

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

Compliments of:
SnapStats Publishing

604.229.0521
snapstatsinfo@gmail.com
snap-stats.com

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



June 2018

Produced & Published by SnapStats® Publishing Co.
info@snap-stats.com | 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	2	0	NA
600,001 – 700,000	9	1	11%
700,001 – 800,000	37	8	22%
800,001 – 900,000	112	32	29%
900,001 – 1,000,000	173	35	20%
1,000,001 – 1,250,000	217	36	17%
1,250,001 – 1,500,000	193	21	11%
1,500,001 – 1,750,000	83	10	12%
1,750,001 – 2,000,000	55	5	9%
2,000,001 – 2,250,000	15	0	NA
2,250,001 – 2,500,000	15	1	7%
2,500,001 – 2,750,000	6	1	17%
2,750,001 – 3,000,000	10	0	NA
3,000,001 – 3,500,000	5	0	NA
3,500,001 – 4,000,000	1	0	NA
4,000,001 & Greater	1	0	NA
TOTAL*	935	150	16%

2 Bedrooms & Less	38	2	5%
3 to 4 Bedrooms	328	71	22%
5 to 6 Bedrooms	332	43	13%
7 Bedrooms & More	237	34	14%
TOTAL*	935	150	16%

SnapStats®	May	June	Variance
Inventory	878	935	6%
Solds	217	150	-31%
Sale Price	\$999,999	\$999,500	0%
Sale Price SQFT	\$408	\$398	-2%
Sale to List Price Ratio	100%	100%	0%
Days on Market	11	15	36%

*Sales Ratio suggests market type and speed (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 DETACHED HOUSES

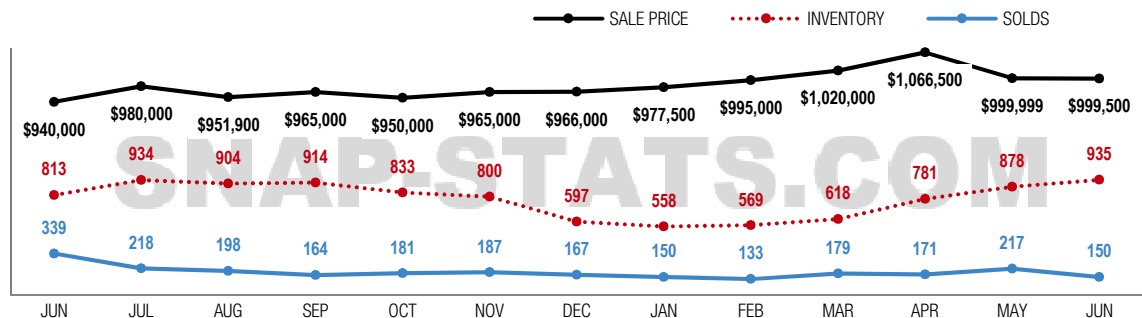
SnapStats®	Inventory	Sales	Sales Ratio
Bear Creek Green Timbers	61	8	13%
Bolivar Heights	71	16	23%
Bridgeview	20	0	NA
Cedar Hills	61	7	11%
East Newton	114	21	18%
Fleetwood Tynehead	127	27	21%
Fraser Heights	69	8	12%
Guildford	36	6	17%
Panorama Ridge	73	12	16%
Port Kells	5	0	NA
Queen Mary Park	64	9	14%
Royal Heights	10	3	30%
Sullivan Station	77	11	14%
West Newton	78	12	15%
Whalley	69	10	14%
TOTAL*	935	150	16%

Market Summary

- Market Type Indicator **SURREY DETACHED**: Balanced Market at 16% Sales Ratio average (1.6 in 10 homes selling rate)
- Homes are selling on average 100% of list price
- Most Active Price Band** \$800,000 to \$900,000 with average 29% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$2.25 mil to \$2.5 mil, Cedar Hills and up to 2 bedroom properties
- Sellers Best Bet** Selling homes in Royal Heights and 3 to 4 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

SnapStats Publishing
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	9	8	89%
300,001 – 400,000	158	70	44%
400,001 – 500,000	187	67	36%
500,001 – 600,000	148	63	43%
600,001 – 700,000	133	50	38%
700,001 – 800,000	58	9	16%
800,001 – 900,000	15	4	27%
900,001 – 1,000,000	5	1	20%
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*	714	272	38%

0 to 1 Bedroom	142	57	40%
2 Bedrooms	278	112	40%
3 Bedrooms	205	91	44%
4 Bedrooms & Greater	89	12	13%
TOTAL*	714	272	38%

SnapStats®	May	June	Variance
Inventory	674	714	6%
Solds	309	272	-12%
Sale Price	\$458,000	\$490,000	7%
Sale Price SQFT	\$446	\$447	0%
Sale to List Price Ratio	102%	100%	-2%
Days on Market	9	12	33%

*Sales Ratio suggests market type and speed (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

