SnapStats™

Fraser Valley Edition

Everything You Need To Know About Your Real Estate Market Today!

APRIL 2013

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SnapStats™ SURREY APRIL 2013

Price Band Statistics *DETACHED (Houses)*

SnapStats™	Inventory	Sales	Sales Ratio*
$0 – 100,000	0	0	0.00%
100,001 – 200,000	0	0	0.00%
200,001 – 300,000	7	0	0.00%
300,001 – 400,000	34	11	32.35%
400,001 – 500,000	199	57	28.64%
500,001 – 600,000	306	50	16.34%
600,001 – 700,000	312	48	15.38%
700,001 – 800,000	207	17	8.21%
800,001 – 900,000	105	9	8.57%
900,001 – 1,000,000	52	4	7.69%
1,000,001 – 1,250,000	57	2	3.51%
1,250,001 – 1,500,000	17	0	0.00%
1,500,001 – 1,750,000	9	0	0.00%
1,750,001 – 2,000,000	3	0	0.00%
2,000,001 – 2,250,000	3	0	0.00%
2,250,001 – 2,500,000	0	0	0.00%
2,500,001 – 2,750,000	0	0	0.00%
2,750,001 – 3,000,000	0	0	0.00%
3,000,001 – 3,500,000	0	0	0.00%
3,500,001 – 4,000,000	1	0	0.00%
4,000,001 & Greater	0	0	0.00%
TOTAL	**1312**	**198**	**15.09%**

STYLE OF HOME	Inventory	Sales	Sales Ratio*
2 Bedrooms & Less	38	7	18.42%
3 to 4 Bedrooms	426	96	22.54%
5 to 6 Bedrooms	494	63	12.75%
7 Bedrooms & More	354	32	9.04%
TOTAL	**1312**	**198**	**15.09%**

SnapStats™	March	April	Variance
Inventory	1199	1312	9.42%
Solds	140	198	41.43%
Sale Price (Median)	$552,000	$553,500	0.27%
Sale to List Price Ratio	94.9%	97.3%	2.53%
Days on Market Average	19	23	21.05%

Community Statistics *DETACHED (Houses)*

SnapStats™	Inventory	Sales	Sales Ratio*
Bear Creek Green Timbers	102	16	15.69%
Bolivar Heights	59	11	18.64%
Bridgeview	16	1	6.25%
Cedar Hills	72	13	18.06%
East Newton	197	31	15.74%
Fleetwood Tynehead	181	32	17.68%
Fraser Heights	118	20	16.95%
Guildford	49	6	12.24%
Panorama Ridge	120	17	14.17%
Port Kells	3	1	33.33%
Queen Mary Park	92	15	16.30%
Royal Heights	21	3	14.29%
Sullivan Station	109	15	13.76%
West Newton	120	15	12.50%
Whalley	53	2	3.77%
TOTAL	**1312**	**198**	**15.09%**

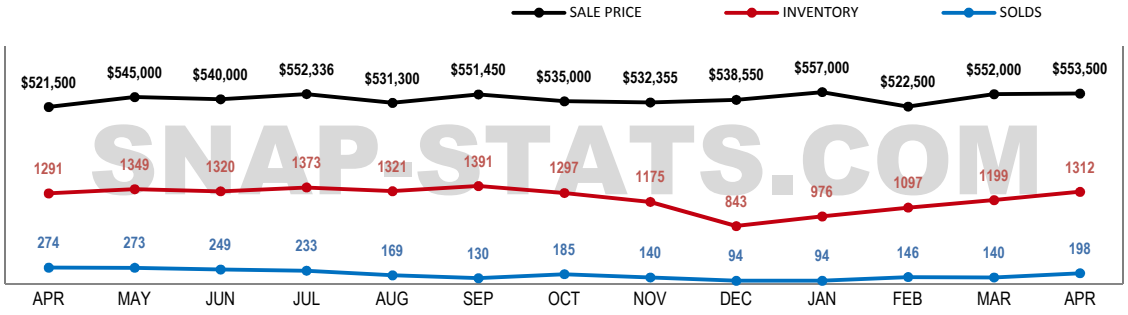
Sales to Active Listing Ratio (The percent of homes selling

SnapStats™ ▷ Summary DETACHED

- Official Market Type Surrey Detached: Buyers market at 15% Sales Ratio average (1.5 in 10 homes selling)
- Homes are selling on average 3% below list price
- Most Active Price Band*: $300,000 to $500,000 with an average 30% Sales Ratio (Sellers market)
- Buyers Best Bet*: Homes between $1 mil to $1.25 mil, Bridgeview, Whalley and minimum 7 bedrooms
- Sellers Best Bet*: Selling homes in Bolivar Heights, Cedar Hills, Fleetwood, Fraser Heights and 3 to 4 bedroom properties

** With a minimum inventory of 10 where possible*

SnapStats™ ▷ 13 Month Market Trend DETACHED



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SnapStats™ SURREY — APRIL 2013

Price Band Statistics *ATTACHED (Condo & TH)*

SnapStats™	Inventory	Sales	Sales Ratio*
$0 – 100,000	3	0	0.00%
100,001 – 200,000	276	40	14.49%
200,001 – 300,000	455	63	13.85%
300,001 – 400,000	360	49	13.61%
400,001 – 500,000	47	2	4.26%
500,001 – 600,000	3	0	0.00%
600,001 – 700,000	1	0	0.00%
700,001 – 800,000	0	0	0.00%
800,001 – 900,000	0	0	0.00%
900,001 – 1,000,000	0	0	0.00%
1,000,001 – 1,250,000	0	0	0.00%
1,250,001 – 1,500,000	0	0	0.00%
1,500,001 – 1,750,000	0	0	0.00%
1,750,001 – 2,000,000	0	0	0.00%
2,000,001 – 2,250,000	0	0	0.00%
2,250,001 – 2,500,000	0	0	0.00%
2,500,001 – 2,750,000	0	0	0.00%
2,750,001 – 3,000,000	0	0	0.00%
3,000,001 – 3,500,000	0	0	0.00%
3,500,001 – 4,000,000	0	0	0.00%
4,000,001 & Greater	0	0	0.00%
TOTAL	**1145**	**154**	**13.45%**

STYLE OF HOME	Inventory	Sales	Sales Ratio*
0 to 1 Bedroom	225	26	11.56%
2 Bedrooms	510	64	12.55%
3 Bedrooms	345	58	16.81%
4 Bedrooms & Greater	65	6	9.23%
TOTAL	**1145**	**154**	**13.45%**

SnapStats™	March	April	Variance
Inventory	1088	1145	5.24%
Solds	137	154	12.41%
Sale Price (Median)	$265,000	$258,777	-2.35%
Sale to List Price Ratio	96.4%	95.9%	-0.52%
Days on Market Average	41	36	-12.20%

Community Statistics *ATTACHED (Condo & TH)*

SnapStats™	Inventory	Sales	Sales Ratio*
Bear Creek Green Timbers	10	1	10.00%
Bolivar Heights	6	0	0.00%
Bridgeview	3	0	0.00%
Cedar Hills	14	2	14.29%
East Newton	112	14	12.50%
Fleetwood Tynehead	132	18	13.64%
Fraser Heights	4	0	0.00%
Guildford	240	34	14.17%
Panorama Ridge	31	2	6.45%
Port Kells	0	0	0.00%
Queen Mary Park	85	13	15.29%
Royal Heights	0	0	0.00%
Sullivan Station	64	15	23.44%
West Newton	185	20	10.81%
Whalley	259	35	13.51%
TOTAL	**1145**	**154**	**13.45%**

