

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

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**SnapStats Publishing**

604.229.0521  
snapstatsinfo@gmail.com  
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

Surrey  
South Surrey  
White Rock  
North Delta  
Cloverdale  
Langley  
Abbotsford  
Mission



## Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	0	0	NA
300,001 – 400,000	0	0	NA
400,001 – 500,000	1	0	NA
500,001 – 600,000	0	0	NA
600,001 – 700,000	8	0	NA
700,001 – 800,000	33	6	18%
800,001 – 900,000	91	39	43%
900,001 – 1,000,000	130	31	24%
1,000,001 – 1,250,000	163	56	34%
1,250,001 – 1,500,000	185	27	15%
1,500,001 – 1,750,000	76	7	9%
1,750,001 – 2,000,000	52	1	2%
2,000,001 – 2,250,000	9	3	33%
2,250,001 – 2,500,000	13	1	8%
2,500,001 – 2,750,000	7	0	NA
2,750,001 – 3,000,000	8	0	NA
3,000,001 – 3,500,000	2	0	NA
3,500,001 – 4,000,000	2	0	NA
4,000,001 & Greater	1	0	NA
<b>TOTAL*</b>	<b>781</b>	<b>171</b>	<b>22%</b>

2 Bedrooms & Less	41	5	12%
3 to 4 Bedrooms	271	61	23%
5 to 6 Bedrooms	256	71	28%
7 Bedrooms & More	213	34	16%
<b>TOTAL*</b>	<b>781</b>	<b>171</b>	<b>22%</b>

SnapStats® Median Data	March	April	Variance
Inventory	618	781	26%
Solds	179	171	-4%
Sale Price	\$1,020,000	\$1,066,500	5%
Sale Price SQFT	\$397	\$410	3%
Sale to List Price Ratio	97%	98%	1%
Days on Market	16	11	-31%

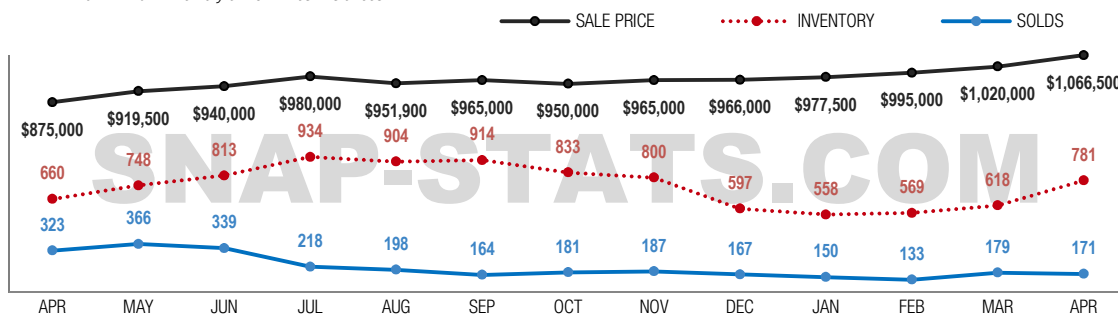
\*Sales Ratio total suggests market speed and market type (ie Balanced 12-20%). Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

## Market Summary

- Market Type Indicator **SURREY DETACHED**: Sellers market at 22% Sales Ratio average (2.2 in 10 homes selling rate)
- Homes are selling on average at 2% below list price
- Most Active Price Band\*\* \$800,000 to \$900,000 with average 43% Sales Ratio (Sellers market speed)
- Buyers Best Bet\*\* Homes between \$1.75 mil to \$2 mil, East Newton, Queen Mary Park and up to 2 bedroom properties
- Sellers Best Bet\*\* Selling homes in Guildford, Panorama Ridge, Sullivan Station and 5 to 6 bedroom properties

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

## 13 Month Market Trend



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## Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	20	8	40%
300,001 – 400,000	127	85	67%
400,001 – 500,000	114	89	78%
500,001 – 600,000	108	63	58%
600,001 – 700,000	102	40	39%
700,001 – 800,000	38	8	21%
800,001 – 900,000	16	4	25%
900,001 – 1,000,000	4	2	50%
1,000,001 – 1,250,000	0	2	NA*
1,250,001 – 1,500,000	0	0	NA
1,500,001 – 1,750,000	0	0	NA
1,750,001 – 2,000,000	0	0	NA
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	0	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	0	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
<b>TOTAL*</b>	<b>529</b>	<b>301</b>	<b>57%</b>

0 to 1 Bedroom	122	90	74%
2 Bedrooms	188	109	58%
3 Bedrooms	162	85	52%
4 Bedrooms & Greater	57	17	30%
<b>TOTAL*</b>	<b>529</b>	<b>301</b>	<b>57%</b>

SnapStats® Median Data	March	April	Variance
Inventory	401	529	32%
Solds	301	301	NA
Sale Price	\$439,900	\$460,000	5%
Sale Price SQFT	\$474	\$457	-4%
Sale to List Price Ratio	104%	102%	-2%
Days on Market	8	8	NA

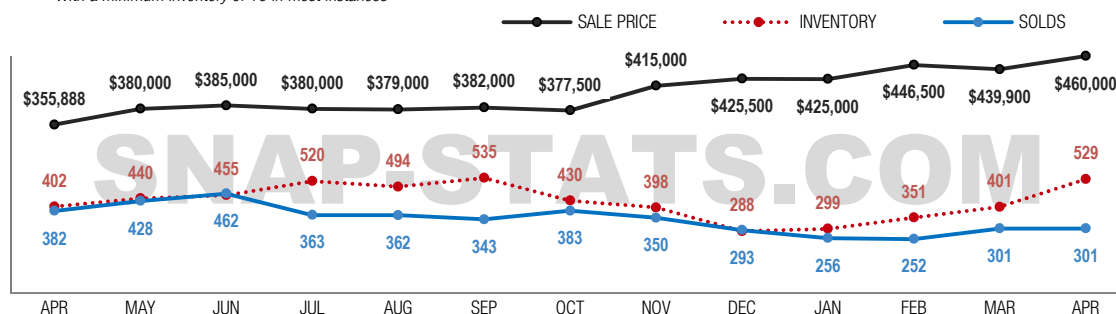
\*Sales Ratio total suggests market speed and market type (ie Balanced 12-20%). Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

