

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

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SnapStats Publishing

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August 2021

Produced & Published by SnapStats® Publishing Co.
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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	1	0	NA
700,001 – 800,000	2	0	NA
800,001 – 900,000	8	3	38%
900,001 – 1,000,000	18	5	28%
1,000,001 – 1,250,000	47	46	98%
1,250,001 – 1,500,000	137	88	64%
1,500,001 – 1,750,000	90	57	63%
1,750,001 – 2,000,000	103	24	23%
2,000,001 – 2,250,000	33	8	24%
2,250,001 – 2,500,000	34	9	26%
2,500,001 – 2,750,000	18	1	6%
2,750,001 – 3,000,000	20	0	NA
3,000,001 – 3,500,000	13	0	NA
3,500,001 – 4,000,000	5	1	20%
4,000,001 – 4,500,000	1	0	NA
4,500,001 – 5,000,000	1	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	1	0	NA
TOTAL*	533	242	45%

2 Bedrooms & Less	22	5	23%
3 to 4 Bedrooms	182	73	40%
5 to 6 Bedrooms	161	98	61%
7 Bedrooms & More	168	66	39%
TOTAL*	533	242	45%

Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Bear Creek Green Timbers	40	20	50%
Bolivar Heights	55	22	40%
Bridgeview	6	1	17%
Cedar Hills	27	14	52%
East Newton	60	30	50%
Fleetwood Tynehead	46	38	83%
Fraser Heights	44	19	43%
Guildford	35	13	37%
Panorama Ridge	53	21	40%
Port Kells	2	1	50%
Queen Mary Park	32	12	38%
Royal Heights	9	4	44%
Sullivan Station	16	21	131%*
West Newton	46	16	35%
Whalley	62	10	16%
TOTAL*	533	242	45%

SnapStats®	July	August	Variance
Inventory	631	533	-16%
Solds	240	242	1%
Sale Price	\$1,407,500	\$1,437,500	2%
Sale Price SQFT	\$511	\$523	2%
Sale to List Price Ratio	101%	103%	2%
Days on Market	14	16	14%

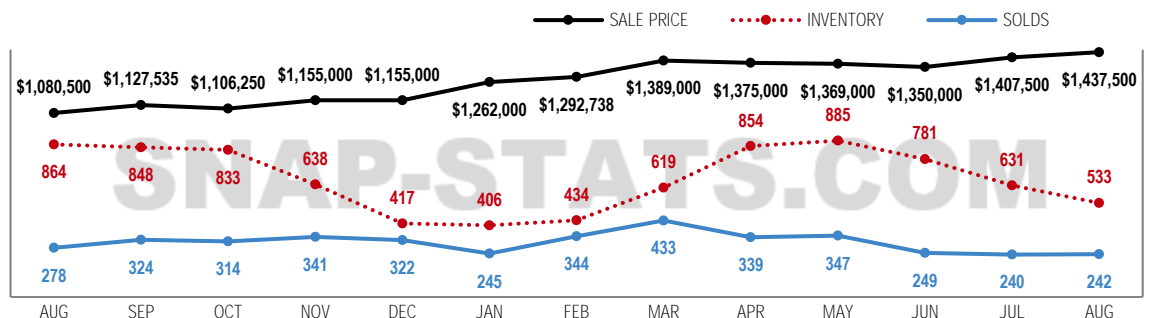
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **SURREY DETACHED**: Sellers Market at 45% Sales Ratio average (4.5 in 10 homes selling rate)
- Homes are selling on average 3% above list price
- Most Active Price Band** \$1 mil to \$1.25 mil with average 98% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$2.5 mil to \$2.75 mil, Whalley and up to 2 bedroom properties
- Sellers Best Bet** Selling homes in Fleetwood Tynehead, Sullivan Station 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	7	7	100%
300,001 – 400,000	106	65	61%
400,001 – 500,000	142	87	61%
500,001 – 600,000	118	67	57%
600,001 – 700,000	81	52	64%
700,001 – 800,000	73	69	95%
800,001 – 900,000	73	37	51%
900,001 – 1,000,000	16	4	25%
1,000,001 – 1,250,000	2	2	100%
1,250,001 – 1,500,000	0	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*	619	390	63%

Bedrooms	Inventory	Sales	Sales Ratio
0 to 1 Bedroom	170	101	59%
2 Bedrooms	239	132	55%
3 Bedrooms	139	112	81%
4 Bedrooms & Greater	71	45	63%
TOTAL*	619	390	63%

SnapStats®	July	August	Variance
Inventory	731	619	-15%
Solds	354	390	10%
Sale Price	\$525,450	\$543,700	3%
Sale Price SQFT	\$475	\$483	2%
Sale to List Price Ratio	100%	100%	0%
Days on Market	11	12	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 CONDOS & TOWNHOMES

