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

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snapstatsinfo@gmail.com
www.snap-stats.com

SnapStats Publishing Company
2512 Yukon Street
Vancouver, BC V5Y 0H2

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info@snap-stats.com | www.snap-stats.com

FRASER VALLEY EDITION

SnapStats® SURREY

FEBRUARY 2015

Price Band & Bedroom *STATS HOUSES (DETACHED)*

SnapStats®	Inventory	Sales	Sales Ratio*
$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	3	1	33.33%
300,001 – 400,000	15	3	20.00%
400,001 – 500,000	128	39	30.47%
500,001 – 600,000	233	66	28.33%
600,001 – 700,000	170	49	28.82%
700,001 – 800,000	134	27	20.15%
800,001 – 900,000	93	7	7.53%
900,001 – 1,000,000	66	4	6.06%
1,000,001 – 1,250,000	45	5	11.11%
1,250,001 – 1,500,000	25	0	NA
1,500,001 – 1,750,000	5	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	0	0	NA
2,500,001 – 2,750,000	0	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	1	0	NA
4,000,001 & Greater	1	0	NA
TOTAL	926	201	21.71%

2 Bedrooms & Less	44	6	13.64%
3 to 4 Bedrooms	304	93	30.59%
5 to 6 Bedrooms	318	55	17.30%
7 Bedrooms & More	260	47	18.08%
TOTAL	926	201	21.71%

SnapStats® *Median Data*	January	February	Variance
Inventory	857	926	8.05%
Solds	137	201	46.72%
Sale Price	$567,000	$580,600	2.40%
Sale Price SQFT	$230	$234	1.74%
Sale to List Price Ratio	95%	99%	4.21%
Days on Market	40	19	-52.50%

Community *STATS HOUSES (DETACHED)*

SnapStats®	Inventory	Sales	Sales Ratio*
Bear Creek Green Timbers	86	18	20.93%
Bolivar Heights	52	14	26.92%
Bridgeview	11	2	18.18%
Cedar Hills	48	10	20.83%
East Newton	141	18	12.77%
Fleetwood Tynehead	85	29	34.12%
Fraser Heights	65	19	29.23%
Guildford	26	11	42.31%
Panorama Ridge	88	19	21.59%
Port Kells	3	0	NA
Queen Mary Park	86	11	12.79%
Royal Heights	21	6	28.57%
Sullivan Station	66	20	30.30%
West Newton	95	15	15.79%
Whalley	53	9	16.98%
TOTAL	926	201	21.71%

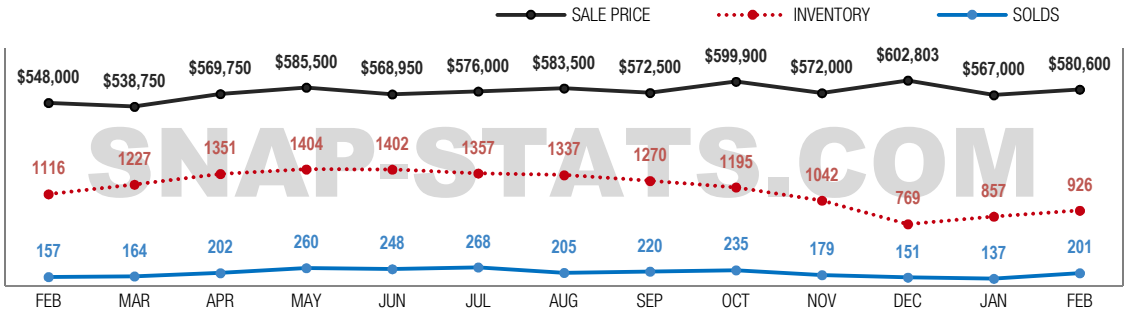
*Sales Ratio: The percent of homes selling (Sales to Inventory Ratio)

Market Summary

- Official Market Type **SURREY DETACHED:** Sellers market at 22% Sales Ratio average (2.2 in 10 homes selling)
- Homes are selling on average 1% below list price
- Most Active Price Band*: $400,000 to $500,000 with average 30% Sales Ratio (Sellers market)
- Buyers Best Bet*: Homes between $800,000 to $1 mil, East Newton, Queen Mary Park and up to 2 bedroom properties
- Sellers Best Bet*: Selling homes in Fleetwood Tynehead, Guildford, Sullivan Station and 3 to 4 bedroom properties

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

13 Month Market Trend



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SnapStats® SURREY

FEBRUARY 2015

Price Band & Bedroom *STATS CONDO & TH (ATTACHED)*

SnapStats®	Inventory	Sales	Sales Ratio*
$0 – 100,000	2	0	NA
100,001 – 200,000	289	40	13.84%
200,001 – 300,000	435	42	9.66%
300,001 – 400,000	329	50	15.20%
400,001 – 500,000	45	9	20.00%
500,001 – 600,000	5	1	20.00%
600,001 – 700,000	1	1	100.00%
700,001 – 800,000	1	0	NA
800,001 – 900,000	1	0	NA
900,001 – 1,000,000	0	0	NA
1,000,001 – 1,250,000	0	0	NA
1,250,001 – 1,500,000	0	0	NA
1,500,001 – 1,750,000	0	0	NA
1,750,001 – 2,000,000	0	0	NA
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	0	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	0	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
TOTAL	1108	143	12.91%

0 to 1 Bedroom	263	20	7.60%
2 Bedrooms	487	65	13.35%
3 Bedrooms	314	48	15.29%
4 Bedrooms & Greater	44	10	22.73%
TOTAL	1108	143	12.91%

SnapStats® *Median Data*	January	February	Variance
Inventory	993	1108	11.58%
Solds	90	143	58.89%
Sale Price	$266,500	$271,500	1.88%
Sale Price SQFT	$220	$212	-3.64%
Sale to List Price Ratio	97%	99%	2.06%
Days on Market	61	32	-47.54%

Community *STATS CONDO & TH (ATTACHED)*

SnapStats®	Inventory	Sales	Sales Ratio*
Bear Creek Green Timbers	7	0	NA
Bolivar Heights	10	1	10.00%
Bridgeview	5	0	NA
Cedar Hills	2	0	NA
East Newton	97	12	12.37%
Fleetwood Tynehead	105	20	19.05%
Fraser Heights	2	0	NA
Guildford	196	29	14.80%
Panorama Ridge	16	2	12.50%
Port Kells	0	0	NA
Queen Mary Park	93	8	8.60%
Royal Heights	0	1	NA
Sullivan Station	98	17	17.35%
West Newton	137	24	17.52%
Whalley	340	29	8.53%
TOTAL	1108	143	12.91%

