

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

*Compliments of:*  
**SnapStats**

604.229.0521  
snapstatsinfo@gmail.com  
www.snap-stats.com

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

**SnapStats**<sup>®</sup>

July 2016

Produced and Published by SnapStats® Publishing Co.  
info@snap-stats.com | www.snap-stats.com

# FRASER VALLEY EDITION



## Price Band & Bedroom STATS HOUSES (DETACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	0	0	NA
300,001 – 400,000	0	0	NA
400,001 – 500,000	3	1	33%
500,001 – 600,000	22	5	23%
600,001 – 700,000	74	22	30%
700,001 – 800,000	183	47	26%
800,001 – 900,000	184	48	26%
900,001 – 1,000,000	106	25	24%
1,000,001 – 1,250,000	170	29	17%
1,250,001 – 1,500,000	129	18	14%
1,500,001 – 1,750,000	62	2	3%
1,750,001 – 2,000,000	34	1	3%
2,000,001 – 2,250,000	11	0	NA
2,250,001 – 2,500,000	23	0	NA
2,500,001 – 2,750,000	7	1	14%
2,750,001 – 3,000,000	9	0	NA
3,000,001 – 3,500,000	7	1	14%
3,500,001 – 4,000,000	6	0	NA
4,000,001 & Greater	10	1	10%
<b>TOTAL</b>	<b>1040</b>	<b>201</b>	<b>19%</b>

2 Bedrooms & Less	50	6	12%
3 to 4 Bedrooms	361	91	25%
5 to 6 Bedrooms	363	76	21%
7 Bedrooms & More	266	28	11%
<b>TOTAL</b>	<b>1040</b>	<b>201</b>	<b>19%</b>

SnapStats® Median Data	June	July	Variance
Inventory	900	1040	16%
Solds	365	201	-45%
Sale Price	\$861,000	\$850,800	-1%
Sale Price SQFT	\$347	\$352	1%
Sale to List Price Ratio	103%	101%	-2%
Days on Market	10	13	30%

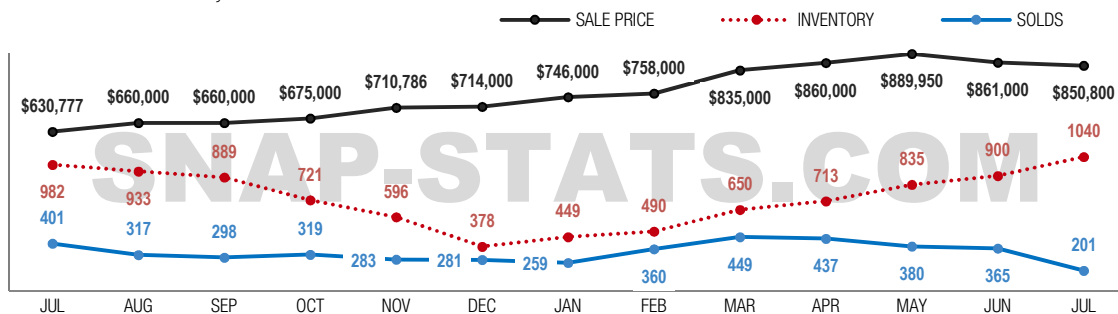
\*Sales Ratio is the 'Sales-to-Active Listing' ratio (inventory) and is current market speed (higher is faster). If >100% MLS® data on August 2 reported previous month's sales exceeded current inventory count.

## Market Summary

- Official Market Type **SURREY DETACHED**: Balanced market at 19% Sales Ratio average (1.9 in 10 homes selling rate)
- Homes are selling on average 1% above list price
- Most Active Price Band\*\* \$600,000 to \$700,000 with average 30% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.5 mil to \$2 mil, Cedar Hills, Royal Heights, West Newton, Whalley and 7 plus bedrooms
- Sellers Best Bet\*\* Selling homes in Bear Creek, Bridgeview, Sullivan Station and 3 to 4 bedroom properties

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

## 13 Month Market Trend



Compliments of...

**SnapStats**  
SnapStats Publishing Company  
604.229.0521

www.snap-stats.com  
snapstatsinfo@gmail.com



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

SnapStats®	Inventory	Sales	Sales Ratio*
\$0 – 100,000	1	0	NA
100,001 – 200,000	124	49	40%
200,001 – 300,000	205	95	46%
300,001 – 400,000	121	60	50%
400,001 – 500,000	102	68	67%
500,001 – 600,000	47	27	57%
600,001 – 700,000	17	6	35%
700,001 – 800,000	2	1	50%
800,001 – 900,000	1	0	NA
900,001 – 1,000,000	0	0	NA
1,000,001 – 1,250,000	0	0	NA
1,250,001 – 1,500,000	0	0	NA
1,500,001 – 1,750,000	0	0	NA
1,750,001 – 2,000,000	0	0	NA
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	0	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	0	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
<b>TOTAL</b>	<b>620</b>	<b>306</b>	<b>49%</b>

0 to 1 Bedroom	190	57	30%
2 Bedrooms	216	123	57%
3 Bedrooms	177	102	58%
4 Bedrooms & Greater	37	24	65%
<b>TOTAL</b>	<b>620</b>	<b>306</b>	<b>49%</b>

SnapStats® Median Data	June	July	Variance
Inventory	582	620	7%
Solds	383	306	-20%
Sale Price	\$300,000	\$314,500	5%
Sale Price SQFT	\$269	\$275	2%
Sale to List Price Ratio	101%	105%	4%
Days on Market	12	11	-8%