## Market Summary

- Market Type Indicator **SURREY ATTACHED**: Sellers market at 57% Sales Ratio average (5.7 in 10 homes selling rate)
- Homes are selling on average 2% above list price
- Most Active Price Band\*\* \$400,000 to \$500,000 with average 78% Sales Ratio (Sellers market speed)
- Buyers Best Bet\*\* Homes between \$700,000 to \$800,000, West Newton and minimum 4 bedroom properties
- Sellers Best Bet\*\* Selling homes in East Newton, Guildford and up to 1 bedroom properties

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

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## Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	0	0	NA
300,001 – 400,000	0	0	NA
400,001 – 500,000	0	0	NA
500,001 – 600,000	0	2	NA*
600,001 – 700,000	0	0	NA
700,001 – 800,000	0	0	NA
800,001 – 900,000	1	0	NA
900,001 – 1,000,000	10	3	30%
1,000,001 – 1,250,000	72	22	31%
1,250,001 – 1,500,000	108	18	17%
1,500,001 – 1,750,000	72	7	10%
1,750,001 – 2,000,000	73	6	8%
2,000,001 – 2,250,000	32	6	19%
2,250,001 – 2,500,000	48	1	2%
2,500,001 – 2,750,000	30	2	7%
2,750,001 – 3,000,000	45	3	7%
3,000,001 – 3,500,000	40	2	5%
3,500,001 – 4,000,000	27	0	NA
4,000,001 & Greater	28	0	NA
<b>TOTAL*</b>	<b>586</b>	<b>72</b>	<b>12%</b>

2 Bedrooms & Less	43	6	14%
3 to 4 Bedrooms	316	42	13%
5 to 6 Bedrooms	197	20	10%
7 Bedrooms & More	30	4	13%
<b>TOTAL*</b>	<b>586</b>	<b>72</b>	<b>12%</b>

SnapStats® Median Data	March	April	Variance
Inventory	539	586	9%
Solds	82	72	-12%
Sale Price	\$1,357,976	\$1,371,500	1%
Sale Price SQFT	\$522	\$492	-6%
Sale to List Price Ratio	96%	95%	-1%
Days on Market	33	28	-15%

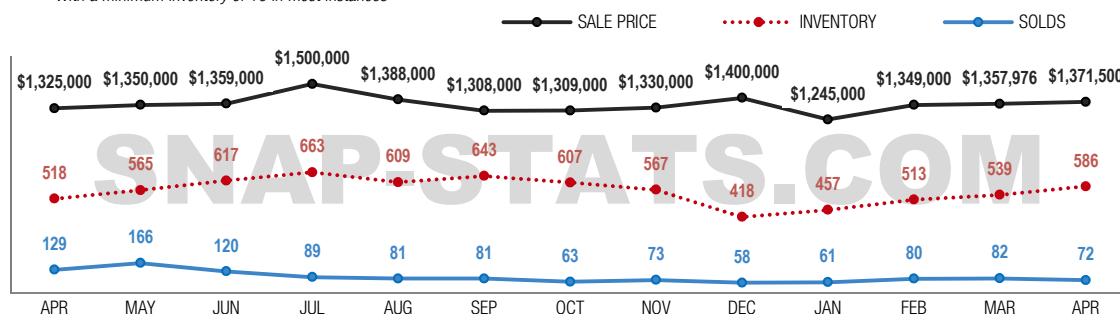
\*Sales Ratio total suggests market speed and market type (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

## Market Summary

- Market Type Indicator **SOUTH SURREY DETACHED**: Balanced market at 12% Sales Ratio average (11% is a Buyers market)
- Homes are selling on average 5% below list price
- Most Active Price Band\*\* (+/- \$1.5 mil): \$900,000 to \$1.25 mil (31% Sales Ratio) / \$2 to \$2.25 mil (19% Sales Ratio)
- Buyers Best Bet\*\* (+/- \$1.5 mil): Homes between \$1.25 to \$1.5 mil / \$2.25 to \$2.5 mil, Crescent Beach, Sunnyside and White Rock
- Sellers Best Bet\*\* Selling homes in King George Corridor and Morgan Creek and up to 2 bedroom properties

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

## 13 Month Market Trend



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## Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	1	NA*
200,001 – 300,000	1	1	100%
300,001 – 400,000	20	15	75%
400,001 – 500,000	51	27	53%
500,001 – 600,000	61	26	43%
600,001 – 700,000	60	29	48%
700,001 – 800,000	42	22	52%
800,001 – 900,000	40	14	35%
900,001 – 1,000,000	40	6	15%
1,000,001 – 1,250,000	21	7	33%
1,250,001 – 1,500,000	6	1	17%
1,500,001 – 1,750,000	1	0	NA
1,750,001 – 2,000,000	2	1	50%
2,000,001 – 2,250,000	3	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	1	0	NA
3,500,001 – 4,000,000	2	0	NA
4,000,001 & Greater	0	0	NA
<b>TOTAL*</b>	<b>352</b>	<b>150</b>	<b>43%</b>

