

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

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Neighbourhood	2010	2011	2012	2013	2014	Variance 2014 vs 2013	Variance 2014 vs 2010
Bear Creek Green Timbers	\$474,000	\$504,000	\$494,000	\$555,000	\$560,000	1%	18%
Bolivar Heights	\$407,000	\$422,750	\$430,000	\$430,000	\$450,000	5%	11%
Bridgeview	\$285,000	\$270,000	\$297,000	\$330,000	\$300,500	-9%	5%
Cedar Hills	\$420,000	\$435,000	\$460,000	\$462,000	\$480,000	4%	14%
East Newton	\$559,129	\$560,000	\$528,051	\$561,000	\$585,750	4%	5%
Fleetwood Tynehead	\$556,250	\$570,750	\$532,500	\$590,000	\$604,000	2%	9%
Fraser Heights	\$663,500	\$715,000	\$660,000	\$710,000	\$740,250	4%	12%
Guildford	\$459,750	\$470,000	\$494,000	\$500,000	\$505,500	1%	10%
Panorama Ridge	\$569,500	\$585,500	\$578,500	\$610,000	\$631,000	3%	11%
Port Kells	\$452,500	\$747,250	\$613,000	\$518,000	\$410,000	-21%	-9%
Queen Mary Park	\$440,000	\$464,000	\$489,700	\$505,000	\$522,000	3%	19%
Royal Heights	\$420,000	\$433,000	\$437,250	\$463,750	\$485,000	5%	15%
Sullivan Station	\$590,150	\$509,000	\$618,000	\$612,000	\$642,500	5%	9%
West Newton	\$465,000	\$481,000	\$478,000	\$518,250	\$540,000	4%	16%
Whalley	\$400,000	\$421,450	\$425,000	\$474,000	\$485,500	2%	21%
Sale Price	\$511,500	\$528,656	\$540,000	\$554,500	\$570,471	3%	12%
Sale Price SQFT	\$198	\$205	\$214	\$219	\$225	3%	14%
Sale to List Price %	98%	96%	97%	97%	98%	1%	0%
Days on Market	38	30	27	28	29	4%	-24%
Units Sold	2,581	2,672	2,316	2,040	2,414	18%	-6%

IMPORTANT: The REBGV MLS® database restricts detailed statistics of Sold properties to a **maximum** of 1,500 search results (homes sold.) To provide a value to the reader, SnapStats® averaged the sales data between Jan 1 to Jun 30 and July 1 to Dec 31, 2010 to 2013. Where total units sold exceed 1,500 in these years the values reported therefore are to be considered approximations only and not exact representations.

Neighbourhood	2010	2011	2012	2013	2014	Variance 2014 vs 2013	Variance 2014 vs 2010
Bear Creek Green Timbers	\$209,250	\$302,500	\$356,824	\$257,500	\$320,125	24%	53%
Bolivar Heights	\$233,500	\$215,000	\$140,000	\$239,000	\$198,000	-17%	-15%
Bridgeview	\$335,000	\$295,000	\$328,000	\$0	\$319,900	NA	-5%
Cedar Hills	\$157,500	\$174,000	\$177,450	\$155,000	\$166,250	7%	6%
East Newton	\$224,000	\$228,000	\$223,000	\$238,177	\$245,000	3%	9%
Fleetwood Tynehead	\$336,500	\$310,200	\$315,000	\$328,000	\$327,500	0%	-3%
Fraser Heights	\$464,000	\$466,250	\$469,800	\$396,450	\$345,900	-13%	-25%
Guildford	\$225,000	\$220,000	\$226,950	\$219,000	\$234,000	7%	4%
Panorama Ridge	\$350,000	\$365,000	\$352,500	\$387,608	\$385,000	-1%	10%
Port Kells	\$0	\$0	\$0	\$0	\$0	NA	NA
Queen Mary Park	\$233,250	\$215,950	\$205,000	\$255,000	\$242,750	-5%	4%
Royal Heights	\$374,440	\$395,000	\$367,550	\$381,000	\$388,000	2%	4%
Sullivan Station	\$332,250	\$324,000	\$319,950	\$323,096	\$325,000	1%	-2%
West Newton	\$275,000	\$280,000	\$245,247	\$291,500	\$270,000	-7%	-2%
Whalley	\$209,550	\$213,500	\$200,000	\$213,500	\$210,000	-2%	0%
Sale Price	\$254,200	\$260,000	\$263,000	\$264,500	\$249,335	-6%	-2%
Sale Price SQFT	\$217	\$217	\$214	\$208	\$213	2%	-2%
Sale to List Price %	98%	96%	97%	97%	97%	0%	-1%
Days on Market	37	38	42	45	40	-11%	8%
Units Sold	2,001	1,857	1,726	1,701	1,792	5%	-10%