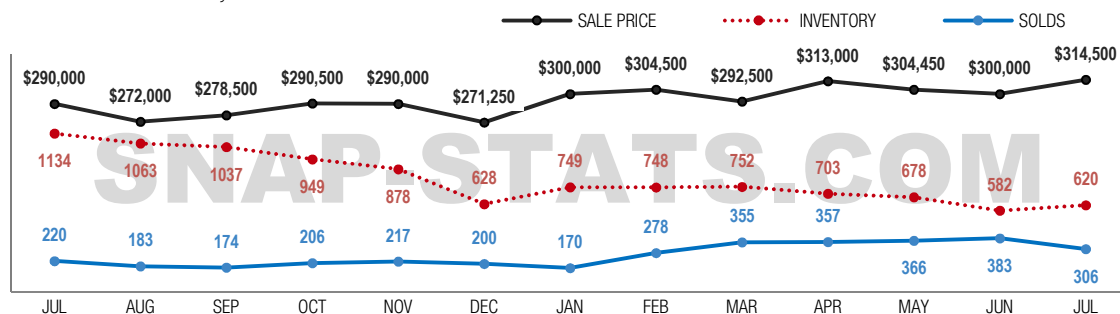
\*Sales Ratio is the 'Sales-to-Active Listing' ratio (inventory) and is current market speed (higher is faster.) If >100% MLS® data on August 2 reported previous month's sales exceeded current inventory count.

## Market Summary

- Official Market Type **SURREY ATTACHED**: Sellers market at 49% Sales Ratio average (4.9 in 10 homes selling rate)
- Homes are selling on average 5% above list price
- Most Active Price Band\*\* \$400,000 to \$500,000 with average 67% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$600,000 to \$700,000, Panorama Ridge, Queen Mary Park, Whalley and up to 1 bedrooms
- Sellers Best Bet\*\* Selling homes in Fleetwood Tynehead, Guildford, Sullivan Station and minimum 4 bedroom properties

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

## 13 Month Market Trend



Compliments of...

**SnapStats**  
SnapStats Publishing Company  
604.229.0521

www.snap-stats.com  
snapstatsinfo@gmail.com



## Price Band & Bedroom STATS HOUSES (DETACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	0	0	NA
300,001 – 400,000	1	0	NA
400,001 – 500,000	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	8	5	63%
900,001 – 1,000,000	23	10	43%
1,000,001 – 1,250,000	66	28	42%
1,250,001 – 1,500,000	90	27	30%
1,500,001 – 1,750,000	73	15	21%
1,750,001 – 2,000,000	49	10	20%
2,000,001 – 2,250,000	20	7	35%
2,250,001 – 2,500,000	42	4	10%
2,500,001 – 2,750,000	29	1	3%
2,750,001 – 3,000,000	23	5	22%
3,000,001 – 3,500,000	24	1	4%
3,500,001 – 4,000,000	25	3	12%
4,000,001 & Greater	30	1	3%
<b>TOTAL</b>	<b>506</b>	<b>118</b>	<b>23%</b>

2 Bedrooms & Less	48	7	15%
3 to 4 Bedrooms	278	71	26%
5 to 6 Bedrooms	147	36	24%
7 Bedrooms & More	33	4	12%
<b>TOTAL</b>	<b>506</b>	<b>118</b>	<b>23%</b>

SnapStats® Median Data	June	July	Variance
Inventory	455	506	11%
Solds	161	118	-27%
Sale Price	\$1,425,000	\$1,393,750	-2%
Sale Price SQFT	\$495	\$487	-2%
Sale to List Price Ratio	98%	100%	2%
Days on Market	12	13	8%

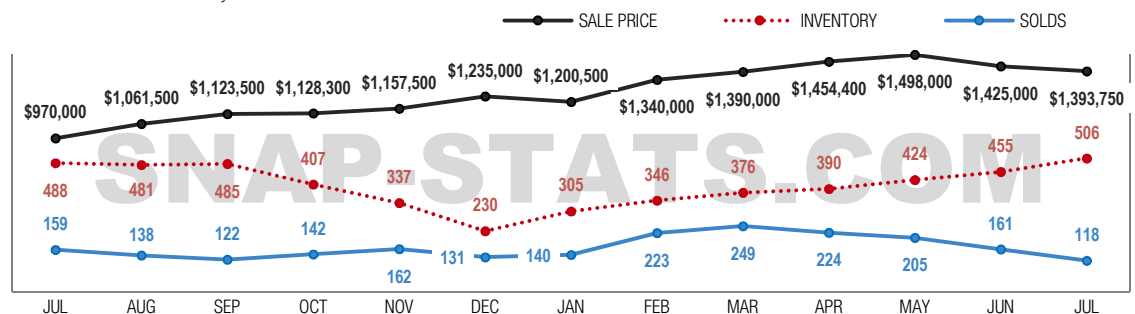
\*Sales Ratio is the 'Sales-to-Active Listing' ratio (inventory) and is current market speed (higher is faster). If >100% MLS® data on August 2 reported previous month's sales exceeded current inventory count.