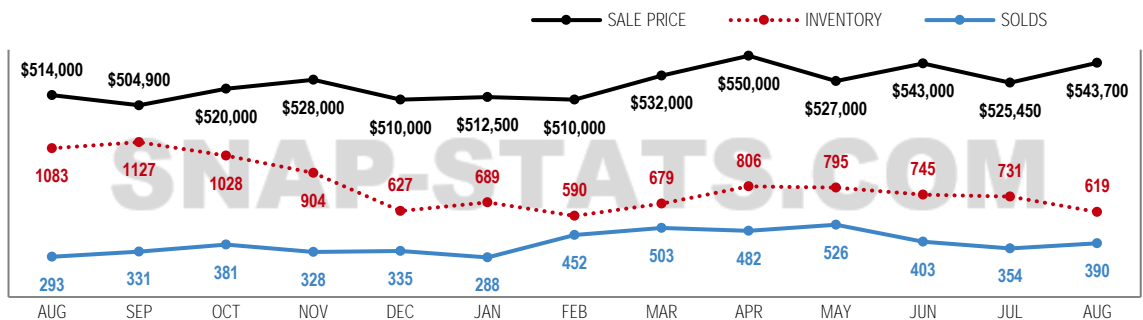
SnapStats®	Inventory	Sales	Sales Ratio
Bear Creek Green Timbers	11	11	100%
Bolivar Heights	12	8	67%
Bridgeview	0	1	NA*
Cedar Hills	1	0	NA
East Newton	43	36	84%
Fleetwood Tynehead	61	37	61%
Fraser Heights	15	5	33%
Guildford	56	63	113%*
Panorama Ridge	31	8	26%
Port Kells	0	0	NA
Queen Mary Park	24	20	83%
Royal Heights	1	0	NA
Sullivan Station	40	38	95%
West Newton	59	38	64%
Whalley	265	125	47%
TOTAL*	619	390	63%

Market Summary

- Market Type Indicator **SURREY ATTACHED**: Sellers Market at 63% Sales Ratio average (6.3 in 10 homes selling rate)
- Homes are selling on average 100% of list price
- Most Active Price Band** \$700,000 to \$800,000 with average 95% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$900,000 to \$1 mil, Fraser Heights, Panorama Ridge, Whalley and 2 bedroom properties
- Sellers Best Bet** Selling homes in Bear Creek Green Timbers, Guildford, Sullivan Station and 3 bedroom properties

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Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 - 700,000	0	0	NA
700,001 – 800,000	0	0	NA
800,001 – 900,000	0	0	NA
900,001 – 1,000,000	2	0	NA
1,000,001 – 1,250,000	10	7	70%
1,250,001 – 1,500,000	38	40	105%*
1,500,001 – 1,750,000	50	26	52%
1,750,001 – 2,000,000	42	19	45%
2,000,001 – 2,250,000	23	11	48%
2,250,001 – 2,500,000	30	5	17%
2,500,001 – 2,750,000	22	4	18%
2,750,001 – 3,000,000	29	5	17%
3,000,001 – 3,500,000	34	5	15%
3,500,001 – 4,000,000	27	0	NA
4,000,001 – 4,500,000	15	1	7%
4,500,001 – 5,000,000	14	0	NA
5,000,001 – 5,500,000	0	0	NA
5,500,001 - 6,000,000	3	0	NA
6,000,001 - 6,500,000	2	0	NA
6,500,001 - 7,000,000	6	0	NA
7,000,001 & Greater	10	0	NA
TOTAL*	357	123	34%

2 Bedrooms & Less	19	10	53%
3 to 4 Bedrooms	153	63	41%
5 to 6 Bedrooms	147	38	26%
7 Bedrooms & More	38	12	32%
TOTAL*	357	123	34%

Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Crescent Beach Ocean Park	65	18	28%
Elgin Chantrell	75	9	12%
Grandview	25	11	44%
Hazelmere	2	1	50%
King George Corridor	30	23	77%
Morgan Creek	30	14	47%
Pacific Douglas	22	3	14%
Sunnyside Park	28	13	46%
White Rock	80	31	39%
TOTAL*	357	123	34%

SnapStats®	July	August	Variance
Inventory	441	357	-19%
Solds	109	123	13%
Sale Price	\$1,480,000	\$1,650,000	11%
Sale Price SQFT	\$565	\$584	3%
Sale to List Price Ratio	99%	100%	1%
Days on Market	17	24	41%

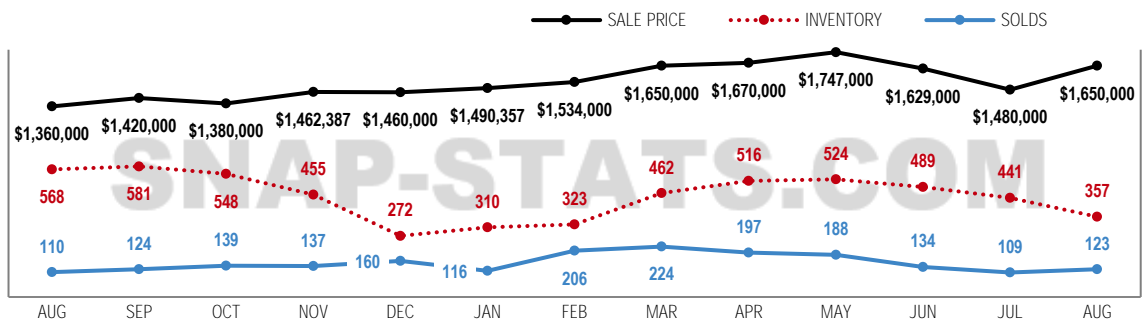
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **S SURREY WHITE ROCK DETACHED**: 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** \$1.25 mil to \$1.5 mil with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$4 mil to \$4.5 mil, Elgin Chantrell, Pacific Douglas 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



