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SnapStats®

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FRASER VALLEY EDITION

SnapStats® SURREY MAY 2016

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	6	2	33%
500,001 – 600,000	19	7	37%
600,001 – 700,000	77	32	42%
700,001 – 800,000	143	76	53%
800,001 – 900,000	157	85	54%
900,001 – 1,000,000	88	62	70%
1,000,001 – 1,250,000	124	75	60%
1,250,001 – 1,500,000	96	33	34%
1,500,001 – 1,750,000	40	3	8%
1,750,001 – 2,000,000	31	1	3%
2,000,001 – 2,250,000	9	2	22%
2,250,001 – 2,500,000	11	2	18%
2,500,001 – 2,750,000	9	0	NA
2,750,001 – 3,000,000	9	0	NA
3,000,001 – 3,500,000	5	0	NA
3,500,001 – 4,000,000	4	0	NA
4,000,001 & Greater	6	0	NA
TOTAL	**835**	**380**	**46%**

2 Bedrooms & Less	39	7	18%
3 to 4 Bedrooms	288	161	56%
5 to 6 Bedrooms	283	133	47%
7 Bedrooms & More	225	79	35%
TOTAL	**835**	**380**	**46%**

SnapStats® *Median Data*	April	May	Variance
Inventory	713	835	17%
Solds	437	380	-13%
Sale Price	$860,000	$889,950	3%
Sale Price SQFT	$333	$348	5%
Sale to List Price Ratio	107%	105%	-2%
Days on Market	8	10	25%

Community *STATS HOUSES (DETACHED)*

SnapStats®	Inventory	Sales	Sales Ratio*
Bear Creek Green Timbers	59	30	51%
Bolivar Heights	44	26	59%
Bridgeview	21	7	33%
Cedar Hills	65	26	40%
East Newton	118	46	39%
Fleetwood Tynehead	93	56	60%
Fraser Heights	59	54	92%
Guildford	21	12	57%
Panorama Ridge	84	23	27%
Port Kells	4	2	50%
Queen Mary Park	61	17	28%
Royal Heights	20	7	35%
Sullivan Station	42	22	52%
West Newton	82	32	39%
Whalley	62	20	32%
TOTAL	**835**	**380**	**46%**

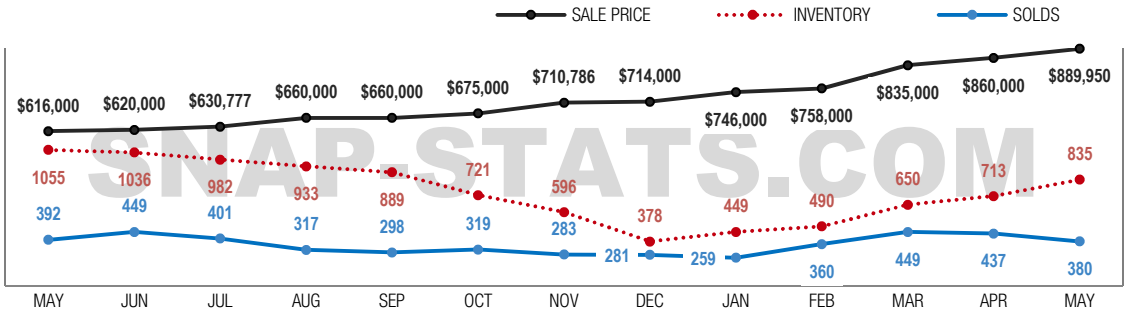
**Sales Ratio is the 'Sales-to-Active Listing' ratio (inventory) and is current market speed (higher is faster.) If >100% MLS® data on June 1 reported previous month's sales exceeded current inventory count.*

Market Summary

- Official Market Type **SURREY DETACHED:** Sellers market at 46% Sales Ratio average (4.6 in 10 homes selling rate)
- Homes are selling on average 5% above list price
- Most Active Price Band** $900,000 to $1 mil with average 70% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between $1.75 mil to $2 mil, Panorama Ridge, Queen Mary Park and up to 2 bedroom properties
- Sellers Best Bet** Selling homes in Bolivar Heights, Fleetwood Tynehead, Fraser Heights, Guildford 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 MAY 2016

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

SnapStats®	Inventory	Sales	Sales Ratio*
$0 – 100,000	0	0	NA
100,001 – 200,000	173	77	45%
200,001 – 300,000	285	103	36%
300,001 – 400,000	104	87	84%
400,001 – 500,000	88	68	77%
500,001 – 600,000	18	16	89%
600,001 – 700,000	6	11	183%*
700,001 – 800,000	2	4	200%*
800,001 – 900,000	1	0	NA
900,001 – 1,000,000	1	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	678	366	54%

0 to 1 Bedroom	230	59	26%
2 Bedrooms	277	166	60%
3 Bedrooms	148	122	82%
4 Bedrooms & Greater	23	19	83%
TOTAL	678	366	54%

SnapStats® *Median Data*	April	May	Variance
Inventory	703	678	-4%
Solds	357	366	3%
Sale Price	$313,000	$304,450	-3%
Sale Price SQFT	$253	$263	4%
Sale to List Price Ratio	99%	102%	3%
Days on Market	14	13	-7%

Community *STATS CONDO & TH (ATTACHED)*

SnapStats®	Inventory	Sales	Sales Ratio*
Bear Creek Green Timbers	4	2	50%
Bolivar Heights	8	5	63%
Bridgeview	3	4	133%*
Cedar Hills	4	4	100%
East Newton	65	38	58%
Fleetwood Tynehead	33	57	173%*
Fraser Heights	0	2	NA
Guildford	98	59	60%
Panorama Ridge	5	11	220%*
Port Kells	0	0	NA
Queen Mary Park	42	25	60%
Royal Heights	0	0	NA
Sullivan Station	37	35	95%
West Newton	90	45	50%
Whalley	289	79	27%
TOTAL	678	366	54%

