000	\$1,430,000	10%
Sale Price SQFT	\$542	\$581	7%
Sale to List Price Ratio	98%	98%	0%
Days on Market	18	30	67%

\*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

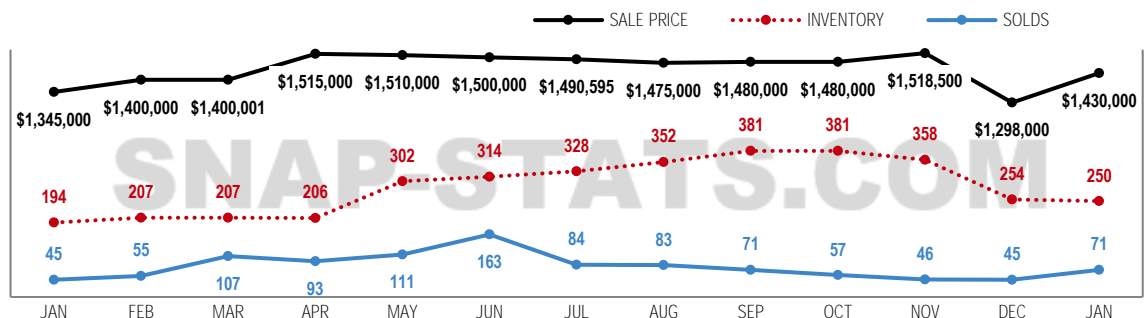
SnapStats®	Inventory	Sales	Sales Ratio
Aldergrove	25	7	28%
Brookwood	45	9	20%
Campbell Valley	8	1	13%
County Line Glen Valley	0	0	NA
Fort Langley	13	5	38%
Langley City	48	11	23%
Murrayville	19	8	42%
Otter District	4	0	NA
Salmon River	16	2	13%
Walnut Grove	14	8	57%
Willoughby Heights	58	20	34%
TOTAL*	250	71	28%

## Market Summary

- Market Type Indicator **LANGLEY DETACHED**: Sellers Market at 28% Sales Ratio average (2.8 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 >100% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$2.5 mil to \$2.75 mil, Campbell Valley, Salmon River and minimum 7 bedroom properties
- Sellers Best Bet\*\* Selling homes in Murrayville, Walnut Grove 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	2	2	100%
400,001 – 500,000	25	17	68%
500,001 – 600,000	92	24	26%
600,001 – 700,000	77	19	25%
700,001 – 800,000	49	23	47%
800,001 – 900,000	42	16	38%
900,001 – 1,000,000	37	16	43%
1,000,001 – 1,250,000	36	8	22%
1,250,001 – 1,500,000	7	0	NA
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*	369	125	34%

0 to 1 Bedroom	77	23	30%
2 Bedrooms	161	58	36%
3 Bedrooms	85	33	39%
4 Bedrooms & Greater	46	11	24%
TOTAL*	369	125	34%

SnapStats®	December	January	Variance
Inventory	321	369	15%
Solds	111	125	13%
Sale Price	\$615,000	\$704,900	15%
Sale Price SQFT	\$614	\$621	1%
Sale to List Price Ratio	99%	100%	1%
Days on Market	22	22	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

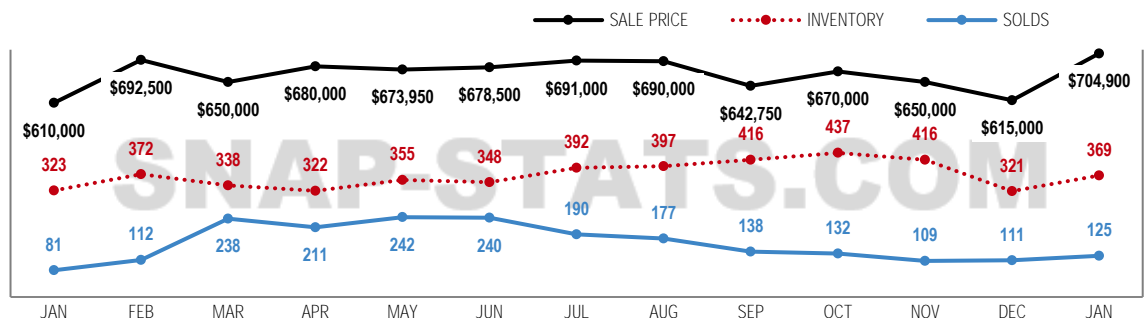
SnapStats®	Inventory	Sales	Sales Ratio
Aldergrove	7	2	29%
Brookwood	0	0	NA
Campbell Valley	0	0	NA
County Line Glen Valley	0	0	NA
Fort Langley	6	0	NA
Langley City	110	33	30%
Murrayville	16	6	38%
Otter District	0	0	NA
Salmon River	2	1	50%
Walnut Grove	17	9	53%
Willoughby Heights	211	74	35%
TOTAL*	369	125	34%