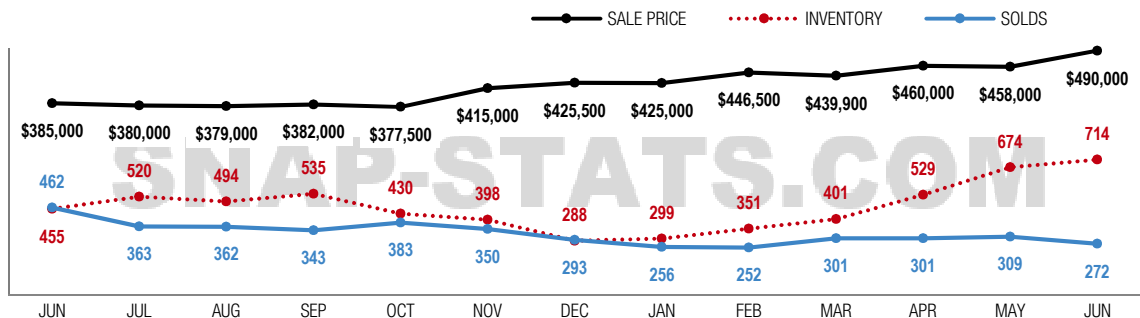
SnapStats®	Inventory	Sales	Sales Ratio
Bear Creek Green Timbers	10	6	60%
Bolivar Heights	8	5	63%
Bridgeview	3	0	NA
Cedar Hills	1	2	200%*
East Newton	76	21	28%
Fleetwood Tynehead	84	29	35%
Fraser Heights	1	1	100%
Guildford	107	38	36%
Panorama Ridge	17	2	12%
Port Kells	0	0	NA
Queen Mary Park	34	20	59%
Royal Heights	1	2	200%*
Sullivan Station	75	32	43%
West Newton	69	27	39%
Whalley	228	87	38%
TOTAL*	714	272	38%

Market Summary

- Market Type Indicator **SURREY ATTACHED**: Sellers Market at 38% Sales Ratio average (3.8 in 10 homes selling rate)
- Homes are selling on average 100% of list price
- Most Active Price Band** \$200,000 to \$300,000 with average 89% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$700,000 to \$800,000, Panorama Ridge and minimum 4 bedroom properties
- Sellers Best Bet** Selling homes in Bear Creek, Bolivar Heights, Queen Mary Park and 3 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

SnapStats Publishing
SnapStats Publishing Company
604.229.0521

snap-stats.com
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	0	0	NA
500,001 – 600,000	0	0	NA
600,001 – 700,000	0	0	NA
700,001 – 800,000	0	0	NA
800,001 – 900,000	5	1	20%
900,001 – 1,000,000	13	3	23%
1,000,001 – 1,250,000	92	18	20%
1,250,001 – 1,500,000	138	19	14%
1,500,001 – 1,750,000	86	7	8%
1,750,001 – 2,000,000	89	4	4%
2,000,001 – 2,250,000	42	2	5%
2,250,001 – 2,500,000	59	2	3%
2,500,001 – 2,750,000	35	2	6%
2,750,001 – 3,000,000	55	4	7%
3,000,001 – 3,500,000	40	1	3%
3,500,001 – 4,000,000	29	0	NA
4,000,001 & Greater	33	1	3%
TOTAL*	716	64	9%

2 Bedrooms & Less	45	4	9%
3 to 4 Bedrooms	358	39	11%
5 to 6 Bedrooms	274	19	7%
7 Bedrooms & More	39	2	5%
TOTAL*	716	64	9%

SnapStats®	May	June	Variance
Inventory	683	716	5%
Solds	63	64	2%
Sale Price	\$1,300,000	\$1,383,750	6%
Sale Price SQFT	\$485	\$488	1%
Sale to List Price Ratio	95%	99%	4%
Days on Market	23	24	4%

*Sales Ratio suggests market type and speed (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 DETACHED HOUSES

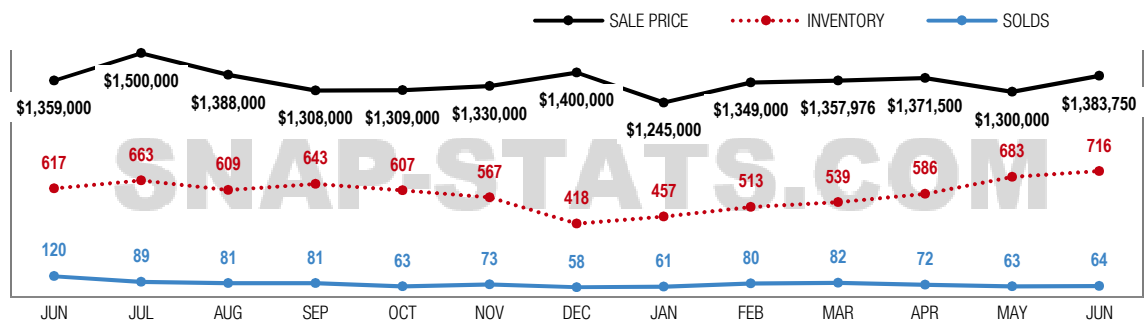
SnapStats®	Inventory	Sales	Sales Ratio
Crescent Beach Ocean Park	135	10	7%
Elgin Chantrell	109	8	7%
Grandview	59	12	20%
Hazelmere	3	0	NA
King George Corridor	78	6	8%
Morgan Creek	53	2	4%
Pacific Douglas	27	8	30%
Sunnyside Park	61	10	16%
White Rock	191	8	4%
TOTAL*	716	64	9%

Market Summary

- Market Type Indicator **S SURREY WHITE ROCK DETACHED**: Buyers Market at 9% Sales Ratio average (9 in 100 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band** \$900,000 to \$1 mil with average 23% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes with average 3% Sales Ratio price bands, Morgan Creek, White Rock and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Pacific Douglas and 3 to 4 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

SnapStats Publishing
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	2	1	50%
300,001 – 400,000	23	15	65%
400,001 – 500,000	72	26	36%
500,001 – 600,000	77	25	32%
600,001 – 700,000	78	18	23%
700,001 – 800,000	62	9	15%
800,001 – 900,000	45	7	16%
900,001 – 1,000,000	36	6	17%
1,000,001 – 1,250,000	25	0	NA
1,250,001 – 1,500,000	9	0	NA
1,500,001 – 1,750,000	2	0	NA
1,750,001 – 2,000,000	5	0	NA
2,000,001 – 2,250,000	1	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	1	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	438	107	24%