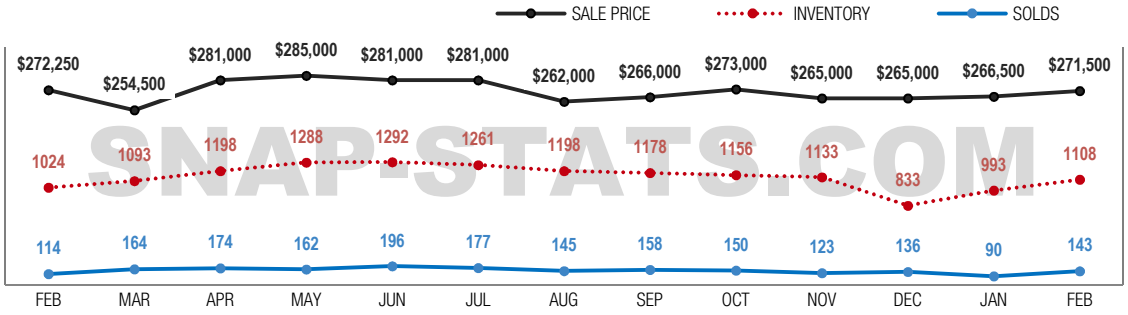
*Sales Ratio: The percent of homes selling (Sales to Inventory Ratio)

Market Summary

- Official Market Type **SURREY ATTACHED:** Balanced market at 13% Sales Ratio average (1.3 in 10 homes selling)
- Homes are selling on average 1% below list price
- Most Active Price Band*: $400,000 to $500,000 with average 20% Sales Ratio (Balanced market. 21% is a Sellers market)
- Buyers Best Bet:* Homes between $200,000 to $300,000, Queen Mary Park, Whalley and up to 1 bedroom properties
- Sellers Best Bet:* Selling homes in Fleetwood Tynehead, Sullivan Station, West Newton and minimum 4 bedroom properties

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

13 Month Market Trend



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SnapStats® SOUTH SURREY/WHITE ROCK FEBRUARY 2015

Price Band & Bedroom *STATS HOUSES (DETACHED)*

SnapStats®	Inventory	Sales	Sales Ratio*
$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	0	0	NA
300,001 – 400,000	1	1	100.00%
400,001 – 500,000	1	0	NA
500,001 – 600,000	9	4	44.44%
600,001 – 700,000	45	11	24.44%
700,001 – 800,000	41	21	51.22%
800,001 – 900,000	41	17	41.46%
900,001 – 1,000,000	39	13	33.33%
1,000,001 – 1,250,000	69	14	20.29%
1,250,001 – 1,500,000	70	16	22.86%
1,500,001 – 1,750,000	47	10	21.28%
1,750,001 – 2,000,000	41	4	9.76%
2,000,001 – 2,250,000	22	1	4.55%
2,250,001 – 2,500,000	27	2	7.41%
2,500,001 – 2,750,000	22	4	18.18%
2,750,001 – 3,000,000	13	1	7.69%
3,000,001 – 3,500,000	16	2	12.50%
3,500,001 – 4,000,000	7	0	NA
4,000,001 & Greater	5	0	NA
TOTAL	**516**	**121**	**23.45%**

2 Bedrooms & Less	25	12	48.00%
3 to 4 Bedrooms	271	78	28.78%
5 to 6 Bedrooms	192	30	15.63%
7 Bedrooms & More	28	1	3.57%
TOTAL	**516**	**121**	**23.45%**

SnapStats® *Median Data*	January	February	Variance
Inventory	441	516	17.01%
Solds	71	121	70.42%
Sale Price	$857,000	$970,000	13.19%
Sale Price SQFT	$328	$346	5.49%
Sale to List Price Ratio	97%	97%	NA
Days on Market	39	16	-58.97%

Community *STATS HOUSES (DETACHED)*

SnapStats®	Inventory	Sales	Sales Ratio*
Crescent Beach Ocean Park	85	24	28.24%
Elgin Chantrell	75	19	25.33%
Grandview	52	7	13.46%
Hazelmere	3	0	NA
King George Corridor	47	17	36.17%
Morgan Creek	58	11	18.97%
Pacific Douglas	34	3	8.82%
Sunnyside Park	41	14	34.15%
White Rock	121	26	21.49%
TOTAL	**516**	**121**	**23.45%**

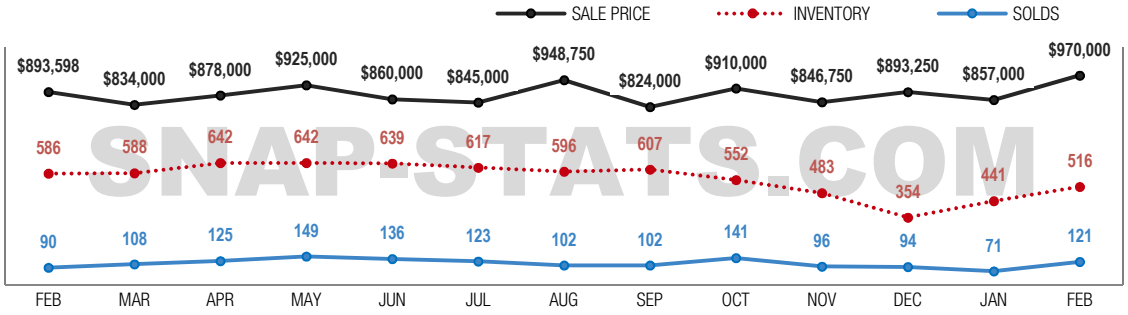
*Sales Ratio: The percent of homes selling (Sales to Inventory Ratio)

Market Summary

- Official Market Type **SOUTH SURREY DETACHED:** Sellers market at 23% Sales Ratio average (2.3 in 10 homes selling)
- Homes are selling on average 3% below list price
- Most Active Price Band* (+/- $1 mil): $700,000 to $800,000 (Sellers market); $1.25 mil to $1.5 mil (Sellers market)
- Buyers Best Bet* (+/- $1 mil): Homes $600,000 to $700,000; $2 mil to $2.25 mil, Grandview, Pacific Douglas and 7 plus bedrooms
- Sellers Best Bet*: Selling homes in King George Corridor, Sunnyside Park and up to 2 bedroom properties

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

13 Month Market Trend



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SnapStats® SOUTH SURREY/WHITE ROCK FEBRUARY 2015

