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

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



# Snap Stats SURREY

# 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
TOTAL*	781	171	22%
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%
TOTAL*	781	171	22%

# DETACHED HOUCE

Community DETACHED I	TOUSES		
SnapStats®	Inventory	Sales	Sales Ratio
Bear Creek Green Timbers	46	15	33%
Bolivar Heights	64	11	17%
Bridgeview	15	0	NA
Cedar Hills	53	11	21%
East Newton	106	13	12%
Fleetwood Tynehead	113	26	23%
Fraser Heights	49	9	18%
Guildford	25	10	40%
Panorama Ridge	59	22	37%
Port Kells	5	0	NA
Queen Mary Park	57	8	14%
Royal Heights	11	2	18%
Sullivan Station	52	19	37%
West Newton	69	14	20%
Whalley	57	11	19%
TOTAL*	781	171	22%

**APRIL 2018** 

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%

April

March

\*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.

Variance

### Market Summary

13 Month

**Market Trend** 

SnapStats® Median Data

• 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



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# SnapStats® SURREY

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

# Community CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
Bear Creek Green Timbers	11	5	45%
Bolivar Heights	8	3	38%
Bridgeview	0	0	NA
Cedar Hills	0	0	NA
East Newton	45	39	87%
Fleetwood Tynehead	61	24	39%
Fraser Heights	6	3	50%
Guildford	74	53	72%
Panorama Ridge	9	6	67%
Port Kells	0	0	NA
Queen Mary Park	28	17	61%
Royal Heights	0	1	NA*
Sullivan Station	62	25	40%
West Newton	52	17	33%
Whalley	173	108	62%
TOTAL*	529	301	57%

APRIL 2018

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.

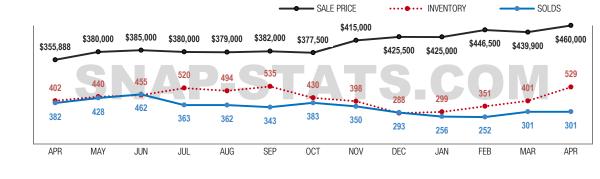
### **Market Summary**

13 Month

**Market Trend** 

• 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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# Snap Stats SOUTH SURREY/WHITE ROCK

# 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
TOTAL*	586	72	12%
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%
TOTAL*	586	72	12%

## **Community** DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Crescent Beach Ocean Park	121	11	9%
Elgin Chantrell	89	10	11%
Grandview	39	6	15%
Hazelmere	1	0	NA
King George Corridor	56	13	23%
Morgan Creek	36	10	28%
Pacific Douglas	23	4	17%
Sunnyside Park	53	5	9%
White Rock	168	13	8%
TOTAL*	586	72	12%

**APRIL 2018** 

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**

13 Month

Market Trend

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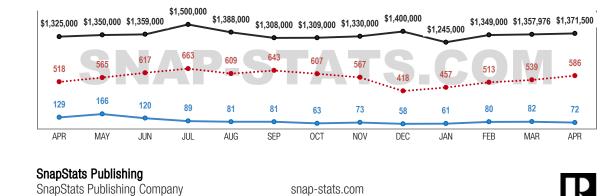
• Market Type Indicator SOUTH SURREY DETACHED: Balanced market at 12% Sales Ratio average (11% is a Buyers market)

- 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

- SALE PRICE

····• INVENTORY

• 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



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- SOLDS

# Snap Stats SOUTH SURREY/WHITE ROCK

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

## **Community** CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
Crescent Beach Ocean Park	7	0	NA
Elgin Chantrell	7	0	NA
Grandview	98	46	47%
Hazelmere	0	0	NA
King George Corridor	65	21	32%
Morgan Creek	24	19	79%
Pacific Douglas	13	5	38%
Sunnyside Park	25	11	44%
White Rock	113	48	42%
TOTAL*	352	150	43%

**APRIL 2018** 

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.