0 to 1 Bedroom	27	21	78%
2 Bedrooms	177	77	44%
3 Bedrooms	93	34	37%
4 Bedrooms & Greater	55	18	33%
<b>TOTAL*</b>	<b>352</b>	<b>150</b>	<b>43%</b>

SnapStats® Median Data	March	April	Variance
Inventory	289	352	22%
Solds	121	150	24%
Sale Price	\$590,000	\$630,000	7%
Sale Price SQFT	\$453	\$503	11%
Sale to List Price Ratio	98%	99%	1%
Days on Market	7	10	43%

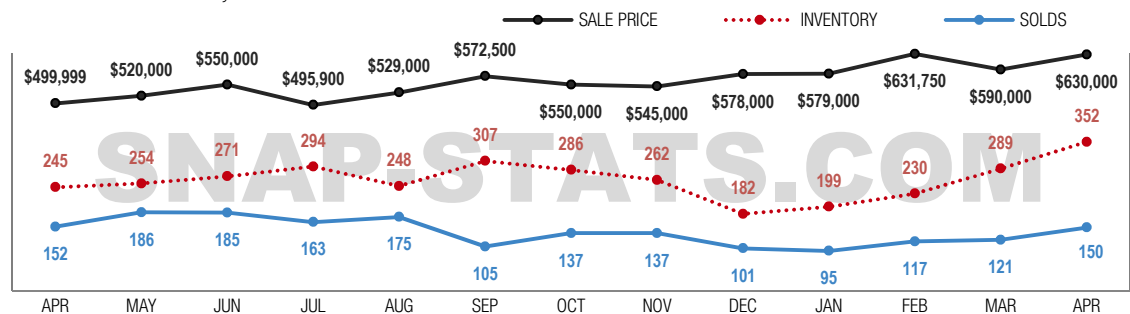
\*Sales Ratio total suggests market speed and market type (ie Balanced 12-20%). Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

## Market Summary

- Market Type Indicator **SOUTH SURREY ATTACHED:** Sellers market at 43% Sales Ratio average (4.3 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band\*\* \$300,000 to \$400,000 with average 75% Sales Ratio (Sellers market speed)
- Buyers Best Bet\*\* Homes between \$900,000 to \$1 mil, King George Corridor and minimum 4 bedroom properties
- Sellers Best Bet\*\* Selling homes in Morgan Creek and up to 1 bedroom properties

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

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## Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	0	0	NA
300,001 – 400,000	0	0	NA
400,001 – 500,000	0	0	NA
500,001 – 600,000	0	0	NA
600,001 – 700,000	0	0	NA
700,001 – 800,000	3	1	33%
800,001 – 900,000	26	12	46%
900,001 – 1,000,000	43	12	28%
1,000,001 – 1,250,000	42	9	21%
1,250,001 – 1,500,000	26	1	4%
1,500,001 – 1,750,000	8	1	13%
1,750,001 – 2,000,000	9	0	NA
2,000,001 – 2,250,000	3	0	NA
2,250,001 – 2,500,000	0	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	0	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	1	0	NA
4,000,001 & Greater	0	0	NA
<b>TOTAL*</b>	<b>161</b>	<b>36</b>	<b>22%</b>

2 Bedrooms & Less	1	0	NA
3 to 4 Bedrooms	103	31	30%
5 to 6 Bedrooms	42	4	10%
7 Bedrooms & More	15	1	7%
<b>TOTAL*</b>	<b>161</b>	<b>36</b>	<b>22%</b>

SnapStats® Median Data	March	April	Variance
Inventory	118	161	36%
Solds	42	36	-14%
Sale Price	\$963,000	\$935,000	-3%
Sale Price SQFT	\$423	\$437	3%
Sale to List Price Ratio	101%	99%	-2%
Days on Market	9	12	33%

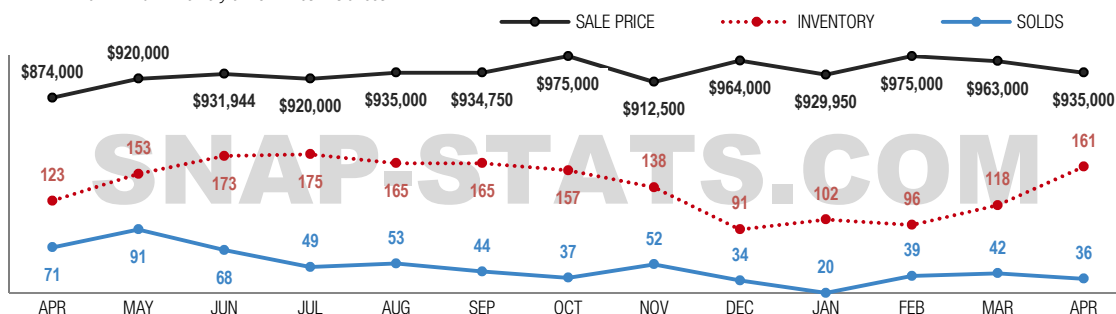
\*Sales Ratio total suggests market speed and market type (ie Balanced 12-20%). Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

## Market Summary

- Market Type Indicator **NORTH DELTA DETACHED:** Sellers market at 22% Sales Ratio average (2.2 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band\*\* \$800,000 to \$900,000 with average 46% Sales Ratio (Sellers market speed)
- Buyers Best Bet\*\* Homes between \$1.25 mil to \$1.5 mil, Annieville and minimum 7 bedroom properties
- Sellers Best Bet\*\* Selling homes in Nordel and 3 to 4 bedroom properties