## Market Summary

- Market Type Indicator **LANGLEY ATTACHED**: Sellers Market at 34% Sales Ratio average (3.4 in 10 homes selling rate)
- Homes are selling on average 100% of list price
- Most Active Price Band\*\* \$400,000 to \$500,000 with average 68% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1 mil to \$1.25 mil, Langley City and minimum 4 bedroom properties
- Sellers Best Bet\*\* Selling homes in Walnut Grove and 3 bedroom properties

\*\*With minimum inventory of 10 in most instances

## 13 Month Market Trend



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## Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 - 700,000	0	0	NA
700,001 - 800,000	0	1	NA*
800,001 - 900,000	4	3	75%
900,001 - 1,000,000	12	6	50%
1,000,001 - 1,250,000	67	20	30%
1,250,001 - 1,500,000	61	8	13%
1,500,001 - 1,750,000	37	4	11%
1,750,001 - 2,000,000	23	1	4%
2,000,001 - 2,250,000	6	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*	220	43	20%

2 Bedrooms & Less	5	1	20%
3 to 4 Bedrooms	85	17	20%
5 to 6 Bedrooms	103	21	20%
7 Bedrooms & More	27	4	15%
TOTAL*	220	43	20%

SnapStats®	December	January	Variance
Inventory	222	220	-1%
Solds	38	43	13%
Sale Price	\$1,078,500	\$1,117,000	4%
Sale Price SQFT	\$444	\$420	-5%
Sale to List Price Ratio	95%	97%	2%
Days on Market	25	16	-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

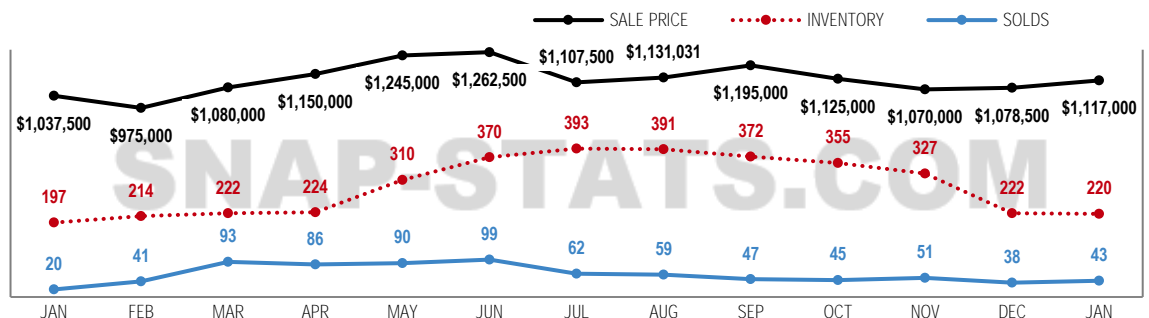
SnapStats®	Inventory	Sales	Sales Ratio
Abbotsford East	69	25	36%
Abbotsford West	75	11	15%
Aberdeen	16	1	6%
Bradner	1	0	NA
Central Abbotsford	44	5	11%
Matsqui	2	1	50%
Poplar	7	0	NA
Sumas Mountain	2	0	NA
Sumas Prairie	4	0	NA
TOTAL*	220	43	20%

## Market Summary

- Market Type Indicator **ABBOTSFORD DETACHED**: Balanced Market at 20% Sales Ratio average (2 in 10 homes selling rate)
- Homes are selling on average 3% below list price
- Most Active Price Band\*\* \$900,000 to \$1 mil with average 50% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.75 mil to \$2 mil, Aberdeen and minimum 7 bedroom properties
- Sellers Best Bet\*\* Selling homes in Abbotsford East and 3 to 6 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	4	2	50%
300,001 – 400,000	44	14	32%
400,001 – 500,000	57	24	42%
500,001 – 600,000	27	13	48%
600,001 – 700,000	40	11	28%
700,001 – 800,000	27	8	30%
800,001 – 900,000	20	2	10%
900,001 – 1,000,000	4	2	50%
1,000,001 – 1,250,000	3	0	NA
1,250,001 – 1,500,000	1	0	NA
1,500,001 – 1,750,000	0	0	NA
1,750,001 – 2,000,000	0	0	NA
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	0	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	0	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	227	76	33%

