

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

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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 – 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	1	0	NA
500,001 – 600,000	7	1	14%
600,001 – 700,000	6	0	NA
700,001 – 800,000	53	11	21%
800,001 – 900,000	74	21	28%
900,001 – 1,000,000	103	13	13%
1,000,001 – 1,250,000	162	16	10%
1,250,001 – 1,500,000	145	7	5%
1,500,001 – 1,750,000	63	1	2%
1,750,001 – 2,000,000	47	0	NA
2,000,001 – 2,250,000	12	0	NA
2,250,001 – 2,500,000	11	0	NA
2,500,001 – 2,750,000	7	0	NA
2,750,001 – 3,000,000	8	0	NA
3,000,001 – 3,500,000	4	0	NA
3,500,001 – 4,000,000	1	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	704	70	10%

2 Bedrooms & Less	45	2	4%
3 to 4 Bedrooms	244	26	11%
5 to 6 Bedrooms	225	31	14%
7 Bedrooms & More	190	11	6%
TOTAL*	704	70	10%

SnapStats®	December	January	Variance
Inventory	585	704	20%
Solds	77	70	-9%
Sale Price	\$985,000	\$918,000	-7%
Sale Price SQFT	\$367	\$371	1%
Sale to List Price Ratio	99%	98%	-1%
Days on Market	30	40	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

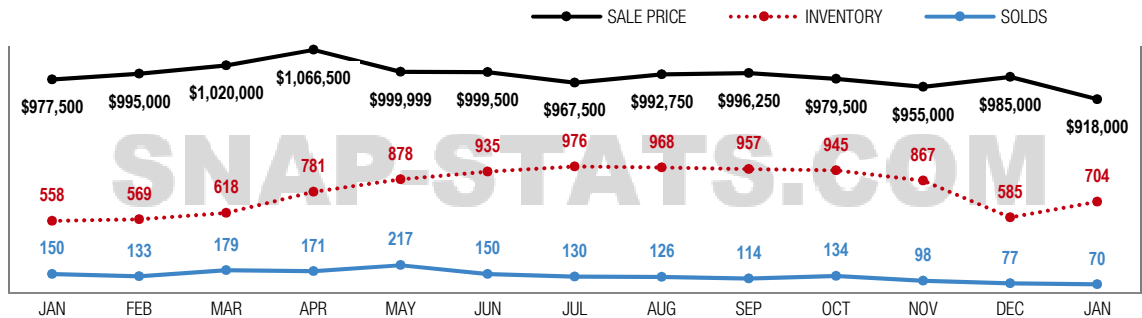
SnapStats®	Inventory	Sales	Sales Ratio
Bear Creek Green Timbers	42	10	24%
Bolivar Heights	59	4	7%
Bridgeview	14	1	7%
Cedar Hills	48	6	13%
East Newton	71	6	8%
Fleetwood Tynehead	96	5	5%
Fraser Heights	67	3	4%
Guildford	31	0	NA
Panorama Ridge	59	4	7%
Port Kells	3	0	NA
Queen Mary Park	39	11	28%
Royal Heights	11	0	NA
Sullivan Station	49	8	16%
West Newton	56	9	16%
Whalley	59	3	5%
TOTAL*	704	70	10%

## Market Summary

- Market Type Indicator **SURREY DETACHED**: Buyers Market at 10% Sales Ratio average (1 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band\*\* \$800,000 to \$900,000 with average 28% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.5 mil to \$1.75 mil, Fleetwood Tynehead, Fraser Heights, Whalley and up to 2 bedrooms
- Sellers Best Bet\*\* Selling homes in Bear Creek Green Timbers, Queen Mary Park 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	25	15	60%
300,001 – 400,000	174	53	30%
400,001 – 500,000	205	32	16%
500,001 – 600,000	174	32	18%
600,001 – 700,000	142	11	8%
700,001 – 800,000	40	0	NA
800,001 – 900,000	12	0	NA
900,001 – 1,000,000	3	0	NA
1,000,001 – 1,250,000	1	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*	777	143	18%

0 to 1 Bedroom	179	40	22%
2 Bedrooms	292	60	21%
3 Bedrooms	224	36	16%
4 Bedrooms & Greater	82	7	9%
TOTAL*	777	143	18%

## Community CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
Bear Creek Green Timbers	12	1	8%
Bolivar Heights	3	1	33%
Bridgeview	0	0	NA
Cedar Hills	4	0	NA
East Newton	70	14	20%
Fleetwood Tynehead	69	13	19%
Fraser Heights	3	1	33%
Guildford	119	27	23%
Panorama Ridge	15	1	7%
Port Kells	0	0	NA
Queen Mary Park	50	5	10%
Royal Heights	0	0	NA
Sullivan Station	73	13	18%
West Newton	85	21	25%
Whalley	274	46	17%
TOTAL*	777	143	18%

SnapStats®	December	January	Variance
Inventory	718	777	8%
Solds	119	143	20%
Sale Price	\$479,000	\$405,000	-15%
Sale Price SQFT	\$390	\$407	4%
Sale to List Price Ratio	97%	95%	-2%
Days on Market	34	36	6%