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

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## Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	1	NA*
200,001 – 300,000	1	1	100%
300,001 – 400,000	3	2	67%
400,001 – 500,000	3	3	100%
500,001 – 600,000	7	4	57%
600,001 – 700,000	5	4	80%
700,001 – 800,000	6	2	33%
800,001 – 900,000	1	1	100%
900,001 – 1,000,000	0	0	NA
1,000,001 – 1,250,000	1	0	NA
1,250,001 – 1,500,000	0	0	NA
1,500,001 – 1,750,000	0	0	NA
1,750,001 – 2,000,000	0	0	NA
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	0	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	0	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
<b>TOTAL*</b>	<b>27</b>	<b>18</b>	<b>67%</b>

0 to 1 Bedroom	6	5	83%
2 Bedrooms	9	5	56%
3 Bedrooms	10	5	50%
4 Bedrooms & Greater	2	3	150%
<b>TOTAL*</b>	<b>27</b>	<b>18</b>	<b>67%</b>

SnapStats® Median Data	March	April	Variance
Inventory	31	27	-13%
Solds	9	18	100%
Sale Price	\$428,000	\$551,500	29%
Sale Price SQFT	\$372	\$433	16%
Sale to List Price Ratio	100%	102%	2%
Days on Market	7	11	57%

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

## Community CONDOS & TOWNHOMES

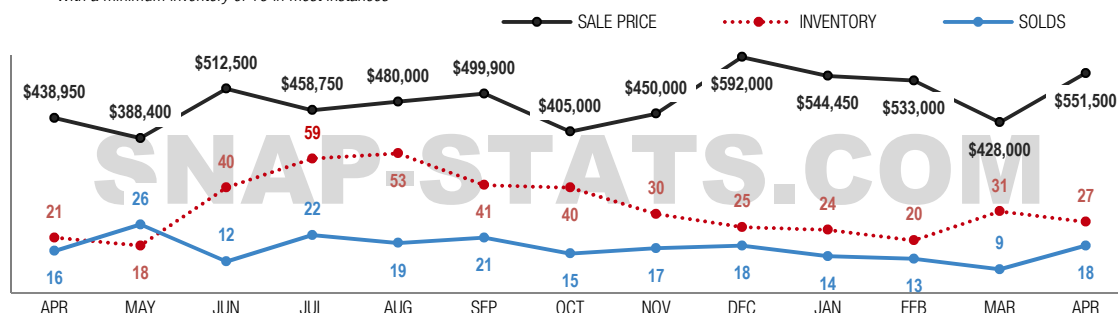
SnapStats®	Inventory	Sales	Sales Ratio
Annieville	7	5	71%
Nordel	6	6	100%
Scottsdale	13	6	46%
Sunshine Hills Woods	1	1	100%
<b>TOTAL*</b>	<b>27</b>	<b>18</b>	<b>67%</b>

## Market Summary

- Market Type Indicator **NORTH DELTA ATTACHED:** Sellers market at 67% Sales Ratio average (6.7 in 10 homes selling rate)
- Homes are selling on average 2% above list price
- Most Active Price Band\*\* *Insufficient data but with 8 sales \$500,000 to \$700,000*
- Buyers Best Bet\*\* Homes with 3 bedrooms
- Sellers Best Bet\*\* Selling homes in Scottsdale and 2 bedroom properties

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

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## Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	0	0	NA
300,001 – 400,000	0	0	NA
400,001 – 500,000	0	0	NA
500,001 – 600,000	0	0	NA
600,001 – 700,000	0	0	NA
700,001 – 800,000	2	4	200%*
800,001 – 900,000	22	11	50%
900,001 – 1,000,000	27	19	70%
1,000,001 – 1,250,000	39	19	49%
1,250,001 – 1,500,000	22	3	14%
1,500,001 – 1,750,000	7	2	29%
1,750,001 – 2,000,000	9	1	11%
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	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	3	0	NA
<b>TOTAL*</b>	<b>134</b>	<b>59</b>	<b>44%</b>

2 Bedrooms & Less	6	1	17%
3 to 4 Bedrooms	58	25	43%
5 to 6 Bedrooms	47	27	57%
7 Bedrooms & More	23	6	26%
<b>TOTAL*</b>	<b>134</b>	<b>59</b>	<b>44%</b>

SnapStats® Median Data	March	April	Variance
Inventory	109	134	23%
Solds	53	59	11%
Sale Price	\$980,000	\$995,000	2%
Sale Price SQFT	\$364	\$382	5%
Sale to List Price Ratio	99%	101%	2%
Days on Market	12	7	-42%

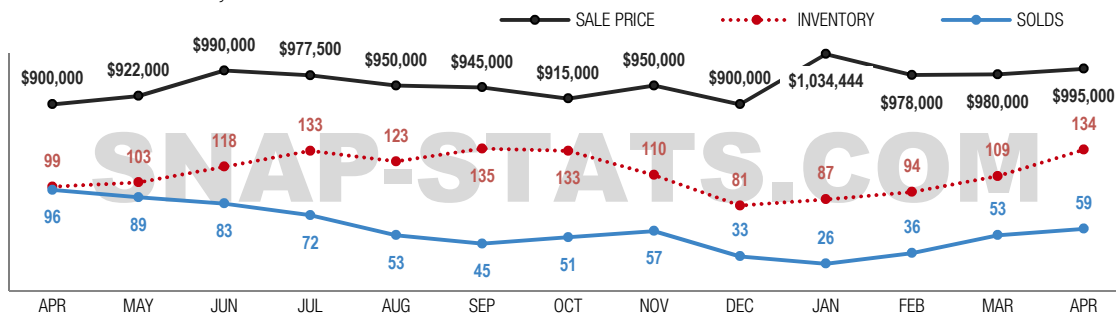
\*Sales Ratio total suggests market speed and market type (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