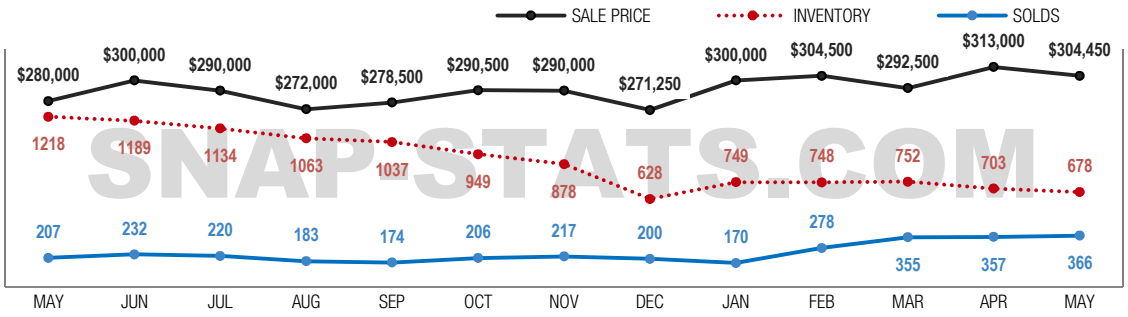
**Sales Ratio is the 'Sales-to-Active Listing' ratio (inventory) and is current market speed (higher is faster.) If >100% MLS® data on June 1 reported previous month's sales exceeded current inventory count.*

Market Summary

- Official Market Type **SURREY ATTACHED:** Sellers market at 54% Sales Ratio average (5.4 in 10 homes selling rate)
- Homes are selling on average 2% above list price
- Most Active Price Band** $600,000 to $700,000 with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between $200,000 to $300,000, West Newton, Whalley and up to 1 bedroom properties
- Sellers Best Bet** Selling homes in Fleetwood Tynehead, Panorama Ridge, Sullivan Station and minimum 3 bedroom properties

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

13 Month Market Trend



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SnapStats® SOUTH SURREY/WHITE ROCK MAY 2016

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	0	1	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	3	0	NA
800,001 – 900,000	8	9	113%*
900,001 – 1,000,000	13	21	162%*
1,000,001 – 1,250,000	56	36	64%
1,250,001 – 1,500,000	72	37	51%
1,500,001 – 1,750,000	43	35	81%
1,750,001 – 2,000,000	67	19	28%
2,000,001 – 2,250,000	18	13	72%
2,250,001 – 2,500,000	29	11	38%
2,500,001 – 2,750,000	19	9	47%
2,750,001 – 3,000,000	16	6	38%
3,000,001 – 3,500,000	23	2	9%
3,500,001 – 4,000,000	21	3	14%
4,000,001 & Greater	36	3	8%
TOTAL	**424**	**205**	**48%**

2 Bedrooms & Less	39	14	36%
3 to 4 Bedrooms	222	123	55%
5 to 6 Bedrooms	134	61	46%
7 Bedrooms & More	29	7	24%
TOTAL	**424**	**205**	**48%**

SnapStats® *Median Data*	April	May	Variance
Inventory	390	424	9%
Solds	224	205	-8%
Sale Price	$1,454,400	$1,498,000	3%
Sale Price SQFT	$535	$535	NA
Sale to List Price Ratio	104%	103%	-1%
Days on Market	11	11	NA

Community *STATS HOUSES (DETACHED)*

SnapStats®	Inventory	Sales	Sales Ratio*
Crescent Beach Ocean Park	71	37	52%
Elgin Chantrell	48	24	50%
Grandview	32	14	44%
Hazelmere	1	0	NA
King George Corridor	41	38	93%
Morgan Creek	25	12	48%
Pacific Douglas	29	15	52%
Sunnyside Park	32	22	69%
White Rock	145	43	30%
TOTAL	**424**	**205**	**48%**

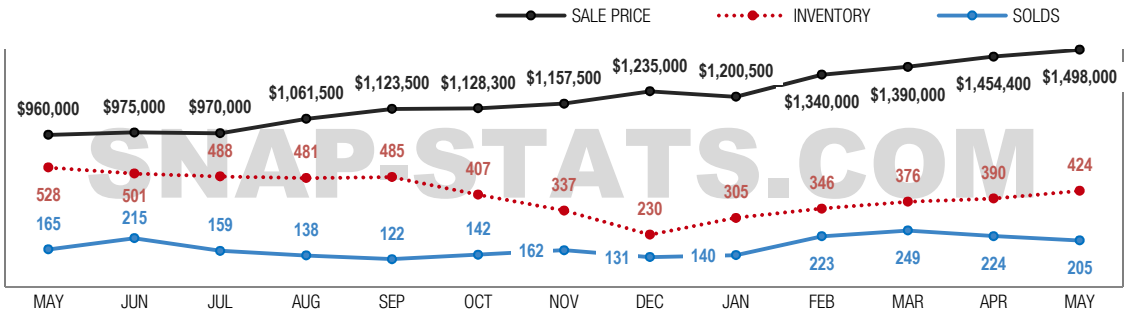
**Sales Ratio is the 'Sales-to-Active Listing' ratio (inventory) and is current market speed (higher is faster.) If >100% MLS® data on June 1 reported previous month's sales exceeded current inventory count.*

Market Summary

- Official Market Type **SOUTH SURREY DETACHED:** Sellers market at 48% Sales Ratio average (4.8 in 10 homes selling rate)
- Homes are selling on average 3% above list price
- Most Active Price Band** (+/- $1 mil): $800,000 to $1 mil (>100% Sales Ratio) / $1.5 mil to $1.75 mil (81% Sales Ratio)
- Buyers Best Bet** (+/- $1 mil): Homes min. $4 mil, Grandview, White Rock and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in King George Corridor, Sunnyside Park and 3 to 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 MAY 2016

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

SnapStats®	Inventory	Sales	Sales Ratio*
$0 – 100,000	2	0	NA
100,001 – 200,000	12	15	125%*
200,001 – 300,000	47	37	79%
300,001 – 400,000	44	47	107%*
400,001 – 500,000	27	46	170%*
500,001 – 600,000	17	26	153%*
600,001 – 700,000	18	21	117%*
700,001 – 800,000	16	18	113%*
800,001 – 900,000	17	10	59%
900,001 – 1,000,000	5	4	80%
1,000,001 – 1,250,000	2	3	150%*
1,250,001 – 1,500,000	1	2	200%*
1,500,001 – 1,750,000	2	0	NA
1,750,001 – 2,000,000	0	1	NA
2,000,001 – 2,250,000	1	0	NA
2,250,001 – 2,500,000	3	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	**214**	**230**	**107%***