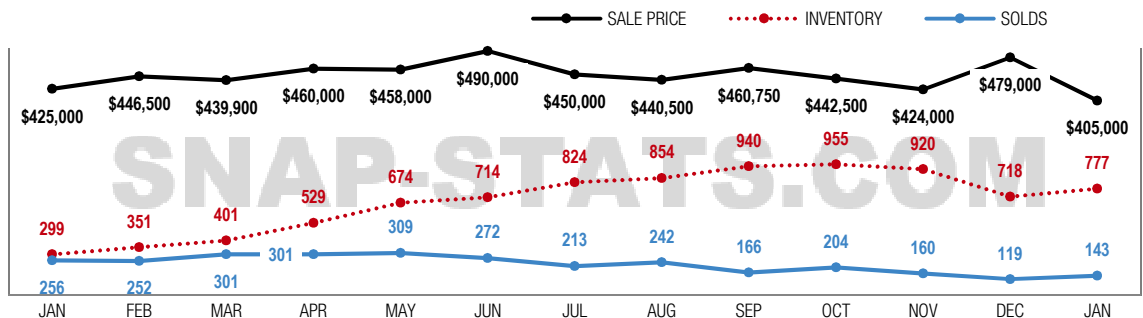
\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

## Market Summary

- Market Type Indicator **SURREY ATTACHED**: Balanced Market at 18% Sales Ratio average (1.8 in 10 homes selling rate)
- Homes are selling on average 5% below list price
- Most Active Price Band\*\* \$200,000 to \$300,000 with average 60% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$600,000 to \$700,000, Bear Creek Green Timbers, Panorama Ridge and 4 plus bedrooms
- Sellers Best Bet\*\* Selling homes in Guildford, West Newton and up to 2 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 – 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	0	1	NA*
500,001 – 600,000	1	0	NA
600,001 – 700,000	0	0	NA
700,001 – 800,000	1	0	NA
800,001 – 900,000	4	0	NA
900,001 – 1,000,000	22	5	23%
1,000,001 – 1,250,000	66	9	14%
1,250,001 – 1,500,000	100	2	2%
1,500,001 – 1,750,000	42	2	5%
1,750,001 – 2,000,000	66	2	3%
2,000,001 – 2,250,000	32	1	3%
2,250,001 – 2,500,000	45	1	2%
2,500,001 – 2,750,000	25	0	NA
2,750,001 – 3,000,000	29	0	NA
3,000,001 – 3,500,000	19	0	NA
3,500,001 – 4,000,000	20	0	NA
4,000,001 & Greater	29	0	NA
TOTAL*	501	23	5%

2 Bedrooms & Less	28	1	4%
3 to 4 Bedrooms	246	17	7%
5 to 6 Bedrooms	191	5	3%
7 Bedrooms & More	36	0	NA
TOTAL*	501	23	5%

## Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Crescent Beach Ocean Park	95	1	1%
Elgin Chantrell	70	1	1%
Grandview	45	3	7%
Hazelmere	2	0	NA
King George Corridor	51	4	8%
Morgan Creek	42	1	2%
Pacific Douglas	29	1	3%
Sunnyside Park	45	5	11%
White Rock	122	7	6%
TOTAL*	501	23	5%

SnapStats®	December	January	Variance
Inventory	412	501	22%
Solds	33	23	-30%
Sale Price	\$1,160,000	\$1,140,000	-2%
Sale Price SQFT	\$379	\$442	17%
Sale to List Price Ratio	93%	95%	2%
Days on Market	43	48	12%

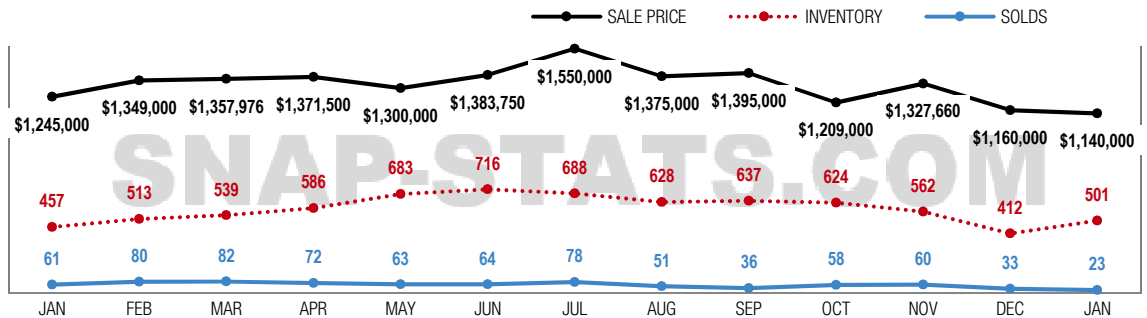
\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

## Market Summary

- Market Type Indicator **S SURREY WHITE ROCK DETACHED**: Buyers Market at 5% Sales Ratio average (5 in 100 homes selling rate)
- Homes are selling on average 5% below list price
- Most Active Price Band\*\* \$900,000 to \$1 mil with average 23% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.25 mil to \$2.5 mil, Crescent Beach, Elgin Chantrell, Morgan Creek and Pacific Douglas
- Sellers Best Bet\*\* Selling homes in Sunnyside Park 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	7	3	43%
300,001 – 400,000	29	15	52%
400,001 – 500,000	75	14	19%
500,001 – 600,000	87	13	15%
600,001 – 700,000	70	7	10%
700,001 – 800,000	69	6	9%
800,001 – 900,000	53	3	6%
900,001 – 1,000,000	35	0	NA
1,000,001 – 1,250,000	14	0	NA
1,250,001 – 1,500,000	6	0	NA
1,500,001 – 1,750,000	1	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	0	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	1	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	453	61	13%

0 to 1 Bedroom	44	12	27%
2 Bedrooms	232	29	13%
3 Bedrooms	99	15	15%
4 Bedrooms & Greater	78	5	6%
TOTAL*	453	61	13%