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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	3	0	NA
300,001 – 400,000	14	8	57%
400,001 – 500,000	19	20	105%*
500,001 – 600,000	29	36	124%*
600,001 – 700,000	16	20	125%*
700,001 – 800,000	20	28	140%*
800,001 – 900,000	19	21	111%*
900,001 – 1,000,000	19	14	74%
1,000,001 – 1,250,000	33	17	52%
1,250,001 – 1,500,000	8	5	63%
1,500,001 – 1,750,000	5	1	20%
1,750,001 – 2,000,000	6	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	1	NA*
2,750,001 – 3,000,000	1	0	NA
3,000,001 – 3,500,000	1	0	NA
3,500,001 – 4,000,000	1	0	NA
4,000,001 & Greater	1	0	NA
TOTAL*	196	171	87%

0 to 1 Bedroom	22	13	59%
2 Bedrooms	121	95	79%
3 Bedrooms	33	47	142%*
4 Bedrooms & Greater	20	16	80%
TOTAL*	196	171	87%

SnapStats®	July	August	Variance
Inventory	251	196	-22%
Solds	170	171	1%
Sale Price	\$686,250	\$710,000	3%
Sale Price SQFT	\$548	\$562	3%
Sale to List Price Ratio	101%	102%	1%
Days on Market	10	9	-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 CONDOS & TOWNHOMES

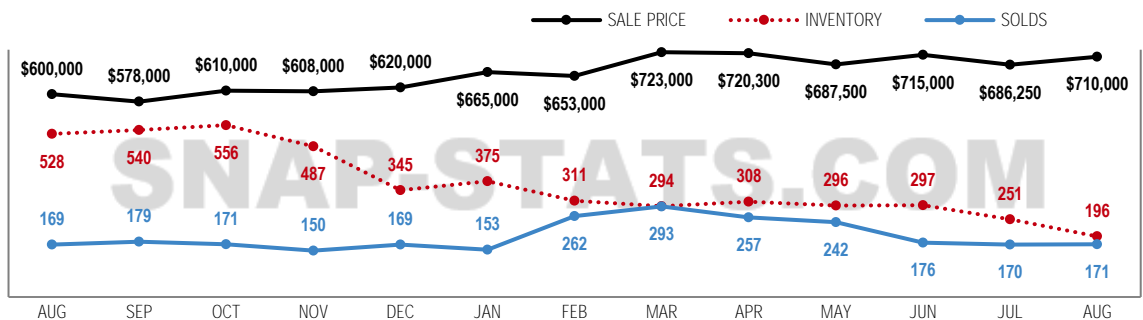
SnapStats®	Inventory	Sales	Sales Ratio
Crescent Beach Ocean Park	4	2	50%
Elgin Chantrell	3	3	100%
Grandview	38	62	163%*
Hazelmere	0	0	NA
King George Corridor	20	32	160%*
Morgan Creek	13	9	69%
Pacific Douglas	1	2	200%*
Sunnyside Park	16	20	125%*
White Rock	101	41	41%
TOTAL*	196	171	87%

Market Summary

- Market Type Indicator **S SURREY WHITE ROCK ATTACHED**: Sellers Market at 87% Sales Ratio average (8.7 in 10 homes selling rate)
- Homes are selling on average 2% above list price
- Most Active Price Band** \$400,000 to \$900,000 with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1 mil to \$1.25 mil, White Rock and up to 1 bedroom properties
- Sellers Best Bet** Selling homes in Grandview, King George Corridor, Sunnyside Park 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	0	NA
800,001 – 900,000	0	0	NA
900,001 – 1,000,000	1	3	300%*
1,000,001 – 1,250,000	16	20	125%*
1,250,001 – 1,500,000	29	26	90%
1,500,001 – 1,750,000	13	5	38%
1,750,001 – 2,000,000	5	4	80%
2,000,001 – 2,250,000	5	0	NA
2,250,001 – 2,500,000	4	2	50%
2,500,001 – 2,750,000	1	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	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*	78	60	77%

2 Bedrooms & Less	2	0	NA
3 to 4 Bedrooms	25	38	152%*
5 to 6 Bedrooms	39	17	44%
7 Bedrooms & More	12	5	42%
TOTAL*	78	60	77%

Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Annieville	23	15	65%
Nordel	25	17	68%
Scottsdale	18	11	61%
Sunshine Hills Woods	12	17	142%*
TOTAL*	78	60	77%

SnapStats®	July	August	Variance
Inventory	116	78	-33%
Solds	64	60	-6%
Sale Price	\$1,230,500	\$1,285,500	4%
Sale Price SQFT	\$551	\$567	3%
Sale to List Price Ratio	101%	102%	1%
Days on Market	11	13	18%

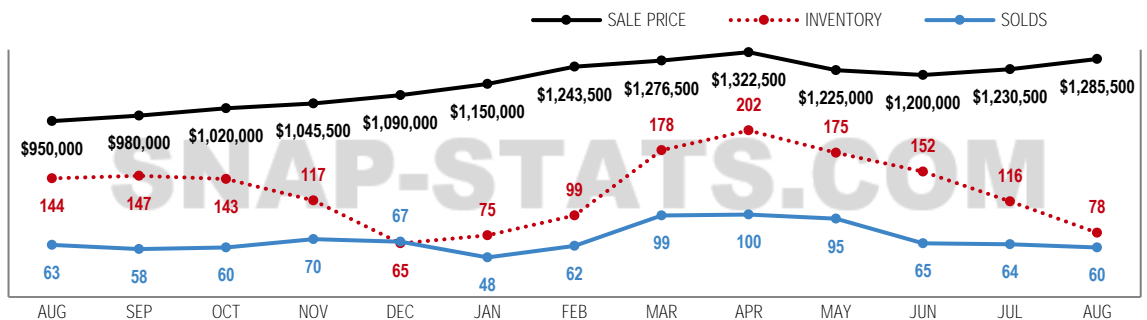
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **NORTH DELTA DETACHED**: Sellers Market at 77% Sales Ratio average (7.7 in 10 homes selling rate)
- Homes are selling on average 2% above list price
- Most Active Price Band** \$1 mil to \$1.25 mil with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.5 mil to \$1.75 mil, Scottsdale and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Sunshine Hills Woods and 3 to 4 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