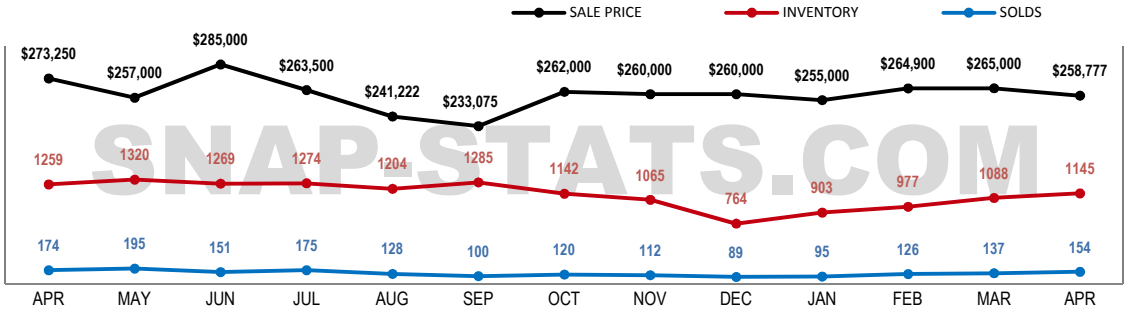
Sales to Active Listing Ratio (The percent of homes selling)

SnapStats™ ▷ Summary ATTACHED

- Official Market Type Surrey Attached: Buyers market at 13% Sales Ratio average (1.3 in 10 homes selling)
- Home are selling on average 4% below list price
- Most Active Price Band*: $100,000 to $200,000 with average 14% Sales Ratio (Buyers market)
- Buyers Best Bet*: Homes between $400,000 to $500,000, Panorama Ridge and minimum 4 bedrooms
- Sellers Best Bet*: Selling homes in Sullivan Station and 3 bedroom properties

** With a minimum inventory of 10 where possible*

SnapStats™ ▷ 13 Month Market Trend ATTACHED



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SnapStats™ S. SURREY/WHITE ROCK APRIL 2013

Price Band Statistics *DETACHED (Houses)*

SnapStats™	Inventory	Sales	Sales Ratio*
$0 – 100,000	0	0	0.00%
100,001 – 200,000	0	0	0.00%
200,001 – 300,000	3	0	0.00%
300,001 – 400,000	1	0	0.00%
400,001 – 500,000	4	0	0.00%
500,001 – 600,000	38	14	36.84%
600,001 – 700,000	122	27	22.13%
700,001 – 800,000	98	16	16.33%
800,001 – 900,000	76	15	19.74%
900,001 – 1,000,000	52	9	17.31%
1,000,001 – 1,250,000	95	21	22.11%
1,250,001 – 1,500,000	69	6	8.70%
1,500,001 – 1,750,000	57	6	10.53%
1,750,001 – 2,000,000	43	3	6.98%
2,000,001 – 2,250,000	12	1	8.33%
2,250,001 – 2,500,000	23	3	13.04%
2,500,001 – 2,750,000	10	2	20.00%
2,750,001 – 3,000,000	14	0	0.00%
3,000,001 – 3,500,000	12	0	0.00%
3,500,001 – 4,000,000	4	0	0.00%
4,000,001 & Greater	15	0	0.00%
TOTAL	**748**	**123**	**16.44%**

STYLE OF HOME	Inventory	Sales	Sales Ratio*
2 Bedrooms & Less	37	3	8.11%
3 to 4 Bedrooms	396	78	19.70%
5 to 6 Bedrooms	281	39	13.88%
7 Bedrooms & More	34	3	8.82%
TOTAL	**748**	**123**	**16.44%**

SnapStats™	March	April	Variance
Inventory	723	748	3.46%
Solds	100	123	23.00%
Sale Price (Median)	$805,000	$821,000	1.99%
Sale to List Price Ratio	97.1%	96.7%	-0.41%
Days on Market Average	29	34	17.24%

Community Statistics *DETACHED (Houses)*

SnapStats™	Inventory	Sales	Sales Ratio*
Crescent Beach Ocean Park	99	25	25.25%
Elgin Chantrell	109	19	17.43%
Grandview	68	9	13.24%
Hazelmere	4	0	0.00%
King George Corridor	107	17	15.89%
Morgan Creek	69	12	17.39%
Pacific Douglas	83	13	15.66%
Sunnyside Park	64	13	20.31%
White Rock	145	15	10.34%
TOTAL	**748**	**123**	**16.44%**

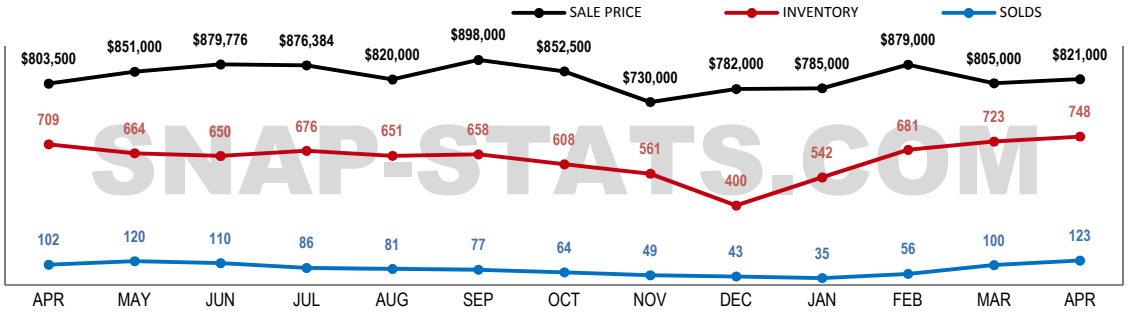
Sales to Active Listing Ratio (The percent of homes selling)

SnapStats™ ▷ Summary DETACHED

- Official Market Type South Surrey/White Rock Detached: Buyers market at 16% Sales Ratio average (1.6 in 10 homes selling)
- Homes are selling on average 3% below list price
- Most Active Price Band*: $500,000 to $600,000 with average 37% Sales Ratio (4 in 10 homes selling)
- Buyers Best Bet*: Homes between $1.75 mil to $2 mil, Grandview, White Rock and maximum 2 bedroom properties
- Sellers Best Bet*: Selling homes in Crescent Beach Ocean Park, Sunnyside Park and 3 to 4 bedroom properties

** With a minimum inventory of 10 where possible*

SnapStats™ ▷ 13 Month Market Trend DETACHED



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SnapStats™ S. SURREY/WHITE ROCK APRIL 2013

Price Band Statistics *ATTACHED (Condo & TH)*

SnapStats™	Inventory	Sales	Sales Ratio*
$0 – 100,000	1	0	0.00%
100,001 – 200,000	57	7	12.28%
200,001 – 300,000	153	17	11.11%
300,001 – 400,000	196	23	11.73%
400,001 – 500,000	112	9	8.04%
500,001 – 600,000	75	6	8.00%
600,001 – 700,000	33	1	3.03%
700,001 – 800,000	39	4	10.26%
800,001 – 900,000	11	0	0.00%
900,001 – 1,000,000	3	1	33.33%
1,000,001 – 1,250,000	8	0	0.00%
1,250,001 – 1,500,000	1	0	0.00%
1,500,001 – 1,750,000	0	0	0.00%
1,750,001 – 2,000,000	0	0	0.00%
2,000,001 – 2,250,000	0	0	0.00%
2,250,001 – 2,500,000	1	0	0.00%
2,500,001 – 2,750,000	0	0	0.00%
2,750,001 – 3,000,000	0	0	0.00%
3,000,001 – 3,500,000	0	0	0.00%
3,500,001 – 4,000,000	0	0	0.00%
4,000,001 & Greater	0	0	0.00%
TOTAL	**690**	**68**	**9.86%**