0 to 1 Bedroom	55	24	44%
2 Bedrooms	110	129	117%*
3 Bedrooms	40	58	145%*
4 Bedrooms & Greater	9	19	211%*
TOTAL	**214**	**230**	**107%***

SnapStats® *Median Data*	April	May	Variance
Inventory	258	214	-17%
Solds	249	230	-8%
Sale Price	$408,500	$433,500	6%
Sale Price SQFT	$319	$344	8%
Sale to List Price Ratio	102%	101%	-1%
Days on Market	10	10	NA

Community *STATS CONDO & TH (ATTACHED)*

SnapStats®	Inventory	Sales	Sales Ratio*
Crescent Beach Ocean Park	2	3	150%*
Elgin Chantrell	8	7	88%
Grandview	39	63	162%*
Hazelmere	1	0	NA
King George Corridor	23	33	143%*
Morgan Creek	16	20	125%*
Pacific Douglas	2	5	250%*
Sunnyside Park	17	27	159%*
White Rock	106	72	68%
TOTAL	**214**	**230**	**107%***

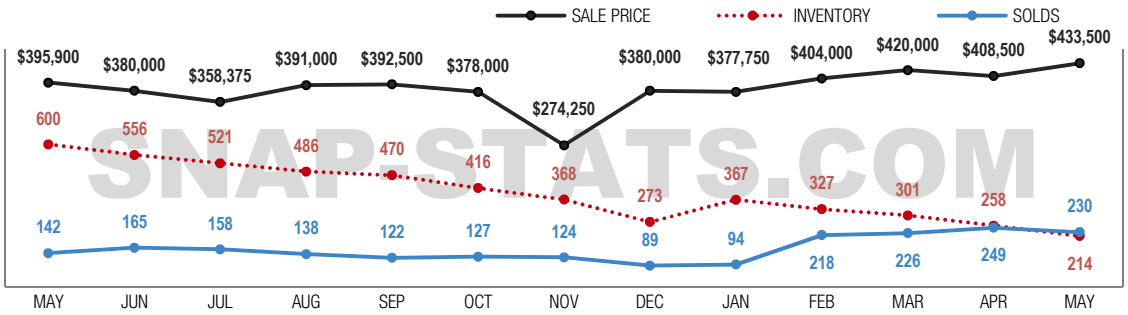
**Sales Ratio is the 'Sales-to-Active Listing' ratio (inventory) and is current market speed (higher is faster.) If >100% MLS® data on June 1 reported previous month's sales exceeded current inventory count.*

Market Summary

- Official Market Type **SOUTH SURREY ATTACHED:** Sellers market at >100% Sales Ratio average (10 in 10 homes selling rate)
- Homes are selling on average 1% above list price
- Most Active Price Band** $400,000 to $500,000 with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between $800,000 to $900,000, White Rock and up to 1 bedroom properties
- Sellers Best Bet** Selling homes in Grandview, Sunnyside Park and minimum 4 bedroom properties

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

13 Month Market Trend



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SnapStats® NORTH DELTA MAY 2016

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	0	0	NA
400,001 – 500,000	0	0	NA
500,001 – 600,000	0	0	NA
600,001 – 700,000	6	4	67%
700,001 – 800,000	32	14	44%
800,001 – 900,000	43	30	70%
900,001 – 1,000,000	24	18	75%
1,000,001 – 1,250,000	25	20	80%
1,250,001 – 1,500,000	17	5	29%
1,500,001 – 1,750,000	14	1	7%
1,750,001 – 2,000,000	4	1	25%
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	0	0	NA
2,500,001 – 2,750,000	2	0	NA
2,750,001 – 3,000,000	2	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	1	0	NA
4,000,001 & Greater	1	0	NA
TOTAL	**171**	**93**	**54%**

2 Bedrooms & Less	3	2	67%
3 to 4 Bedrooms	83	67	81%
5 to 6 Bedrooms	66	22	33%
7 Bedrooms & More	19	2	11%
TOTAL	**171**	**93**	**54%**

SnapStats® *Median Data*	April	May	Variance
Inventory	160	171	7%
Solds	108	93	-14%
Sale Price	$893,050	$900,000	1%
Sale Price SQFT	$381	$401	5%
Sale to List Price Ratio	110%	106%	-4%
Days on Market	8	8	NA

Community *STATS HOUSES (DETACHED)*

SnapStats®	Inventory	Sales	Sales Ratio*
Annieville	45	19	42%
Nordel	50	29	58%
Scottsdale	40	24	60%
Sunshine Hills Woods	36	21	58%
TOTAL	**171**	**93**	**54%**

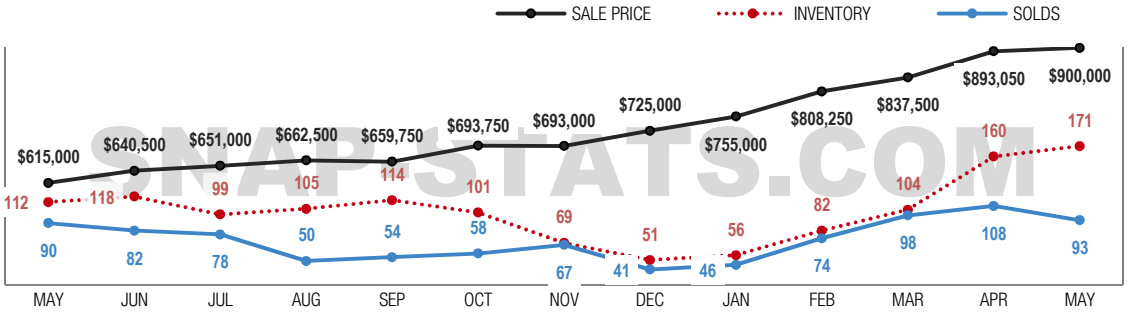
*Sales Ratio is the 'Sales-to-Active Listing' ratio (inventory) and is current market speed (higher is faster.) If >100% MLS® data on June 1 reported previous month's sales exceeded current inventory count.