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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	2	1	50%
300,001 – 400,000	4	0	NA
400,001 – 500,000	7	10	143%*
500,001 – 600,000	8	5	63%
600,001 – 700,000	7	0	NA
700,001 – 800,000	4	2	50%
800,001 – 900,000	3	0	NA
900,001 – 1,000,000	1	2	200%*
1,000,001 – 1,250,000	7	1	14%
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*	43	21	49%

0 to 1 Bedroom	6	6	100%
2 Bedrooms	19	11	58%
3 Bedrooms	12	1	8%
4 Bedrooms & Greater	6	3	50%
TOTAL*	43	21	49%

SnapStats®	July	August	Variance
Inventory	49	43	-12%
Solds	27	21	-22%
Sale Price	\$649,000	\$499,900	-23%
Sale Price SQFT	\$498	\$481	-3%
Sale to List Price Ratio	100%	100%	0%
Days on Market	9	13	44%

Community CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
Annieville	15	4	27%
Nordel	4	3	75%
Scottsdale	17	13	76%
Sunshine Hills Woods	7	1	14%
TOTAL*	43	21	49%

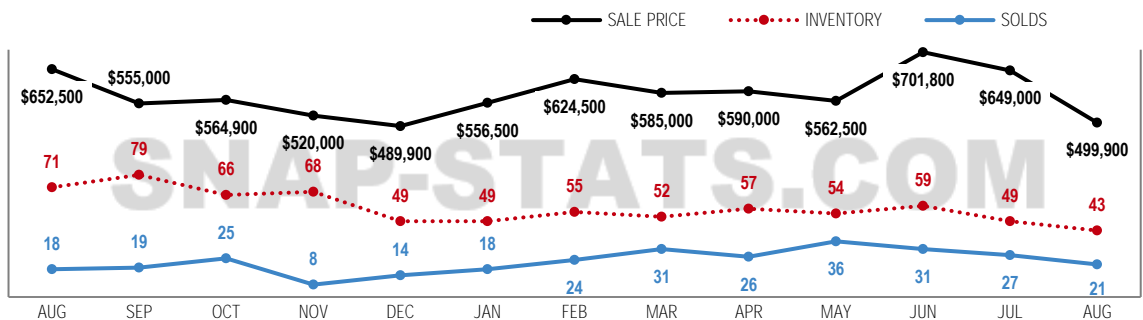
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **NORTH DELTA ATTACHED**: Sellers Market at 49% Sales Ratio average (4.9 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 >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$500,000 to \$600,000, Annieville 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



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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	1	0	NA
900,001 – 1,000,000	3	0	NA
1,000,001 – 1,250,000	9	8	89%
1,250,001 – 1,500,000	19	34	179%*
1,500,001 – 1,750,000	6	10	167%*
1,750,001 – 2,000,000	3	2	67%
2,000,001 – 2,250,000	2	0	NA
2,250,001 – 2,500,000	4	2	50%
2,500,001 – 2,750,000	2	0	NA
2,750,001 – 3,000,000	1	0	NA
3,000,001 – 3,500,000	1	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	1	0	NA
6,500,001 - 7,000,000	0	0	NA
7,000,001 & Greater	0	0	NA
TOTAL*	52	56	108%*

2 Bedrooms & Less	4	0	NA
3 to 4 Bedrooms	21	20	95%
5 to 6 Bedrooms	14	27	193%*
7 Bedrooms & More	13	9	69%
TOTAL*	52	56	108%*

Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Clayton	11	18	164%*
Cloverdale	40	38	95%
Serpentine	1	0	NA
TOTAL*	52	56	108%*

SnapStats®	July	August	Variance
Inventory	83	52	-37%
Solds	52	56	8%
Sale Price	\$1,337,944	\$1,415,238	6%
Sale Price SQFT	\$445	\$484	9%
Sale to List Price Ratio	103%	101%	-2%
Days on Market	10	8	-20%

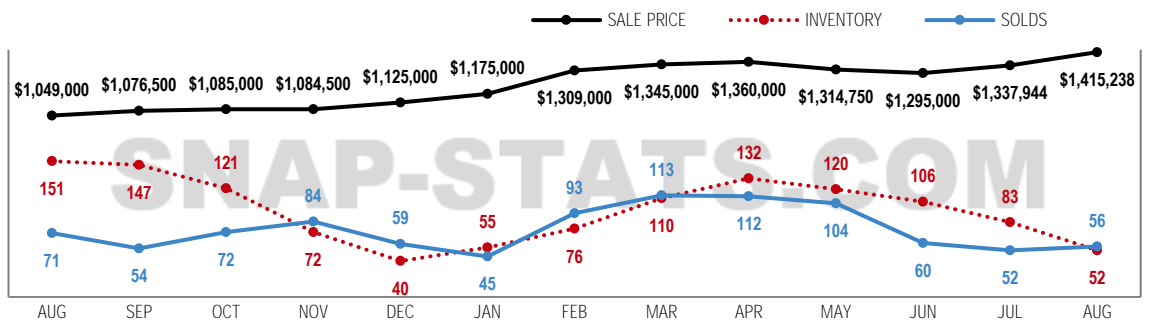
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **CLOVERDALE DETACHED**: Sellers Market at 108% Sales Ratio average (10.8 in 10 homes selling rate)
- Homes are selling on average 1% above list price
- Most Active Price Band** \$1.25 mil to \$1.75 mil with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1 mil to \$1.25 mil, Cloverdale and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Clayton and 5 to 6 bedroom properties