## Market Summary

- Official Market Type **SOUTH SURREY DETACHED**: Sellers market at 23% Sales Ratio average (2.3 in 10 homes selling rate)
- Homes are selling on average at list price
- Most Active Price Band\*\* (+/- \$1.5 mil): \$800,000 to \$900,000 (63% Sales Ratio) / \$2 mil to \$2.25 mil (35% Sales Ratio)
- Buyers Best Bet\*\* (+/- \$1.5 mil): Homes between \$1.25 to \$1.5 mil / \$2.5 to \$2.75 mil and \$4 mil +, Morgan Creek, White Rock
- Sellers Best Bet\*\* Selling homes in Pacific Douglas, Sunnyside Park and 3 to 4 bedroom properties

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

## 13 Month Market Trend



Compliments of...

**SnapStats**  
SnapStats Publishing Company  
604.229.0521

www.snap-stats.com  
snapstatsinfo@gmail.com



# SnapStats® SOUTH SURREY/WHITE ROCK AT JULY 2016

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

SnapStats®	Inventory	Sales	Sales Ratio*
\$0 – 100,000	0	1	NA*
100,001 – 200,000	3	8	267%*
200,001 – 300,000	20	22	110%*
300,001 – 400,000	39	41	105%*
400,001 – 500,000	47	20	43%
500,001 – 600,000	32	17	53%
600,001 – 700,000	30	7	23%
700,001 – 800,000	24	8	33%
800,001 – 900,000	16	6	38%
900,001 – 1,000,000	8	5	63%
1,000,001 – 1,250,000	6	5	83%
1,250,001 – 1,500,000	1	0	NA
1,500,001 – 1,750,000	1	0	NA
1,750,001 – 2,000,000	0	0	NA
2,000,001 – 2,250,000	2	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>232</b>	<b>140</b>	<b>60%</b>

0 to 1 Bedroom	38	29	76%
2 Bedrooms	108	72	67%
3 Bedrooms	57	27	47%
4 Bedrooms & Greater	29	12	41%
<b>TOTAL</b>	<b>232</b>	<b>140</b>	<b>60%</b>

SnapStats® Median Data	June	July	Variance
Inventory	194	232	20%
Solds	190	140	-26%
Sale Price	\$449,500	\$394,950	-12%
Sale Price SQFT	\$394	\$376	-5%
Sale to List Price Ratio	106%	100%	-6%
Days on Market	9	9	NA

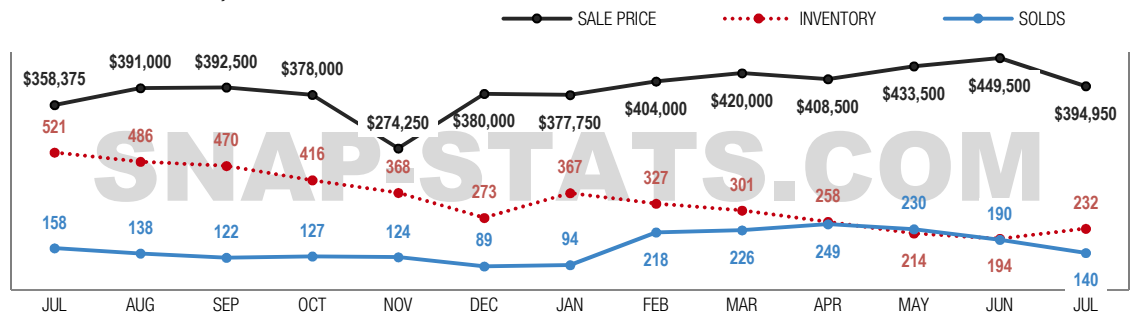
\*Sales Ratio is the 'Sales-to-Active Listing' ratio (inventory) and is current market speed (higher is faster.) If >100% MLS® data on August 2 reported previous month's sales exceeded current inventory count.

## Market Summary

- Official Market Type **SOUTH SURREY ATTACHED**: Sellers market at 60% Sales Ratio average (6 in 10 homes selling rate)
- Homes are selling on average at list price
- Most Active Price Band\*\* \$100,000 to \$400,000 with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$600,000 to \$700,000, Pacific Douglas, White Rock and minimum 4 bedroom properties
- Sellers Best Bet\*\* Selling homes in King George Corridor, Morgan Creek, Sunnyside Park and up to 1 bedroom properties

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

## 13 Month Market Trend



Compliments of...

**SnapStats**  
SnapStats Publishing Company  
604.229.0521

www.snap-stats.com  
snapstatsinfo@gmail.com



## Price Band & Bedroom STATS HOUSES (DETACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	0	0	NA
300,001 – 400,000	0	0	NA
400,001 – 500,000	1	0	NA
500,001 – 600,000	0	0	NA
600,001 – 700,000	2	2	100%
700,001 – 800,000	32	15	47%
800,001 – 900,000	51	12	24%
900,001 – 1,000,000	34	5	15%
1,000,001 – 1,250,000	32	10	31%
1,250,001 – 1,500,000	20	2	10%
1,500,001 – 1,750,000	15	0	NA
1,750,001 – 2,000,000	3	0	NA
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	0	1	NA*
2,500,001 – 2,750,000	2	0	NA
2,750,001 – 3,000,000	1	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	2	0	NA
4,000,001 & Greater	0	0	NA
<b>TOTAL</b>	<b>195</b>	<b>47</b>	<b>24%</b>

2 Bedrooms & Less	3	0	NA
3 to 4 Bedrooms	105	32	30%
5 to 6 Bedrooms	74	13	18%
7 Bedrooms & More	13	2	15%
<b>TOTAL</b>	<b>195</b>	<b>47</b>	<b>24%</b>