Market Summary

- Official Market Type **NORTH DELTA DETACHED:** Sellers market at 54% Sales Ratio average (5.4 in 10 homes selling rate)
- Homes are selling on average 6% above list price
- Most Active Price Band** $1 mil to $1.25 mil with average 80% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between $1.5 mil to $1.75 mil, Annieville and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Nordel, 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 — MAY 2016

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

SnapStats®	Inventory	Sales	Sales Ratio*
$0 – 100,000	3	0	NA
100,001 – 200,000	5	1	20%
200,001 – 300,000	10	7	70%
300,001 – 400,000	13	9	69%
400,001 – 500,000	6	3	50%
500,001 – 600,000	8	4	50%
600,001 – 700,000	3	0	NA
700,001 – 800,000	2	1	50%
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	**51**	**25**	**49%**

0 to 1 Bedroom	15	2	13%
2 Bedrooms	23	15	65%
3 Bedrooms	12	7	58%
4 Bedrooms & Greater	1	1	100%
TOTAL	**51**	**25**	**49%**

SnapStats® *Median Data*	April	May	Variance
Inventory	43	51	19%
Solds	48	25	-48%
Sale Price	$361,400	$361,900	NA
Sale Price SQFT	$434	$441	2%
Sale to List Price Ratio	102%	102%	NA
Days on Market	7	6	-14%

Community *STATS CONDO & TH (ATTACHED)*

SnapStats®	Inventory	Sales	Sales Ratio*
Annieville	7	4	57%
Nordel	19	5	26%
Scottsdale	22	15	68%
Sunshine Hills Woods	3	1	33%
TOTAL	**51**	**25**	**49%**

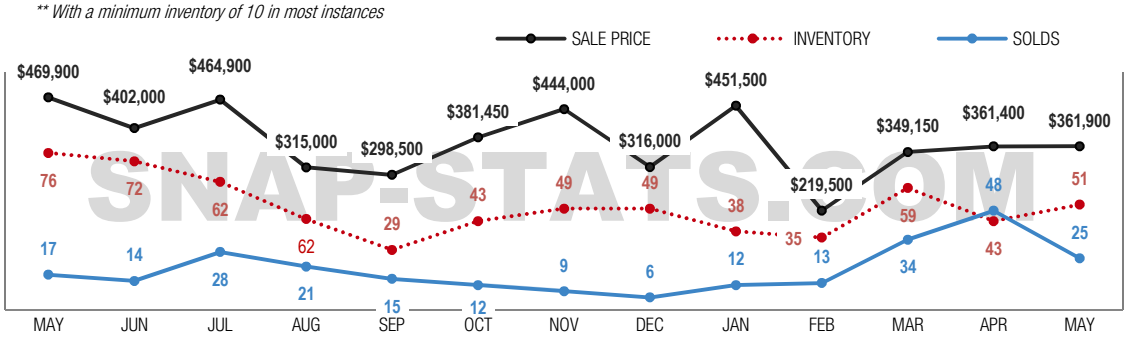
**Sales Ratio is the 'Sales-to-Active Listing' ratio (inventory) and is current market speed (higher is faster.) If >100% MLS® data on June 1 reported previous month's sales exceeded current inventory count.*

Market Summary

- Official Market Type **NORTH DELTA ATTACHED:** Sellers market at 49% Sales Ratio average (4.9 in 10 homes selling rate)
- Homes are selling on average 2% above list price
- Most Active Price Band** $200,000 to $400,000 with average 70% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes $500,000 to $600,000, Nordel and up to 1 bedroom properties
- Sellers Best Bet** Selling homes in Scottsdale and 2 bedroom properties

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

13 Month Market Trend



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SnapStats® CLOVERDALE MAY 2016

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	0	0	NA
400,001 – 500,000	0	0	NA
500,001 – 600,000	1	2	200%*
600,001 – 700,000	13	9	69%
700,001 – 800,000	37	33	89%
800,001 – 900,000	40	35	88%
900,001 – 1,000,000	18	25	139%*
1,000,001 – 1,250,000	18	17	94%
1,250,001 – 1,500,000	12	6	50%
1,500,001 – 1,750,000	6	1	17%
1,750,001 – 2,000,000	6	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	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	**153**	**128**	**84%**
2 Bedrooms & Less	4	0	NA
3 to 4 Bedrooms	61	68	111%*
5 to 6 Bedrooms	63	45	71%
7 Bedrooms & More	25	15	60%
TOTAL	**153**	**128**	**84%**

SnapStats® *Median Data*	April	May	Variance
Inventory	140	153	9%
Solds	141	128	-9%
Sale Price	$825,000	$861,000	4%
Sale Price SQFT	$316	$306	-3%
Sale to List Price Ratio	103%	103%	NA
Days on Market	8	8	NA

Community *STATS HOUSES (DETACHED)*

SnapStats®	Inventory	Sales	Sales Ratio*
Clayton	32	36	113%*
Cloverdale	120	92	77%
Serpentine	1	0	NA
TOTAL	**153**	**128**	**84%**

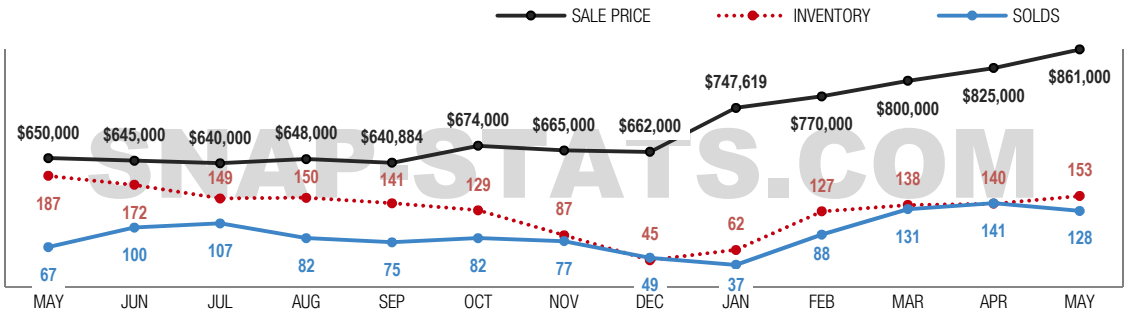
Sales Ratio is the 'Sales-to-Active Listing' ratio (inventory) and is current market speed (higher is faster.) If >100% MLS® data on June 1 reported previous month's sales exceeded current inventory count.