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Neighbourhood	2010	2011	2012	2013	2014	Variance 2014 vs 2013	Variance 2014 vs 2010
Crescent Beach Ocean Park	\$744,500	\$855,000	\$788,250	\$886,000	\$881,000	-1%	18%
Elgin Chantrell	\$1,156,250	\$1,245,000	\$1,490,000	\$1,477,500	\$1,486,900	1%	29%
Grandview Surrey	\$877,000	\$969,000	\$1,052,000	\$1,045,000	\$1,085,000	4%	24%
Hazelmere	\$974,000	\$481,000	\$1,138,000	\$1,050,000	\$1,927,500	84%	98%
King George Corridor	\$594,500	\$610,500	\$575,000	\$630,000	\$640,000	2%	8%
Morgan Creek	\$855,000	\$980,000	\$1,132,000	\$1,001,900	\$1,080,000	8%	26%
Pacific Douglas	\$600,218	\$683,035	\$705,608	\$691,541	\$735,714	6%	23%
Sunnyside Park Surrey	\$668,000	\$718,800	\$766,250	\$775,000	\$792,000	2%	19%
White Rock	\$650,000	\$683,000	\$720,000	\$737,000	\$850,000	15%	31%
Sale Price	\$735,000	\$825,000	\$835,000	\$820,000	\$873,196	6%	19%
Sale Price SQFT	\$286	\$312	\$326	\$280	\$300	7%	5%
Sale to List Price %	98%	97%	97%	97%	97%	0%	-1%
Days on Market	33	22	35	42	34	-19%	3%
Units Sold	1,088	1,579	981	1,081	1,339	24%	23%

Neighbourhood	2010	2011	2012	2013	2014	Variance 2014 vs 2013	Variance 2014 vs 2010
Crescent Beach Ocean Park	\$411,000	\$368,750	\$471,500	\$410,500	\$477,000	16%	16%
Elgin Chantrell	\$630,000	\$700,000	\$695,000	\$569,000	\$679,000	19%	8%
Grandview Surrey	\$403,950	\$375,000	\$379,900	\$391,500	\$384,900	-2%	-5%
Hazelmere	\$770,000	\$655,000	\$832,500	\$672,500	\$665,000	-1%	-14%
King George Corridor	\$314,450	\$301,500	\$310,000	\$315,000	\$319,900	2%	2%
Morgan Creek	\$425,000	\$439,500	\$417,500	\$378,000	\$388,250	3%	-9%
Pacific Douglas	\$408,750	\$380,000	\$390,000	\$409,500	\$393,000	-4%	-4%
Sunnyside Park Surrey	\$319,000	\$230,000	\$418,250	\$406,800	\$424,950	4%	33%
White Rock	\$259,000	\$250,000	\$250,000	\$278,000	\$295,000	6%	14%
Sale Price	\$344,900	\$349,000	\$351,750	\$359,900	\$357,652	-1%	4%
Sale Price SQFT	\$267	\$269	\$266	\$284	\$290	2%	8%
Sale to List Price %	97%	97%	96%	97%	97%	0%	0%
Days on Market	35	41	42	48	41	-15%	17%
Units Sold	897	929	882	963	1,159	20%	29%