0 to 1 Bedroom	44	9	20%
2 Bedrooms	126	43	34%
3 Bedrooms	39	21	54%
4 Bedrooms & Greater	18	3	17%
TOTAL*	227	76	33%

SnapStats®	December	January	Variance
Inventory	202	227	12%
Solds	60	76	27%
Sale Price	\$485,000	\$494,000	2%
Sale Price SQFT	\$437	\$436	0%
Sale to List Price Ratio	99%	99%	0%
Days on Market	29	20	-31%

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

## Community CONDOS & TOWNHOMES

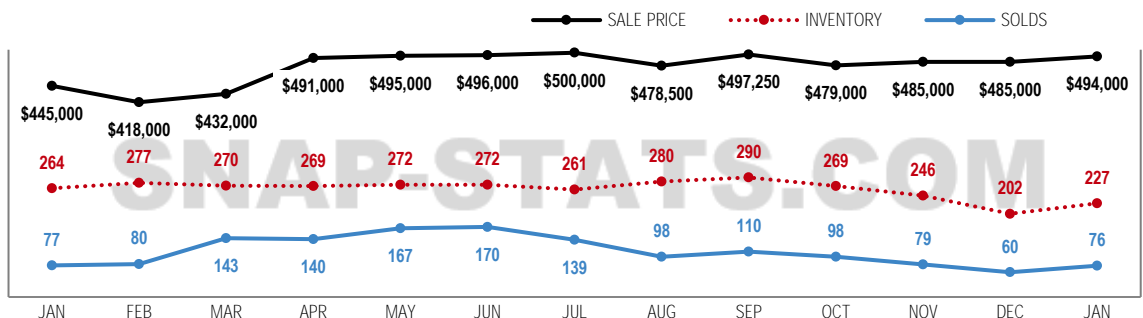
SnapStats®	Inventory	Sales	Sales Ratio
Abbotsford East	19	10	53%
Abbotsford West	94	26	28%
Aberdeen	4	1	25%
Bradner	0	0	NA
Central Abbotsford	101	36	36%
Matsqui	0	0	NA
Poplar	8	3	38%
Sumas Mountain	1	0	NA
Sumas Prairie	0	0	NA
TOTAL*	227	76	33%

## Market Summary

- Market Type Indicator **ABBOTSFORD ATTACHED**: Sellers Market at 33% Sales Ratio average (3.3 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 48% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$800,000 to \$900,000, Abbotsford West 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



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## Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 - 700,000	6	0	NA
700,001 - 800,000	11	1	9%
800,001 - 900,000	17	2	12%
900,001 - 1,000,000	26	8	31%
1,000,001 - 1,250,000	44	4	9%
1,250,001 - 1,500,000	25	3	12%
1,500,001 - 1,750,000	7	0	NA
1,750,001 - 2,000,000	8	1	13%
2,000,001 - 2,250,000	2	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	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*	153	19	12%

2 Bedrooms & Less	10	1	10%
3 to 4 Bedrooms	79	8	10%
5 to 6 Bedrooms	48	9	19%
7 Bedrooms & More	16	1	6%
TOTAL*	153	19	12%

SnapStats®	December	January	Variance
Inventory	143	153	7%
Solds	32	19	-41%
Sale Price	\$907,500	\$985,000	9%
Sale Price SQFT	\$431	\$394	-9%
Sale to List Price Ratio	97%	99%	2%
Days on Market	35	51	46%