0 to 1 Bedroom	34	10	29%
2 Bedrooms	224	59	26%
3 Bedrooms	109	27	25%
4 Bedrooms & Greater	71	11	15%
TOTAL*	438	107	24%

SnapStats®	May	June	Variance
Inventory	424	438	3%
Solds	162	107	-34%
Sale Price	\$619,950	\$569,900	-8%
Sale Price SQFT	\$482	\$476	-1%
Sale to List Price Ratio	101%	99%	-2%
Days on Market	14	24	71%

*Sales Ratio suggests market type and speed (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

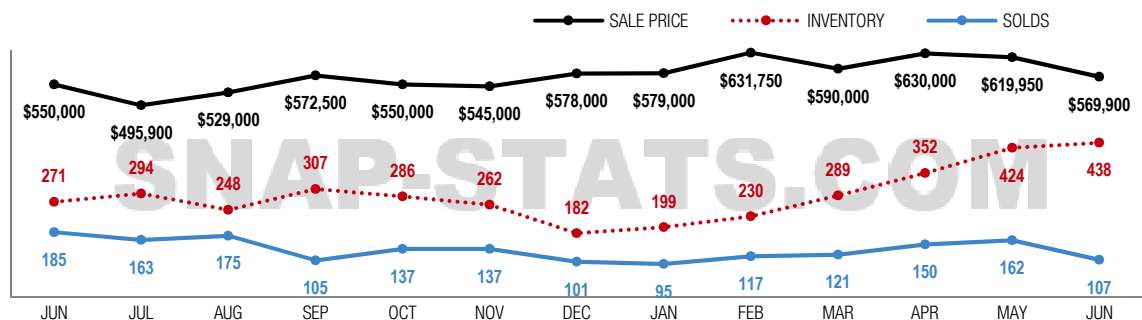
SnapStats®	Inventory	Sales	Sales Ratio
Crescent Beach Ocean Park	11	2	18%
Elgin Chantrell	9	1	11%
Grandview	107	26	24%
Hazelmere	0	0	NA
King George Corridor	103	19	18%
Morgan Creek	29	10	34%
Pacific Douglas	12	8	67%
Sunnyside Park	42	13	31%
White Rock	125	28	22%
TOTAL*	438	107	24%

Market Summary

- Market Type Indicator **S SURREY WHITE ROCK ATTACHED**: Sellers Market at 24% Sales Ratio average (2.4 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 65% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$700,000 to \$1 mil, Crescent Beach, Elgin Chantrell, King George Corridor and 4 plus bedrooms
- Sellers Best Bet** Selling homes in Pacific Douglas and up to 1 bedrooms

**With minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

SnapStats Publishing
SnapStats Publishing Company
604.229.0521

snap-stats.com
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	0	0	NA
500,001 – 600,000	0	0	NA
600,001 – 700,000	1	0	NA
700,001 – 800,000	2	0	NA
800,001 – 900,000	34	11	32%
900,001 – 1,000,000	50	11	22%
1,000,001 – 1,250,000	60	8	13%
1,250,001 – 1,500,000	41	1	2%
1,500,001 – 1,750,000	23	1	4%
1,750,001 – 2,000,000	4	0	NA
2,000,001 – 2,250,000	2	0	NA
2,250,001 – 2,500,000	1	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	0	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	1	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	219	32	15%

2 Bedrooms & Less	3	0	NA
3 to 4 Bedrooms	129	24	19%
5 to 6 Bedrooms	64	8	13%
7 Bedrooms & More	23	0	NA
TOTAL*	219	32	15%

SnapStats®	May	June	Variance
Inventory	199	219	10%
Solds	38	32	-16%
Sale Price	\$967,000	\$938,500	-3%
Sale Price SQFT	\$417	\$411	-1%
Sale to List Price Ratio	99%	98%	-1%
Days on Market	14	10	-29%

*Sales Ratio suggests market type and speed (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 DETACHED HOUSES

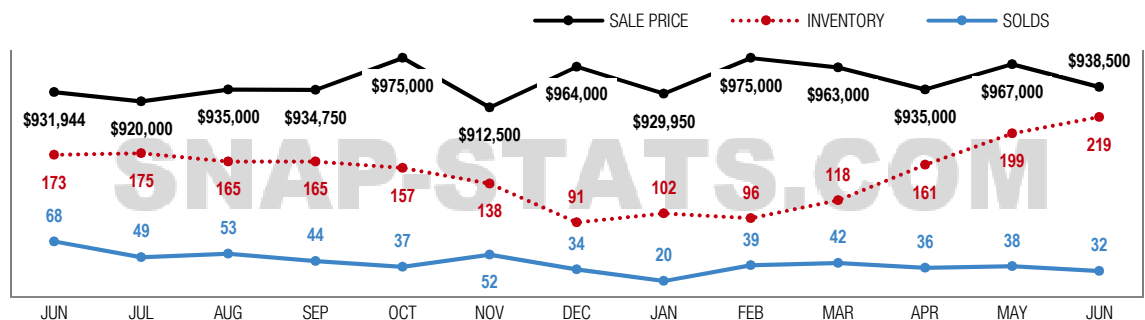
SnapStats®	Inventory	Sales	Sales Ratio
Annieville	51	9	18%
Nordel	58	5	9%
Scottsdale	49	10	20%
Sunshine Hills Woods	61	8	13%
TOTAL*	219	32	15%