Neighbourhood	2010	2011	2012	2013	2014	Variance 2014 vs 2013	Variance 2014 vs 2010
Annieville	\$454,000	\$466,750	\$491,000	\$493,000	\$519,000	5%	14%
Nordel	\$539,000	\$546,000	\$527,250	\$518,000	\$565,000	9%	5%
Scottsdale	\$454,000	\$477,750	\$505,000	\$505,000	\$528,000	5%	16%
Sunshine Hills Woods	\$587,500	\$638,000	\$617,000	\$644,500	\$650,000	1%	11%
Sale Price	\$475,000	\$507,750	\$521,000	\$529,500	\$559,021	6%	18%
Sale Price SQFT	\$220	\$228	\$241	\$236	\$249	6%	13%
Sale to List Price %	97%	98%	98%	98%	98%	0%	1%
Days on Market	19	15	21	22	22	0%	16%
Units Sold	519	596	479	464	589	27%	13%

Neighbourhood	2010	2011	2012	2013	2014	Variance 2014 vs 2013	Variance 2014 vs 2010
Annieville	\$215,000	\$212,000	\$143,500	\$200,000	\$220,000	10%	2%
Nordel	\$469,900	\$470,450	\$509,950	\$559,900	\$581,500	4%	24%
Scottsdale	\$340,000	\$290,000	\$300,000	\$239,000	\$263,500	10%	-23%
Sunshine Hills Woods	\$305,000	\$291,750	\$389,000	\$313,000	\$343,000	10%	12%
Sale Price	\$379,900	\$296,450	\$386,500	\$354,250	\$357,713	1%	-6%
Sale Price SQFT	\$246	\$231	\$232	\$246	\$250	2%	2%
Sale to List Price %	103%	96%	97%	96%	98%	2%	-5%
Days on Market	15	32	26	36	41	14%	173%
Units Sold	119	112	90	120	122	2%	3%

Neighbourhood	2010	2011	2012	2013	2014	Variance 2014 vs 2013	Variance 2014 vs 2010
Clayton	\$538,175	\$542,500	\$540,000	\$550,000	\$585,000	6%	9%
Cloverdale	\$540,000	\$502,500	\$510,000	\$552,627	\$590,250	7%	9%
Serpentine	\$1,588,000	\$0	\$780,000	\$1,900,000	\$1,300,000	-32%	-18%
Sale Price	\$548,000	\$545,758	\$545,000	\$550,000	\$587,792	7%	7%
Sale Price SQFT	\$197	\$196	\$200	\$204	\$215	5%	9%
Sale to List Price %	100%	97%	98%	97%	99%	2%	-1%
Days on Market	31	33	31	33	26	-21%	-16%
Units Sold	729	722	620	585	735	26%	1%

Neighbourhood	2010	2011	2012	2013	2014	Variance 2014 vs 2013	Variance 2014 vs 2010
Clayton	\$324,000	\$309,900	\$300,665	\$299,900	\$311,787	4%	-4%
Cloverdale	\$294,400	\$325,000	\$305,000	\$319,500	\$341,000	7%	16%
Serpentine	\$0	\$0	\$0	\$0	\$344,990	NA	NA
Sale Price	\$324,000	\$318,700	\$312,250	\$305,000	\$319,223	5%	-1%
Sale Price SQFT	\$233	\$227	\$223	\$222	\$225	1%	-3%
Sale to List Price %	100%	98%	98%	98%	98%	0%	-2%
Days on Market	30	38	42	48	40	-17%	33%
Units Sold	495	468	479	463	521	13%	5%