SnapStats®	December	January	Variance
Inventory	372	453	22%
Solds	58	61	5%
Sale Price	\$590,000	\$480,000	-19%
Sale Price SQFT	\$452	\$404	-11%
Sale to List Price Ratio	98%	96%	-2%
Days on Market	34	38	12%

\*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

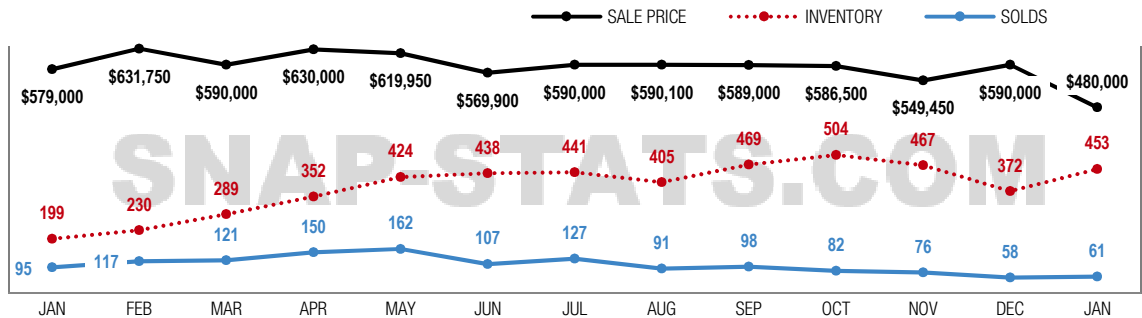
SnapStats®	Inventory	Sales	Sales Ratio
Crescent Beach Ocean Park	8	0	NA
Elgin Chantrell	6	0	NA
Grandview	128	19	15%
Hazelmere	0	0	NA
King George Corridor	84	12	14%
Morgan Creek	49	3	6%
Pacific Douglas	16	1	6%
Sunnyside Park	26	9	35%
White Rock	136	17	13%
TOTAL*	453	61	13%

## Market Summary

- Market Type Indicator **S SURREY WHITE ROCK ATTACHED**: 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\*\* \$300,000 to \$400,000 with average 52% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$800,000 to \$900,000, Morgan Creek, Pacific Douglas and minimum 4 bedroom properties
- Sellers Best Bet\*\* Selling homes in Sunnyside Park and up to 1 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 – 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	0	0	NA
500,001 – 600,000	0	0	NA
600,001 – 700,000	0	0	NA
700,001 – 800,000	5	3	60%
800,001 – 900,000	28	10	36%
900,001 – 1,000,000	18	3	17%
1,000,001 – 1,250,000	31	5	16%
1,250,001 – 1,500,000	38	0	NA
1,500,001 – 1,750,000	14	1	7%
1,750,001 – 2,000,000	3	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	2	0	NA
3,000,001 – 3,500,000	1	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
<b>TOTAL*</b>	<b>140</b>	<b>22</b>	<b>16%</b>

2 Bedrooms & Less	3	0	NA
3 to 4 Bedrooms	76	12	16%
5 to 6 Bedrooms	51	9	18%
7 Bedrooms & More	10	1	10%
<b>TOTAL*</b>	<b>140</b>	<b>22</b>	<b>16%</b>

## Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Annieville	32	5	16%
Nordel	43	6	14%
Scottsdale	34	7	21%
Sunshine Hills Woods	31	4	13%
<b>TOTAL*</b>	<b>140</b>	<b>22</b>	<b>16%</b>

SnapStats®	December	January	Variance
Inventory	142	140	-1%
Solds	16	22	38%
Sale Price	\$854,000	\$871,000	2%
Sale Price SQFT	\$374	\$380	2%
Sale to List Price Ratio	97%	98%	1%
Days on Market	10	53	430%

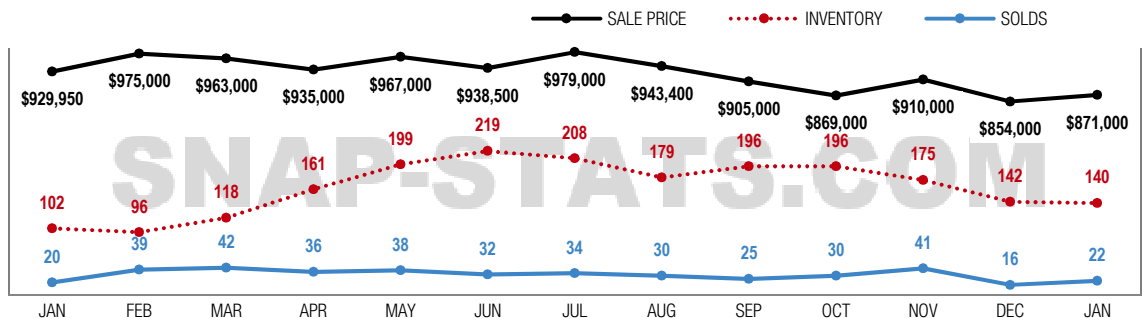
\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

## Market Summary

- Market Type Indicator **NORTH DELTA DETACHED**: Balanced Market at 16% Sales Ratio average (1.6 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 36% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.5 mil to \$1.75 mil, Nordel, Sunshine Hills Woods and minimum 7 bedroom properties
- Sellers Best Bet\*\* Selling homes in Scottsdale 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	1	0	NA
200,001 – 300,000	5	2	40%
300,001 – 400,000	6	3	50%
400,001 – 500,000	11	0	NA
500,001 – 600,000	9	2	22%
600,001 – 700,000	8	0	NA
700,001 – 800,000	9	1	11%
800,001 – 900,000	3	1	33%
900,001 – 1,000,000	2	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
<b>TOTAL*</b>	<b>54</b>	<b>9</b>	<b>17%</b>