Price Band & Bedroom *STATS CONDO & TH (ATTACHED)*

SnapStats®	Inventory	Sales	Sales Ratio*
$0 – 100,000	3	0	NA
100,001 – 200,000	42	8	19.05%
200,001 – 300,000	127	13	10.24%
300,001 – 400,000	152	17	11.18%
400,001 – 500,000	84	17	20.24%
500,001 – 600,000	58	13	22.41%
600,001 – 700,000	36	7	19.44%
700,001 – 800,000	16	4	25.00%
800,001 – 900,000	7	1	14.29%
900,001 – 1,000,000	3	0	NA
1,000,001 – 1,250,000	6	0	NA
1,250,001 – 1,500,000	2	0	NA
1,500,001 – 1,750,000	0	0	NA
1,750,001 – 2,000,000	0	0	NA
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	1	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	**537**	**80**	**14.90%**
0 to 1 Bedroom	78	9	11.54%
2 Bedrooms	299	35	11.71%
3 Bedrooms	122	30	24.59%
4 Bedrooms & Greater	38	6	15.79%
TOTAL	**537**	**80**	**14.90%**

SnapStats® *Median Data*	January	February	Variance
Inventory	497	537	8.05%
Solds	70	80	14.29%
Sale Price	$358,000	$407,450	13.81%
Sale Price SQFT	$285	$299	4.91%
Sale to List Price Ratio	96%	99%	3.13%
Days on Market	68	32	-52.94%

Community *STATS CONDO & TH (ATTACHED)*

SnapStats®	Inventory	Sales	Sales Ratio*
Crescent Beach Ocean Park	12	2	16.67%
Elgin Chantrell	23	2	8.70%
Grandview	101	21	20.79%
Hazelmere	1	1	100.00%
King George Corridor	103	17	16.50%
Morgan Creek	52	6	11.54%
Pacific Douglas	13	3	23.08%
Sunnyside Park	35	9	25.71%
White Rock	197	19	9.64%
TOTAL	**537**	**80**	**14.90%**

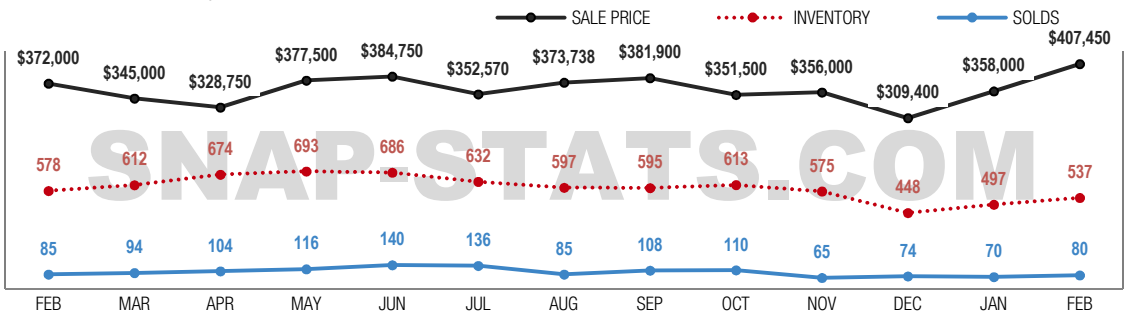
*Sales Ratio: The percent of homes selling (Sales to Inventory Ratio)

Market Summary

- Official Market Type **SOUTH SURREY ATTACHED:** Balanced market at 15% Sales Ratio average (1.5 in 10 homes selling)
- Homes are selling on average 1% below list price
- Most Active Price Band*: $700,000 to $800,000 with average 25% Sales Ratio (Sellers market)
- Buyers Best Bet*: Homes between $200,000 to $400,000, Elgin Chantrell, White Rock and up to 2 bedroom properties
- Sellers Best Bet*: Selling homes in Grandview, Pacific Douglas, Sunnyside Park and 3 bedroom properties

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

13 Month Market Trend



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SnapStats® NORTH DELTA — FEBRUARY 2015

Price Band & Bedroom *STATS HOUSES (DETACHED)*

SnapStats®	Inventory	Sales	Sales Ratio*
$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	0	0	NA
300,001 – 400,000	1	0	NA
400,001 – 500,000	7	5	71.43%
500,001 – 600,000	36	26	72.22%
600,001 – 700,000	31	11	35.48%
700,001 – 800,000	15	11	73.33%
800,001 – 900,000	12	3	25.00%
900,001 – 1,000,000	5	0	NA
1,000,001 – 1,250,000	6	1	16.67%
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	**114**	**57**	**50.00%**

2 Bedrooms & Less	1	0	NA
3 to 4 Bedrooms	61	38	62.30%
5 to 6 Bedrooms	42	18	42.86%
7 Bedrooms & More	10	1	10.00%
TOTAL	**114**	**57**	**50.00%**

SnapStats® *Median Data*	January	February	Variance
Inventory	101	114	12.87%
Solds	43	57	32.56%
Sale Price	$548,000	$585,000	6.75%
Sale Price SQFT	$261	$259	-0.77%
Sale to List Price Ratio	98%	100%	2.04%
Days on Market	11	7	-36.36%

Community *STATS HOUSES (DETACHED)*

SnapStats®	Inventory	Sales	Sales Ratio*
Annieville	36	11	30.56%
Nordel	31	12	38.71%
Scottsdale	27	19	70.37%
Sunshine Hills Woods	20	15	75.00%
TOTAL	**114**	**57**	**50.00%**

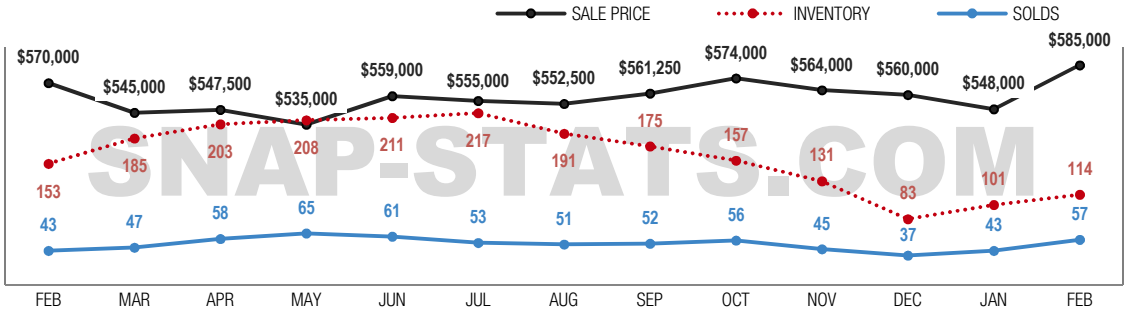
*Sales Ratio: The percent of homes selling (Sales to Inventory Ratio)