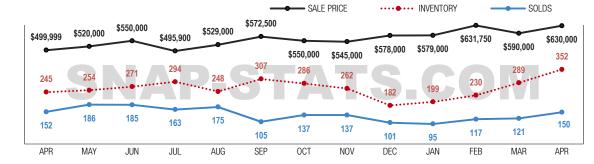
### **Market Summary**

13 Month

Market Trend

• 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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# Snap Stats NORTH DELTA

# 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
TOTAL*	161	36	22%
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%
TOTAL*	161	36	22%

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%

# **Community** DETACHED HOUSES

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SnapStats®	Inventory	Sales	Sales Ratio
Annieville	35	5	14%
Nordel	48	14	29%
Scottsdale	41	10	24%
Sunshine Hills Woods	37	7	19%
TOTAL*	161	36	22%
TOTAL	101	30	22 70

**APRIL 2018** 

\*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**

13 Month

**Market Trend** 

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• 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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# Snap Stats NORTH DELTA

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

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%

# **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%
TOTAL*	27	18	67%

APRIL 2018

\*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**

13 Month

**Market Trend** 

• 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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# Snap Stats CLOVERDALE

# 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
TOTAL*	134	59	44%
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%
TOTAL*	134	59	44%

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%

# **Community** DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Clayton Cloverdale	13	11	85%
Cloverdale	119	48	40%
Serpentine TOTAL*	2	0	NA
TOTAL*	134	59	44%

**APRIL 2018** 

\*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.

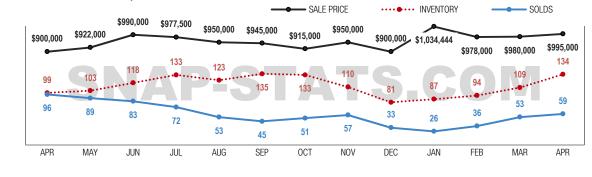
## **Market Summary**

13 Month

**Market Trend** 

• 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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# Snap Stats CLOVERDALE

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

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

## **Community** CONDOS & TOWNHOMES

	Inventory	Sales	Sales Ratio
Clayton	81	62	77%
Clayton Cloverdale	64	40	63%
			0370
Serpentine TOTAL*	0	0	NA
TOTAL*	145	102	70%

APRIL 2018

\*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.

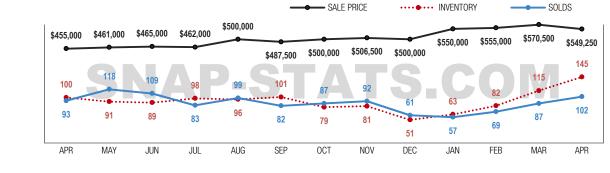
## **Market Summary**

13 Month

**Market Trend** 

• 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



### Compliments of...

SnapStats Publishing SnapStats Publishing Company 604.229.0521

snap-stats.com snapstatsinfo@gmail.com



# SnapStats LANGLEY

# Price Band & Bedroom DETACHED HOUSES

	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%
TOTAL*	314	94	30%
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%
TOTAL*	314	94	30%

## **Community** DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Aldergrove	34	16	47%
Brookswood	44	6	14%
Campbell Valley	15	1	7%
County Line Glen Valley	1	0	NA
Fort Langley	18	7	39%
Langley City	63	7	11%
Murrayville	19	7	37%
Otter District	3	1	33%
Salmon River	20	8	40%
Walnut Grove	31	15	48%
Willoughby Heights	66	26	39%
TOTAL*	314	94	30%

**APRIL 2018** 

SnapStats® Median Data	March	Aprii	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**

13 Month

**Market Trend** 

• 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, Brookswood, 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



### Compliments of ...

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# Snap Stats LANGLEY

# Price Band & Bedroom CONDOS & TOWNHOMES

0	Incontour	Oslas	Oalas Datis
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
TOTAL*	277	156	56%
0 to 1 Bedroom	49	24	49%
2 Bedrooms	114	75	66%
3 Bedrooms	97	47	48%
4 Bedrooms & Greater	17	10	59%
TOTAL*	277	156	56%

## **Community** CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
Aldergrove	7	6	86%
Brookswood	0	0	NA
Campbell Valley	0	0	NA
County Line Glen Valley	0	0	NA
Fort Langley	5	3	60%
Langley City	91	52	57%
Murrayville	17	10	59%
Otter District	0	0	NA
Salmon River	1	3	300%*
Walnut Grove	36	23	64%
Willoughby Heights	120	59	49%
TOTAL*	277	156	56%