STYLE OF HOME	Inventory	Sales	Sales Ratio*
0 to 1 Bedroom	92	5	5.43%
2 Bedrooms	391	43	11.00%
3 Bedrooms	154	16	10.39%
4 Bedrooms & Greater	53	4	7.55%
TOTAL	**690**	**68**	**9.86%**

SnapStats™	March	April	Variance
Inventory	613	690	12.56%
Solds	96	68	-29.17%
Sale Price (Median)	$374,739	$355,500	-5.13%
Sale to List Price Ratio	94.9%	96.1%	1.26%
Days on Market Average	44	43	-2.27%

Community Statistics *ATTACHED (Condo & TH)*

SnapStats™	Inventory	Sales	Sales Ratio*
Crescent Beach Ocean Park	22	3	13.64%
Elgin Chantrell	15	3	20.00%
Grandview	114	10	8.77%
Hazelmere	1	0	0.00%
King George Corridor	158	17	10.76%
Morgan Creek	55	3	5.45%
Pacific Douglas	15	1	6.67%
Sunnyside Park	60	11	18.33%
White Rock	250	20	8.00%
TOTAL	**690**	**68**	**9.86%**

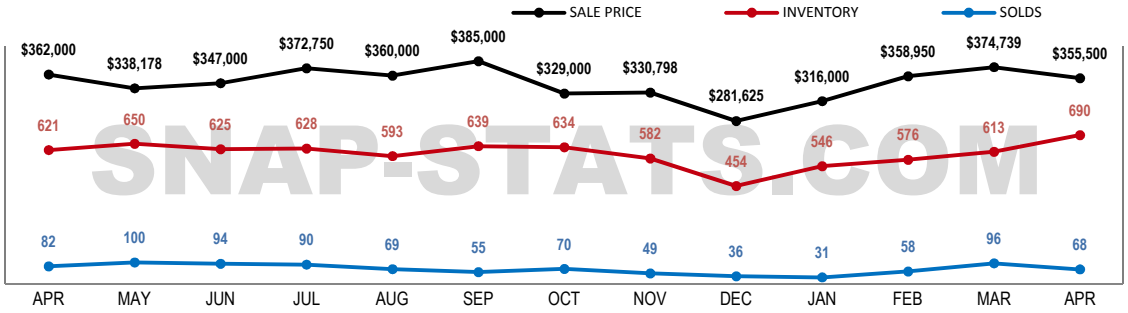
Sales to Active Listing Ratio (The percent of homes selling)

SnapStats™ ▷ Summary ATTACHED

- Official Market Type South Surrey/White Rock Attached: Buyers market at 10% Sales Ratio average (1 in 10 homes selling)
- Home are selling on average 4% below list price
- Most Active Price Band*: $100,000 to $400,000 with average 12% Sales Ratio (Buyers market)
- Buyers Best Bet*: Homes between $600,000 to $700,000, Morgan Creek, Pacific Douglas and up to 1 bedroom properties
- Sellers Best Bet*: Selling homes in Elgin Chantrell, Sunnyside Park and 2 to 3 bedroom properties

** With a minimum inventory of 10 where possible*

SnapStats™ ▷ 13 Month Market Trend ATTACHED



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SnapStats™ NORTH DELTA APRIL 2013

Price Band Statistics *DETACHED (Houses)*

SnapStats™	Inventory	Sales	Sales Ratio*
$0 – 100,000	0	0	0.00%
100,001 – 200,000	0	0	0.00%
200,001 – 300,000	0	0	0.00%
300,001 – 400,000	1	1	100.00%
400,001 – 500,000	36	20	55.56%
500,001 – 600,000	71	17	23.94%
600,001 – 700,000	48	8	16.67%
700,001 – 800,000	26	5	19.23%
800,001 – 900,000	10	1	10.00%
900,001 – 1,000,000	3	0	0.00%
1,000,001 – 1,250,000	2	2	100.00%
1,250,001 – 1,500,000	4	0	0.00%
1,500,001 – 1,750,000	0	0	0.00%
1,750,001 – 2,000,000	0	0	0.00%
2,000,001 – 2,250,000	0	0	0.00%
2,250,001 – 2,500,000	0	0	0.00%
2,500,001 – 2,750,000	0	0	0.00%
2,750,001 – 3,000,000	0	0	0.00%
3,000,001 – 3,500,000	0	0	0.00%
3,500,001 – 4,000,000	0	0	0.00%
4,000,001 & Greater	0	0	0.00%
TOTAL	**201**	**54**	**26.87%**

STYLE OF HOME	Inventory	Sales	Sales Ratio*
2 Bedrooms & Less	6	3	50.00%
3 to 4 Bedrooms	115	36	31.30%
5 to 6 Bedrooms	72	12	16.67%
7 Bedrooms & More	8	3	37.50%
TOTAL	**201**	**54**	**26.87%**

SnapStats™	March	April	Variance
Inventory	196	201	2.55%
Solds	32	54	68.75%
Sale Price (Median)	$521,750	$529,750	1.53%
Sale to List Price Ratio	98.2%	98.1%	-0.10%
Days on Market Average	12	30	150.00%

Community Statistics *DETACHED (Houses)*

SnapStats™	Inventory	Sales	Sales Ratio*
Annieville	50	14	28.00%
Nordel	49	19	38.78%
Scottsdale	49	8	16.33%
Sunshine Hills Woods	53	13	24.53%
TOTAL	**201**	**54**	**26.87%**

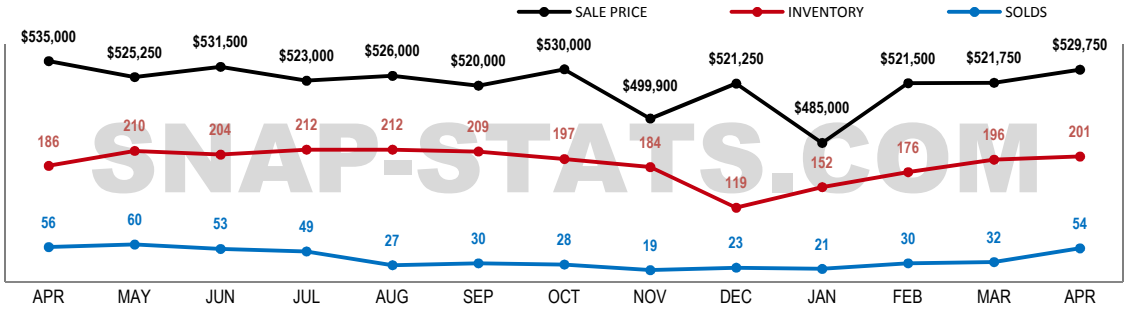
Sales to Active Listing Ratio (The percent of homes selling)

SnapStats™ ▷ Summary DETACHED

- Official Market Type North Delta Detached: Sellers market at 27% Sales Ratio average (2.7 in 10 homes selling)
- Homes are selling on average 2% below list price
- Most Active Price Band*: $400,000 to $500,000 with average 56% Sales Ratio (6 in 10 homes selling)
- Buyers Best Bet*: Homes between $800,000 to $900,000, Scottsdale and 5 to 6 bedroom properties
- Sellers Best Bet*: Selling homes in Nordel and 3 to 4 bedroom properties

** With a minimum inventory of 10 where possible*

SnapStats™ ▷ 13 Month Market Trend DETACHED



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SnapStats™ NORTH DELTA APRIL 2013