Market Summary

- Official Market Type **NORTH DELTA DETACHED:** Sellers market at 50% Sales Ratio average (1 in 2 homes selling)
- Homes are selling on average at list price
- Most Active Price Band*: $500,000 to $600,000; $700,000 to $800,000 with average 73% Sales Ratio (Sellers market)
- Buyers Best Bet*: Homes between $800,000 to $900,000, Annieville, Nordel (both Sellers market) and 7 plus bedroom properties
- Sellers Best Bet*: Selling homes in Scottsdale, Sunshine Hills Woods and 3 to 4 bedroom properties

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

13 Month Market Trend



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SnapStats® NORTH DELTA — FEBRUARY 2015

Price Band & Bedroom *STATS CONDO & TH (ATTACHED)*

SnapStats®	Inventory	Sales	Sales Ratio*
$0 – 100,000	4	0	NA
100,001 – 200,000	18	1	5.56%
200,001 – 300,000	20	2	10.00%
300,001 – 400,000	4	4	100.00%
400,001 – 500,000	21	9	42.86%
500,001 – 600,000	4	1	25.00%
600,001 – 700,000	1	1	100.00%
700,001 – 800,000	4	1	25.00%
800,001 – 900,000	1	0	NA
900,001 – 1,000,000	0	0	NA
1,000,001 – 1,250,000	0	0	NA
1,250,001 – 1,500,000	0	0	NA
1,500,001 – 1,750,000	0	0	NA
1,750,001 – 2,000,000	0	0	NA
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	0	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	0	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
TOTAL	**77**	**19**	**24.68%**

0 to 1 Bedroom	13	0	NA
2 Bedrooms	19	1	5.26%
3 Bedrooms	36	15	41.67%
4 Bedrooms & Greater	9	3	33.33%
TOTAL	**77**	**19**	**24.68%**

SnapStats® *Median Data*	January	February	Variance
Inventory	71	77	8.45%
Solds	6	19	216.67%
Sale Price	$392,500	$426,500	8.66%
Sale Price SQFT	$274	$306	11.68%
Sale to List Price Ratio	98%	99%	1.02%
Days on Market	50	14	-72.00%

Community *STATS CONDO & TH (ATTACHED)*

SnapStats®	Inventory	Sales	Sales Ratio*
Annieville	18	1	5.56%
Nordel	31	15	48.39%
Scottsdale	18	2	11.11%
Sunshine Hills Woods	10	1	10.00%
TOTAL	**77**	**19**	**24.68%**

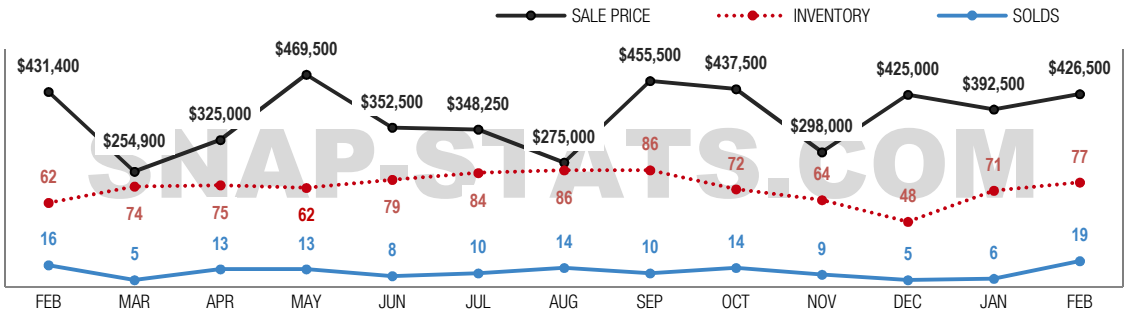
*Sales Ratio: The percent of homes selling (Sales to Inventory Ratio)

Market Summary

- Official Market Type **NORTH DELTA ATTACHED:** Sellers market at 25% Sales Ratio average (1 in 4 homes selling)
- Homes are selling on average 1% below list price
- Most Active Price Band*: $400,000 to $500,000 with average 43% Sales Ratio (Sellers market)
- Buyers Best Bet*: Homes between $100,000 to $200,000, Annieville and 2 bedroom properties
- Sellers Best Bet*: Selling homes in Nordel and 3 bedroom properties

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

13 Month Market Trend



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SnapStats® CLOVERDALE FEBRUARY 2015

Price Band & Bedroom *STATS HOUSES (DETACHED)*

SnapStats®	Inventory	Sales	Sales Ratio*
$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	0	0	NA
300,001 – 400,000	2	1	50.00%
400,001 – 500,000	12	4	33.33%
500,001 – 600,000	37	16	43.24%
600,001 – 700,000	46	17	36.96%
700,001 – 800,000	27	8	29.63%
800,001 – 900,000	11	3	27.27%
900,001 – 1,000,000	3	1	33.33%
1,000,001 – 1,250,000	10	0	NA
1,250,001 – 1,500,000	4	0	NA
1,500,001 – 1,750,000	4	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	156	50	32.05%
2 Bedrooms & Less	7	0	NA
3 to 4 Bedrooms	55	19	34.55%
5 to 6 Bedrooms	71	26	36.62%
7 Bedrooms & More	23	5	21.74%
TOTAL	156	50	32.05%

SnapStats® *Median Data*	January	February	Variance
Inventory	136	156	14.71%
Solds	27	50	85.19%
Sale Price	$650,000	$629,000	-3.23%
Sale Price SQFT	$198	$211	6.57%
Sale to List Price Ratio	98%	98%	NA
Days on Market	21	26	23.81%

Community *STATS HOUSES (DETACHED)*

SnapStats®	Inventory	Sales	Sales Ratio*
Clayton	33	13	39.39%
Cloverdale	122	37	30.33%
Serpentine	1	0	NA
TOTAL	156	50	32.05%