SnapStats®	Inventory	Sales	Sales Ratio
0 to 1 Bedroom	11	5	45%
2 Bedrooms	21	1	5%
3 Bedrooms	15	2	13%
4 Bedrooms & Greater	7	1	14%
<b>TOTAL*</b>	<b>54</b>	<b>9</b>	<b>17%</b>

## Community CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
Annieville	13	0	NA
Nordel	14	2	14%
Scottsdale	20	5	25%
Sunshine Hills Woods	7	2	29%
<b>TOTAL*</b>	<b>54</b>	<b>9</b>	<b>17%</b>

SnapStats®	December	January	Variance
Inventory	50	54	8%
Solds	15	9	-40%
Sale Price	\$515,000	\$390,000	-24%
Sale Price SQFT	\$399	\$473	19%
Sale to List Price Ratio	96%	98%	2%
Days on Market	31	60	94%

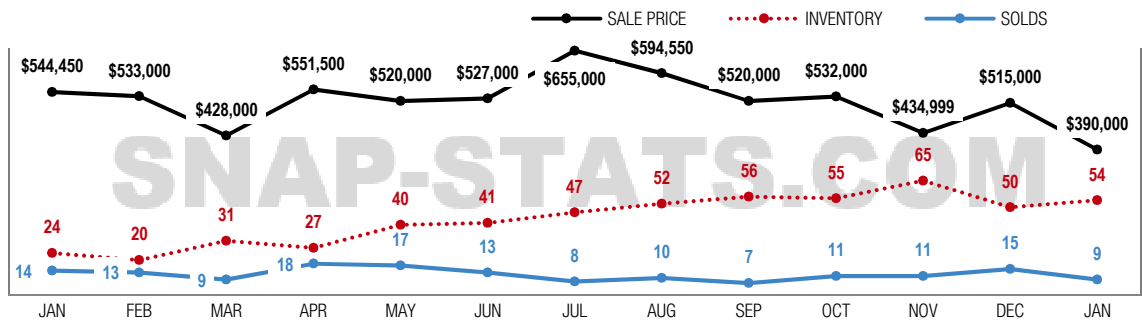
\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

## Market Summary

- Market Type Indicator **NORTH DELTA ATTACHED**: Balanced Market at 17% Sales Ratio average (1.7 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band\*\* \$500,000 to \$600,000 with average 22% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$700,000 to \$800,000, Nordel and 2 bedroom properties
- Sellers Best Bet\*\* Selling homes in Sunshine Hills Woods and up to 1 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 – 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	0	0	NA
500,001 – 600,000	0	0	NA
600,001 – 700,000	0	0	NA
700,001 – 800,000	4	1	25%
800,001 – 900,000	16	4	25%
900,001 – 1,000,000	29	13	45%
1,000,001 – 1,250,000	37	7	19%
1,250,001 – 1,500,000	15	1	7%
1,500,001 – 1,750,000	7	0	NA
1,750,001 – 2,000,000	5	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	0	0	NA
3,000,001 – 3,500,000	3	0	NA
3,500,001 – 4,000,000	1	0	NA
4,000,001 & Greater	1	0	NA
<b>TOTAL*</b>	<b>121</b>	<b>26</b>	<b>21%</b>
2 Bedrooms & Less	3	0	NA
3 to 4 Bedrooms	52	11	21%
5 to 6 Bedrooms	48	12	25%
7 Bedrooms & More	18	3	17%
<b>TOTAL*</b>	<b>121</b>	<b>26</b>	<b>21%</b>

SnapStats®	December	January	Variance
Inventory	112	121	8%
Solds	24	26	8%
Sale Price	\$928,000	\$982,500	6%
Sale Price SQFT	\$362	\$327	-10%
Sale to List Price Ratio	98%	98%	0%
Days on Market	35	29	-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 DETACHED HOUSES

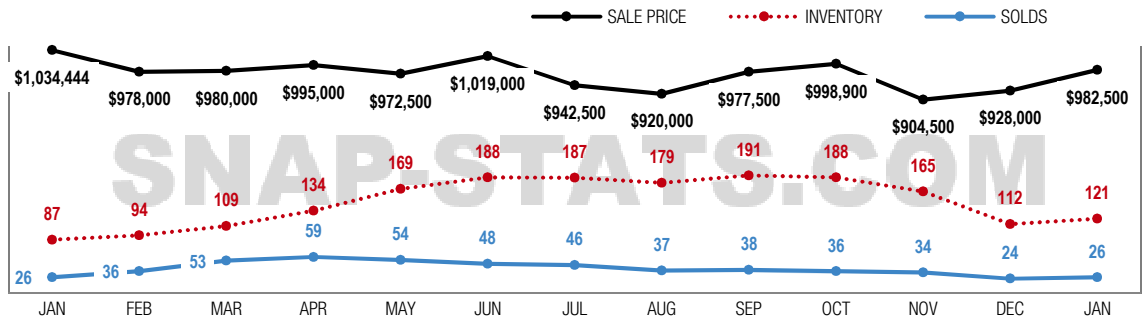
SnapStats®	Inventory	Sales	Sales Ratio
Clayton	19	9	47%
Cloverdale	101	17	17%
Serpentine	1	0	NA
<b>TOTAL*</b>	<b>121</b>	<b>26</b>	<b>21%</b>