## Market Summary

- Market Type Indicator **CLOVERDALE DETACHED**: Sellers market at 44% Sales Ratio average (4.4 in 10 homes selling rate)
- Homes are selling on average 1% above list price
- Most Active Price Band\*\* \$900,000 to \$1 mil with average 70% Sales Ratio (Sellers market speed)
- Buyers Best Bet\*\* Homes between \$1.75 mil to \$2 mil, Cloverdale and minimum 7 bedroom properties
- Sellers Best Bet\*\* Selling homes in Clayton and 5 to 6 bedroom properties

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

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### Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	2	2	100%
300,001 – 400,000	10	10	100%
400,001 – 500,000	19	16	84%
500,001 – 600,000	48	40	83%
600,001 – 700,000	44	23	52%
700,001 – 800,000	19	8	42%
800,001 – 900,000	2	2	100%
900,001 – 1,000,000	0	0	NA
1,000,001 – 1,250,000	1	1	100%
1,250,001 – 1,500,000	0	0	NA
1,500,001 – 1,750,000	0	0	NA
1,750,001 – 2,000,000	0	0	NA
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	0	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	0	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
<b>TOTAL*</b>	<b>145</b>	<b>102</b>	<b>70%</b>

0 to 1 Bedroom	13	11	85%
2 Bedrooms	48	48	100%
3 Bedrooms	71	36	51%
4 Bedrooms & Greater	13	7	54%
<b>TOTAL*</b>	<b>145</b>	<b>102</b>	<b>70%</b>

SnapStats® Median Data	March	April	Variance
Inventory	115	145	26%
Solds	87	102	17%
Sale Price	\$570,500	\$549,250	-4%
Sale Price SQFT	\$434	\$432	NA
Sale to List Price Ratio	104%	100%	-4%
Days on Market	7	7	NA

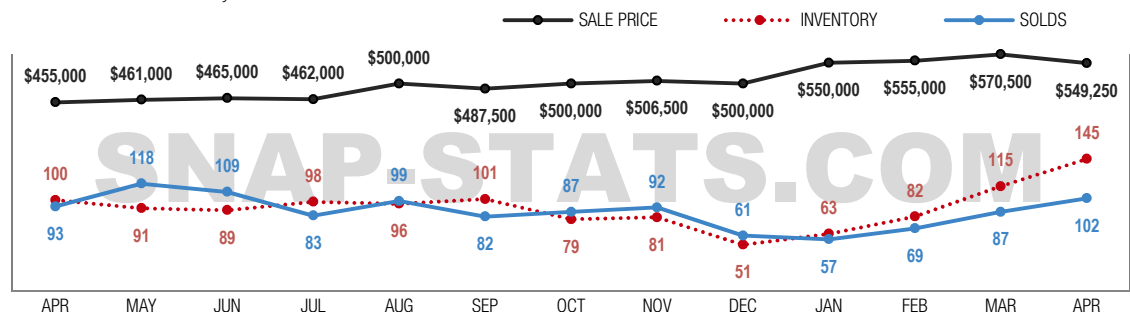
\*Sales Ratio total suggests market speed and market type (ie Balanced 12-20%). Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

### Market Summary

- Market Type Indicator **CLOVERDALE ATTACHED**: Sellers market at 70% Sales Ratio average (7 in 10 homes selling rate)
- Homes are selling on average at list price
- Most Active Price Band\*\* \$300,000 to \$400,000 with average 100% Sales Ratio (Sellers market speed)
- Buyers Best Bet\*\* Homes between \$700,000 to \$800,000, Cloverdale and 3 bedroom properties
- Sellers Best Bet\*\* Selling homes in Clayton and 2 bedroom properties

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

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## Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	1	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	2	2	100%
600,001 – 700,000	6	1	17%
700,001 – 800,000	14	5	36%
800,001 – 900,000	33	11	33%
900,001 – 1,000,000	32	14	44%
1,000,001 – 1,250,000	93	38	41%
1,250,001 – 1,500,000	60	12	20%
1,500,001 – 1,750,000	27	4	15%
1,750,001 – 2,000,000	13	0	NA
2,000,001 – 2,250,000	7	5	71%
2,250,001 – 2,500,000	6	0	NA
2,500,001 – 2,750,000	5	1	20%
2,750,001 – 3,000,000	4	0	NA
3,000,001 – 3,500,000	4	0	NA
3,500,001 – 4,000,000	1	0	NA
4,000,001 & Greater	6	1	17%
<b>TOTAL*</b>	<b>314</b>	<b>94</b>	<b>30%</b>

2 Bedrooms & Less	16	4	25%
3 to 4 Bedrooms	157	51	32%
5 to 6 Bedrooms	126	36	29%
7 Bedrooms & More	15	3	20%
<b>TOTAL*</b>	<b>314</b>	<b>94</b>	<b>30%</b>

SnapStats® Median Data	March	April	Variance
Inventory	229	314	37%
Solds	90	94	4%
Sale Price	\$1,012,450	\$1,100,000	9%
Sale Price SQFT	\$388	\$410	6%
Sale to List Price Ratio	98%	101%	3%
Days on Market	8	11	38%