Market Summary

- Market Type Indicator **NORTH DELTA DETACHED**: Balanced Market at 15% Sales Ratio average (1.5 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band** \$800,000 to \$900,000 with average 32% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.25 mil to \$1.75 mil, Nordel and 5 to 6 bedroom properties
- Sellers Best Bet** Selling homes in Scottsdale and 3 to 4 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

SnapStats Publishing
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	0	2	NA*
300,001 – 400,000	3	0	NA
400,001 – 500,000	6	3	50%
500,001 – 600,000	7	5	71%
600,001 – 700,000	8	3	38%
700,001 – 800,000	12	0	NA
800,001 – 900,000	1	0	NA
900,001 – 1,000,000	1	0	NA
1,000,001 – 1,250,000	3	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*	41	13	32%

0 to 1 Bedroom	4	2	50%
2 Bedrooms	16	5	31%
3 Bedrooms	12	6	50%
4 Bedrooms & Greater	9	0	NA
TOTAL*	41	13	32%

SnapStats®	May	June	Variance
Inventory	40	41	3%
Solds	17	13	-24%
Sale Price	\$520,000	\$527,000	1%
Sale Price SQFT	\$416	\$422	1%
Sale to List Price Ratio	104%	99%	-5%
Days on Market	7	17	143%

*Sales Ratio suggests market type and speed (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

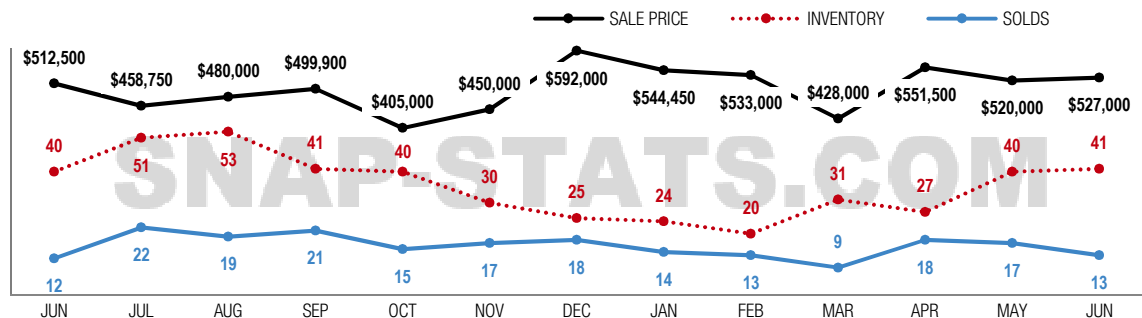
SnapStats®	Inventory	Sales	Sales Ratio
Annieville	6	8	133%*
Nordel	19	3	16%
Scottsdale	15	2	13%
Sunshine Hills Woods	1	0	NA
TOTAL*	41	13	32%

Market Summary

- Market Type Indicator **NORTH DELTA ATTACHED**: Sellers Market at 32% Sales Ratio average (3.2 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band** \$600,000 to \$700,000 with average 38% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes in Nordel, Scottsdale and 2 bedroom properties
- Sellers Best Bet** Selling homes in Annieville and 3 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

SnapStats Publishing
SnapStats Publishing Company
604.229.0521

snap-stats.com
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	0	0	NA
500,001 – 600,000	0	0	NA
600,001 – 700,000	1	0	NA
700,001 – 800,000	5	4	80%
800,001 – 900,000	30	9	30%
900,001 – 1,000,000	52	9	17%
1,000,001 – 1,250,000	58	22	38%
1,250,001 – 1,500,000	21	2	10%
1,500,001 – 1,750,000	9	2	22%
1,750,001 – 2,000,000	7	0	NA
2,000,001 – 2,250,000	1	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	0	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	3	0	NA
TOTAL*	188	48	26%

2 Bedrooms & Less	7	0	NA
3 to 4 Bedrooms	92	22	24%
5 to 6 Bedrooms	67	23	34%
7 Bedrooms & More	22	3	14%
TOTAL*	188	48	26%

SnapStats®	May	June	Variance
Inventory	169	188	11%
Solds	54	48	-11%
Sale Price	\$972,500	\$1,019,000	5%
Sale Price SQFT	\$393	\$357	-9%
Sale to List Price Ratio	100%	97%	-3%
Days on Market	8	15	88%

*Sales Ratio suggests market type and speed (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 DETACHED HOUSES

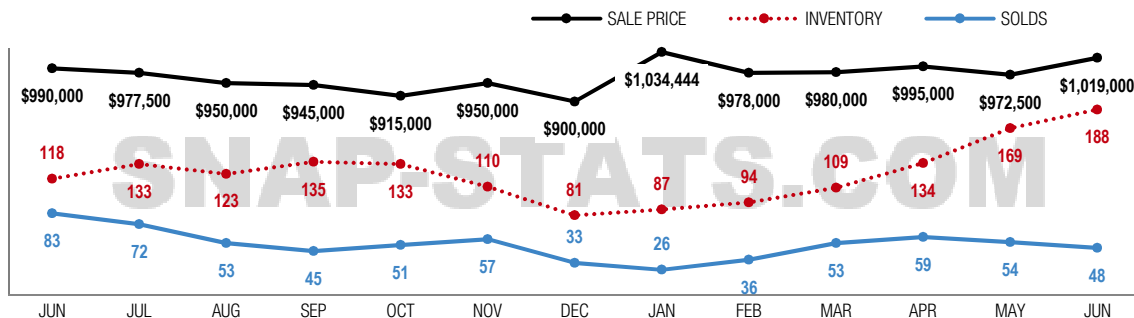
SnapStats®	Inventory	Sales	Sales Ratio
Clayton	34	11	32%
Cloverdale	153	37	24%
Serpentine	1	0	NA
TOTAL*	188	48	26%