## Market Summary

- Market Type Indicator **CLOVERDALE DETACHED**: Sellers Market at 21% Sales Ratio average (2.1 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band\*\* \$900,000 to \$1 mil with average 45% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.25 mil to \$1.5 mil, Cloverdale and minimum 7 bedroom properties
- Sellers Best Bet\*\* Selling homes in Clayton 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	6	3	50%
300,001 – 400,000	25	12	48%
400,001 – 500,000	30	16	53%
500,001 – 600,000	45	11	24%
600,001 – 700,000	36	4	11%
700,001 – 800,000	12	1	8%
800,001 – 900,000	2	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
<b>TOTAL*</b>	<b>156</b>	<b>47</b>	<b>30%</b>

SnapStats®	Inventory	Sales	Sales Ratio
0 to 1 Bedroom	22	10	45%
2 Bedrooms	60	22	37%
3 Bedrooms	50	15	30%
4 Bedrooms & Greater	24	0	NA
<b>TOTAL*</b>	<b>156</b>	<b>47</b>	<b>30%</b>

## Community CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
Clayton	83	27	33%
Cloverdale	73	20	27%
Serpentine	0	0	NA
<b>TOTAL*</b>	<b>156</b>	<b>47</b>	<b>30%</b>

SnapStats®	December	January	Variance
Inventory	154	156	1%
Solds	48	47	-2%
Sale Price	\$520,000	\$480,000	-8%
Sale Price SQFT	\$390	\$426	9%
Sale to List Price Ratio	98%	96%	-2%
Days on Market	24	41	71%

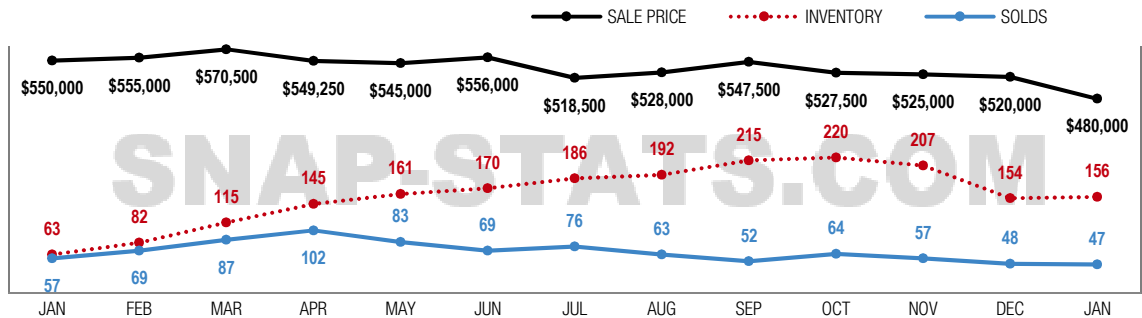
\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

## Market Summary

- Market Type Indicator **CLOVERDALE ATTACHED**: Sellers Market at 30% Sales Ratio average (3 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 53% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$700,000 to \$800,000, 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



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## Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	1	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	0	1	NA*
500,001 – 600,000	1	1	100%
600,001 – 700,000	9	3	33%
700,001 – 800,000	23	8	35%
800,001 – 900,000	38	8	21%
900,001 – 1,000,000	33	11	33%
1,000,001 – 1,250,000	91	10	11%
1,250,001 – 1,500,000	32	6	19%
1,500,001 – 1,750,000	20	1	5%
1,750,001 – 2,000,000	15	2	13%
2,000,001 – 2,250,000	6	1	17%
2,250,001 – 2,500,000	4	0	NA
2,500,001 – 2,750,000	5	0	NA
2,750,001 – 3,000,000	6	0	NA
3,000,001 – 3,500,000	6	0	NA
3,500,001 – 4,000,000	3	0	NA
4,000,001 & Greater	5	0	NA
TOTAL*	298	52	17%

2 Bedrooms & Less	15	0	NA
3 to 4 Bedrooms	180	28	16%
5 to 6 Bedrooms	89	21	24%
7 Bedrooms & More	14	3	21%
TOTAL*	298	52	17%

## Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Aldergrove	26	9	35%
Brookwood	42	5	12%
Campbell Valley	15	1	7%
County Line Glen Valley	1	0	NA
Fort Langley	9	5	56%
Langley City	65	5	8%
Murrayville	19	4	21%
Otter District	4	0	NA
Salmon River	18	3	17%
Walnut Grove	40	9	23%
Willoughby Heights	59	11	19%
TOTAL*	298	52	17%

SnapStats®	December	January	Variance
Inventory	266	298	12%
Solds	55	52	-5%
Sale Price	\$960,000	\$957,000	0%
Sale Price SQFT	\$377	\$357	-5%
Sale to List Price Ratio	96%	96%	0%
Days on Market	34	39	15%