SnapStats® Median Data	June	July	Variance
Inventory	158	195	23%
Solds	105	47	-55%
Sale Price	\$900,000	\$850,000	-6%
Sale Price SQFT	\$391	\$386	-1%
Sale to List Price Ratio	101%	101%	NA
Days on Market	11	14	27%

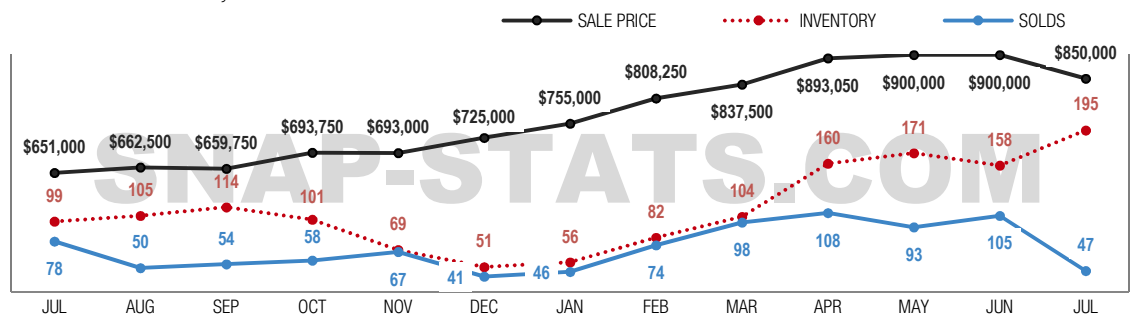
\*Sales Ratio is the 'Sales-to-Active Listing' ratio (inventory) and is current market speed (higher is faster.) If >100% MLS® data on August 2 reported previous month's sales exceeded current inventory count.

## Market Summary

- Official Market Type **NORTH DELTA DETACHED:** Sellers market at 24% Sales Ratio average (2.4 in 10 homes selling rate)
- Homes are selling on average 1% above list price
- Most Active Price Band\*\* \$700,000 to \$800,000 with average 47% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.25 mil to \$1.5 mil, Scottsdale and minimum 7 bedroom properties
- Sellers Best Bet\*\* Selling homes in Annieville and 3 to 4 bedroom properties

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

## 13 Month Market Trend



Compliments of...

**SnapStats**  
SnapStats Publishing Company  
604.229.0521

www.snap-stats.com  
snapstatsinfo@gmail.com



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

SnapStats®	Inventory	Sales	Sales Ratio*
\$0 – 100,000	1	1	100%
100,001 – 200,000	4	1	25%
200,001 – 300,000	6	6	100%
300,001 – 400,000	7	12	171%*
400,001 – 500,000	4	8	200%*
500,001 – 600,000	4	3	75%
600,001 – 700,000	0	2	NA*
700,001 – 800,000	3	2	67%
800,001 – 900,000	2	1	50%
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>31</b>	<b>36</b>	<b>116%*</b>

0 to 1 Bedroom	8	8	100%
2 Bedrooms	8	17	213%*
3 Bedrooms	12	10	83%
4 Bedrooms & Greater	3	1	33%
<b>TOTAL</b>	<b>31</b>	<b>36</b>	<b>116%*</b>

SnapStats® Median Data	June	July	Variance
Inventory	51	31	-39%
Solds	54	36	-33%
Sale Price	\$388,400	\$390,900	1%
Sale Price SQFT	\$473	\$476	1%
Sale to List Price Ratio	100%	100%	NA
Days on Market	7	13	86%

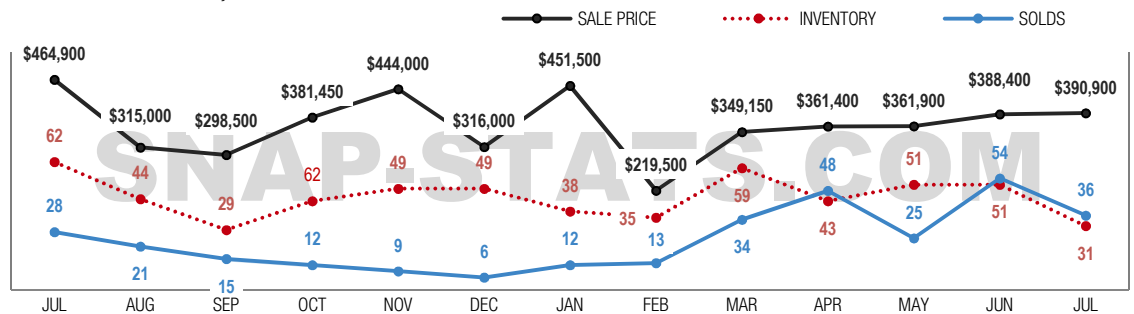
\*Sales Ratio is the 'Sales-to-Active Listing' ratio (inventory) and is current market speed (higher is faster.) If >100% MLS® data on August 2 reported previous month's sales exceeded current inventory count.

## Market Summary

- Official Market Type **NORTH DELTA ATTACHED**: Sellers market at >100% Sales Ratio average (10 in 10 homes selling rate)
- Homes are selling on average at list price
- Most Active Price Band\*\* \$300,000 to \$500,000 with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes in Annievile and 3 bedroom properties
- Sellers Best Bet\*\* Selling homes in Nordel, Scottsdale and up to 2 bedroom properties

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

## 13 Month Market Trend



Compliments of...