Market Summary

- Official Market Type **CLOVERDALE DETACHED:** Sellers market at 84% Sales Ratio average (8.4 in 10 homes selling rate)
- Homes are selling on average 3% above list price
- Most Active Price Band** $900,000 to $1 mil with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between $1.25 mil to $1.5 mil, Cloverdale and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Clayton and 3 to 4 bedroom properties

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

13 Month Market Trend



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SnapStats® CLOVERDALE MAY 2016

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

SnapStats®	Inventory	Sales	Sales Ratio*
$0 – 100,000	2	1	50%
100,001 – 200,000	12	9	75%
200,001 – 300,000	19	16	84%
300,001 – 400,000	26	38	146%*
400,001 – 500,000	33	43	130%*
500,001 – 600,000	10	19	190%*
600,001 – 700,000	1	2	200%*
700,001 – 800,000	1	1	100%
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	**104**	**129**	**124%***

0 to 1 Bedroom	21	13	62%
2 Bedrooms	34	44	129%*
3 Bedrooms	42	64	152%*
4 Bedrooms & Greater	7	8	114%*
TOTAL	**104**	**129**	**124%***

SnapStats® *Median Data*	April	May	Variance
Inventory	124	104	-16%
Solds	123	129	5%
Sale Price	$390,000	$401,000	3%
Sale Price SQFT	$278	$295	6%
Sale to List Price Ratio	103%	106%	3%
Days on Market	8	9	13%

Community *STATS CONDO & TH (ATTACHED)*

SnapStats®	Inventory	Sales	Sales Ratio*
Clayton	44	79	180%*
Cloverdale	60	50	83%
Serpentine	0	0	NA
TOTAL	**104**	**129**	**124%***

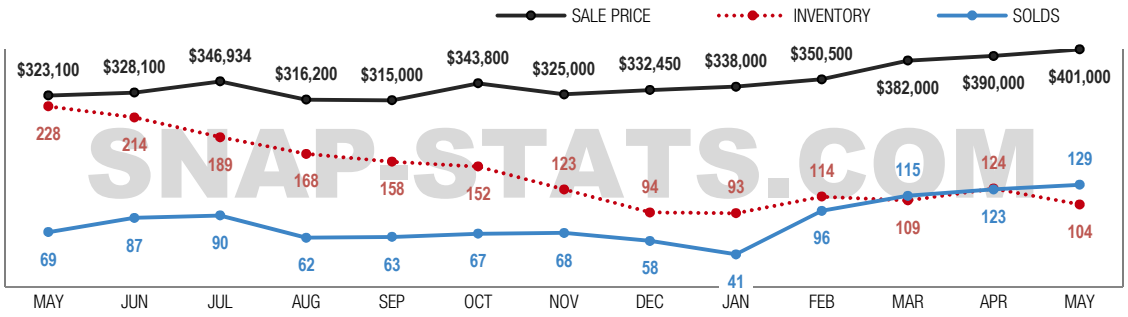
*Sales Ratio is the 'Sales-to-Active Listing' ratio (inventory) and is current market speed (higher is faster.) If >100% MLS® data on June 1 reported previous month's sales exceeded current inventory count.

Market Summary

- Official Market Type **CLOVERDALE ATTACHED:** Sellers market at >100% Sales Ratio average (10 in 10 homes selling rate)
- Homes are selling on average 6% above list price
- Most Active Price Band** $500,000 to $600,000 with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between $100,000 to $200,000, Cloverdale and up to 1 bedroom properties
- Sellers Best Bet** Selling homes in Clayton and 3 bedroom properties

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

13 Month Market Trend



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SnapStats® LANGLEY MAY 2016

Price Band & Bedroom *STATS HOUSES (DETACHED)*

SnapStats®	Inventory	Sales	Sales Ratio*
$0 – 100,000	0	0	NA
100,001 – 200,000	1	0	NA
200,001 – 300,000	0	0	NA
300,001 – 400,000	1	3	300%*
400,001 – 500,000	4	4	100%
500,001 – 600,000	9	13	144%*
600,001 – 700,000	26	28	108%*
700,001 – 800,000	36	42	117%*
800,001 – 900,000	34	42	124%*
900,001 – 1,000,000	28	39	139%*
1,000,001 – 1,250,000	22	30	136%*
1,250,001 – 1,500,000	13	8	62%
1,500,001 – 1,750,000	4	5	125%*
1,750,001 – 2,000,000	10	7	70%
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	2	0	NA
2,500,001 – 2,750,000	3	0	NA
2,750,001 – 3,000,000	0	1	NA
3,000,001 – 3,500,000	4	0	NA
3,500,001 – 4,000,000	2	0	NA
4,000,001 & Greater	2	0	NA
TOTAL	201	222	110%*
2 Bedrooms & Less	10	7	70%
3 to 4 Bedrooms	110	136	124%*
5 to 6 Bedrooms	71	74	104%*
7 Bedrooms & More	10	5	50%
TOTAL	201	222	110%*

Community *STATS HOUSES (DETACHED)*

SnapStats®	Inventory	Sales	Sales Ratio*
Aldergrove	33	21	64%
Brookswood	24	21	88%
Campbell Valley	9	2	22%
County Line Glen Valley	1	0	NA
Fort Langley	8	12	150%*
Langley City	22	38	173%*
Murrayville	15	9	60%
Otter District	0	0	NA
Salmon River	15	18	120%*
Walnut Grove	30	41	137%*
Willoughby Heights	44	60	136%*
TOTAL	201	222	110%*

SnapStats® *Median Data*	April	May	Variance
Inventory	208	200	-4%
Solds	245	222	-9%
Sale Price	$851,000	$854,500	NA
Sale Price SQFT	$350	$364	4%
Sale to List Price Ratio	106%	107%	1%
Days on Market	8	8	NA