Price Band Statistics *ATTACHED (Condo & TH)*

SnapStats™	Inventory	Sales	Sales Ratio*
$0 – 100,000	4	0	0.00%
100,001 – 200,000	11	3	27.27%
200,001 – 300,000	24	2	8.33%
300,001 – 400,000	8	3	37.50%
400,001 – 500,000	7	1	14.29%
500,001 – 600,000	5	1	20.00%
600,001 – 700,000	2	0	0.00%
700,001 – 800,000	0	0	0.00%
800,001 – 900,000	0	0	0.00%
900,001 – 1,000,000	0	0	0.00%
1,000,001 – 1,250,000	0	0	0.00%
1,250,001 – 1,500,000	0	0	0.00%
1,500,001 – 1,750,000	0	0	0.00%
1,750,001 – 2,000,000	0	0	0.00%
2,000,001 – 2,250,000	0	0	0.00%
2,250,001 – 2,500,000	0	0	0.00%
2,500,001 – 2,750,000	0	0	0.00%
2,750,001 – 3,000,000	0	0	0.00%
3,000,001 – 3,500,000	0	0	0.00%
3,500,001 – 4,000,000	0	0	0.00%
4,000,001 & Greater	0	0	0.00%
TOTAL	**61**	**10**	**16.39%**

STYLE OF HOME	Inventory	Sales	Sales Ratio*
0 to 1 Bedroom	17	3	17.65%
2 Bedrooms	16	2	12.50%
3 Bedrooms	22	3	13.64%
4 Bedrooms & Greater	6	2	33.33%
TOTAL	**61**	**10**	**16.39%**

SnapStats™	March	April	Variance
Inventory	53	61	15.09%
Solds	11	10	-9.09%
Sale Price (Median)	$499,900	$278,500	-44.29%
Sale to List Price Ratio	100%	97.9%	-2.10%
Days on Market Average	11	40	263.64%

Community Statistics *ATTACHED (Condo &TH)*

SnapStats™	Inventory	Sales	Sales Ratio*
Annieville	27	0	0.00%
Nordel	9	2	22.22%
Scottsdale	16	7	43.75%
Sunshine Hills Woods	9	1	11.11%
TOTAL	**61**	**10**	**16.39%**

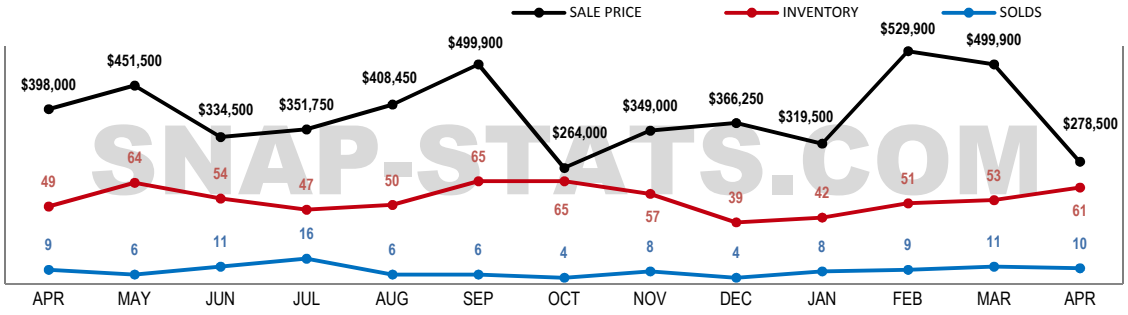
Sales to Active Listing Ratio (The percent of homes selling)

SnapStats™ ▷ Summary ATTACHED

- Official Market Type North Delta Attached: Buyers market at 16% Sales Ratio average (1.6 in 10 homes selling)
- Homes are selling on average 2% below list price
- Most Active Price Band*: $100,000 to $200,000 with average 27% Sales Ratio (Sellers market)
- Buyers Best Bet*: Homes between $200,000 to $300,000, Sunshine Hills Woods and 2 to 3 bedroom properties
- Sellers Best Bet*: Selling homes in Scottsdale and up to 1 bedroom properties

** With a minimum inventory of 10 where possible*

SnapStats™ ▷ 13 Month Market Trend ATTACHED



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SnapStats™ CLOVERDALE APRIL 2013

Price Band Statistics *DETACHED (Houses)*

SnapStats™	Inventory	Sales	Sales Ratio*
$0 – 100,000	0	0	0.00%
100,001 – 200,000	0	0	0.00%
200,001 – 300,000	0	0	0.00%
300,001 – 400,000	4	4	100.00%
400,001 – 500,000	39	19	48.72%
500,001 – 600,000	88	25	28.41%
600,001 – 700,000	57	11	19.30%
700,001 – 800,000	43	2	4.65%
800,001 – 900,000	12	1	8.33%
900,001 – 1,000,000	10	0	0.00%
1,000,001 – 1,250,000	8	3	37.50%
1,250,001 – 1,500,000	5	0	0.00%
1,500,001 – 1,750,000	0	0	0.00%
1,750,001 – 2,000,000	1	1	100.00%
2,000,001 – 2,250,000	0	0	0.00%
2,250,001 – 2,500,000	0	0	0.00%
2,500,001 – 2,750,000	0	0	0.00%
2,750,001 – 3,000,000	0	0	0.00%
3,000,001 – 3,500,000	0	0	0.00%
3,500,001 – 4,000,000	0	0	0.00%
4,000,001 & Greater	0	0	0.00%
TOTAL	**267**	**66**	**24.72%**

STYLE OF HOME	Inventory	Sales	Sales Ratio*
2 Bedrooms & Less	8	3	37.50%
3 to 4 Bedrooms	96	36	37.50%
5 to 6 Bedrooms	126	22	17.46%
7 Bedrooms & More	37	5	13.51%
TOTAL	**267**	**66**	**24.72%**

SnapStats™	March	April	Variance
Inventory	255	267	4.71%
Solds	52	66	26.92%
Sale Price (Median)	$569,500	$538,000	-5.53%
Sale to List Price Ratio	98.0%	95.7%	-2.35%
Days on Market Average	35	29	-17.14%

Community Statistics *DETACHED (Houses)*

SnapStats™	Inventory	Sales	Sales Ratio*
Clayton	72	18	25.00%
Cloverdale	194	47	24.23%
Serpentine	1	1	100.00%
TOTAL	**267**	**66**	**24.72%**

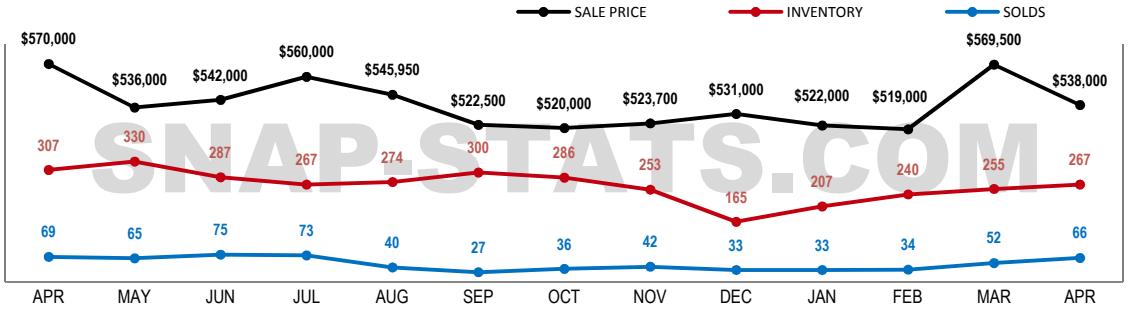
Sales to Active Listing Ratio (The percent of homes selling)

SnapStats™ ▷ Summary DETACHED

- Official Market Type Cloverdale Detached: Sellers market at 25% Sales Ratio average (1 in 4 homes selling)
- Homes are selling on average 4% below list price
- Most Active Price Band*: $400,000 to $500,000 with average 49% Sales Ratio (1 in 2 homes selling)
- Buyers Best Bet*: Homes between $700,000 to $800,000 and minimum 5 bedroom properties
- Sellers Best Bet*: Homes in Clayton, Cloverdale and up to 4 bedroom properties