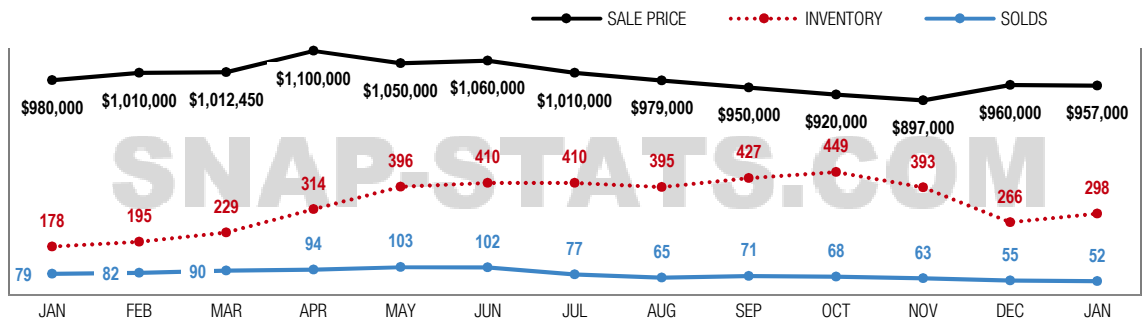
\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

## Market Summary

- Market Type Indicator **LANGLEY DETACHED**: Balanced Market at 17% Sales Ratio average (1.7 in 10 homes selling rate)
- Homes are selling on average 4% below list price
- Most Active Price Band\*\* \$700,000 to \$800,000 with average 35% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.5 mil to \$1.75 mil, Campbell Valley, Langley City and 3 to 4 bedroom properties
- Sellers Best Bet\*\* Selling homes in Aldergrove, Fort Langley 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	5	2	40%
300,001 – 400,000	93	36	39%
400,001 – 500,000	99	24	24%
500,001 – 600,000	92	33	36%
600,001 – 700,000	74	14	19%
700,001 – 800,000	21	4	19%
800,001 – 900,000	11	0	NA
900,001 – 1,000,000	2	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
<b>TOTAL*</b>	<b>397</b>	<b>113</b>	<b>28%</b>

0 to 1 Bedroom	54	17	31%
2 Bedrooms	205	53	26%
3 Bedrooms	107	36	34%
4 Bedrooms & Greater	31	7	23%
<b>TOTAL*</b>	<b>397</b>	<b>113</b>	<b>28%</b>

SnapStats®	December	January	Variance
Inventory	353	397	12%
Solds	94	113	20%
Sale Price	\$444,950	\$483,000	9%
Sale Price SQFT	\$426	\$420	-1%
Sale to List Price Ratio	99%	99%	0%
Days on Market	25	29	16%

\*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

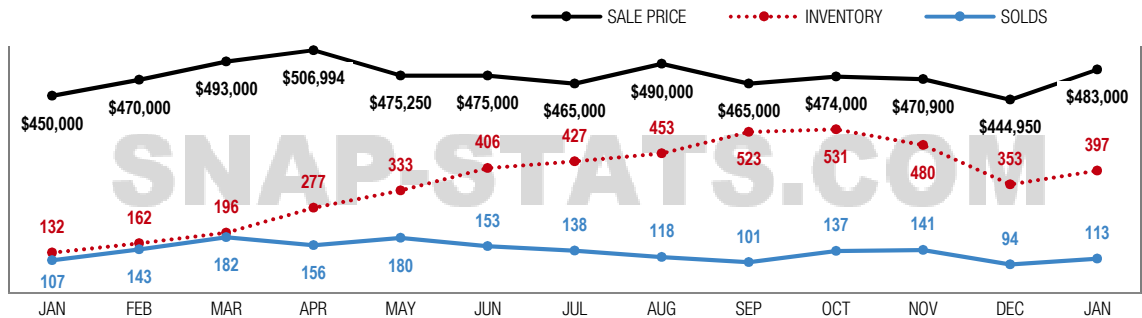
SnapStats®	Inventory	Sales	Sales Ratio
Aldergrove	14	1	7%
Brookswood	0	0	NA
Campbell Valley	0	0	NA
County Line Glen Valley	0	0	NA
Fort Langley	3	1	33%
Langley City	122	31	25%
Murrayville	28	5	18%
Otter District	0	0	NA
Salmon River	6	2	33%
Walnut Grove	48	20	42%
Willoughby Heights	176	53	30%
<b>TOTAL*</b>	<b>397</b>	<b>113</b>	<b>28%</b>

## Market Summary

- Market Type Indicator **LANGLEY 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\*\* \$300,000 to \$400,000 with average 39% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$600,000 to \$700,000, Aldergrove and minimum 4 bedroom properties
- Sellers Best Bet\*\* Selling homes in Walnut Grove, Willoughby Heights 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 – 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	0	NA
500,001 – 600,000	15	2	13%
600,001 – 700,000	39	16	41%
700,001 – 800,000	71	9	13%
800,001 – 900,000	43	7	16%
900,001 – 1,000,000	28	1	4%
1,000,001 – 1,250,000	46	1	2%
1,250,001 – 1,500,000	17	0	NA
1,500,001 – 1,750,000	4	0	NA
1,750,001 – 2,000,000	2	0	NA
2,000,001 – 2,250,000	4	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	1	0	NA
4,000,001 & Greater	1	0	NA
TOTAL*	274	36	13%

2 Bedrooms & Less	14	1	7%
3 to 4 Bedrooms	130	25	19%
5 to 6 Bedrooms	114	10	9%
7 Bedrooms & More	16	0	NA
TOTAL*	274	36	13%

## Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Abbotsford East	116	15	13%
Abbotsford West	85	14	16%
Aberdeen	14	1	7%
Bradner	0	0	NA
Central Abbotsford	46	4	9%
Matsqui	4	0	NA
Poplar	7	2	29%
Sumas Mountain	1	0	NA
Sumas Prairie	1	0	NA
TOTAL*	274	36	13%