**SnapStats**  
SnapStats Publishing Company  
604.229.0521

www.snap-stats.com  
snapstatsinfo@gmail.com



## Price Band & Bedroom STATS HOUSES (DETACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	0	0	NA
300,001 – 400,000	0	0	NA
400,001 – 500,000	0	0	NA
500,001 – 600,000	1	0	NA
600,001 – 700,000	18	4	22%
700,001 – 800,000	32	12	38%
800,001 – 900,000	45	24	53%
900,001 – 1,000,000	19	10	53%
1,000,001 – 1,250,000	13	5	38%
1,250,001 – 1,500,000	10	5	50%
1,500,001 – 1,750,000	2	0	NA
1,750,001 – 2,000,000	1	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	1	0	NA
2,750,001 – 3,000,000	2	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
<b>TOTAL</b>	<b>147</b>	<b>60</b>	<b>41%</b>

2 Bedrooms & Less	8	3	38%
3 to 4 Bedrooms	61	25	41%
5 to 6 Bedrooms	59	26	44%
7 Bedrooms & More	19	6	32%
<b>TOTAL</b>	<b>147</b>	<b>60</b>	<b>41%</b>

SnapStats® Median Data	June	July	Variance
Inventory	123	147	20%
Solds	110	60	-45%
Sale Price	\$875,250	\$855,000	-2%
Sale Price SQFT	\$310	\$327	5%
Sale to List Price Ratio	103%	102%	-1%
Days on Market	10	8	-20%

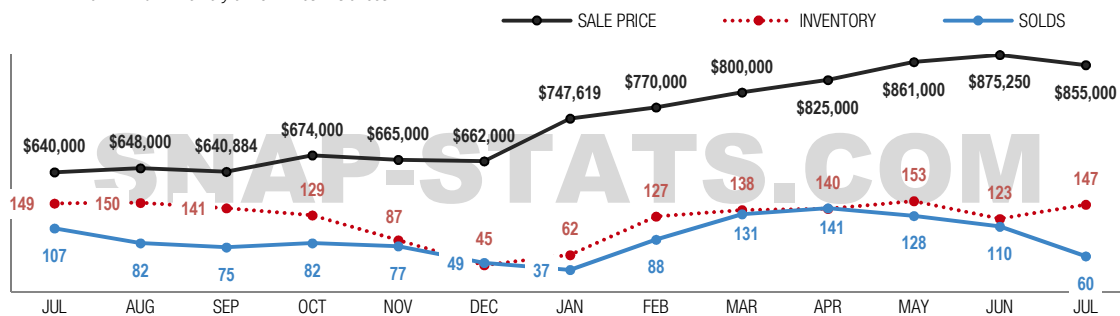
\*Sales Ratio is the 'Sales-to-Active Listing' ratio (inventory) and is current market speed (higher is faster.) If >100% MLS® data on August 2 reported previous month's sales exceeded current inventory count.

## Market Summary

- Official Market Type **CLOVERDALE DETACHED**: Sellers market at 41% Sales Ratio average (4.1 in 10 homes selling rate)
- Homes are selling on average 2% above list price
- Most Active Price Band\*\* \$800,000 to \$1 mil with average 53% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$600,000 to \$700,000, Clayton and minimum 7 bedroom properties
- Sellers Best Bet\*\* Selling homes in Cloverdale and 5 to 6 bedroom properties

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

## 13 Month Market Trend



Compliments of...

**SnapStats**  
SnapStats Publishing Company  
604.229.0521

www.snap-stats.com  
snapstatsinfo@gmail.com





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

SnapStats®	Inventory	Sales	Sales Ratio*
\$0 – 100,000	1	1	100%
100,001 – 200,000	3	6	200%*
200,001 – 300,000	18	13	72%
300,001 – 400,000	17	21	124%*
400,001 – 500,000	33	25	76%
500,001 – 600,000	13	11	85%
600,001 – 700,000	5	5	100%
700,001 – 800,000	1	1	100%
800,001 – 900,000	0	0	NA
900,001 – 1,000,000	0	0	NA
1,000,001 – 1,250,000	0	0	NA
1,250,001 – 1,500,000	0	0	NA
1,500,001 – 1,750,000	0	0	NA
1,750,001 – 2,000,000	0	0	NA
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	0	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	0	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
<b>TOTAL</b>	<b>91</b>	<b>83</b>	<b>91%</b>

0 to 1 Bedroom	9	9	100%
2 Bedrooms	27	40	148%*
3 Bedrooms	42	29	69%
4 Bedrooms & Greater	13	5	38%
<b>TOTAL</b>	<b>91</b>	<b>83</b>	<b>91%</b>

SnapStats® Median Data	June	July	Variance
Inventory	76	91	20%
Solds	140	83	-41%
Sale Price	\$410,000	\$401,000	-2%
Sale Price SQFT	\$312	\$314	1%
Sale to List Price Ratio	107%	103%	-4%
Days on Market	7	8	14%

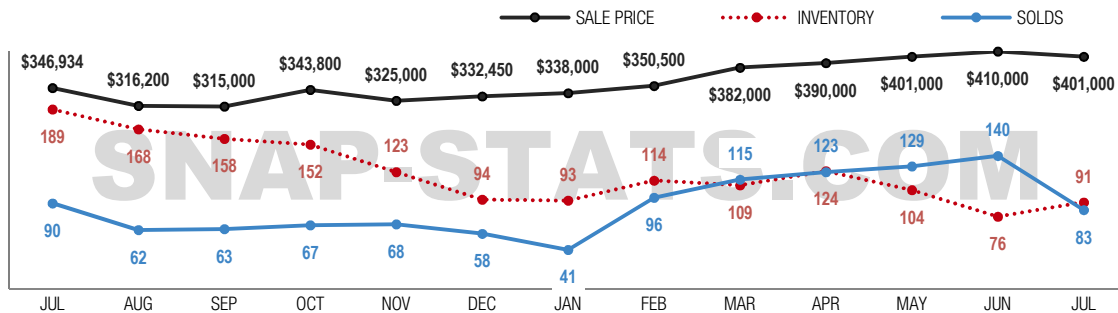
\*Sales Ratio is the 'Sales-to-Active Listing' ratio (inventory) and is current market speed (higher is faster.) If >100% MLS® data on August 2 reported previous month's sales exceeded current inventory count.