Market Summary

- Market Type Indicator **CLOVERDALE DETACHED**: Sellers Market at 26% Sales Ratio average (2.6 in 10 homes selling rate)
- Homes are selling on average 3% below list price
- Most Active Price Band** \$1 mil to \$1.25 mil with average 38% 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 5 to 6 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

SnapStats Publishing
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	1	25%
300,001 – 400,000	20	7	35%
400,001 – 500,000	30	12	40%
500,001 – 600,000	55	35	64%
600,001 – 700,000	45	11	24%
700,001 – 800,000	14	3	21%
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*	170	69	41%

0 to 1 Bedroom	21	6	29%
2 Bedrooms	56	27	48%
3 Bedrooms	75	30	40%
4 Bedrooms & Greater	18	6	33%
TOTAL*	170	69	41%

SnapStats®	May	June	Variance
Inventory	161	170	6%
Solds	83	69	-17%
Sale Price	\$545,000	\$556,000	2%
Sale Price SQFT	\$444	\$434	-2%
Sale to List Price Ratio	103%	100%	-3%
Days on Market	8	13	63%

*Sales Ratio suggests market type and speed (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

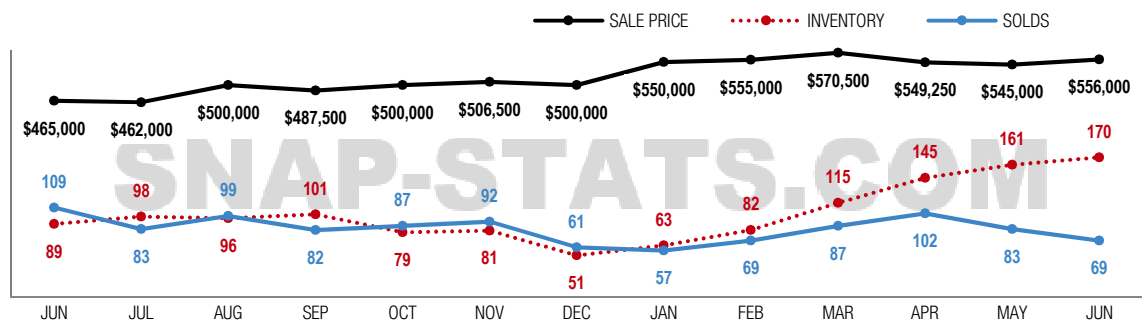
SnapStats®	Inventory	Sales	Sales Ratio
Clayton	101	45	45%
Cloverdale	69	24	35%
Serpentine	0	0	NA
TOTAL*	170	69	41%

Market Summary

- Market Type Indicator **CLOVERDALE ATTACHED**: Sellers Market at 41% Sales Ratio average (4.1 in 10 homes selling rate)
- Homes are selling on average 100% of list price
- Most Active Price Band** \$500,000 to \$600,000 with average 64% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$700,000 to \$800,000, Cloverdale and up to 1 bedroom properties
- Sellers Best Bet** Selling homes in Clayton and 2 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

SnapStats Publishing
SnapStats Publishing Company
604.229.0521

snap-stats.com
snapstatsinfo@gmail.com



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	1	0	NA
400,001 – 500,000	0	0	NA
500,001 – 600,000	5	0	NA
600,001 – 700,000	6	3	50%
700,001 – 800,000	33	6	18%
800,001 – 900,000	53	13	25%
900,001 – 1,000,000	62	22	35%
1,000,001 – 1,250,000	109	34	31%
1,250,001 – 1,500,000	59	14	24%
1,500,001 – 1,750,000	28	4	14%
1,750,001 – 2,000,000	15	1	7%
2,000,001 – 2,250,000	5	0	NA
2,250,001 – 2,500,000	10	4	40%
2,500,001 – 2,750,000	2	0	NA
2,750,001 – 3,000,000	6	0	NA
3,000,001 – 3,500,000	6	1	17%
3,500,001 – 4,000,000	2	0	NA
4,000,001 & Greater	7	0	NA
TOTAL*	410	102	25%

2 Bedrooms & Less	20	6	30%
3 to 4 Bedrooms	228	58	25%
5 to 6 Bedrooms	142	37	26%
7 Bedrooms & More	20	1	5%
TOTAL*	410	102	25%

SnapStats®	May	June	Variance
Inventory	396	410	4%
Solds	103	102	-1%
Sale Price	\$1,050,000	\$1,060,000	1%
Sale Price SQFT	\$414	\$426	3%
Sale to List Price Ratio	100%	98%	-2%
Days on Market	13	16	23%

*Sales Ratio suggests market type and speed (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 DETACHED HOUSES

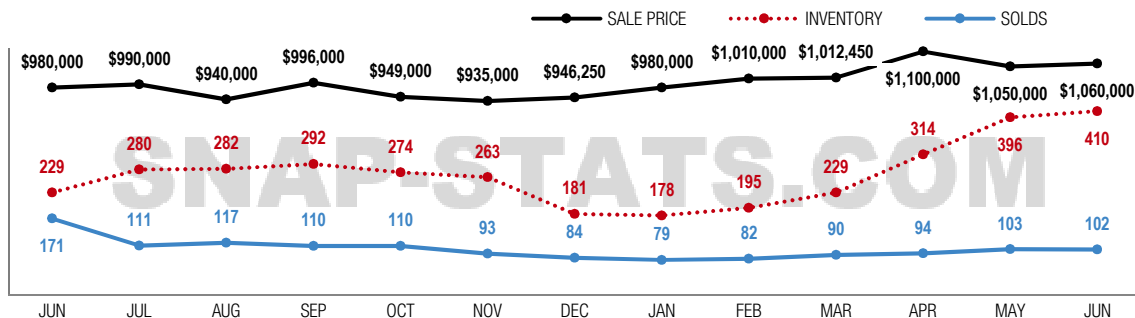
SnapStats®	Inventory	Sales	Sales Ratio
Aldergrove	46	14	30%
Brookwood	61	12	20%
Campbell Valley	12	2	17%
County Line Glen Valley	4	0	NA
Fort Langley	20	3	15%
Langley City	71	16	23%
Murrayville	29	5	17%
Otter District	6	2	33%
Salmon River	22	5	23%
Walnut Grove	49	22	45%
Willoughby Heights	90	21	23%
TOTAL*	410	102	25%