** With a minimum inventory of 10 where possible*

SnapStats™ ▷ 13 Month Market Trend DETACHED



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SnapStats™ CLOVERDALE APRIL 2013

Price Band Statistics *ATTACHED (Condo & TH)*

SnapStats™	Inventory	Sales	Sales Ratio*
$0 – 100,000	2	2	100.00%
100,001 – 200,000	29	6	20.69%
200,001 – 300,000	75	15	20.00%
300,001 – 400,000	101	21	20.79%
400,001 – 500,000	20	6	30.00%
500,001 – 600,000	8	1	12.50%
600,001 – 700,000	2	0	0.00%
700,001 – 800,000	0	0	0.00%
800,001 – 900,000	0	0	0.00%
900,001 – 1,000,000	0	0	0.00%
1,000,001 – 1,250,000	0	0	0.00%
1,250,001 – 1,500,000	0	0	0.00%
1,500,001 – 1,750,000	0	0	0.00%
1,750,001 – 2,000,000	0	0	0.00%
2,000,001 – 2,250,000	0	0	0.00%
2,250,001 – 2,500,000	0	0	0.00%
2,500,001 – 2,750,000	0	0	0.00%
2,750,001 – 3,000,000	0	0	0.00%
3,000,001 – 3,500,000	0	0	0.00%
3,500,001 – 4,000,000	0	0	0.00%
4,000,001 & Greater	0	0	0.00%
TOTAL	**237**	**51**	**21.52%**

STYLE OF HOME	Inventory	Sales	Sales Ratio*
0 to 1 Bedroom	24	5	20.83%
2 Bedrooms	113	14	12.39%
3 Bedrooms	87	28	32.18%
4 Bedrooms & Greater	13	4	30.77%
TOTAL	**237**	**51**	**21.52%**

SnapStats™	March	April	Variance
Inventory	251	237	-5.58%
Solds	31	51	64.52%
Sale Price (Median)	$308,602	$312,000	1.10%
Sale to List Price Ratio	98.0%	95.4%	-2.65%
Days on Market Average	36	38	5.56%

Community Statistics *ATTACHED (Condo &TH)*

SnapStats™	Inventory	Sales	Sales Ratio*
Clayton	141	25	17.73%
Cloverdale	96	26	27.08%
Serpentine	0	0	0.00%
TOTAL	**237**	**51**	**21.52%**

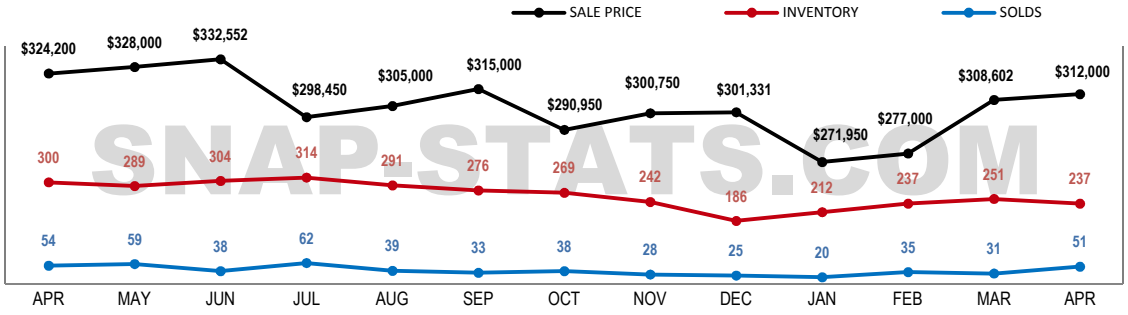
Sales to Active Listing Ratio (The percent of homes selling)

SnapStats™ ▷ Summary ATTACHED

- Official Market Type Cloverdale Attached: Balanced market at 22% Sales Ratio average (Sellers market is 23%)
- Homes are selling on average 5% below list price
- Most Active Price Band*: $400,000 to $500,000 with average 30% Sales Ratio (3 in 10 homes selling)
- Buyers Best Bet*: Homes between $500,000 to $600,000, Clayton and up to 2 bedroom properties
- Sellers Best Bet*: Selling homes in Cloverdale and minimum 3 bedroom properties

** With a minimum inventory of 10 where possible*

SnapStats™ ▷ 13 Month Market Trend ATTACHED



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SnapStats™ LANGLEY APRIL 2013

Price Band Statistics *DETACHED (Houses)*

SnapStats™	Inventory	Sales	Sales Ratio*
$0 – 100,000	2	0	0.00%
100,001 – 200,000	1	0	0.00%
200,001 – 300,000	5	2	40.00%
300,001 – 400,000	20	12	60.00%
400,001 – 500,000	92	35	38.04%
500,001 – 600,000	126	42	33.33%
600,001 – 700,000	119	36	30.25%
700,001 – 800,000	54	9	16.67%
800,001 – 900,000	18	1	5.56%
900,001 – 1,000,000	13	1	7.69%
1,000,001 – 1,250,000	16	1	6.25%
1,250,001 – 1,500,000	6	2	33.33%
1,500,001 – 1,750,000	3	0	0.00%
1,750,001 – 2,000,000	3	0	0.00%
2,000,001 – 2,250,000	0	0	0.00%
2,250,001 – 2,500,000	5	0	0.00%
2,500,001 – 2,750,000	1	0	0.00%
2,750,001 – 3,000,000	0	0	0.00%
3,000,001 – 3,500,000	1	0	0.00%
3,500,001 – 4,000,000	0	0	0.00%
4,000,001 & Greater	1	0	0.00%
TOTAL	**486**	**141**	**29.01%**

STYLE OF HOME	Inventory	Sales	Sales Ratio*
2 Bedrooms & Less	31	3	9.68%
3 to 4 Bedrooms	241	98	40.66%
5 to 6 Bedrooms	195	35	17.95%
7 Bedrooms & More	19	5	26.32%
TOTAL	**486**	**141**	**29.01%**

SnapStats™	March	April	Variance
Inventory	455	486	6.81%
Solds	105	141	34.29%
Sale Price (Median)	$555,500	$550,000	-0.99%
Sale to List Price Ratio	99.2%	96.5%	-2.72%
Days on Market Average	32	24	-25.00%

Community Statistics *DETACHED (Houses)*

SnapStats™	Inventory	Sales	Sales Ratio*
Aldergrove	40	4	10.00%
Brookswood	30	20	66.67%
Campbell Valley	18	1	5.56%
County Line Glen Valley	2	0	0.00%
Fort Langley	20	5	25.00%
Langley City	63	26	41.27%
Murrayville	35	10	28.57%
Otter District	3	0	0.00%
Salmon River	23	3	13.04%
Walnut Grove	100	28	28.00%
Willoughby Heights	152	44	28.95%
TOTAL	**486**	**141**	**29.01%**

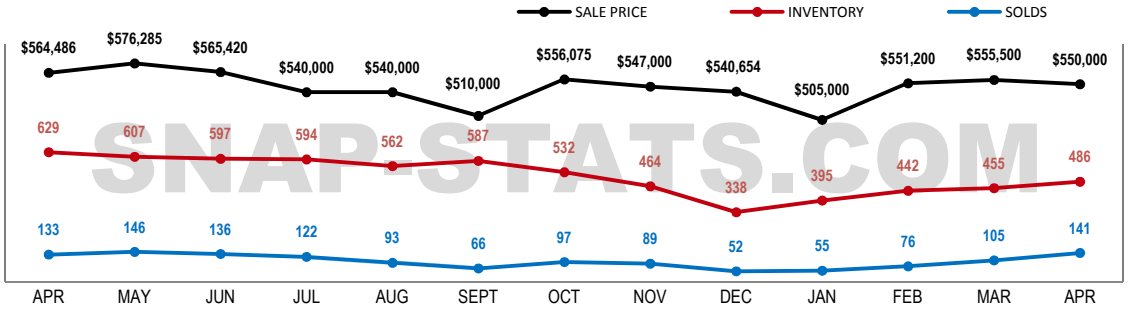
Sales to Active Listing Ratio (The percent of homes selling)