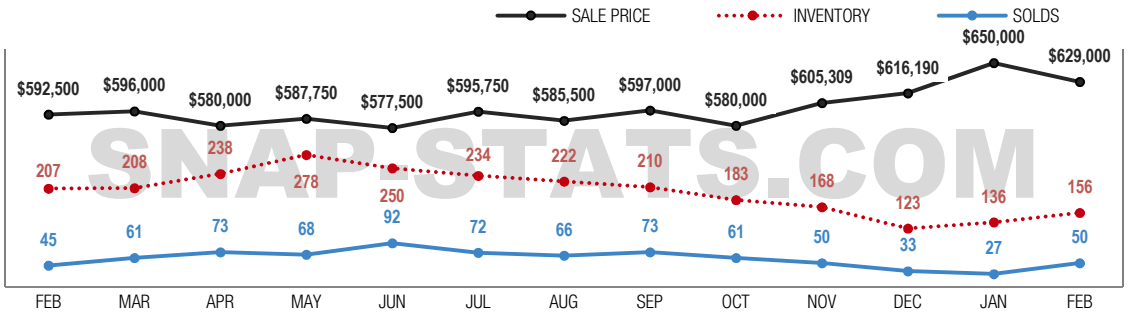
*Sales Ratio: The percent of homes selling (Sales to Inventory Ratio)

Market Summary

- Official Market Type **CLOVERDALE DETACHED:** Sellers market at 32% Sales Ratio average (3.2 in 10 homes selling)
- Homes are selling on average 2% below list price
- Most Active Price Band*: $500,000 to $600,000 with average 43% Sales Ratio (Sellers market)
- Buyers Best Bet*: Homes between $800,000 to $900,000, Cloverdale (Sellers market) and minimum 7 bedroom properties
- Sellers Best Bet*: Selling homes in Clayton and 3 to 6 bedroom properties

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

13 Month Market Trend



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SnapStats® CLOVERDALE FEBRUARY 2015

Price Band & Bedroom *STATS CONDO & TH (ATTACHED)*

SnapStats®	Inventory	Sales	Sales Ratio*
$0 – 100,000	3	0	NA
100,001 – 200,000	19	3	15.79%
200,001 – 300,000	80	7	8.75%
300,001 – 400,000	75	20	26.67%
400,001 – 500,000	21	6	28.57%
500,001 – 600,000	9	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
TOTAL	**207**	**36**	**17.39%**

0 to 1 Bedroom	23	3	13.04%
2 Bedrooms	84	9	10.71%
3 Bedrooms	85	22	25.88%
4 Bedrooms & Greater	15	2	13.33%
TOTAL	**207**	**36**	**17.39%**

SnapStats® *Median Data*	January	February	Variance
Inventory	195	207	6.15%
Solds	27	36	33.33%
Sale Price	$295,000	$322,006	9.15%
Sale Price SQFT	$217	$222	2.30%
Sale to List Price Ratio	97%	99%	2.06%
Days on Market	81	52	-35.80%

Community *STATS CONDO & TH (ATTACHED)*

SnapStats®	Inventory	Sales	Sales Ratio*
Clayton	115	21	18.26%
Cloverdale	92	15	16.30%
Serpentine	0	0	NA
TOTAL	**207**	**36**	**17.39%**

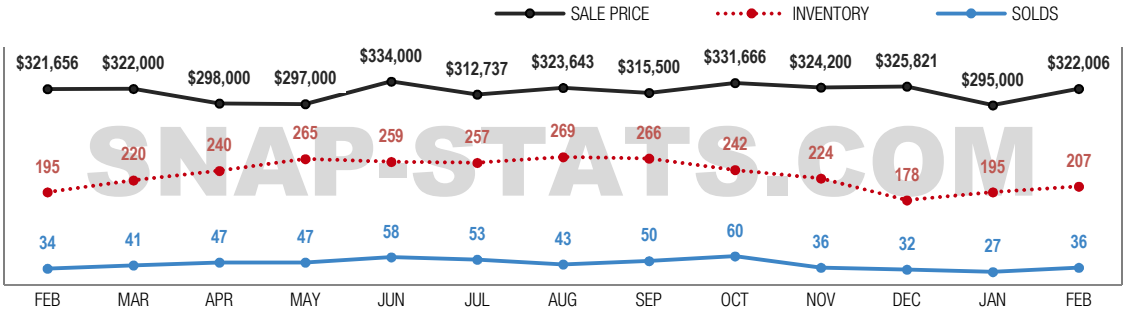
*Sales Ratio: The percent of homes selling (Sales to Inventory Ratio)

Market Summary

- Official Market Type **CLOVERDALE ATTACHED:** Balanced market at 17% Sales Ratio average (1.7 in 10 homes selling)
- Homes are selling on average 1% below list price
- Most Active Price Band*: $300,000 to $500,000 with average 28% Sales Ratio (Sellers market)
- Buyers Best Bet*: Homes between $200,000 to $300,000 and 2 bedroom properties
- Sellers Best Bet*: Selling homes with 3 bedrooms

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

13 Month Market Trend



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SnapStats® LANGLEY FEBRUARY 2015

Price Band & Bedroom *STATS HOUSES (DETACHED)*

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	11	7	63.64%
400,001 – 500,000	29	12	41.38%
500,001 – 600,000	58	29	50.00%
600,001 – 700,000	79	32	40.51%
700,001 – 800,000	54	12	22.22%
800,001 – 900,000	18	8	44.44%
900,001 – 1,000,000	17	2	11.76%
1,000,001 – 1,250,000	10	3	30.00%
1,250,001 – 1,500,000	9	1	11.11%
1,500,001 – 1,750,000	4	0	NA
1,750,001 – 2,000,000	0	0	NA
2,000,001 – 2,250,000	1	0	NA
2,250,001 – 2,500,000	5	0	NA
2,500,001 – 2,750,000	2	0	NA
2,750,001 – 3,000,000	3	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
TOTAL	301	106	35.22%
2 Bedrooms & Less	9	1	11.11%
3 to 4 Bedrooms	143	68	47.55%
5 to 6 Bedrooms	118	36	30.51%
7 Bedrooms & More	31	1	3.23%
TOTAL	301	106	35.22%

SnapStats® *Median Data*	January	February	Variance
Inventory	261	301	15.33%
Solds	66	106	60.61%
Sale Price	$608,162	$622,250	2.32%
Sale Price SQFT	$242	$230	-4.96%
Sale to List Price Ratio	98%	100%	2.04%
Days on Market	34	7	-79.41%

Community *STATS HOUSES (DETACHED)*

SnapStats®	Inventory	Sales	Sales Ratio*
Aldergrove	26	8	30.77%
Brookswood	29	11	37.93%
Campbell Valley	15	1	6.67%
County Line Glen Valley	0	0	NA
Fort Langley	15	4	26.67%
Langley City	47	16	34.04%
Murrayville	27	7	25.93%
Otter District	0	1	NA
Salmon River	11	2	18.18%
Walnut Grove	34	23	67.65%
Willoughby Heights	97	33	34.02%
TOTAL	301	106	35.22%