Market Summary

- Market Type Indicator **LANGLEY DETACHED**: Sellers Market at 25% Sales Ratio average (2.5 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band** \$2.25 mil to \$2.5 mil with average 40% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.5 mil to \$1.75 mil, Campbell Valley, Fort Langley, Murrayville and minimum 7 bedrooms
- Sellers Best Bet** Selling homes in Aldergrove, Walnut Grove and up to 2 bedrooms

**With minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

SnapStats Publishing
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	11	2	18%
300,001 – 400,000	75	43	57%
400,001 – 500,000	94	38	40%
500,001 – 600,000	100	42	42%
600,001 – 700,000	81	14	17%
700,001 – 800,000	31	11	35%
800,001 – 900,000	10	0	NA
900,001 – 1,000,000	3	2	67%
1,000,001 – 1,250,000	0	0	NA
1,250,001 – 1,500,000	1	1	100%
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*	406	153	38%

0 to 1 Bedroom	61	27	44%
2 Bedrooms	180	80	44%
3 Bedrooms	130	38	29%
4 Bedrooms & Greater	35	8	23%
TOTAL*	406	153	38%

SnapStats®	May	June	Variance
Inventory	333	406	22%
Solds	180	153	-15%
Sale Price	\$475,250	\$475,000	0%
Sale Price SQFT	\$396	\$411	4%
Sale to List Price Ratio	101%	99%	-2%
Days on Market	8	11	38%

*Sales Ratio suggests market type and speed (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

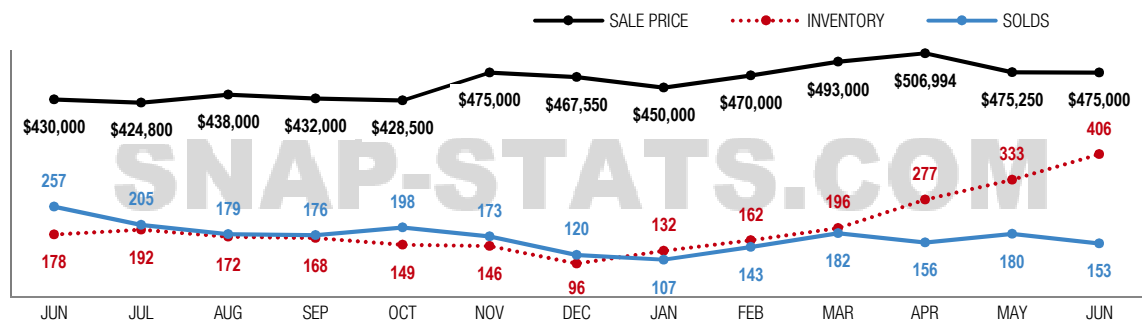
SnapStats®	Inventory	Sales	Sales Ratio
Aldergrove	16	10	63%
Brookwood	0	0	NA
Campbell Valley	0	0	NA
County Line Glen Valley	0	0	NA
Fort Langley	6	2	33%
Langley City	125	47	38%
Murrayville	16	8	50%
Otter District	0	0	NA
Salmon River	4	5	125%*
Walnut Grove	49	16	33%
Willoughby Heights	190	65	34%
TOTAL*	406	153	38%

Market Summary

- Market Type Indicator **LANGLEY ATTACHED**: Sellers Market at 38% Sales Ratio average (3.8 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 57% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$600,000 to \$700,000, Walnut Grove, Willoughby Heights and minimum 4 bedroom properties
- Sellers Best Bet** Selling homes in Aldergrove, Murrayville and up to 2 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

SnapStats Publishing
SnapStats Publishing Company
604.229.0521

snap-stats.com
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	1	0	NA
500,001 – 600,000	9	2	22%
600,001 – 700,000	38	15	39%
700,001 – 800,000	99	39	39%
800,001 – 900,000	87	18	21%
900,001 – 1,000,000	40	10	25%
1,000,001 – 1,250,000	55	10	18%
1,250,001 – 1,500,000	32	2	6%
1,500,001 – 1,750,000	10	1	10%
1,750,001 – 2,000,000	2	0	NA
2,000,001 – 2,250,000	3	0	NA
2,250,001 – 2,500,000	6	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	1	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	385	97	25%

2 Bedrooms & Less	12	1	8%
3 to 4 Bedrooms	185	51	28%
5 to 6 Bedrooms	153	39	25%
7 Bedrooms & More	35	6	17%
TOTAL*	385	97	25%

SnapStats®	May	June	Variance
Inventory	351	385	10%
Solds	119	97	-18%
Sale Price	\$805,000	\$784,500	-3%
Sale Price SQFT	\$320	\$328	3%
Sale to List Price Ratio	101%	99%	-2%
Days on Market	8	18	125%

*Sales Ratio suggests market type and speed (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 DETACHED HOUSES