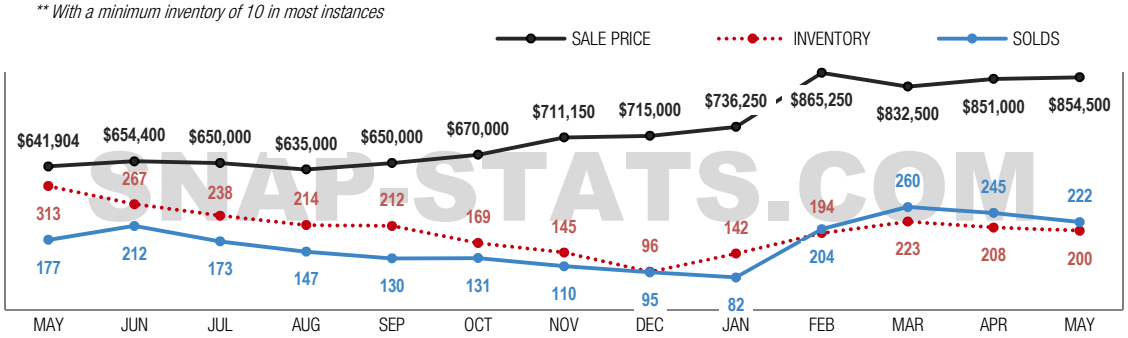
**Sales Ratio is the 'Sales-to-Active Listing' ratio (inventory) and is current market speed (higher is faster.) If >100% MLS® data on June 1 reported previous month's sales exceeded current inventory count.*

Market Summary

- Official Market Type **LANGLEY DETACHED:** Sellers market at >100% Sales Ratio average (10 in 10 homes selling rate)
- Homes are selling on average 7% above list price
- Most Active Price Band** $500,000 to $600,000 with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between $1.25 mil to $1.5 mil, Aldergrove, Campbell Valley, Murrayville and minimum 7 bedrooms
- Sellers Best Bet** Selling homes in Fort Langley, Langley City 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 MAY 2016

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

SnapStats®	Inventory	Sales	Sales Ratio*
$0 – 100,000	0	0	NA
100,001 – 200,000	41	37	90%
200,001 – 300,000	81	65	80%
300,001 – 400,000	44	46	105%*
400,001 – 500,000	36	39	108%*
500,001 – 600,000	12	26	217%*
600,001 – 700,000	5	12	240%*
700,001 – 800,000	1	0	NA
800,001 – 900,000	1	0	NA
900,001 – 1,000,000	1	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	222	225	101%*

0 to 1 Bedroom	46	33	72%
2 Bedrooms	100	107	107%*
3 Bedrooms	68	70	103%*
4 Bedrooms & Greater	8	15	188%*
TOTAL	222	225	101%*

SnapStats® *Median Data*	April	May	Variance
Inventory	232	222	-4%
Solds	200	225	13%
Sale Price	$314,500	$330,000	5%
Sale Price SQFT	$259	$280	8%
Sale to List Price Ratio	104%	103%	-1%
Days on Market	10	9	-10%

Community *STATS CONDO & TH (ATTACHED)*

SnapStats®	Inventory	Sales	Sales Ratio*
Aldergrove	9	11	122%*
Brookswood	0	0	NA
Campbell Valley	0	0	NA
County Line Glen Valley	0	0	NA
Fort Langley	2	2	100%
Langley City	103	82	80%
Murrayville	6	12	200%*
Otter District	0	0	NA
Salmon River	1	3	300%*
Walnut Grove	45	38	84%
Willoughby Heights	56	77	138%*
TOTAL	222	225	101%*

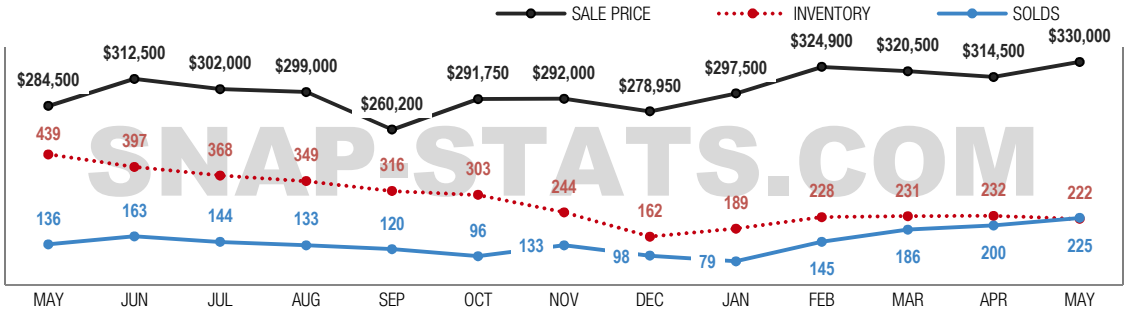
**Sales Ratio is the 'Sales-to-Active Listing' ratio (inventory) and is current market speed (higher is faster.) If >100% MLS® data on June 1 reported previous month's sales exceeded current inventory count.*

Market Summary

- Official Market Type **LANGLEY ATTACHED:** Sellers market at >100% Sales Ratio average (10 in 10 homes selling rate)
- Homes are selling on average 3% above list price
- Most Active Price Band** $600,000 to $700,000 with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between $200,000 to $300,000, Langley City, Walnut Grove and up to 1 bedroom properties
- Sellers Best Bet** Selling homes in Aldergrove, Murrayville, Willoughby Heights and minimum 4 bedroom properties

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

13 Month Market Trend



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SnapStats® ABBOTSFORD MAY 2016

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	1	100%
300,001 – 400,000	5	7	140%*
400,001 – 500,000	41	24	59%
500,001 – 600,000	79	71	90%
600,001 – 700,000	60	67	112%*
700,001 – 800,000	39	39	100%
800,001 – 900,000	35	17	49%
900,001 – 1,000,000	25	8	32%
1,000,001 – 1,250,000	12	5	42%
1,250,001 – 1,500,000	20	1	5%
1,500,001 – 1,750,000	1	0	NA
1,750,001 – 2,000,000	2	0	NA
2,000,001 – 2,250,000	1	1	100%
2,250,001 – 2,500,000	4	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	0	0	NA
4,000,001 & Greater	0	0	NA
TOTAL	327	241	74%

2 Bedrooms & Less	16	12	75%
3 to 4 Bedrooms	148	127	86%
5 to 6 Bedrooms	125	87	70%
7 Bedrooms & More	38	15	39%
TOTAL	327	241	74%

SnapStats® *Median Data*	April	May	Variance
Inventory	322	327	2%
Solds	244	241	-1%
Sale Price	$610,000	$625,000	2%
Sale Price SQFT	$234	$257	10%
Sale to List Price Ratio	107%	106%	-1%
Days on Market	6	8	33%