APRIL 2018

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

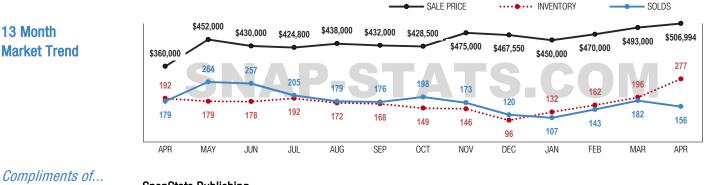
\*Sales Ratio total suggests market speed and market type (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

### **Market Summary**

13 Month

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



## Compliments of...

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# Snap Stats ABBOTSFORD

# 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
TOTAL*	300	109	36%
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%
TOTAL*	300	109	36%

## **Community** DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Abbotsford East	113	36	32%
Abbotsford West	98	37	38%
Aberdeen	20	9	45%
Bradner	2	0	NA
Central Abbotsford	44	23	52%
Matsqui	8	0	NA
Poplar	9	4	44%
Sumas Mountain	5	0	NA
Sumas Prairie	1	0	NA
TOTAL*	300	109	36%

**APRIL 2018** 

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.

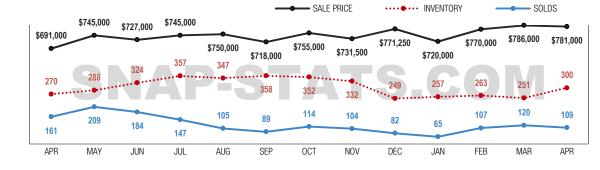
### **Market Summary**

13 Month

**Market Trend** 

• 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<sup>\*\*</sup> Selling homes in Central Abbotsford and 3 to 4 bedroom properties \*\* With a minimum inventory of 10 in most instances



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# Snap Stats ABBOTSFORD

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

Community	CONDOS &	TOWNHOMES
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SnapStats®	Inventory	Sales	Sales Ratio
Abbotsford East	42	24	57%
Abbotsford West	91	64	70%
Aberdeen	3	0	NA
Bradner	0	0	NA
Central Abbotsford	99	77	78%
Matsqui	1	1	100%
Poplar	10	2	20%
Sumas Mountain	1	0	NA
Sumas Prairie	0	0	NA
TOTAL*	247	168	68%

APRIL 2018

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.

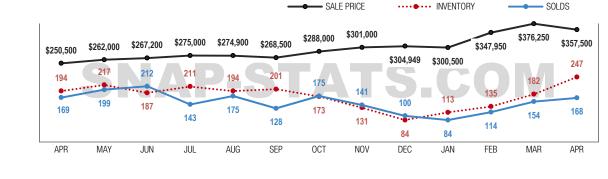
### **Market Summary**

13 Month

**Market Trend** 

• 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



### Compliments of ...

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# SnapStats® MISSION

# 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
TOTAL*	134	60	45%
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
TOTAL*	134	60	45%

## **Community** DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Dewdney Deroche	1	1	100%
Durieu	1	0	NA
Hatzic	18	5	28%
Hemlock	3	0	NA
Lake Errock	4	2	50%
Mission	106	52	49%
Mission West	1	0	NA
Stave Falls	0	0	NA
Steelhead	0	0	NA
TOTAL*	134	60	45%

**APRIL 2018** 

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.

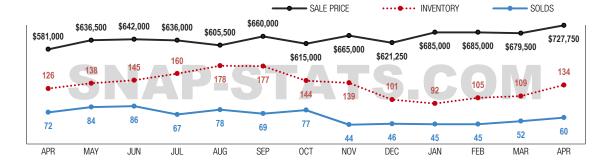
### **Market Summary**

13 Month

**Market Trend** 

• 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



### Compliments of ...

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# SnapStats® MISSION

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

Community	CONDOS &	TOWNHOMES
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SnapStats®	Inventory	Sales	Sales Ratio
Dewdney Deroche	0	0	NA
Durieu	0	0	NA
Hatzic	0	0	NA
Hemlock	6	0	NA
Lake Errock	0	0	NA
Mission	21	16	76%
Mission West	0	0	NA
Stave Falls	0	0	NA
Steelhead	0	0	NA
TOTAL*	27	16	59%

**APRIL 2018** 

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 exceed	

#### **Market Summary**

13 Month

**Market Trend** 

• 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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