Neighbourhood	2010	2011	2012	2013	2014	Variance 2014 vs 2013	Variance 2014 vs 2010
Aldergrove	\$395,000	\$380,000	\$395,000	\$419,000	\$420,000	0%	6%
Brookswood	\$525,000	\$520,000	\$499,250	\$565,000	\$587,500	4%	12%
Campbell Valley	\$1,010,000	\$1,328,900	\$795,000	\$1,075,000	\$1,610,000	50%	59%
County Line Glen Valley	\$517,500	\$1,150,000	\$0	\$995,000	\$0	NA	NA
Fort Langley	\$613,900	\$590,000	\$672,500	\$715,000	\$718,000	0%	17%
Langley City	\$460,000	\$474,000	\$483,000	\$474,000	\$506,000	7%	10%
Murrayville	\$612,000	\$611,750	\$637,000	\$626,000	\$650,000	4%	6%
Otter District	\$445,000	\$448,500	\$801,000	\$2,225,000	\$612,500	-72%	38%
Salmon River	\$636,500	\$700,000	\$687,500	\$716,250	\$718,800	0%	13%
Walnut Grove	\$505,000	\$480,000	\$541,500	\$527,000	\$569,000	8%	13%
Willoughby Heights	\$601,000	\$580,000	\$570,000	\$592,000	\$644,622	9%	7%
Sale Price	\$525,000	\$540,000	\$554,800	\$560,000	\$593,075	6%	13%
Sale Price SQFT	\$216	\$215	\$215	\$226	\$236	4%	9%
Sale to List Price %	98%	98%	98%	97%	98%	1%	1%
Days on Market	30	29	31	29	22	-24%	-27%
Units Sold	1,006	1,236	1,225	1,251	1,359	9%	35%

Neighbourhood	2010	2011	2012	2013	2014	Variance 2014 vs 2013	Variance 2014 vs 2010
Aldergrove	\$222,500	\$201,500	\$205,000	\$201,000	\$202,750	1%	-9%
Brookswood	\$0	\$262,900	\$0	\$0	\$0	NA	NA
Campbell Valley	\$0	\$0	\$0	\$0	\$0	NA	NA
County Line Glen Valley	\$0	\$0	\$262,500	\$0	\$0	NA	NA
Fort Langley	\$480,000	\$379,900	\$294,900	\$409,250	\$535,000	31%	11%
Langley City	\$210,000	\$216,000	\$199,700	\$205,000	\$198,500	-3%	-5%
Murrayville	\$249,000	\$322,000	\$247,000	\$265,000	\$324,900	23%	30%
Otter District	\$0	\$0	\$0	\$0	\$0	NA	NA
Salmon River	\$254,900	\$292,900	\$236,900	\$213,543	\$212,900	0%	-16%
Walnut Grove	\$330,000	\$302,500	\$332,500	\$325,000	\$334,000	3%	1%
Willoughby Heights	\$300,000	\$308,935	\$298,000	\$305,000	\$319,900	5%	7%
Sale Price	\$274,000	\$284,000	\$277,000	\$275,000	\$283,303	3%	3%
Sale Price SQFT	\$221	\$216	\$215	\$214	\$222	4%	1%
Sale to List Price %	98%	98%	97%	98%	98%	0%	0%
Days on Market	33	38	41	39	32	-18%	-3%
Units Sold	1,018	996	1,000	1,013	1,281	26%	26%

Neighbourhood	2010	2011	2012	2013	2014	Variance 2014 vs 2013	Variance 2014 vs 2010
Abbotsford East	\$444,800	\$455,000	\$445,444	\$445,000	\$465,000	4%	5%
Abbotsford West	\$390,000	\$399,000	\$387,000	\$376,200	\$393,500	5%	1%
Aberdeen	\$534,911	\$495,234	\$537,383	\$557,004	\$553,000	-1%	3%
Bradner	\$462,115	\$508,000	\$532,500	\$782,500	\$550,250	-30%	19%
Central Abbotsford	\$374,000	\$377,650	\$372,566	\$379,500	\$378,450	0%	1%
Matsqui	\$326,000	\$475,000	\$571,250	\$368,000	\$344,900	-6%	6%
Poplar	\$377,500	\$371,000	\$360,750	\$395,000	\$385,000	-3%	2%
Sumas Mountain	\$0	\$437,500	\$385,000	\$130,000	\$342,500	163%	NA
Sumas Prairie	\$503,500	\$416,500	\$431,000	\$882,750	\$328,750	-63%	-35%
Sale Price	\$424,000	\$424,000	\$415,000	\$418,500	\$428,271	2%	1%
Sale Price SQFT	\$168	\$165	\$165	\$162	\$168	4%	0%
Sale to List Price %	98%	97%	97%	97%	98%	1%	0%
Days on Market	34	39	39	31	28	-10%	-18%
Units Sold	1,034	965	990	985	1,117	13%	8%