SnapStats®	December	January	Variance
Inventory	270	274	1%
Solds	51	36	-29%
Sale Price	\$774,000	\$704,000	-9%
Sale Price SQFT	\$275	\$300	9%
Sale to List Price Ratio	100%	96%	-4%
Days on Market	42	31	-26%

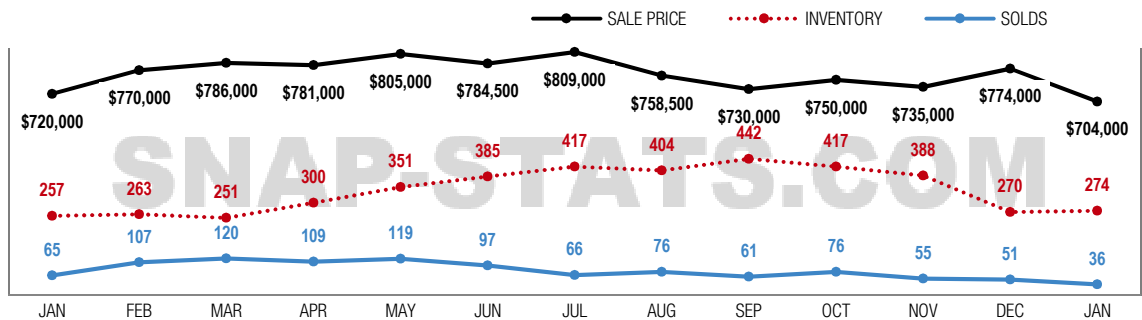
\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

## Market Summary

- Market Type Indicator **ABBOTSFORD DETACHED**: Balanced Market at 13% Sales Ratio average (1.3 in 10 homes selling rate)
- Homes are selling on average 4% below list price
- Most Active Price Band\*\* \$600,000 to \$700,000 with average 41% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$900,000 mil to \$1.25 mil, Aberdeen, Central Abbotsford and up to 2 bedroom properties
- Sellers Best Bet\*\* Selling homes in Abbotsford East / West 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	6	2	33%
200,001 – 300,000	110	25	23%
300,001 – 400,000	96	25	26%
400,001 – 500,000	91	14	15%
500,001 – 600,000	70	5	7%
600,001 – 700,000	17	1	6%
700,001 – 800,000	3	0	NA
800,001 – 900,000	2	0	NA
900,001 – 1,000,000	0	0	NA
1,000,001 – 1,250,000	1	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*	396	72	18%

0 to 1 Bedroom	52	8	15%
2 Bedrooms	235	52	22%
3 Bedrooms	80	11	14%
4 Bedrooms & Greater	29	1	3%
TOTAL*	396	72	18%

## Community CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
Abbotsford East	36	8	22%
Abbotsford West	153	32	21%
Aberdeen	8	1	13%
Bradner	0	0	NA
Central Abbotsford	190	27	14%
Matsqui	0	0	NA
Poplar	9	4	44%
Sumas Mountain	0	0	NA
Sumas Prairie	0	0	NA
TOTAL*	396	72	18%

SnapStats®	December	January	Variance
Inventory	327	396	21%
Solds	85	72	-15%
Sale Price	\$340,000	\$328,500	-3%
Sale Price SQFT	\$302	\$299	-1%
Sale to List Price Ratio	97%	95%	-2%
Days on Market	32	41	28%

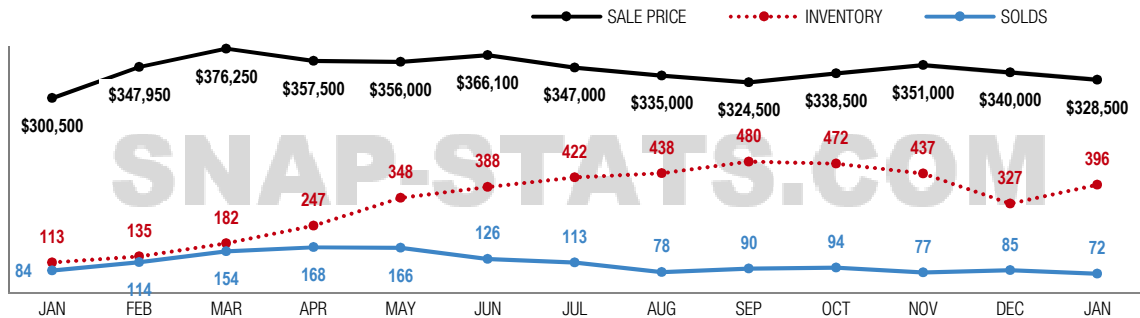
\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

## Market Summary

- Market Type Indicator **ABBOTSFORD ATTACHED**: Balanced Market at 18% Sales Ratio average (1.8 in 10 homes selling rate)
- Homes are selling on average 5% below list price
- Most Active Price Band\*\* \$300,000 to \$400,000 with average 26% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$500,000 to \$600,000, Aberdeen, Central Abbotsford and minimum 4 bedroom properties
- Sellers Best Bet\*\* Selling homes in Poplar and 2 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 – 100,000	0	0	NA
100,001 – 200,000	1	0	NA
200,001 – 300,000	0	0	NA
300,001 – 400,000	1	0	NA
400,001 – 500,000	8	3	38%
500,001 – 600,000	16	6	38%
600,001 – 700,000	45	5	11%
700,001 – 800,000	37	2	5%
800,001 – 900,000	19	3	16%
900,001 – 1,000,000	20	1	5%
1,000,001 – 1,250,000	19	0	NA
1,250,001 – 1,500,000	2	1	50%
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
<b>TOTAL*</b>	<b>170</b>	<b>21</b>	<b>12%</b>