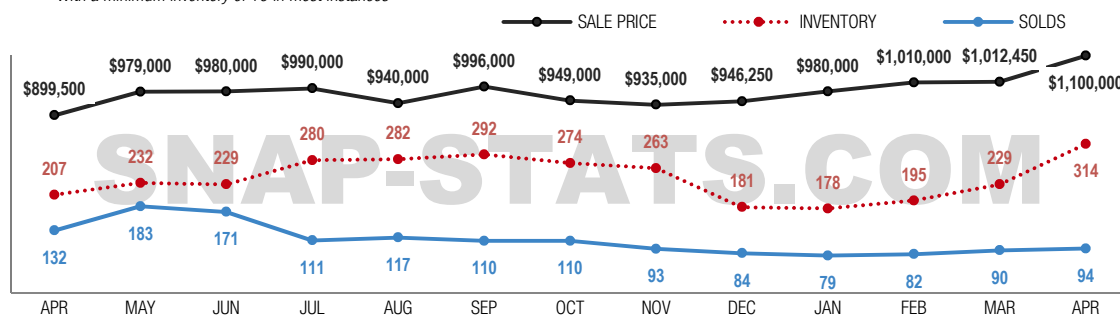
\*Sales Ratio total suggests market speed and market type (ie Balanced 12-20%). Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

## Market Summary

- Market Type Indicator **LANGLEY DETACHED**: Sellers market at 30% Sales Ratio average (3 in 10 homes selling rate)
- Homes are selling on average 1% above list price
- Most Active Price Band\*\* \$900,000 to \$1 mil with average 44% Sales Ratio (Sellers market speed)
- Buyers Best Bet\*\* Homes between \$1.5 mil to \$1.75 mil, Brookwood, Campbell Valley, Langley City and minimum 7 bedrooms
- Sellers Best Bet\*\* Selling homes in Aldergrove, 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 Publishing Company  
604.229.0521

snap-stats.com  
snapstatsinfo@gmail.com



### Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	4	3	75%
300,001 – 400,000	64	29	45%
400,001 – 500,000	53	44	83%
500,001 – 600,000	65	40	62%
600,001 – 700,000	61	23	38%
700,001 – 800,000	21	10	48%
800,001 – 900,000	3	5	167%*
900,001 – 1,000,000	4	0	NA
1,000,001 – 1,250,000	1	0	NA
1,250,001 – 1,500,000	1	1	100%
1,500,001 – 1,750,000	0	1	NA
1,750,001 – 2,000,000	0	0	NA
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	0	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	0	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
<b>TOTAL*</b>	<b>277</b>	<b>156</b>	<b>56%</b>

0 to 1 Bedroom	49	24	49%
2 Bedrooms	114	75	66%
3 Bedrooms	97	47	48%
4 Bedrooms & Greater	17	10	59%
<b>TOTAL*</b>	<b>277</b>	<b>156</b>	<b>56%</b>

SnapStats® Median Data	March	April	Variance
Inventory	196	277	41%
Solds	182	156	-14%
Sale Price	\$493,000	\$506,994	3%
Sale Price SQFT	\$416	\$429	3%
Sale to List Price Ratio	101%	101%	NA
Days on Market	8	8	NA

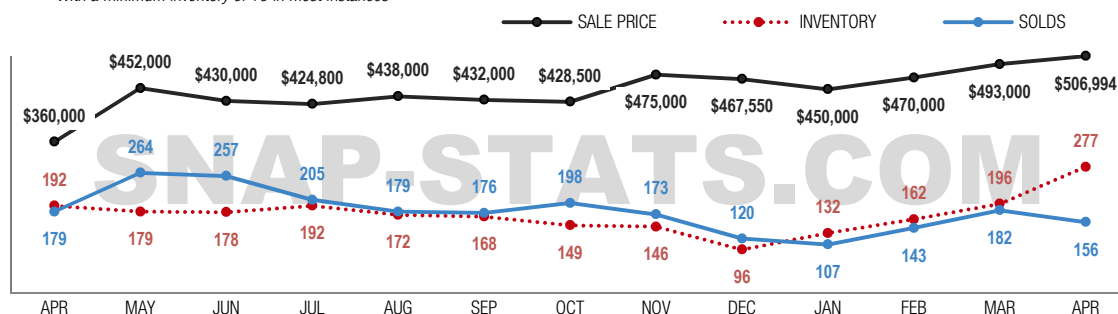
\*Sales Ratio total suggests market speed and market type (ie Balanced 12-20%). Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

### Market Summary

- Market Type Indicator **LANGLEY ATTACHED**: Sellers market at 56% Sales Ratio average (5.6 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 83% Sales Ratio (Sellers market speed)
- Buyers Best Bet\*\* Homes between \$600,000 to \$700,000, Willoughby Heights, up to 1 bedroom and 3 bedroom properties
- Sellers Best Bet\*\* Selling homes in Walnut Grove and 2 bedroom properties

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

### 13 Month Market Trend



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snapstatsinfo@gmail.com



## Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	0	0	NA
300,001 – 400,000	0	0	NA
400,001 – 500,000	2	0	NA
500,001 – 600,000	8	1	13%
600,001 – 700,000	36	28	78%
700,001 – 800,000	80	35	44%
800,001 – 900,000	72	19	26%
900,001 – 1,000,000	23	10	43%
1,000,001 – 1,250,000	37	9	24%
1,250,001 – 1,500,000	19	5	26%
1,500,001 – 1,750,000	8	1	13%
1,750,001 – 2,000,000	4	1	25%
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	7	0	NA
2,500,001 – 2,750,000	2	0	NA
2,750,001 – 3,000,000	0	0	NA
3,000,001 – 3,500,000	1	0	NA
3,500,001 – 4,000,000	1	0	NA
4,000,001 & Greater	0	0	NA
<b>TOTAL*</b>	<b>300</b>	<b>109</b>	<b>36%</b>

2 Bedrooms & Less	12	3	25%
3 to 4 Bedrooms	135	60	44%
5 to 6 Bedrooms	128	40	31%
7 Bedrooms & More	25	6	24%
<b>TOTAL*</b>	<b>300</b>	<b>109</b>	<b>36%</b>