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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	2	2	100%
300,001 – 400,000	7	8	114%*
400,001 – 500,000	12	14	117%*
500,001 – 600,000	5	5	100%
600,001 – 700,000	7	17	243%*
700,001 – 800,000	15	15	100%
800,001 – 900,000	3	8	267%*
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*	52	69	133%*

0 to 1 Bedroom	6	13	217%*
2 Bedrooms	24	28	117%*
3 Bedrooms	15	24	160%*
4 Bedrooms & Greater	7	4	57%
TOTAL*	52	69	133%*

SnapStats®	July	August	Variance
Inventory	81	52	-36%
Solds	71	69	-3%
Sale Price	\$684,900	\$649,900	-5%
Sale Price SQFT	\$487	\$547	12%
Sale to List Price Ratio	101%	102%	1%
Days on Market	7	7	0%

Community CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
Clayton	25	43	172%*
Cloverdale	27	26	96%
Serpentine	0	0	NA
TOTAL*	52	69	133%*

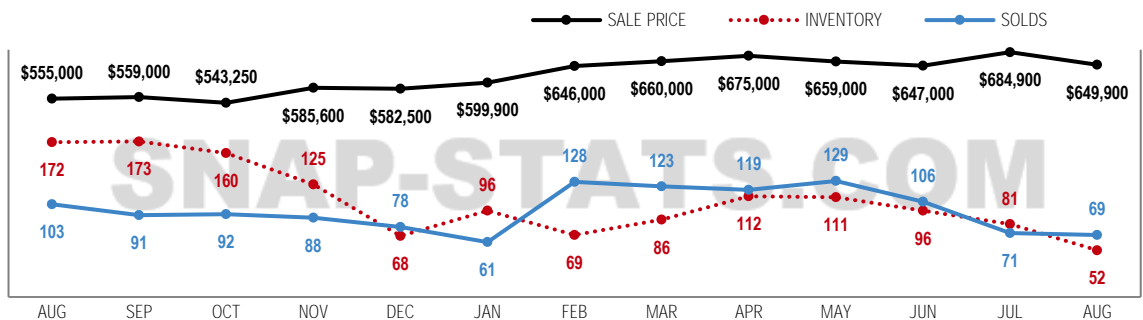
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **CLOVERDALE ATTACHED**: Sellers Market at 133% Sales Ratio average (13.3 in 10 homes selling rate)
- Homes are selling on average 2% above list price
- Most Active Price Band** \$600,000 to \$700,000 / \$800,000 to \$900,000 with average >200% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$700,000 to \$800,000, Cloverdale and 2 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 - 700,000	0	0	NA
700,001 – 800,000	1	2	200%*
800,001 – 900,000	1	1	100%
900,001 – 1,000,000	5	5	100%
1,000,001 – 1,250,000	15	32	213%*
1,250,001 – 1,500,000	26	44	169%*
1,500,001 – 1,750,000	28	20	71%
1,750,001 – 2,000,000	13	5	38%
2,000,001 – 2,250,000	3	2	67%
2,250,001 – 2,500,000	10	2	20%
2,500,001 – 2,750,000	5	4	80%
2,750,001 – 3,000,000	5	2	40%
3,000,001 – 3,500,000	8	4	50%
3,500,001 – 4,000,000	2	1	50%
4,000,001 – 4,500,000	3	0	NA
4,500,001 – 5,000,000	1	0	NA
5,000,001 – 5,500,000	4	0	NA
5,500,001 - 6,000,000	2	0	NA
6,000,001 - 6,500,000	1	0	NA
6,500,001 - 7,000,000	2	0	NA
7,000,001 & Greater	2	1	50%
TOTAL*	137	125	91%

2 Bedrooms & Less	7	3	43%
3 to 4 Bedrooms	61	81	133%*
5 to 6 Bedrooms	47	35	74%
7 Bedrooms & More	22	6	27%
TOTAL*	137	125	91%

SnapStats®	July	August	Variance
Inventory	177	137	-23%
Solds	123	125	2%
Sale Price	\$1,300,000	\$1,335,000	3%
Sale Price SQFT	\$520	\$544	5%
Sale to List Price Ratio	100%	99%	-1%
Days on Market	10	8	-20%

Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Aldergrove	14	17	121%*
Brookswood	19	13	68%
Campbell Valley	10	5	50%
County Line Glen Valley	0	0	NA
Fort Langley	13	4	31%
Langley City	23	19	83%
Murrayville	7	8	114%*
Otter District	1	0	NA
Salmon River	3	6	200%*
Walnut Grove	10	25	250%*
Willoughby Heights	37	28	76%
TOTAL*	137	125	91%