Neighbourhood	2010	2011	2012	2013	2014	Variance 2014 vs 2013	Variance 2014 vs 2010
Abbotsford East	\$286,000	\$290,000	\$280,000	\$274,000	\$273,000	0%	-5%
Abbotsford West	\$187,500	\$190,000	\$153,950	\$172,500	\$184,000	7%	-2%
Aberdeen	\$0	\$0	\$333,914	\$280,418	\$278,279	-1%	NA
Bradner	\$0	\$0	\$0	\$0	\$0	NA	NA
Central Abbotsford	\$161,500	\$175,000	\$163,000	\$178,000	\$183,250	3%	13%
Matsqui	\$219,000	\$239,000	\$256,000	\$193,000	\$270,000	40%	23%
Poplar	\$183,000	\$176,500	\$169,000	\$156,000	\$161,000	3%	-12%
Sumas Mountain	\$0	\$0	\$0	\$0	\$0	NA	NA
Sumas Prairie	\$403,750	\$435,000	\$0	\$0	\$441,250	NA	9%
Sale Price	\$195,000	\$199,619	\$193,000	\$191,000	\$198,325	4%	2%
Sale Price SQFT	\$172	\$165	\$155	\$164	\$167	2%	-3%
Sale to List Price %	98%	97%	97%	96%	97%	1%	-1%
Days on Market	42	49	49	44	50	14%	19%
Units Sold	946	867	823	847	828	-2%	-12%

Neighbourhood	2010	2011	2012	2013	2014	Variance 2014 vs 2013	Variance 2014 vs 2010
Dewdney Deroche	\$286,000	\$220,400	\$319,000	\$256,000	\$335,000	31%	17%
Durieu	\$395,000	\$295,875	\$285,000	\$415,000	\$243,500	-41%	-38%
Hatzic	\$380,500	\$382,500	\$395,000	\$355,300	\$409,000	15%	7%
Hemlock	\$0	\$0	\$0	\$0	\$270,000	NA	NA
Lake Errock	\$380,000	\$360,000	\$253,950	\$263,000	\$367,500	40%	-3%
Mission	\$347,900	\$325,000	\$328,900	\$355,000	\$383,000	8%	10%
Mission West	\$376,000	\$264,000	\$495,000	\$525,000	\$800,000	52%	113%
Stave Falls	\$365,000	\$386,800	\$470,000	\$0	\$339,000	NA	-7%
Steelhead	\$0	\$395,000	\$529,500	\$0	\$0	NA	NA
Sale Price	\$384,000	\$360,300	\$350,000	\$355,000	\$379,929	7%	-1%
Sale Price SQFT	\$158	\$159	\$156	\$154	\$160	4%	1%
Sale to List Price %	97%	97%	97%	98%	97%	-1%	0%
Days on Market	43	50	54	47	42	-11%	-2%
Units Sold	478	492	448	475	559	18%	17%

Neighbourhood	2010	2011	2012	2013	2014	Variance 2014 vs 2013	Variance 2014 vs 2010
Dewdney Deroche	\$0	\$0	\$0	\$0	\$0	NA	NA
Durieu	\$0	\$0	\$0	\$0	\$0	NA	NA
Hatzic	\$0	\$0	\$0	\$0	\$0	NA	NA
Hemlock	\$94,150	\$0	\$135,000	\$102,500	\$108,170	6%	15%
Lake Errock	\$0	\$0	\$0	\$0	\$0	NA	NA
Mission	\$219,000	\$191,000	\$186,500	\$182,250	\$195,000	7%	-11%
Mission West	\$0	\$0	\$0	\$0	\$0	NA	NA
Stave Falls	\$0	\$0	\$0	\$0	\$0	NA	NA
Steelhead	\$0	\$0	\$0	\$0	\$0	NA	NA
Sale Price	\$218,000	\$191,000	\$185,000	\$181,000	\$181,408	0%	-17%
Sale Price SQFT	\$171	\$164	\$169	\$157	\$155	-1%	-9%
Sale to List Price %	97%	96%	97%	95%	89%	-6%	-8%
Days on Market	74	51	58	87	101	16%	36%
Units Sold	95	68	49	70	54	-23%	-43%