SnapStats® Median Data	March	April	Variance
Inventory	251	300	20%
Solds	120	109	-9%
Sale Price	\$786,000	\$781,000	-1%
Sale Price SQFT	\$309	\$320	4%
Sale to List Price Ratio	99%	100%	1%
Days on Market	10	11	10%

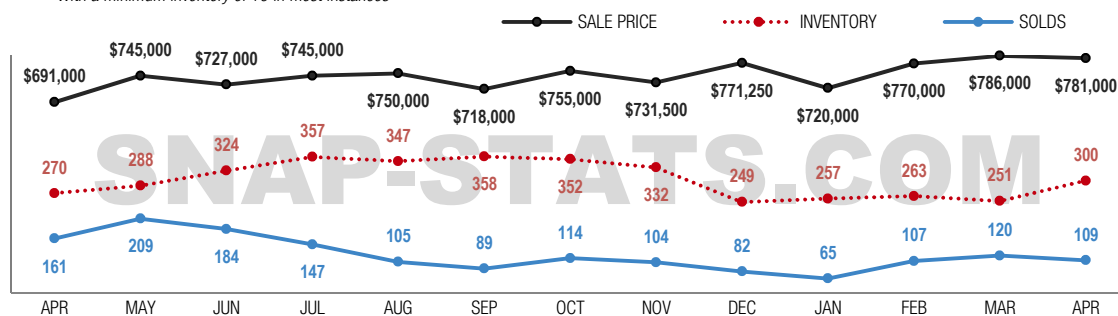
\*Sales Ratio total suggests market speed and market type (ie Balanced 12-20%). Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

## Market Summary

- Market Type Indicator **ABBOTSFORD DETACHED**: Sellers market at 36% Sales Ratio average (3.6 in 10 homes selling rate)
- Homes are selling on average at list price
- Most Active Price Band\*\* \$600,000 to \$700,000 with average 78% Sales Ratio (Sellers market speed)
- Buyers Best Bet\*\* Homes between \$1 mil to \$1.25 mil, Abbotsford East and minimum 7 bedroom properties
- Sellers Best Bet\*\* Selling homes in Central Abbotsford and 3 to 4 bedroom properties

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

## 13 Month Market Trend



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snapstatsinfo@gmail.com



### Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	2	7	350%*
200,001 – 300,000	43	38	88%
300,001 – 400,000	90	63	70%
400,001 – 500,000	38	28	74%
500,001 – 600,000	57	24	42%
600,001 – 700,000	13	7	54%
700,001 – 800,000	3	1	33%
800,001 – 900,000	0	0	NA
900,001 – 1,000,000	0	0	NA
1,000,001 – 1,250,000	1	0	NA
1,250,001 – 1,500,000	0	0	NA
1,500,001 – 1,750,000	0	0	NA
1,750,001 – 2,000,000	0	0	NA
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	0	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	0	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
<b>TOTAL*</b>	<b>247</b>	<b>168</b>	<b>68%</b>

0 to 1 Bedroom	33	33	100%
2 Bedrooms	151	96	64%
3 Bedrooms	54	31	57%
4 Bedrooms & Greater	9	8	89%
<b>TOTAL*</b>	<b>247</b>	<b>168</b>	<b>68%</b>

SnapStats® Median Data	March	April	Variance
Inventory	182	247	36%
Solds	154	168	9%
Sale Price	\$376,250	\$357,500	-5%
Sale Price SQFT	\$353	\$339	-4%
Sale to List Price Ratio	105%	102%	-3%
Days on Market	7	7	NA

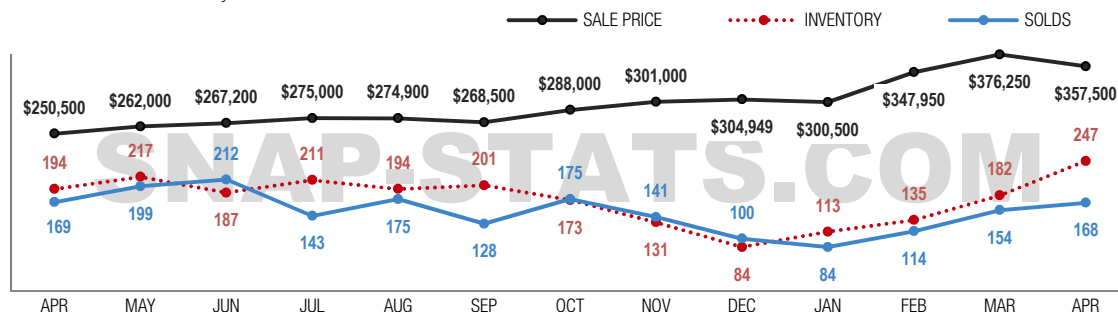
\*Sales Ratio total suggests market speed and market type (ie Balanced 12-20%). Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

### Market Summary

- Market Type Indicator **ABBOTSFORD ATTACHED**: Sellers market at 68% Sales Ratio average (6.8 in 10 homes selling rate)
- Homes are selling on average 2% above list price
- Most Active Price Band\*\* \$200,000 to \$300,000 with average 88% Sales Ratio (Sellers market speed)
- Buyers Best Bet\*\* Homes between \$500,000 to \$600,000, Poplar and 3 bedroom properties
- Sellers Best Bet\*\* Selling homes in Abbotsford Central/West and up to 1 bedroom properties

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

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snapstatsinfo@gmail.com



## Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	2	0	NA
200,001 – 300,000	1	1	100%
300,001 – 400,000	0	0	NA
400,001 – 500,000	6	1	17%
500,001 – 600,000	11	4	36%
600,001 – 700,000	29	19	66%
700,001 – 800,000	32	19	59%
800,001 – 900,000	20	7	35%
900,001 – 1,000,000	14	0	NA
1,000,001 – 1,250,000	10	7	70%
1,250,001 – 1,500,000	5	2	40%
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	2	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	1	0	NA
<b>TOTAL*</b>	<b>134</b>	<b>60</b>	<b>45%</b>