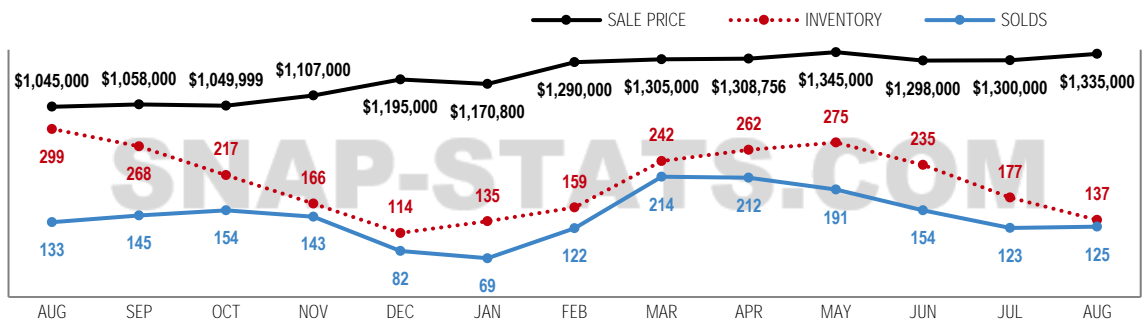
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **LANGLEY DETACHED**: Sellers Market at 91% Sales Ratio average (9.1 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band** \$1 mil to \$1.5 mil with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$2.25 mil to \$2.5 mil, Campbell Valley, Fort Langley and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Aldergrove, Murrayville, Walnut Grove and 3 to 4 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	1	0	NA
300,001 – 400,000	26	26	100%
400,001 – 500,000	58	56	97%
500,001 – 600,000	66	52	79%
600,001 – 700,000	53	61	115%*
700,001 – 800,000	57	50	88%
800,001 – 900,000	30	37	123%*
900,001 – 1,000,000	12	12	100%
1,000,001 – 1,250,000	7	3	43%
1,250,001 – 1,500,000	4	2	50%
1,500,001 – 1,750,000	0	0	NA
1,750,001 – 2,000,000	0	0	NA
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	0	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	0	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	314	299	95%

Bedroom	Inventory	Sales	Sales Ratio
0 to 1 Bedroom	40	42	105%*
2 Bedrooms	129	122	95%
3 Bedrooms	122	110	90%
4 Bedrooms & Greater	23	25	109%*
TOTAL*	314	299	95%

SnapStats®	July	August	Variance
Inventory	435	314	-28%
Solds	234	299	28%
Sale Price	\$576,950	\$630,000	9%
Sale Price SQFT	\$507	\$525	4%
Sale to List Price Ratio	100%	100%	0%
Days on Market	10	10	0%

Community CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
Aldergrove	12	11	92%
Brookwood	0	0	NA
Campbell Valley	0	0	NA
County Line Glen Valley	0	0	NA
Fort Langley	4	2	50%
Langley City	103	84	82%
Murrayville	9	7	78%
Otter District	0	0	NA
Salmon River	2	3	150%*
Walnut Grove	20	21	105%*
Willoughby Heights	164	171	104%*
TOTAL*	314	299	95%

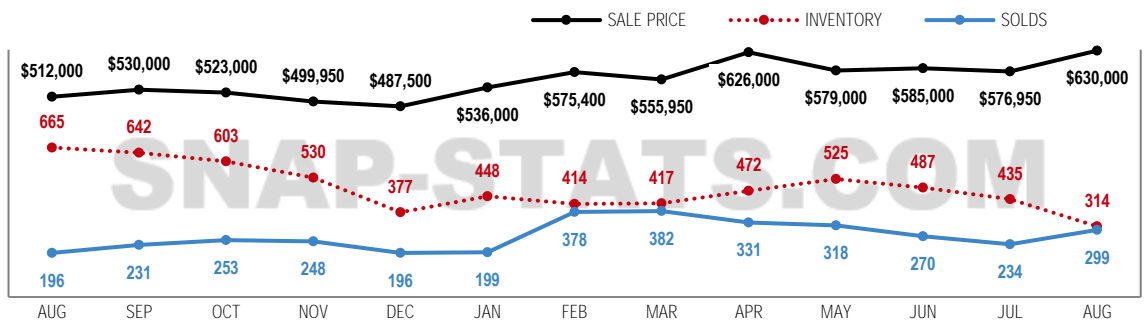
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **LANGLEY ATTACHED**: Sellers Market at 95% Sales Ratio average (9.5 in 10 homes selling rate)
- Homes are selling on average 100% of list price
- Most Active Price Band** \$600,000 to \$700,000 / \$800,000 to \$900,000 with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$500,000 to \$600,000, Langley City, Murrayville and 3 bedroom properties
- Sellers Best Bet** Selling homes in Walnut Grove, Willoughby Heights and up to 1 / minimum 4 bedroom properties

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Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 - 700,000	0	0	NA
700,001 – 800,000	1	1	100%
800,001 – 900,000	9	13	144%*
900,001 – 1,000,000	16	16	100%
1,000,001 – 1,250,000	63	47	75%
1,250,001 – 1,500,000	41	27	66%
1,500,001 – 1,750,000	17	3	18%
1,750,001 – 2,000,000	13	2	15%
2,000,001 – 2,250,000	4	2	50%
2,250,001 – 2,500,000	6	0	NA
2,500,001 – 2,750,000	1	0	NA
2,750,001 – 3,000,000	1	1	100%
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*	174	112	64%

2 Bedrooms & Less	11	3	27%
3 to 4 Bedrooms	67	54	81%
5 to 6 Bedrooms	75	46	61%
7 Bedrooms & More	21	9	43%
TOTAL*	174	112	64%