\*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

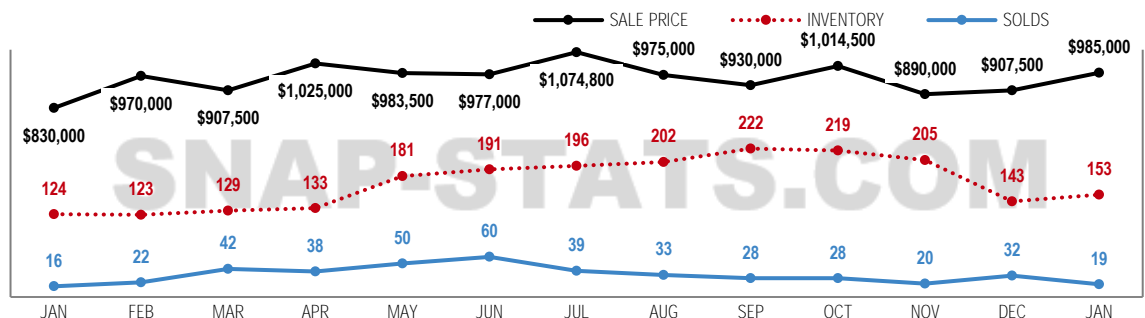
SnapStats®	Inventory	Sales	Sales Ratio
Dewdney Deroche	2	0	NA
Durieu	3	0	NA
Hatzic	19	0	NA
Hemlock	5	0	NA
Lake Errock	4	0	NA
Mission	111	19	17%
Mission West	7	0	NA
Stave Falls	1	0	NA
Steelhead	1	0	NA
TOTAL*	153	19	12%

## Market Summary

- Market Type Indicator **MISSION DETACHED**: Balanced Market at 12% Sales Ratio average (1.2 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 31% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$700,000 to \$800,000 / \$1 mil to \$1.25 mil and minimum 7 bedroom properties
- Sellers Best Bet\*\* Selling homes in Mission and 5 to 6 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	17	4	24%
400,001 – 500,000	13	4	31%
500,001 – 600,000	20	1	5%
600,001 – 700,000	15	2	13%
700,001 – 800,000	14	2	14%
800,001 – 900,000	6	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*	85	13	15%

0 to 1 Bedroom	17	4	24%
2 Bedrooms	39	6	15%
3 Bedrooms	20	2	10%
4 Bedrooms & Greater	9	1	11%
TOTAL*	85	13	15%

SnapStats®	December	January	Variance
Inventory	66	85	29%
Solds	13	13	0%
Sale Price	\$508,000	\$480,900	-5%
Sale Price SQFT	\$411	\$581	41%
Sale to List Price Ratio	94%	96%	2%
Days on Market	33	12	-64%

\*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

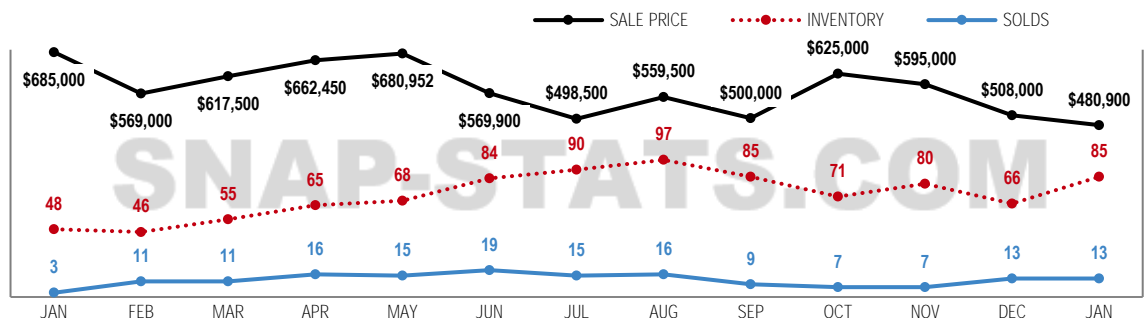
SnapStats®	Inventory	Sales	Sales Ratio
Dewdney Deroche	0	0	NA
Durieu	0	0	NA
Hatzic	0	0	NA
Hemlock	8	0	NA
Lake Errock	0	0	NA
Mission	75	11	15%
Mission West	2	1	50%
Stave Falls	0	1	NA*
Steelhead	0	0	NA
TOTAL*	85	13	15%

### Market Summary

- Market Type Indicator **MISSION ATTACHED**: Balanced Market at 15% Sales Ratio average (1.5 in 10 homes selling rate)
- Homes are selling on average 4% below list price
- Most Active Price Band\*\* \$400,000 to \$500,000 with average 31% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$500,000 to \$600,000 and 3 bedroom properties
- Sellers Best Bet\*\* Selling homes in Mission and up to 1 bedroom properties

\*\*With minimum inventory of 10 in most instances

### 13 Month Market Trend



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