## Market Summary

- Official Market Type **CLOVERDALE ATTACHED**: Sellers market at 91% Sales Ratio average (9.1 in 10 homes selling rate)
- Homes are selling on average 3% above list price
- Most Active Price Band\*\* \$300,000 to \$400,000 with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$200,000 to \$300,000 and minimum 4 bedroom properties
- Sellers Best Bet\*\* Selling homes in Clayton, Cloverdale and up to 2 bedroom properties

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

## 13 Month Market Trend



Compliments of...

**SnapStats**  
SnapStats Publishing Company  
604.229.0521

www.snap-stats.com  
snapstatsinfo@gmail.com



## Price Band & Bedroom STATS HOUSES (DETACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	0	0	NA
300,001 – 400,000	0	1	NA*
400,001 – 500,000	1	3	300%*
500,001 – 600,000	10	6	60%
600,001 – 700,000	29	16	55%
700,001 – 800,000	43	23	53%
800,001 – 900,000	35	24	69%
900,001 – 1,000,000	30	22	73%
1,000,001 – 1,250,000	40	25	63%
1,250,001 – 1,500,000	16	6	38%
1,500,001 – 1,750,000	6	2	33%
1,750,001 – 2,000,000	8	3	38%
2,000,001 – 2,250,000	5	0	NA
2,250,001 – 2,500,000	6	0	NA
2,500,001 – 2,750,000	2	1	50%
2,750,001 – 3,000,000	2	0	NA
3,000,001 – 3,500,000	4	0	NA
3,500,001 – 4,000,000	1	0	NA
4,000,001 & Greater	5	1	20%
<b>TOTAL</b>	<b>243</b>	<b>133</b>	<b>55%</b>

2 Bedrooms & Less	9	3	33%
3 to 4 Bedrooms	155	76	49%
5 to 6 Bedrooms	66	47	71%
7 Bedrooms & More	13	7	54%
<b>TOTAL</b>	<b>243</b>	<b>133</b>	<b>55%</b>

SnapStats® Median Data	June	July	Variance
Inventory	192	243	27%
Solds	202	133	-34%
Sale Price	\$861,000	\$870,000	1%
Sale Price SQFT	\$347	\$352	1%
Sale to List Price Ratio	108%	100%	-7%
Days on Market	8	9	13%

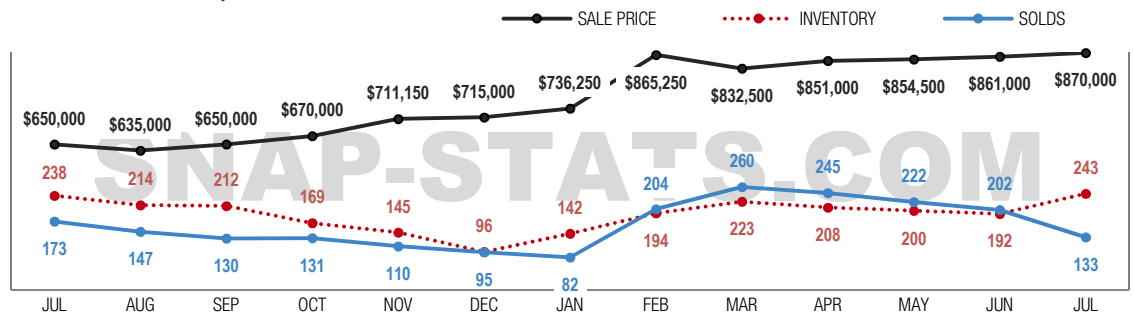
\*Sales Ratio is the 'Sales-to-Active Listing' ratio (inventory) and is current market speed (higher is faster.) If >100% MLS® data on August 2 reported previous month's sales exceeded current inventory count.

## Market Summary

- Official Market Type **LANGLEY DETACHED**: Sellers market at 55% Sales Ratio average (5.5 in 10 homes selling rate)
- Homes are selling on average at list price
- Most Active Price Band\*\* \$900,000 to \$1 mil with average 73% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.25 mil to \$1.5 mil, Salmon River and up to 2 bedroom properties
- Sellers Best Bet\*\* Selling homes in Aldergrove, Fort Langley, Murrayville, Otter District and 5 to 6 bedroom properties

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

## 13 Month Market Trend



Compliments of...