SnapStats®	July	August	Variance
Inventory	210	174	-17%
Solds	116	112	-3%
Sale Price	\$1,086,500	\$1,152,500	6%
Sale Price SQFT	\$452	\$459	2%
Sale to List Price Ratio	103%	105%	2%
Days on Market	11	8	-27%

Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Abbotsford East	72	49	68%
Abbotsford West	46	31	67%
Aberdeen	10	9	90%
Bradner	0	0	NA
Central Abbotsford	34	18	53%
Matsqui	1	1	100%
Poplar	5	2	40%
Sumas Mountain	3	1	33%
Sumas Prairie	3	1	33%
TOTAL*	174	112	64%

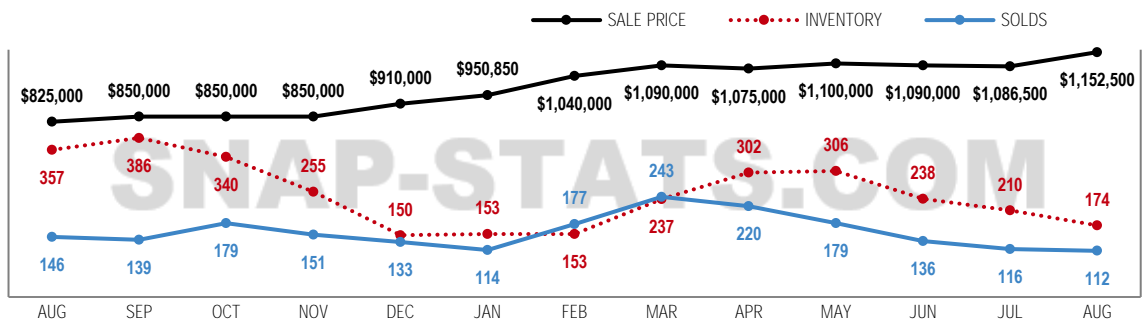
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **ABBOTSFORD DETACHED**: Sellers Market at 64% Sales Ratio average (6.4 in 10 homes selling rate)
- Homes are selling on average 5% above list price
- Most Active Price Band** \$800,000 to \$1 mil with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.75 mil to \$2 mil, Central Abbotsford and up to 2 bedroom properties
- Sellers Best Bet** Selling homes in Aberdeen and 3 to 4 bedroom properties

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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	1	NA*
200,001 – 300,000	13	24	185%*
300,001 – 400,000	49	36	73%
400,001 – 500,000	40	19	48%
500,001 – 600,000	51	35	69%
600,001 – 700,000	37	18	49%
700,001 – 800,000	22	9	41%
800,001 – 900,000	4	1	25%
900,001 – 1,000,000	1	2	200%*
1,000,001 – 1,250,000	0	1	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*	217	146	67%

0 to 1 Bedroom	27	23	85%
2 Bedrooms	115	80	70%
3 Bedrooms	62	35	56%
4 Bedrooms & Greater	13	8	62%
TOTAL*	217	146	67%

SnapStats®	July	August	Variance
Inventory	261	217	-17%
Solds	169	146	-14%
Sale Price	\$425,000	\$477,900	12%
Sale Price SQFT	\$402	\$442	10%
Sale to List Price Ratio	99%	100%	1%
Days on Market	15	19	27%

Community CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
Abbotsford East	26	16	62%
Abbotsford West	81	57	70%
Aberdeen	2	0	NA
Bradner	0	0	NA
Central Abbotsford	95	70	74%
Matsqui	0	0	NA
Poplar	13	3	23%
Sumas Mountain	0	0	NA
Sumas Prairie	0	0	NA
TOTAL*	217	146	67%

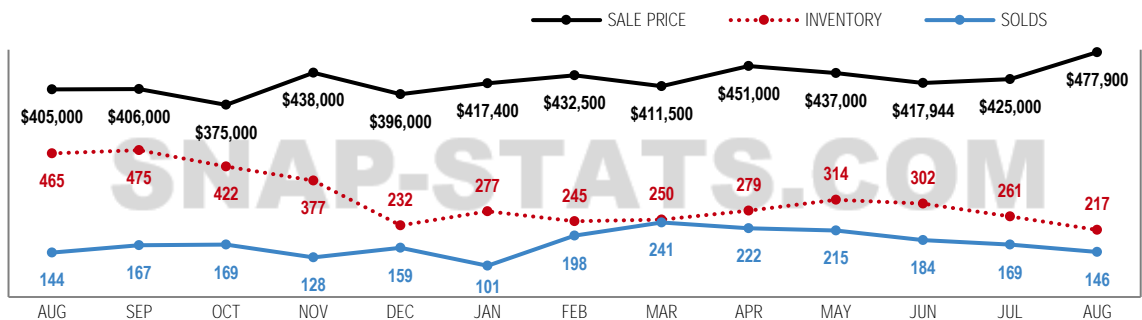
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **ABBOTSFORD ATTACHED**: Sellers Market at 67% Sales Ratio average (6.7 in 10 homes selling rate)
- Homes are selling on average 100% of list price
- Most Active Price Band** \$200,000 to \$300,000 with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$700,000 to \$800,000, Poplar and 3 bedroom properties
- Sellers Best Bet** Selling homes in Abbotsford West, Central Abbotsford 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 - 700,000	3	3	100%
700,001 – 800,000	8	9	113%*
800,001 – 900,000	19	14	74%
900,001 – 1,000,000	11	15	136%*
1,000,001 – 1,250,000	12	12	100%
1,250,001 – 1,500,000	13	6	46%
1,500,001 – 1,750,000	7	1	14%
1,750,001 – 2,000,000	2	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	2	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	2	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*	81	60	74%