Community *STATS HOUSES (DETACHED)*

SnapStats®	Inventory	Sales	Sales Ratio*
Abbotsford East	103	93	90%
Abbotsford West	118	74	63%
Aberdeen	24	13	54%
Bradner	2	0	NA
Central Abbotsford	43	46	107%*
Matsqui	7	3	43%
Poplar	25	10	40%
Sumas Mountain	5	2	40%
Sumas Prairie	0	0	NA
TOTAL	327	241	74%

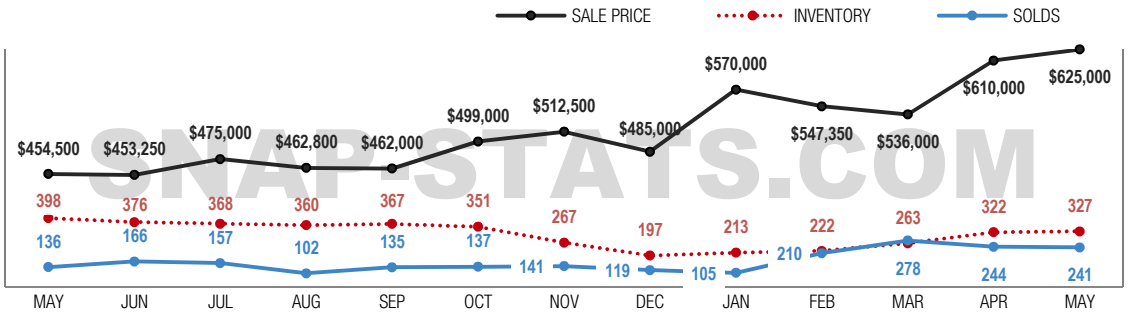
**Sales Ratio is the 'Sales-to-Active Listing' ratio (inventory) and is current market speed (higher is faster.) If >100% MLS® data on June 1 reported previous month's sales exceeded current inventory count.*

Market Summary

- Official Market Type **ABBOTSFORD DETACHED:** Sellers market at 74% Sales Ratio average (7.4 in 10 homes selling rate)
- Homes are selling on average 6% above list price
- Most Active Price Band** $600,000 to $700,000 with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between $1.25 mil to $1.5 mil, Aberdeen, Poplar and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Abbotsford East / Central 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 MAY 2016

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

SnapStats®	Inventory	Sales	Sales Ratio*
$0 – 100,000	6	5	83%
100,001 – 200,000	80	72	90%
200,001 – 300,000	72	40	56%
300,001 – 400,000	30	36	120%*
400,001 – 500,000	31	14	45%
500,001 – 600,000	9	13	144%*
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	**228**	**180**	**79%**
0 to 1 Bedroom	37	27	73%
2 Bedrooms	116	93	80%
3 Bedrooms	64	50	78%
4 Bedrooms & Greater	11	10	91%
TOTAL	**228**	**180**	**79%**

SnapStats® *Median Data*	April	May	Variance
Inventory	237	228	-4%
Solds	168	180	7%
Sale Price	$235,800	$221,000	-6%
Sale Price SQFT	$202	$190	-6%
Sale to List Price Ratio	100%	99%	-1%
Days on Market	12	12	NA

Community *STATS CONDO & TH (ATTACHED)*

SnapStats®	Inventory	Sales	Sales Ratio*
Abbotsford East	29	36	124%*
Abbotsford West	83	48	58%
Aberdeen	2	1	50%
Bradner	0	0	NA
Central Abbotsford	102	82	80%
Matsqui	0	1	NA
Poplar	8	12	150%*
Sumas Mountain	4	0	NA
Sumas Prairie	0	0	NA
TOTAL	**228**	**180**	**79%**

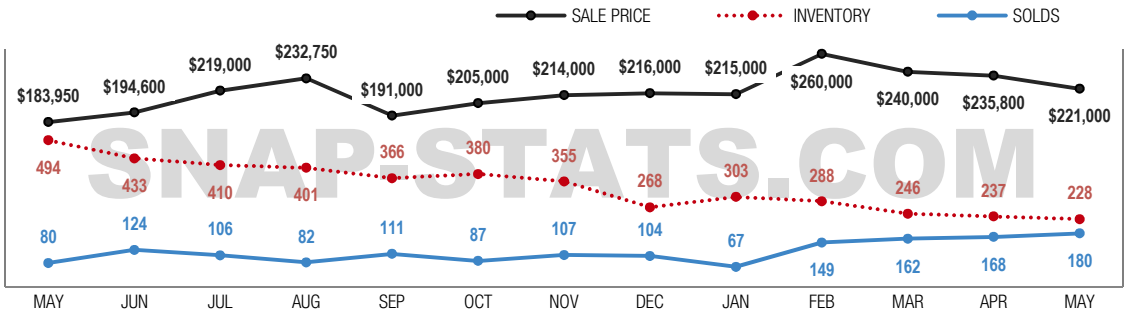
**Sales Ratio is the 'Sales-to-Active Listing' ratio (inventory) and is current market speed (higher is faster.) If >100% MLS® data on June 1 reported previous month's sales exceeded current inventory count.*

Market Summary

- Official Market Type **ABBOTSFORD ATTACHED:** Sellers market at 79% Sales Ratio average (7.9 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band** $500,000 to $600,000 with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between $400,000 to $500,000, Abbotsford West and up to 1 bedroom properties
- Sellers Best Bet** Selling homes in Abbotsford East, Poplar and minimum 4 bedroom properties

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

13 Month Market Trend



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SnapStats® MISSION — MAY 2016

Price Band & Bedroom *STATS HOUSES (DETACHED)*

SnapStats®	Inventory	Sales	Sales Ratio*
$0 – 100,000	0	0	NA
100,001 – 200,000	2	1	50%
200,001 – 300,000	9	6	67%
300,001 – 400,000	26	11	42%
400,001 – 500,000	39	33	85%
500,001 – 600,000	29	42	145%*
600,001 – 700,000	19	26	137%*
700,001 – 800,000	12	5	42%
800,001 – 900,000	3	6	200%*
900,001 – 1,000,000	3	4	133%*
1,000,001 – 1,250,000	4	0	NA
1,250,001 – 1,500,000	3	1	33%
1,500,001 – 1,750,000	3	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	1	0	NA
2,750,001 – 3,000,000	0	0	NA
3,000,001 – 3,500,000	1	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
TOTAL	**154**	**135**	**88%**