SnapStats™ ▷ Summary DETACHED

- Official Market Type Langley Detached: Sellers market at 29% Sales Ratio average (3 in 10 homes selling)
- Homes are selling on average 3% below list price
- Most Active Price Band*: $300,000 to $400,000 with average 60% Sales Ratio (6 in 10 homes selling)
- Buyers Best Bet*: Homes between $800,000 to $900,000, Aldergrove, Campbell Valley and up to 2 bedroom properties
- Sellers Best Bet*: Selling homes in Brookswood, Langley City and 3 to 4 bedroom properties

** With a minimum inventory of 10 where possible*

SnapStats™ ▷ 13 Month Market Trend DETACHED



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SnapStats™ LANGLEY APRIL 2013

Price Band Statistics *ATTACHED (Condo & TH)*

SnapStats™	Inventory	Sales	Sales Ratio*
$0 – 100,000	0	0	0.00%
100,001 – 200,000	106	21	19.81%
200,001 – 300,000	235	34	14.47%
300,001 – 400,000	142	27	19.01%
400,001 – 500,000	34	14	41.18%
500,001 – 600,000	1	0	0.00%
600,001 – 700,000	1	1	100.00%
700,001 – 800,000	0	0	0.00%
800,001 – 900,000	0	0	0.00%
900,001 – 1,000,000	0	0	0.00%
1,000,001 – 1,250,000	0	0	0.00%
1,250,001 – 1,500,000	0	0	0.00%
1,500,001 – 1,750,000	0	0	0.00%
1,750,001 – 2,000,000	0	0	0.00%
2,000,001 – 2,250,000	0	0	0.00%
2,250,001 – 2,500,000	0	0	0.00%
2,500,001 – 2,750,000	0	0	0.00%
2,750,001 – 3,000,000	0	0	0.00%
3,000,001 – 3,500,000	0	0	0.00%
3,500,001 – 4,000,000	0	0	0.00%
4,000,001 & Greater	0	0	0.00%
TOTAL	**519**	**97**	**18.69%**

STYLE OF HOME	Inventory	Sales	Sales Ratio*
0 to 1 Bedroom	69	11	15.94%
2 Bedrooms	258	41	15.89%
3 Bedrooms	156	31	19.87%
4 Bedrooms & Greater	36	14	38.89%
TOTAL	**519**	**97**	**18.69%**

SnapStats™	March	April	Variance
Inventory	485	519	7.01%
Solds	77	97	25.97%
Sale Price (Median)	$265,000	$279,000	5.28%
Sale to List Price Ratio	98.2%	96.6%	-1.63%
Days on Market Average	25	34	36.00%

Community Statistics *ATTACHED (Condo &TH)*

SnapStats™	Inventory	Sales	Sales Ratio*
Aldergrove	36	3	8.33%
Brookswood	0	0	0.00%
Campbell Valley	0	0	0.00%
County Line Glen Valley	0	0	0.00%
Fort Langley	4	3	75.00%
Langley City	194	31	15.98%
Murrayville	46	8	17.39%
Otter District	0	0	0.00%
Salmon River	5	2	40.00%
Walnut Grove	96	23	23.96%
Willoughby Heights	138	27	19.57%
TOTAL	**519**	**97**	**18.69%**

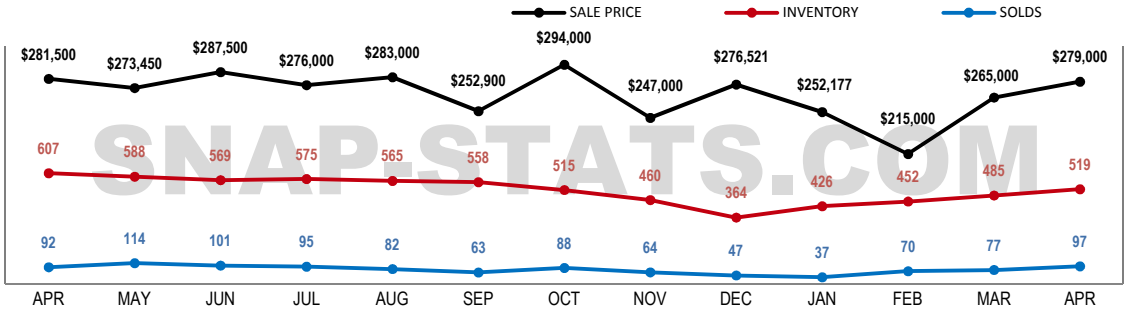
Sales to Active Listing Ratio (The percent of homes selling)

SnapStats™ ▷ Summary ATTACHED

- Official Market Type Langley Attached: Balanced market at 19% Sales Ratio average (1.9 in 10 homes selling)
- Homes are selling on average 3% below list price
- Most Active Price Band*: $400,000 to $500,000 with average 41% Sales Ratio (4 in 10 homes selling)
- Buyers Best Bet*: Homes between $200,000 to $300,000, Aldergrove and up to 2 bedroom properties
- Sellers Best Bet*: Selling homes in Walnut Grove and minimum 4 bedroom properties

** With a minimum inventory of 10 where possible*

SnapStats™ ▷ 13 Month Market Trend ATTACHED



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SnapStats™ ABBOTSFORD APRIL 2013

Price Band Statistics *DETACHED (Houses)*

SnapStats™	Inventory	Sales	Sales Ratio*
$0 – 100,000	0	0	0.00%
100,001 – 200,000	1	0	0.00%
200,001 – 300,000	15	7	46.67%
300,001 – 400,000	139	39	28.06%
400,001 – 500,000	121	31	25.62%
500,001 – 600,000	108	16	14.81%
600,001 – 700,000	73	7	9.59%
700,001 – 800,000	27	1	3.70%
800,001 – 900,000	19	2	10.53%
900,001 – 1,000,000	7	0	0.00%
1,000,001 – 1,250,000	6	1	16.67%
1,250,001 – 1,500,000	5	0	0.00%
1,500,001 – 1,750,000	0	0	0.00%
1,750,001 – 2,000,000	0	0	0.00%
2,000,001 – 2,250,000	0	0	0.00%
2,250,001 – 2,500,000	0	0	0.00%
2,500,001 – 2,750,000	0	0	0.00%
2,750,001 – 3,000,000	1	0	0.00%
3,000,001 – 3,500,000	0	0	0.00%
3,500,001 – 4,000,000	0	0	0.00%
4,000,001 & Greater	0	0	0.00%
TOTAL	**522**	**104**	**19.92%**

STYLE OF HOME	Inventory	Sales	Sales Ratio*
2 Bedrooms & Less	29	3	10.34%
3 to 4 Bedrooms	261	60	22.99%
5 to 6 Bedrooms	187	39	20.86%
7 Bedrooms & More	45	2	4.44%
TOTAL	**522**	**104**	**19.92%**

SnapStats™	March	April	Variance
Inventory	525	522	-0.57%
Solds	82	103	25.61%
Sale Price (Median)	$430,250	$410,000	-4.71%
Sale to List Price Ratio	98.5%	97.6%	-0.91%
Days on Market Average	19	23	21.05%