**SnapStats**  
SnapStats Publishing Company  
604.229.0521

www.snap-stats.com  
snapstatsinfo@gmail.com



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

SnapStats®	Inventory	Sales	Sales Ratio*
\$0 – 100,000	0	0	NA
100,001 – 200,000	19	23	121%*
200,001 – 300,000	61	53	87%
300,001 – 400,000	40	33	83%
400,001 – 500,000	27	35	130%*
500,001 – 600,000	23	22	96%
600,001 – 700,000	11	13	118%*
700,001 – 800,000	4	3	75%
800,001 – 900,000	0	0	NA
900,001 – 1,000,000	0	3	NA*
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>185</b>	<b>187</b>	<b>101%*</b>

0 to 1 Bedroom	31	33	106%*
2 Bedrooms	100	83	83%
3 Bedrooms	44	59	134%*
4 Bedrooms & Greater	10	12	120%*
<b>TOTAL</b>	<b>185</b>	<b>187</b>	<b>101%*</b>

SnapStats® Median Data	June	July	Variance
Inventory	174	185	6%
Solds	281	187	-33%
Sale Price	\$360,000	\$351,000	-3%
Sale Price SQFT	\$295	\$297	1%
Sale to List Price Ratio	106%	101%	-5%
Days on Market	8	8	NA

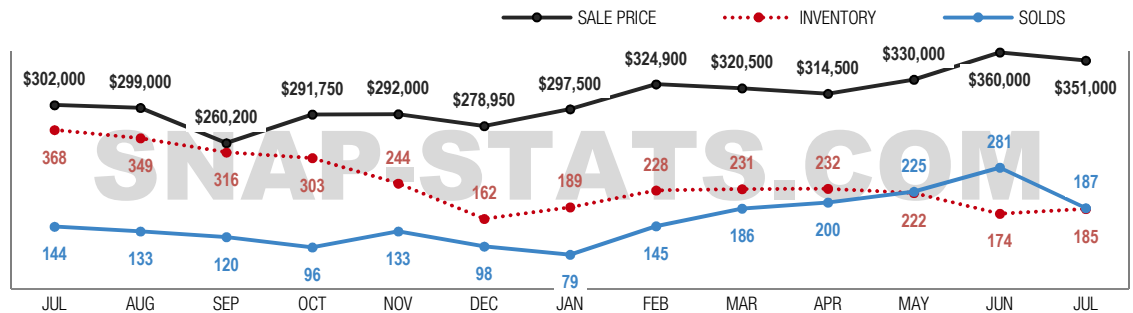
\*Sales Ratio is the 'Sales-to-Active Listing' ratio (inventory) and is current market speed (higher is faster.) If >100% MLS® data on August 2 reported previous month's sales exceeded current inventory count.

## Market Summary

- Official Market Type **LANGLEY ATTACHED**: Sellers market at >100% Sales Ratio average (10 in 10 homes selling rate)
- Homes are selling on average 1% above list price
- Most Active Price Band\*\* \$400,000 to \$500,000 with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$300,000 to \$400,000 and 2 bedroom properties
- Sellers Best Bet\*\* Selling homes in Aldergrove, Langley City, Murrayville, Willoughby Heights and 3 bedroom properties

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

## 13 Month Market Trend



Compliments of...

**SnapStats**  
SnapStats Publishing Company  
604.229.0521

www.snap-stats.com  
snapstatsinfo@gmail.com



## Price Band & Bedroom *STATS HOUSES (DETACHED)*

SnapStats®	Inventory	Sales	Sales Ratio*
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	1	0	NA
300,001 – 400,000	10	4	40%
400,001 – 500,000	22	13	59%
500,001 – 600,000	81	39	48%
600,001 – 700,000	65	60	92%
700,001 – 800,000	44	28	64%
800,001 – 900,000	27	19	70%
900,001 – 1,000,000	27	7	26%
1,000,001 – 1,250,000	17	3	18%
1,250,001 – 1,500,000	20	0	NA
1,500,001 – 1,750,000	1	0	NA
1,750,001 – 2,000,000	4	0	NA
2,000,001 – 2,250,000	0	1	NA*
2,250,001 – 2,500,000	1	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	1	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	1	0	NA
4,000,001 & Greater	1	0	NA
<b>TOTAL</b>	<b>323</b>	<b>174</b>	<b>54%</b>

2 Bedrooms & Less	18	9	50%
3 to 4 Bedrooms	137	96	70%
5 to 6 Bedrooms	127	59	46%
7 Bedrooms & More	41	10	24%
<b>TOTAL</b>	<b>323</b>	<b>174</b>	<b>54%</b>

SnapStats® Median Data	June	July	Variance
Inventory	343	323	-6%
Solds	214	174	-19%
Sale Price	\$642,500	\$652,500	2%
Sale Price SQFT	\$261	\$258	-1%
Sale to List Price Ratio	107%	109%	2%
Days on Market	8	10	25%

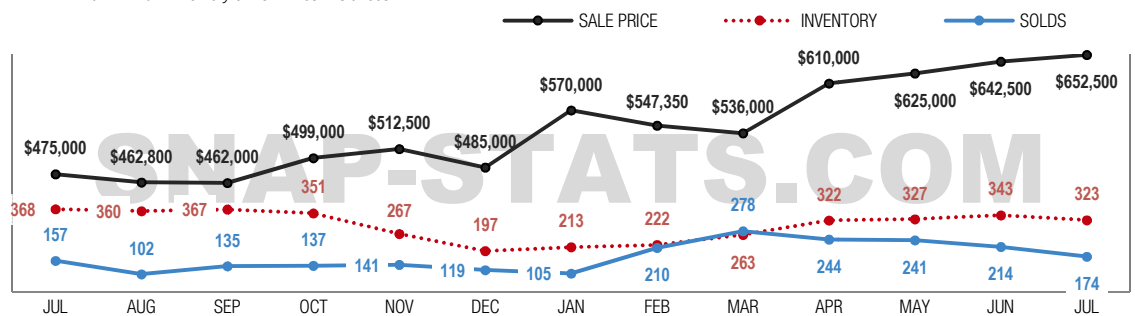
\*Sales Ratio is the 'Sales-to-Active Listing' ratio (inventory) and is current market speed (higher is faster.) If >100% MLS® data on August 2 reported previous month's sales exceeded current inventory count.