2 Bedrooms & Less	11	3	27%
3 to 4 Bedrooms	34	33	97%
5 to 6 Bedrooms	32	22	69%
7 Bedrooms & More	4	2	50%
TOTAL*	81	60	74%

SnapStats®	July	August	Variance
Inventory	87	81	-7%
Solds	61	60	-2%
Sale Price	\$970,000	\$927,500	-4%
Sale Price SQFT	\$406	\$413	2%
Sale to List Price Ratio	105%	105%	0%
Days on Market	8	8	0%

Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Dewdney Deroche	1	1	100%
Durieu	2	2	100%
Hatzic	5	5	100%
Hemlock	1	1	100%
Lake Errock	9	3	33%
Mission	56	47	84%
Mission West	4	1	25%
Stave Falls	1	0	NA
Steelhead	2	0	NA
TOTAL*	81	60	74%

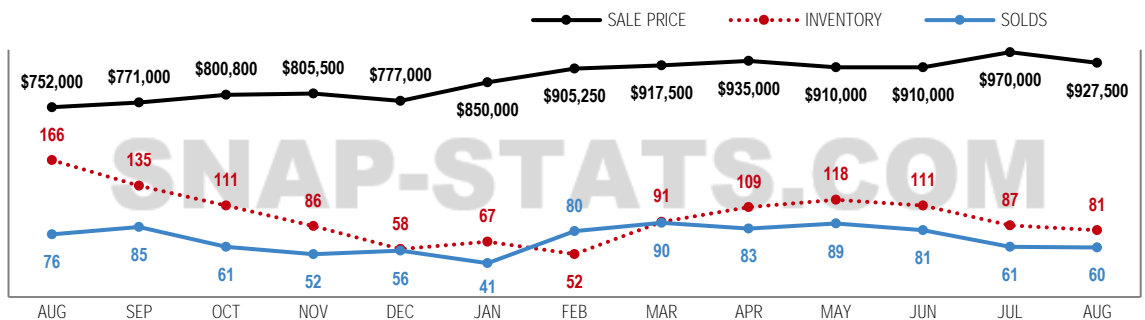
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **MISSION DETACHED**: Sellers Market at 74% Sales Ratio average (7.4 in 10 homes selling rate)
- Homes are selling on average 5% above list price
- Most Active Price Band** \$700,000 to \$800,000 / \$900,000 to \$1 mil with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.25 mil to \$1.5 mil, Lake Errock and up to 2 bedroom properties
- Sellers Best Bet** Selling homes in Mission and 3 to 4 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



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Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	0	2	NA*
300,001 – 400,000	10	4	40%
400,001 – 500,000	0	2	NA*
500,001 – 600,000	1	1	100%
600,001 – 700,000	6	4	67%
700,001 – 800,000	2	0	NA
800,001 – 900,000	0	1	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*	19	14	74%

0 to 1 Bedroom	0	2	NA*
2 Bedrooms	9	5	56%
3 Bedrooms	10	6	60%
4 Bedrooms & Greater	0	1	NA*
TOTAL*	19	14	74%

SnapStats®	July	August	Variance
Inventory	28	19	-32%
Solds	11	14	27%
Sale Price	\$580,000	\$456,450	-21%
Sale Price SQFT	\$419	\$366	-13%
Sale to List Price Ratio	106%	98%	-8%
Days on Market	10	25	150%

*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

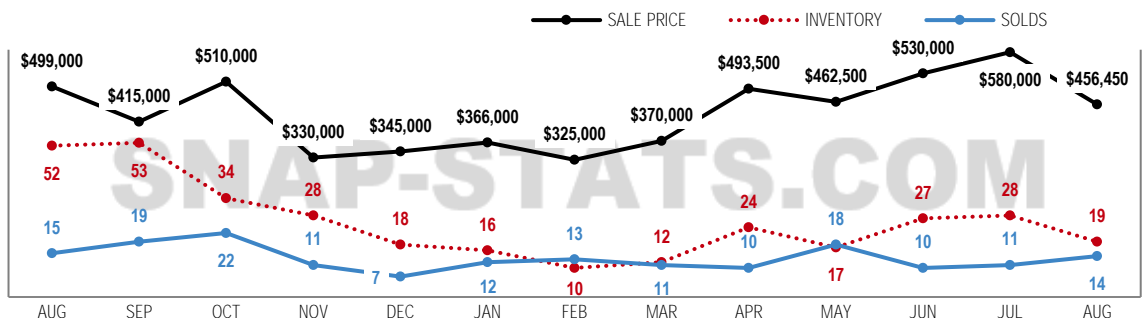
SnapStats®	Inventory	Sales	Sales Ratio
Dewdney Deroche	0	0	NA
Durieu	0	0	NA
Hatzic	0	0	NA
Hemlock	1	0	NA
Lake Errock	0	0	NA
Mission	18	13	72%
Mission West	0	1	NA*
Stave Falls	0	0	NA
Steelhead	0	0	NA
TOTAL*	19	14	74%

Market Summary

- Market Type Indicator **MISSION ATTACHED**: Sellers Market at 74% Sales Ratio average (7.4 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 40% Sales Ratio (Sellers market)
- Buyers Best Bet** Insufficient data but homes with 2 bedrooms
- Sellers Best Bet** Selling homes in Mission and 3 bedroom properties

**With minimum inventory of 10 in most instances

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