Community Statistics *DETACHED (Houses)*

SnapStats™	Inventory	Sales	Sales Ratio*
Abbotsford East	232	49	21.12%
Abbotsford West	122	30	24.59%
Aberdeen	60	6	10.00%
Bradner	3	0	0.00%
Central Abbotsford	73	14	19.18%
Matsqui	4	2	50.00%
Poplar	27	3	11.11%
Sumas Mountain	0	0	0.00%
Sumas Prairie	1	0	0.00%
TOTAL	**522**	**104**	**19.92%**

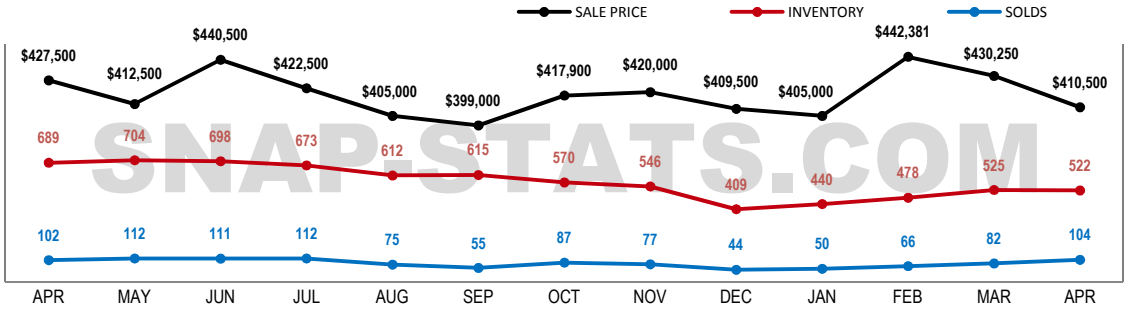
Sales to Active Listing Ratio (The percent of homes selling)

SnapStats™ ▷ Summary DETACHED

- Official Market Type Abbotsford Detached: Balanced market at 20% Sales Ratio average (2 in 10 homes selling)
- Homes are selling on average 3% below list price
- Most Active Price Band*: $200,000 to $300,000 with average 47% Sales Ratio (1 in 2 homes selling)
- Buyers Best Bet*: Homes between $700,000 to $800,000, Aberdeen, Poplar and minimum 7 bedroom properties
- Sellers Best Bet*: Selling homes in Abbotsford East, West and 3 to 6 bedroom properties

** With a minimum inventory of 10 where possible*

SnapStats™ ▷ 13 Month Market Trend DETACHED



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SnapStats™ ABBOTSFORD APRIL 2013

Price Band Statistics *ATTACHED (Condo & TH)*

SnapStats™	Inventory	Sales	Sales Ratio*
$0 – 100,000	32	2	6.25%
100,001 – 200,000	202	52	25.74%
200,001 – 300,000	188	15	7.98%
300,001 – 400,000	73	9	12.33%
400,001 – 500,000	21	1	4.76%
500,001 – 600,000	5	0	0.00%
600,001 – 700,000	0	0	0.00%
700,001 – 800,000	0	0	0.00%
800,001 – 900,000	1	0	0.00%
900,001 – 1,000,000	0	0	0.00%
1,000,001 – 1,250,000	0	0	0.00%
1,250,001 – 1,500,000	0	0	0.00%
1,500,001 – 1,750,000	0	0	0.00%
1,750,001 – 2,000,000	0	0	0.00%
2,000,001 – 2,250,000	0	0	0.00%
2,250,001 – 2,500,000	0	0	0.00%
2,500,001 – 2,750,000	0	0	0.00%
2,750,001 – 3,000,000	0	0	0.00%
3,000,001 – 3,500,000	0	0	0.00%
3,500,001 – 4,000,000	0	0	0.00%
4,000,001 & Greater	0	0	0.00%
TOTAL	**522**	**79**	**15.13%**

STYLE OF HOME	Inventory	Sales	Sales Ratio*
0 to 1 Bedroom	60	10	16.67%
2 Bedrooms	317	48	15.14%
3 Bedrooms	119	17	14.29%
4 Bedrooms & Greater	26	4	15.38%
TOTAL	**522**	**79**	**15.13%**

SnapStats™	March	April	Variance
Inventory	496	522	5.24%
Solds	83	79	-4.82%
Sale Price (Median)	$215,000	$173,000	-19.53%
Sale to List Price Ratio	97.8%	97%	-0.82%
Days on Market Average	39	36	-7.69%

Community Statistics *ATTACHED (Condo &TH)*

SnapStats™	Inventory	Sales	Sales Ratio*
Abbotsford East	61	12	19.67%
Abbotsford West	184	29	15.76%
Aberdeen	7	1	14.29%
Bradner	0	0	0.00%
Central Abbotsford	235	31	13.19%
Matsqui	0	0	0.00%
Poplar	35	6	17.14%
Sumas Mountain	0	0	0.00%
Sumas Prairie	0	0	0.00%
TOTAL	**522**	**79**	**15.13%**

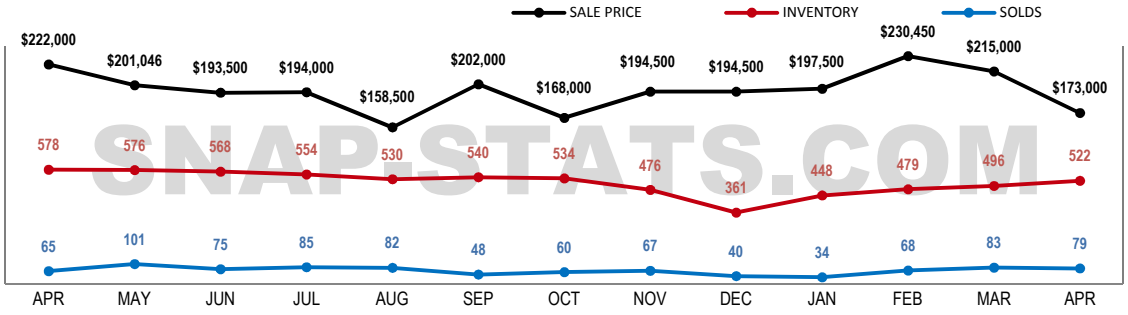
Sales to Active Listing Ratio (The percent of homes selling)

SnapStats™ ▷ Summary ATTACHED

- Official Market Type Abbotsford Attached: Buyers market at 15% Sales Ratio average (1.5 in 10 homes selling)
- Homes are selling on average 3% below list price
- Most Active Price Band*: $100,000 to $200,000 with average 26% Sales Ratio (Sellers market)
- Buyers Best Bet*: Homes between $400,000 to $500,000 and Central Abbotsford
- Sellers Best Bet*: Selling homes in Abbotsford East

** With a minimum inventory of 10 where possible*

SnapStats™ ▷ 13 Month Market Trend ATTACHED



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SnapStats™ MISSION APRIL 2013

Price Band Statistics *DETACHED (Houses)*

SnapStats™	Inventory	Sales	Sales Ratio*
$0 – 100,000	1	0	0.00%
100,001 – 200,000	6	1	16.67%
200,001 – 300,000	34	11	32.35%
300,001 – 400,000	89	25	28.09%
400,001 – 500,000	97	9	9.28%
500,001 – 600,000	25	0	0.00%
600,001 – 700,000	12	2	16.67%
700,001 – 800,000	6	0	0.00%
800,001 – 900,000	5	0	0.00%
900,001 – 1,000,000	2	0	0.00%
1,000,001 – 1,250,000	2	0	0.00%
1,250,001 – 1,500,000	2	0	0.00%
1,500,001 – 1,750,000	0	0	0.00%
1,750,001 – 2,000,000	0	0	0.00%
2,000,001 – 2,250,000	0	0	0.00%
2,250,001 – 2,500,000	0	0	0.00%
2,500,001 – 2,750,000	0	0	0.00%
2,750,001 – 3,000,000	0	0	0.00%
3,000,001 – 3,500,000	0	0	0.00%
3,500,001 – 4,000,000	0	0	0.00%
4,000,001 & Greater	0	0	0.00%
TOTAL	**281**	**48**	**17.08%**