2 Bedrooms & Less	22	9	41%
3 to 4 Bedrooms	80	81	101%*
5 to 6 Bedrooms	46	38	83%
7 Bedrooms & More	6	7	117%*
TOTAL	**154**	**135**	**88%**

SnapStats® *Median Data*	April	May	Variance
Inventory	167	154	-8%
Solds	103	135	31%
Sale Price	$515,000	$535,000	4%
Sale Price SQFT	$235	$228	-3%
Sale to List Price Ratio	105%	105%	NA
Days on Market	9	9	NA

Community *STATS HOUSES (DETACHED)*

SnapStats®	Inventory	Sales	Sales Ratio*
Dewdney Deroche	2	0	NA
Durieu	2	1	50%
Hatzic	24	18	75%
Hemlock	2	0	NA
Lake Errock	3	4	133%*
Mission	116	110	95%
Mission West	4	1	25%
Stave Falls	1	1	100%
Steelhead	0	0	NA
TOTAL	**154**	**135**	**88%**

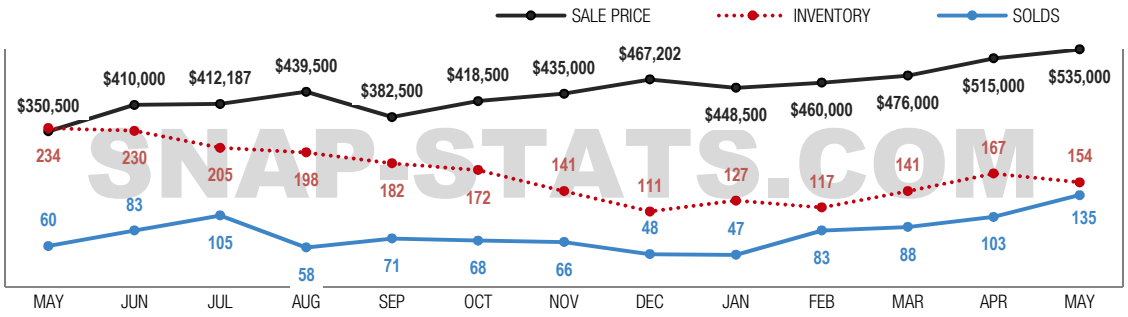
**Sales Ratio is the 'Sales-to-Active Listing' ratio (inventory) and is current market speed (higher is faster.) If >100% MLS® data on June 1 reported previous month's sales exceeded current inventory count.*

Market Summary

- Official Market Type **MISSION DETACHED:** Sellers market at 88% Sales Ratio average (8.8 in 10 homes selling rate)
- Homes are selling on average 5% above list price
- Most Active Price Band** $500,000 to $600,000 with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between $300,000 to $400,000, Hatzic 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 in most instances*

13 Month Market Trend



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SnapStats® MISSION

MAY 2016

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

SnapStats®	Inventory	Sales	Sales Ratio*
$0 – 100,000	4	0	NA
100,001 – 200,000	12	7	58%
200,001 – 300,000	10	6	60%
300,001 – 400,000	17	3	18%
400,001 – 500,000	0	1	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	**43**	**17**	**40%**

0 to 1 Bedroom	7	0	NA
2 Bedrooms	10	11	110%*
3 Bedrooms	25	6	24%
4 Bedrooms & Greater	1	0	NA
TOTAL	**43**	**17**	**40%**

SnapStats® *Median Data*	April	May	Variance
Inventory	42	43	2%
Solds	16	17	6%
Sale Price	$312,965	$209,900	-33%
Sale Price SQFT	$199	$179	-10%
Sale to List Price Ratio	98%	100%	2%
Days on Market	9	19	111%

Community *STATS CONDO & TH (ATTACHED)*

SnapStats®	Inventory	Sales	Sales Ratio*
Dewdney Deroche	0	0	NA
Durieu	0	0	NA
Hatzic	4	0	NA
Hemlock	6	1	17%
Lake Errock	0	0	NA
Mission	33	16	48%
Mission West	0	0	NA
Stave Falls	0	0	NA
Steelhead	0	0	NA
TOTAL	**43**	**17**	**40%**

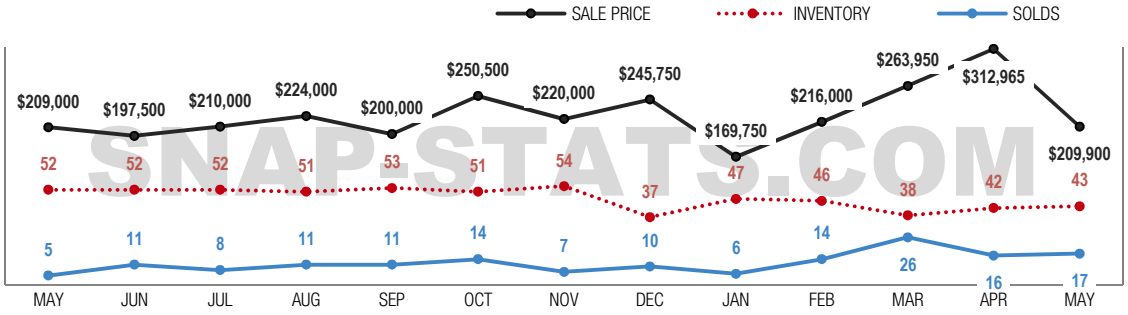
**Sales Ratio is the 'Sales-to-Active Listing' ratio (inventory) and is current market speed (higher is faster.) If >100% MLS® data on June 1 reported previous month's sales exceeded current inventory count.*

Market Summary

- Official Market Type **MISSION ATTACHED:** Sellers market at 40% Sales Ratio average (4 in 10 homes selling rate)
- Homes are selling on average at list price
- Most Active Price Band** $100,000 to $300,000 with average 59% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between $300,000 to $400,000 and 3 bedroom properties
- Sellers Best Bet** Selling homes in Mission and 2 bedroom properties

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

13 Month Market Trend



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