2 Bedrooms & Less	12	6	50%
3 to 4 Bedrooms	63	33	52%
5 to 6 Bedrooms	58	21	36%
7 Bedrooms & More	1	0	NA
<b>TOTAL*</b>	<b>134</b>	<b>60</b>	<b>45%</b>

SnapStats® Median Data	March	April	Variance
Inventory	109	134	23%
Solds	52	60	15%
Sale Price	\$679,500	\$727,750	7%
Sale Price SQFT	\$298	\$305	2%
Sale to List Price Ratio	100%	100%	NA
Days on Market	12	13	8%

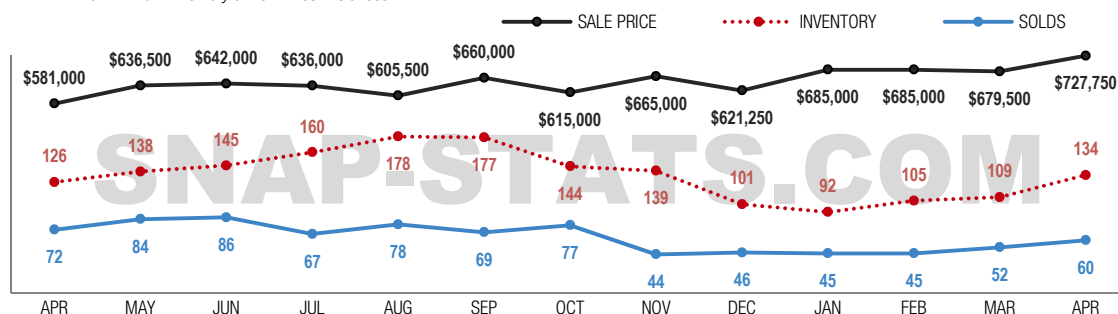
\*Sales Ratio total suggests market speed and market type (ie Balanced 12-20%). Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

## Market Summary

- Market Type Indicator **MISSION DETACHED**: Sellers market at 45% Sales Ratio average (4.5 in 10 homes selling rate)
- Homes are selling on average at list price
- Most Active Price Band\*\* \$1 mil to \$1.25 mil with average 70% Sales Ratio (Sellers market speed)
- Buyers Best Bet\*\* Homes between \$800,000 to \$900,000, Hatzic and 5 to 6 bedroom properties
- Sellers Best Bet\*\* Selling homes in Mission and up to 4 bedroom properties

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

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## Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	4	1	25%
200,001 – 300,000	5	0	NA
300,001 – 400,000	4	6	150%*
400,001 – 500,000	3	2	67%
500,001 – 600,000	8	6	75%
600,001 – 700,000	3	1	33%
700,001 – 800,000	0	0	NA
800,001 – 900,000	0	0	NA
900,001 – 1,000,000	0	0	NA
1,000,001 – 1,250,000	0	0	NA
1,250,001 – 1,500,000	0	0	NA
1,500,001 – 1,750,000	0	0	NA
1,750,001 – 2,000,000	0	0	NA
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	0	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	0	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
<b>TOTAL*</b>	<b>27</b>	<b>16</b>	<b>59%</b>

0 to 1 Bedroom	3	1	33%
2 Bedrooms	10	3	30%
3 Bedrooms	8	6	75%
4 Bedrooms & Greater	6	6	100%
<b>TOTAL*</b>	<b>27</b>	<b>16</b>	<b>59%</b>

SnapStats® Median Data	March	April	Variance
Inventory	25	27	8%
Solds	16	16	NA
Sale Price	\$372,000	\$479,749	29%
Sale Price SQFT	\$288	\$331	15%
Sale to List Price Ratio	101%	97%	-4%
Days on Market	17	13	-24%

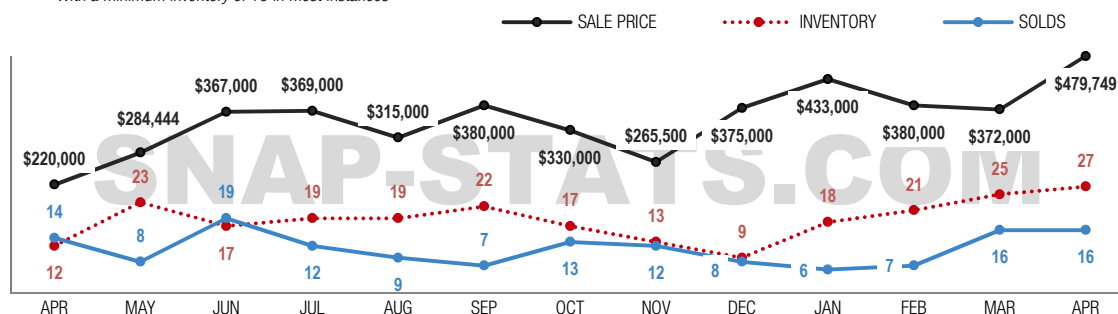
\*Sales Ratio total suggests market speed and market type (ie Balanced 12-20%). Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

## Market Summary

- Market Type Indicator **MISSION ATTACHED:** Sellers market at 59% Sales Ratio average (5.9 in 10 homes selling rate)
- Homes are selling on average 3% below list price
- Most Active Price Band\*\* *Insufficient data but with 6 sales \$300,000 to \$400,000*
- Buyers Best Bet\*\* Homes with 2 bedrooms
- Sellers Best Bet\*\* Selling homes in Mission and 3 bedroom properties

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

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