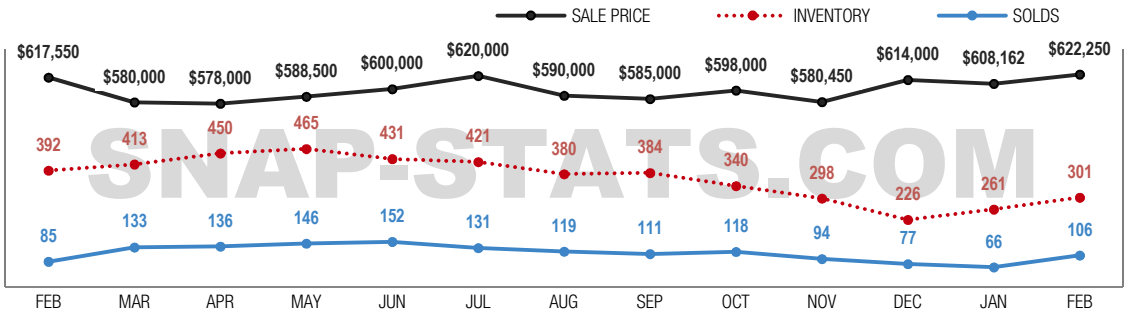
*Sales Ratio: The percent of homes selling (Sales to Inventory Ratio)

Market Summary

- Official Market Type **LANGLEY DETACHED:** Sellers market at 35% Sales Ratio average (3.5 in 10 homes selling)
- Homes are selling on average at list price
- Most Active Price Band*: $300,000 to $400,000 with average 64% Sales Ratio (Sellers market)
- Buyers Best Bet*: Homes between $900,000 to $1mil; $1.25 to $1.5 mil, Campbell Valley, Salmon River and 7 plus bedrooms
- Sellers Best Bet*: Selling homes in Walnut Grove and 3 to 4 bedroom properties

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

13 Month Market Trend



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SnapStats® LANGLEY FEBRUARY 2015

Price Band & Bedroom *STATS CONDO & TH (ATTACHED)*

SnapStats®	Inventory	Sales	Sales Ratio*
$0 – 100,000	2	2	100.00%
100,001 – 200,000	86	26	30.23%
200,001 – 300,000	198	44	22.22%
300,001 – 400,000	126	37	29.37%
400,001 – 500,000	28	13	46.43%
500,001 – 600,000	0	0	NA
600,001 – 700,000	2	0	NA
700,001 – 800,000	1	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
TOTAL	443	122	27.54%
0 to 1 Bedroom	49	19	38.78%
2 Bedrooms	234	51	21.79%
3 Bedrooms	134	42	31.34%
4 Bedrooms & Greater	26	10	38.46%
TOTAL	443	122	27.54%

SnapStats® *Median Data*	January	February	Variance
Inventory	420	443	5.48%
Solds	63	122	93.65%
Sale Price	$315,000	$270,000	-14.29%
Sale Price SQFT	$242	$221	-8.68%
Sale to List Price Ratio	99%	99%	NA
Days on Market	55	35	-36.36%

Community *STATS CONDO & TH (ATTACHED)*

SnapStats®	Inventory	Sales	Sales Ratio*
Aldergrove	30	9	30.00%
Brookswood	0	0	NA
Campbell Valley	0	0	NA
County Line Glen Valley	0	0	NA
Fort Langley	10	2	20.00%
Langley City	147	31	21.09%
Murrayville	33	4	12.12%
Otter District	0	0	NA
Salmon River	8	5	62.50%
Walnut Grove	69	25	36.23%
Willoughby Heights	146	46	31.51%
TOTAL	443	122	27.54%

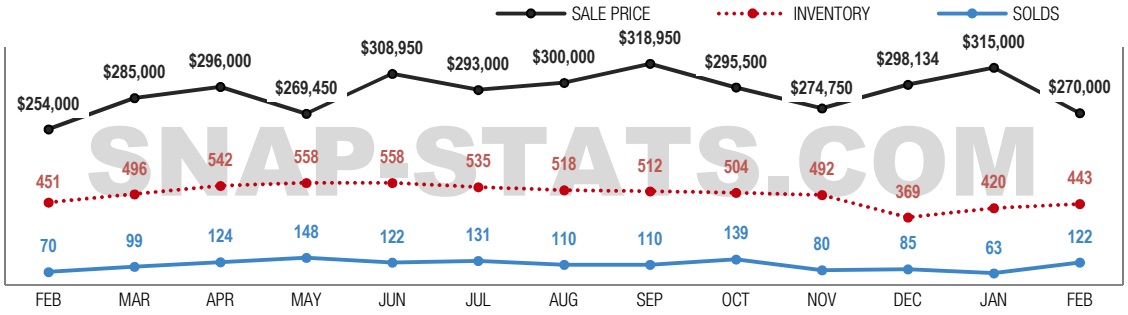
*Sales Ratio: The percent of homes selling (Sales to Inventory Ratio)

Market Summary

- Official Market Type **LANGLEY ATTACHED:** Sellers market at 28% Sales Ratio average (2.8 in 10 homes selling)
- Homes are selling on average 1% below list price
- Most Active Price Band*: $400,000 to $500,000 with average 46% Sales Ratio (Sellers market)
- Buyers Best Bet*: Homes between $200,000 to $300,000, Murrayville and 2 bedroom properties
- Sellers Best Bet*: Selling homes in Salmon River and up to 1 bedroom properties and minimum 4 bedroom properties

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

13 Month Market Trend



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SnapStats® ABBOTSFORD

FEBRUARY 2015

Price Band & Bedroom *STATS HOUSES (DETACHED)*

SnapStats®	Inventory	Sales	Sales Ratio*
$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	12	5	41.67%
300,001 – 400,000	78	36	46.15%
400,001 – 500,000	83	28	33.73%
500,001 – 600,000	65	12	18.46%
600,001 – 700,000	54	13	24.07%
700,001 – 800,000	23	1	4.35%
800,001 – 900,000	19	0	NA
900,001 – 1,000,000	4	1	25.00%
1,000,001 – 1,250,000	3	2	66.67%
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	1	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	**343**	**98**	**28.57%**

2 Bedrooms & Less	18	2	11.11%
3 to 4 Bedrooms	169	61	36.09%
5 to 6 Bedrooms	124	32	25.81%
7 Bedrooms & More	32	3	9.38%
TOTAL	**343**	**98**	**28.57%**