2 Bedrooms & Less	7	2	29%
3 to 4 Bedrooms	92	10	11%
5 to 6 Bedrooms	65	8	12%
7 Bedrooms & More	6	1	17%
<b>TOTAL*</b>	<b>170</b>	<b>21</b>	<b>12%</b>

## Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Dewdney Deroche	0	0	NA
Durieu	3	0	NA
Hatzic	24	0	NA
Hemlock	2	0	NA
Lake Errock	9	1	11%
Mission	127	20	16%
Mission West	3	0	NA
Stave Falls	2	0	NA
Steelhead	0	0	NA
<b>TOTAL*</b>	<b>170</b>	<b>21</b>	<b>12%</b>

SnapStats®	December	January	Variance
Inventory	156	170	9%
Solds	15	21	40%
Sale Price	\$605,000	\$615,000	2%
Sale Price SQFT	\$258	\$256	-1%
Sale to List Price Ratio	96%	95%	-1%
Days on Market	39	85	118%

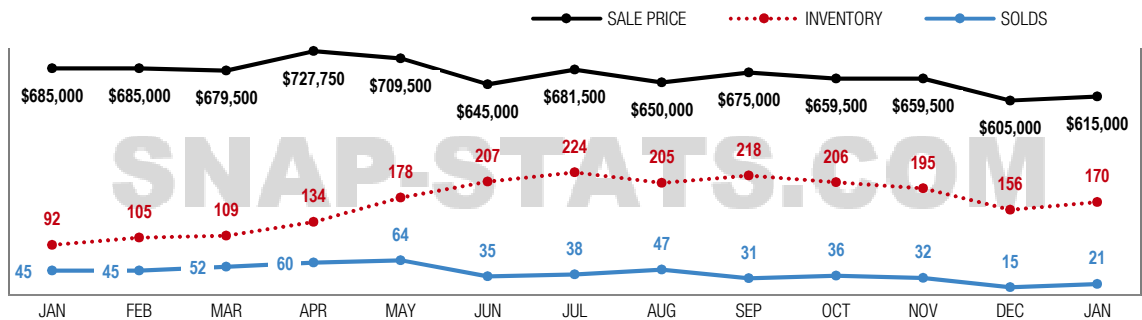
\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

## Market Summary

- Market Type Indicator **MISSION 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\*\* \$400,000 to \$600,000 with average 38% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$700,000 to \$800,000 / \$900,000 to \$1 mil, Lake Errock and 3 to 6 bedroom properties
- Sellers Best Bet\*\* Selling homes in Mission and up to 2 bedroom properties

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

## 13 Month Market Trend



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## Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	1	0	NA
200,001 – 300,000	4	0	NA
300,001 – 400,000	9	1	11%
400,001 – 500,000	7	1	14%
500,001 – 600,000	3	0	NA
600,001 – 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	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
<b>TOTAL*</b>	<b>24</b>	<b>2</b>	<b>8%</b>

0 to 1 Bedroom	1	0	NA
2 Bedrooms	11	1	9%
3 Bedrooms	11	1	9%
4 Bedrooms & Greater	1	0	NA
<b>TOTAL*</b>	<b>24</b>	<b>2</b>	<b>8%</b>

SnapStats®	December	January	Variance
Inventory	25	24	-4%
Solds	7	2	-71%
Sale Price	\$230,000	\$389,750	69%
Sale Price SQFT	\$229	\$271	18%
Sale to List Price Ratio	98%	99%	1%
Days on Market	65	40	-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

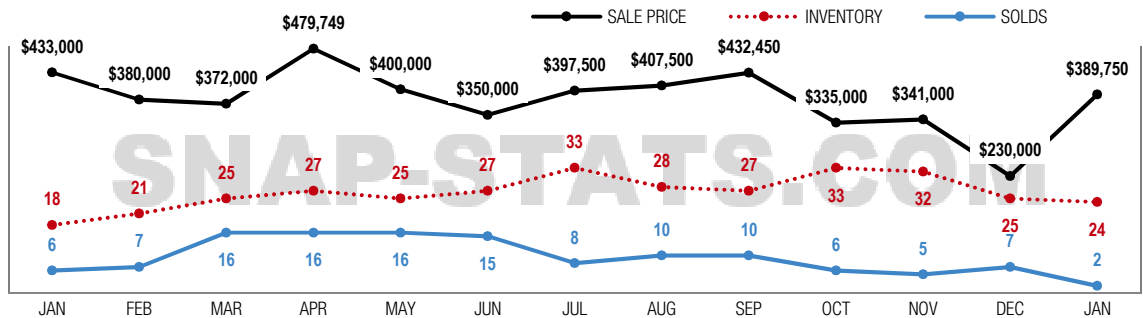
SnapStats®	Inventory	Sales	Sales Ratio
Dewdney Deroche	0	0	NA
Durieu	0	0	NA
Hatzic	0	0	NA
Hemlock	4	0	NA
Lake Errock	0	0	NA
Mission	20	2	10%
Mission West	0	0	NA
Stave Falls	0	0	NA
Steelhead	0	0	NA
<b>TOTAL*</b>	<b>24</b>	<b>2</b>	<b>8%</b>

## Market Summary

- Market Type Indicator **MISSION ATTACHED**: 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\*\* Insufficient Data
- Buyers Best Bet\*\* Insufficient Data
- Sellers Best Bet\*\* Insufficient Data

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

## 13 Month Market Trend



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