STYLE OF HOME	Inventory	Sales	Sales Ratio*
2 Bedrooms & Less	26	2	7.69%
3 to 4 Bedrooms	143	28	19.58%
5 to 6 Bedrooms	101	18	17.82%
7 Bedrooms & More	11	0	0.00%
TOTAL	**281**	**48**	**17.08%**

SnapStats™	March	April	Variance
Inventory	262	281	7.25%
Solds	30	48	60.00%
Sale Price (Median)	$350,000	$340,000	-2.86%
Sale to List Price Ratio	96.3%	98.9%	2.70%
Days on Market Average	28	35	25.00%

Community Statistics *DETACHED (Houses)*

SnapStats™	Inventory	Sales	Sales Ratio*
Dewdney Deroche	1	0	0.00%
Durieu	2	0	0.00%
Hatzic	33	3	9.09%
Hemlock	3	0	0.00%
Lake Errock	20	1	5.00%
Mission	218	44	20.18%
Mission West	3	0	0.00%
Stave Falls	0	0	0.00%
Steelhead	1	0	0.00%
TOTAL	**281**	**48**	**17.08%**

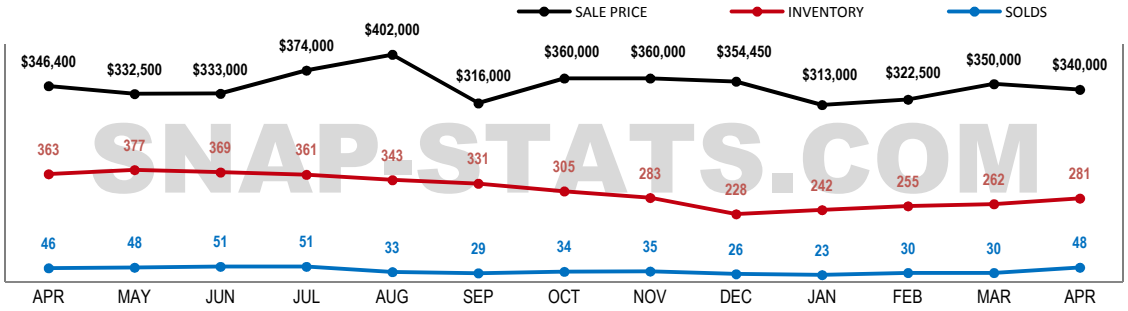
Sales to Active Listing Ratio (The percent of homes selling)

SnapStats™ ▷ Summary DETACHED

- Official Market Type Mission Detached: Buyers market at 17% Sales Ratio average (Balanced market is 18%)
- Homes are selling on average 1% below list price
- Most Active Price Band*: $200,000 to $400,000 with average 30% Sales Ratio (3 in 10 homes selling)
- Buyers Best Bet*: Homes between $400,000 to $500,000, Lake Errock and up to 2 bedroom properties
- Sellers Best Bet*: Selling homes in Mission and 3 to 4 bedroom properties

** With a minimum inventory of 10 where possible*

SnapStats™ ▷ 13 Month Market Trend DETACHED



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SnapStats™ MISSION APRIL 2013

Price Band Statistics *ATTACHED (Condo & TH)*

SnapStats™	Inventory	Sales	Sales Ratio*
$0 – 100,000	2	0	0.00%
100,001 – 200,000	31	6	19.35%
200,001 – 300,000	29	4	13.79%
300,001 – 400,000	7	0	0.00%
400,001 – 500,000	0	0	0.00%
500,001 – 600,000	0	0	0.00%
600,001 – 700,000	0	0	0.00%
700,001 – 800,000	0	0	0.00%
800,001 – 900,000	0	0	0.00%
900,001 – 1,000,000	0	0	0.00%
1,000,001 – 1,250,000	0	0	0.00%
1,250,001 – 1,500,000	0	0	0.00%
1,500,001 – 1,750,000	0	0	0.00%
1,750,001 – 2,000,000	0	0	0.00%
2,000,001 – 2,250,000	0	0	0.00%
2,250,001 – 2,500,000	0	0	0.00%
2,500,001 – 2,750,000	0	0	0.00%
2,750,001 – 3,000,000	0	0	0.00%
3,000,001 – 3,500,000	0	0	0.00%
3,500,001 – 4,000,000	0	0	0.00%
4,000,001 & Greater	0	0	0.00%
TOTAL	**69**	**10**	**14.49%**

STYLE OF HOME	Inventory	Sales	Sales Ratio*
0 to 1 Bedroom	6	0	0.00%
2 Bedrooms	40	6	15.00%
3 Bedrooms	23	4	17.39%
4 Bedrooms & Greater	0	0	0.00%
TOTAL	**69**	**10**	**14.49%**

SnapStats™	March	April	Variance
Inventory	63	69	9.52%
Solds	5	10	100.00%
Sale Price (Median)	$150,000	$171,950	14.63%
Sale to List Price Ratio	95.6%	98.3%	2.82%
Days on Market Average	54	128	137.04%

Community Statistics *ATTACHED (Condo &TH)*

SnapStats™	Inventory	Sales	Sales Ratio*
Dewdney Deroche	0	0	0.00%
Durieu	0	0	0.00%
Hatzic	0	0	0.00%
Hemlock	10	0	0.00%
Lake Errock	0	0	0.00%
Mission	59	10	16.95%
Mission West	0	0	0.00%
Stave Falls	0	0	0.00%
Steelhead	0	0	0.00%
TOTAL	**69**	**10**	**14.49%**

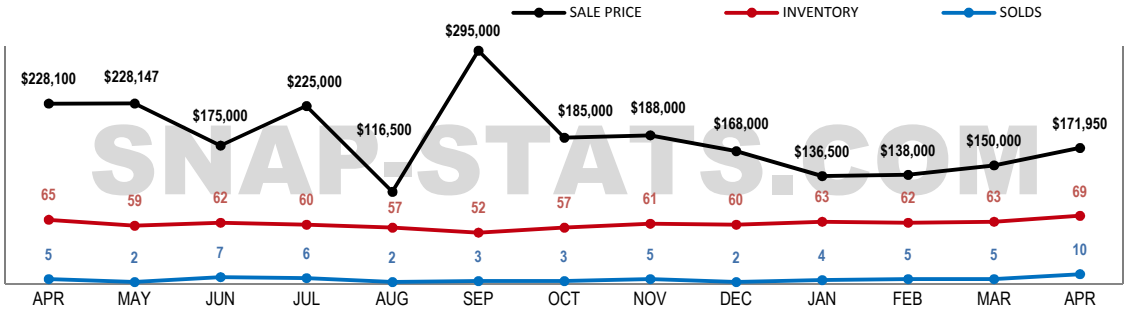
Sales to Active Listing Ratio (The percent of homes selling)

SnapStats™ ▷ Summary ATTACHED

- Official Market Type Mission Attached: Buyers market at 14% Sales Ratio average (1.4% in 10 homes selling)
- Homes are selling on average 2% below list price
- Most Active Price Band*: $100,000 to $200,000 with average 19% Sales Ratio (Balanced market)
- Buyers Best Bet*: Homes between $200,000 to $300,000 and 2 bedroom properties
- Sellers Best Bet*: Selling homes in Mission and 3 bedroom properties

** With a minimum inventory of 10 where possible*

SnapStats™ ▷ 13 Month Market Trend ATTACHED



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