SnapStats® *Median Data*	January	February	Variance
Inventory	335	343	2.39%
Solds	50	98	96.00%
Sale Price	$443,500	$424,000	-4.40%
Sale Price SQFT	$173	$179	3.47%
Sale to List Price Ratio	98%	99%	1.02%
Days on Market	42	21	-50.00%

Community *STATS HOUSES (DETACHED)*

SnapStats®	Inventory	Sales	Sales Ratio*
Abbotsford East	135	37	27.41%
Abbotsford West	108	30	27.78%
Aberdeen	28	3	10.71%
Bradner	2	1	50.00%
Central Abbotsford	51	18	35.29%
Matsqui	3	0	NA
Poplar	12	8	66.67%
Sumas Mountain	2	1	50.00%
Sumas Prairie	2	0	NA
TOTAL	**343**	**98**	**28.57%**

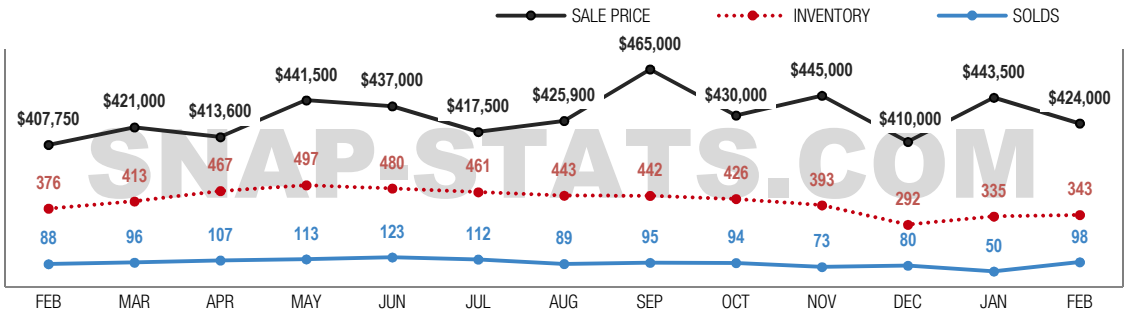
*Sales Ratio: The percent of homes selling (Sales to Inventory Ratio)

Market Summary

- Official Market Type **ABBOTSFORD DETACHED:** Sellers market at 29% Sales Ratio average (2.9 in 10 homes selling)
- Homes are selling on average 1% below list price
- Most Active Price Band*: $300,000 to $400,000 with average 46% Sales Ratio (Sellers market)
- Buyers Best Bet*: Homes between $700,000 to $800,000, Aberdeen and minimum 7 bedroom properties
- Sellers Best Bet*: Selling homes in Poplar and 3 to 4 bedroom properties

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

13 Month Market Trend



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SnapStats® ABBOTSFORD

FEBRUARY 2015

Price Band & Bedroom *STATS CONDO & TH (ATTACHED)*

SnapStats®	Inventory	Sales	Sales Ratio*
$0 – 100,000	30	3	10.00%
100,001 – 200,000	194	23	11.86%
200,001 – 300,000	145	25	17.24%
300,001 – 400,000	61	13	21.31%
400,001 – 500,000	11	1	9.09%
500,001 – 600,000	1	0	NA
600,001 – 700,000	2	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	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	445	65	14.61%

0 to 1 Bedroom	40	6	15.00%
2 Bedrooms	262	28	10.69%
3 Bedrooms	118	29	24.58%
4 Bedrooms & Greater	25	2	8.00%
TOTAL	445	65	14.61%

SnapStats® *Median Data*	January	February	Variance
Inventory	415	445	7.23%
Solds	49	65	32.65%
Sale Price	$206,000	$216,500	5.10%
Sale Price SQFT	$183	$172	-6.01%
Sale to List Price Ratio	98%	96%	-2.04%
Days on Market	59	32	-45.76%

Community *STATS CONDO & TH (ATTACHED)*

SnapStats®	Inventory	Sales	Sales Ratio*
Abbotsford East	46	13	28.26%
Abbotsford West	179	27	15.08%
Aberdeen	2	0	NA
Bradner	0	0	NA
Central Abbotsford	196	21	10.71%
Matsqui	0	0	NA
Poplar	22	4	18.18%
Sumas Mountain	0	0	NA
Sumas Prairie	0	0	NA
TOTAL	445	65	14.61%

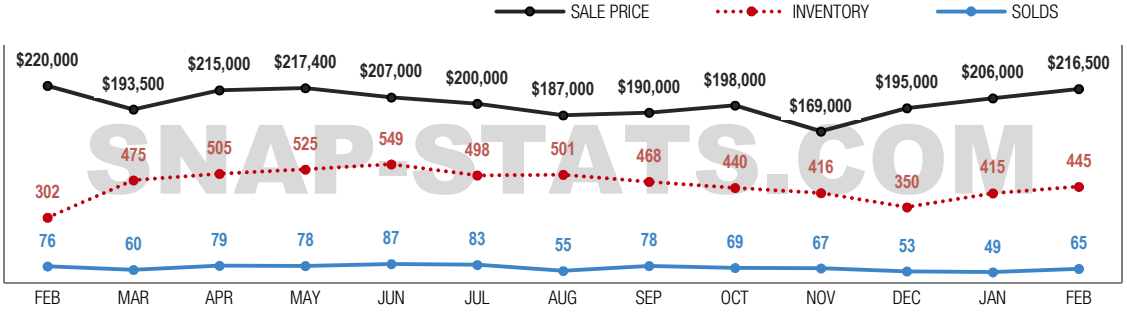
*Sales Ratio: The percent of homes selling (Sales to Inventory Ratio)

Market Summary

- Official Market Type **ABBOTSFORD ATTACHED:** Balanced market at 15% Sales Ratio average (1.5 in 10 homes selling)
- Homes are selling on average 4% below list price
- Most Active Price Band*: $300,000 to $400,000 with average 21% Sales Ratio (Sellers market)
- Buyers Best Bet*: Homes between $400,000 to $500,000, Central Abbotsford and minimum 4 bedroom properties
- Sellers Best Bet*: Selling homes in Abbotsford East and 3 bedroom properties

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

13 Month Market Trend



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SnapStats® MISSION

FEBRUARY 2015

Price Band & Bedroom *STATS HOUSES (DETACHED)*

SnapStats®	Inventory	Sales	Sales Ratio*
$0 – 100,000	0	0	NA
100,001 – 200,000	5	2	40.00%
200,001 – 300,000	35	4	11.43%
300,001 – 400,000	64	21	32.81%
400,001 – 500,000	88	15	17.05%
500,001 – 600,000	21	3	14.29%
600,001 – 700,000	10	1	10.00%
700,001 – 800,000	2	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	1	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	**229**	**46**	**20.09%**