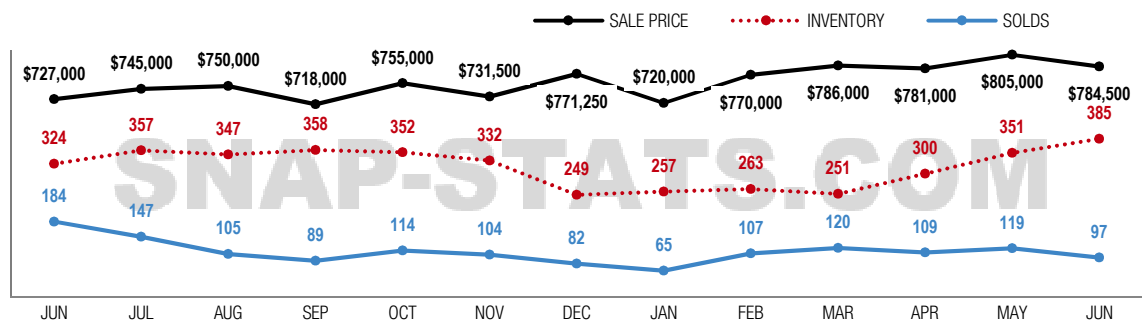
SnapStats®	Inventory	Sales	Sales Ratio
Abbotsford East	149	33	22%
Abbotsford West	115	35	30%
Aberdeen	25	7	28%
Bradner	2	1	50%
Central Abbotsford	64	14	22%
Matsqui	8	2	25%
Poplar	17	5	29%
Sumas Mountain	4	0	NA
Sumas Prairie	1	0	NA
TOTAL*	385	97	25%

Market Summary

- Market Type Indicator **ABBOTSFORD DETACHED**: Sellers Market at 25% Sales Ratio average (2.5 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band** \$600,000 to \$800,000 with average 39% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.25 mil to \$1.5 mil, Abbotsford East/Central and up to 2 bedroom properties
- Sellers Best Bet** Selling homes in Abbotsford West, Aberdeen, Poplar and 3 to 4 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

SnapStats Publishing
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	2	3	150%*
200,001 – 300,000	88	25	28%
300,001 – 400,000	147	45	31%
400,001 – 500,000	57	35	61%
500,001 – 600,000	69	15	22%
600,001 – 700,000	15	3	20%
700,001 – 800,000	9	0	NA
800,001 – 900,000	0	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*	388	126	32%

0 to 1 Bedroom	61	18	30%
2 Bedrooms	228	81	36%
3 Bedrooms	81	24	30%
4 Bedrooms & Greater	18	3	17%
TOTAL*	388	126	32%

SnapStats®	May	June	Variance
Inventory	348	388	11%
Solds	166	126	-24%
Sale Price	\$356,000	\$366,100	3%
Sale Price SQFT	\$347	\$333	-4%
Sale to List Price Ratio	99%	100%	1%
Days on Market	10	14	40%

*Sales Ratio suggests market type and speed (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

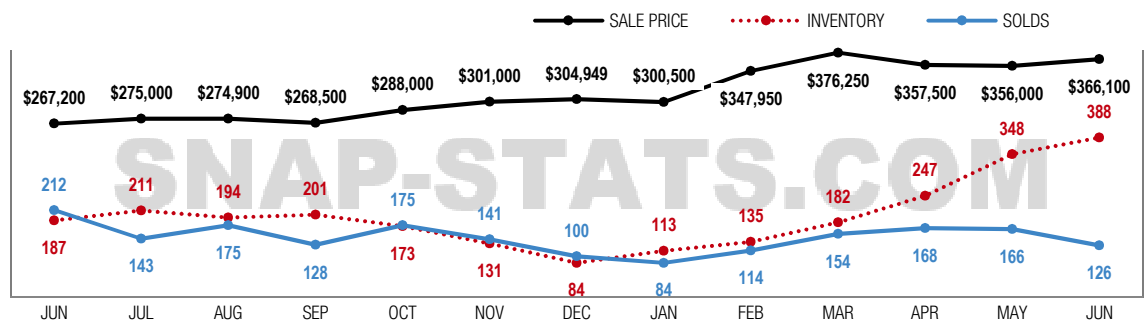
SnapStats®	Inventory	Sales	Sales Ratio
Abbotsford East	47	14	30%
Abbotsford West	138	45	33%
Aberdeen	3	2	67%
Bradner	0	0	NA
Central Abbotsford	178	58	33%
Matsqui	0	1	NA*
Poplar	22	6	27%
Sumas Mountain	0	0	NA
Sumas Prairie	0	0	NA
TOTAL*	388	126	32%

Market Summary

- Market Type Indicator **ABBOTSFORD ATTACHED**: Sellers Market at 32% Sales Ratio average (3.2 in 10 homes selling rate)
- Homes are selling on average 100% of list price
- Most Active Price Band** \$400,000 to \$500,000 with average 61% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$600,000 to \$700,000, Poplar and minimum 4 bedroom properties
- Sellers Best Bet** Selling homes in Abbotsford West/Central and 2 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

SnapStats Publishing
SnapStats Publishing Company
604.229.0521

snap-stats.com
snapstatsinfo@gmail.com



Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	2	NA*
200,001 – 300,000	0	1	NA*
300,001 – 400,000	1	0	NA
400,001 – 500,000	5	2	40%
500,001 – 600,000	20	7	35%
600,001 – 700,000	41	13	32%
700,001 – 800,000	54	5	9%
800,001 – 900,000	26	3	12%
900,001 – 1,000,000	18	0	NA
1,000,001 – 1,250,000	22	2	9%
1,250,001 – 1,500,000	9	0	NA
1,500,001 – 1,750,000	2	0	NA
1,750,001 – 2,000,000	3	0	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	1	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	1	0	NA
TOTAL*	207	35	17%