2 Bedrooms & Less	27	2	7.41%
3 to 4 Bedrooms	113	26	23.01%
5 to 6 Bedrooms	86	16	18.60%
7 Bedrooms & More	3	2	66.67%
TOTAL	**229**	**46**	**20.09%**

SnapStats® *Median Data*	January	February	Variance
Inventory	235	229	-2.55%
Solds	29	46	58.62%
Sale Price	$387,000	$379,450	-1.95%
Sale Price SQFT	$151	$176	16.56%
Sale to List Price Ratio	97%	99%	2.06%
Days on Market	51	31	-39.22%

Community *STATS HOUSES (DETACHED)*

SnapStats®	Inventory	Sales	Sales Ratio*
Dewdney Deroche	1	0	NA
Durieu	4	1	25.00%
Hatzic	21	8	38.10%
Hemlock	5	0	NA
Lake Errock	10	0	NA
Mission	181	37	20.44%
Mission West	2	0	NA
Stave Falls	5	0	NA
Steelhead	0	0	NA
TOTAL	**229**	**46**	**20.09%**

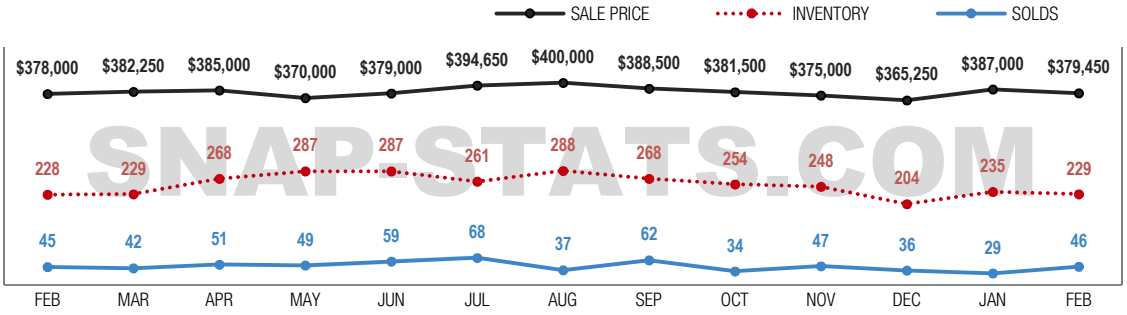
*Sales Ratio: The percent of homes selling (Sales to Inventory Ratio)

Market Summary

- Official Market Type **MISSION DETACHED:** Balanced market at 20% Sales Ratio average (21% is a Sellers market)
- Homes are selling on average 1% below list price
- Most Active Price Band*: $300,000 to $400,000 with average 33% Sales Ratio (Sellers market)
- Buyers Best Bet*: Homes between $600,000 to $700,000, Mission and up to 2 bedroom properties
- Sellers Best Bet*: Selling homes in Hatzic and 3 to 4 bedroom properties

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

13 Month Market Trend



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SnapStats
SnapStats Publishing Company
604.229.0521

www.snap-stats.com
snapstatsinfo@gmail.com

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SnapStats® MISSION

FEBRUARY 2015

Price Band & Bedroom *STATS CONDO & TH (ATTACHED)*

SnapStats®	Inventory	Sales	Sales Ratio*
$0 – 100,000	5	0	NA
100,001 – 200,000	27	7	25.93%
200,001 – 300,000	35	1	2.86%
300,001 – 400,000	3	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	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
TOTAL	**70**	**8**	**11.43%**

0 to 1 Bedroom	12	0	NA
2 Bedrooms	38	7	18.42%
3 Bedrooms	18	1	5.56%
4 Bedrooms & Greater	2	0	NA
TOTAL	**70**	**8**	**11.43%**

SnapStats® *Median Data*	January	February	Variance
Inventory	65	70	7.69%
Solds	3	8	166.67%
Sale Price	$233,000	$170,000	-27.04%
Sale Price SQFT	$158	$162	2.53%
Sale to List Price Ratio	99%	98%	-1.01%
Days on Market	171	107	-37.43%

Community *STATS CONDO & TH (ATTACHED)*

SnapStats®	Inventory	Sales	Sales Ratio*
Dewdney Deroche	0	0	NA
Durieu	0	0	NA
Hatzic	0	0	NA
Hemlock	11	0	NA
Lake Errock	0	0	NA
Mission	59	8	13.56%
Mission West	0	0	NA
Stave Falls	0	0	NA
Steelhead	0	0	NA
TOTAL	**70**	**8**	**11.43%**

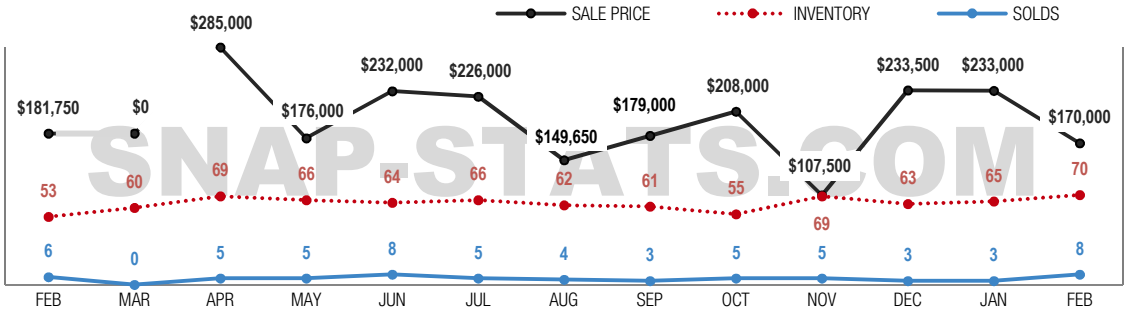
*Sales Ratio: The percent of homes selling (Sales to Inventory Ratio)

Market Summary

- Official Market Type **MISSION ATTACHED:** Buyers market at 11% Sales Ratio average (1.1 in 10 homes selling)
- Homes are selling on average 2% below list price
- Most Active Price Band*: $100,000 to $200,000 with average 26% Sales Ratio (Sellers market)
- Buyers Best Bet*: Homes between $200,000 to $300,000 and 3 bedroom properties
- Sellers Best Bet*: Selling 2 bedroom properties

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

13 Month Market Trend



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