2 Bedrooms & Less	12	5	42%
3 to 4 Bedrooms	102	20	20%
5 to 6 Bedrooms	83	10	12%
7 Bedrooms & More	10	0	NA
TOTAL*	207	35	17%

SnapStats®	May	June	Variance
Inventory	178	207	16%
Solds	64	35	-45%
Sale Price	\$709,500	\$645,000	-9%
Sale Price SQFT	\$295	\$323	9%
Sale to List Price Ratio	98%	99%	1%
Days on Market	15	19	27%

*Sales Ratio suggests market type and speed (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 DETACHED HOUSES

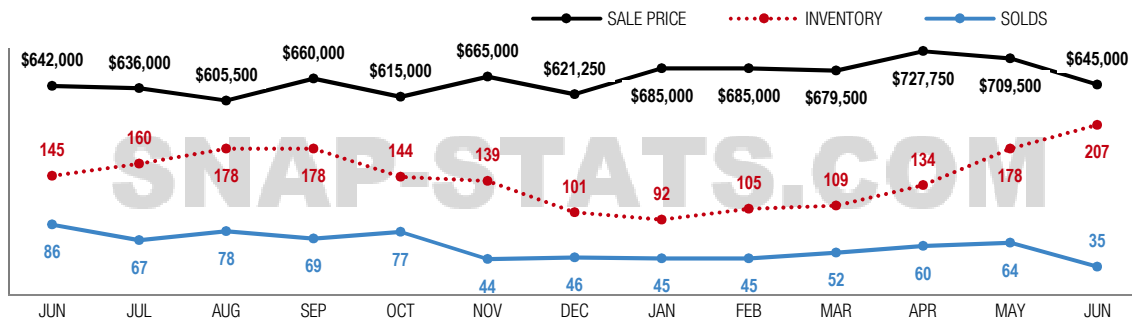
SnapStats®	Inventory	Sales	Sales Ratio
Dewdney Deroche	1	1	100%
Durieu	1	0	NA
Hatzic	15	5	33%
Hemlock	2	0	NA
Lake Errock	9	3	33%
Mission	170	26	15%
Mission West	5	0	NA
Stave Falls	3	0	NA
Steelhead	1	0	NA
TOTAL*	207	35	17%

Market Summary

- Market Type Indicator **MISSION DETACHED**: Balanced Market at 17% Sales Ratio average (1.7 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 35% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$700,000 to \$800,000; \$1 mil to \$1.25 mil, Mission and 5 to 6 bedroom properties
- Sellers Best Bet** Selling homes in Hatzic, Lake Errock and up to 2 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

SnapStats Publishing
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	3	2	67%
200,001 – 300,000	2	1	50%
300,001 – 400,000	5	5	100%
400,001 – 500,000	7	2	29%
500,001 – 600,000	8	4	50%
600,001 – 700,000	2	1	50%
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	15	56%

0 to 1 Bedroom	3	1	33%
2 Bedrooms	7	8	114%*
3 Bedrooms	12	3	25%
4 Bedrooms & Greater	5	3	60%
TOTAL*	27	15	56%

SnapStats®	May	June	Variance
Inventory	25	27	8%
Solds	16	15	-6%
Sale Price	\$400,000	\$350,000	-13%
Sale Price SQFT	\$274	\$308	12%
Sale to List Price Ratio	100%	100%	0%
Days on Market	12	24	100%

*Sales Ratio suggests market type and speed (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

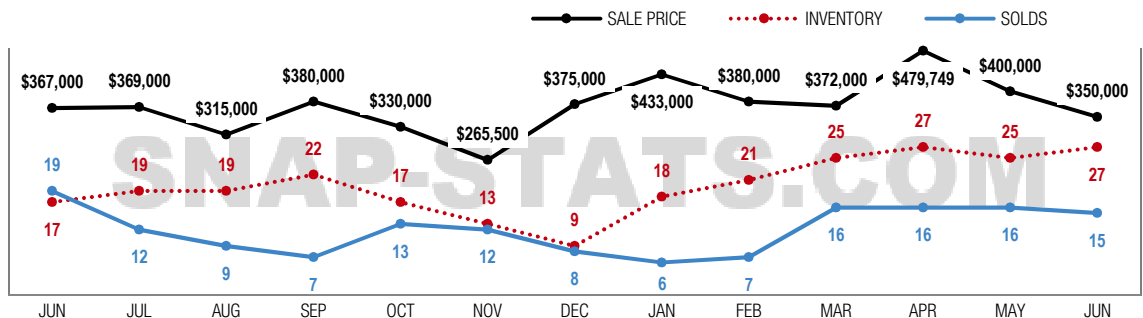
SnapStats®	Inventory	Sales	Sales Ratio
Dewdney Deroche	0	0	NA
Durieu	0	0	NA
Hatzic	0	0	NA
Hemlock	5	2	40%
Lake Errock	0	0	NA
Mission	22	13	59%
Mission West	0	0	NA
Stave Falls	0	0	NA
Steelhead	0	0	NA
TOTAL*	27	15	56%

Market Summary

- Market Type Indicator **MISSION ATTACHED**: Sellers Market at 56% Sales Ratio average (5.6 in 10 homes selling rate)
- Homes are selling on average 100% of list price
- Most Active Price Band** \$500,000 to \$600,000 with average 50% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes with 3 bedrooms
- Sellers Best Bet** Selling homes in Mission and 2 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

SnapStats Publishing
SnapStats Publishing Company
604.229.0521

snap-stats.com
snapstatsinfo@gmail.com