## Market Summary

- Official Market Type **ABBOTSFORD DETACHED**: Sellers market at 54% Sales Ratio average (5.4 in 10 homes selling rate)
- Homes are selling on average 9% above list price
- Most Active Price Band\*\* \$600,000 to \$700,000 with average 92% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1 mil to \$1.25 mil, Poplar and minimum 7 bedroom properties
- Sellers Best Bet\*\* Selling homes in Abbotsford East and 3 to 4 bedroom properties

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

## 13 Month Market Trend



Compliments of...

**SnapStats**  
SnapStats Publishing Company  
604.229.0521

www.snap-stats.com  
snapstatsinfo@gmail.com



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

SnapStats®	Inventory	Sales	Sales Ratio*
\$0 – 100,000	3	3	100%
100,001 – 200,000	78	55	71%
200,001 – 300,000	66	44	67%
300,001 – 400,000	25	17	68%
400,001 – 500,000	26	20	77%
500,001 – 600,000	8	3	38%
600,001 – 700,000	4	3	75%
700,001 – 800,000	1	1	100%
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	1	0	NA
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	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>214</b>	<b>146</b>	<b>68%</b>

0 to 1 Bedroom	36	17	47%
2 Bedrooms	116	92	79%
3 Bedrooms	44	29	66%
4 Bedrooms & Greater	18	8	44%
<b>TOTAL</b>	<b>214</b>	<b>146</b>	<b>68%</b>

SnapStats® Median Data	June	July	Variance
Inventory	226	214	-5%
Solds	194	146	-25%
Sale Price	\$245,000	\$220,000	-10%
Sale Price SQFT	\$204	\$202	-1%
Sale to List Price Ratio	102%	104%	2%
Days on Market	8	9	13%

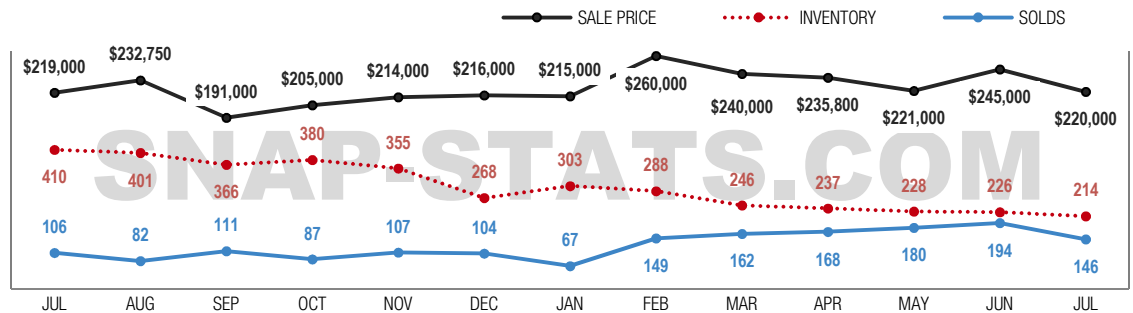
\*Sales Ratio is the 'Sales-to-Active Listing' ratio (inventory) and is current market speed (higher is faster.) If >100% MLS® data on August 2 reported previous month's sales exceeded current inventory count.

## Market Summary

- Official Market Type **ABBOTSFORD ATTACHED**: Sellers market at 68% Sales Ratio average (6.8 in 10 homes selling rate)
- Homes are selling on average 4% above list price
- Most Active Price Band\*\* \$400,000 to \$500,000 with average 77% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$500,000 to \$600,000, Central Abbotsford and minimum 4 bedroom properties
- Sellers Best Bet\*\* Selling homes in Abbotsford East and 2 bedroom properties

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

## 13 Month Market Trend



Compliments of...

**SnapStats**  
SnapStats Publishing Company  
604.229.0521

www.snap-stats.com  
snapstatsinfo@gmail.com



## Price Band & Bedroom STATS HOUSES (DETACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
\$0 – 100,000	0	0	NA
100,001 – 200,000	1	0	NA
200,001 – 300,000	7	1	14%
300,001 – 400,000	16	11	69%
400,001 – 500,000	48	26	54%
500,001 – 600,000	40	22	55%
600,001 – 700,000	25	21	84%
700,001 – 800,000	19	9	47%
800,001 – 900,000	15	1	7%
900,001 – 1,000,000	5	2	40%
1,000,001 – 1,250,000	6	1	17%
1,250,001 – 1,500,000	5	0	NA
1,500,001 – 1,750,000	1	0	NA
1,750,001 – 2,000,000	0	1	NA*
2,000,001 – 2,250,000	1	0	NA
2,250,001 – 2,500,000	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>189</b>	<b>95</b>	<b>50%</b>

2 Bedrooms & Less	21	5	24%
3 to 4 Bedrooms	94	54	57%
5 to 6 Bedrooms	64	35	55%
7 Bedrooms & More	10	1	10%
<b>TOTAL</b>	<b>189</b>	<b>95</b>	<b>50%</b>

SnapStats® Median Data	June	July	Variance
Inventory	167	189	13%
Solds	124	95	-23%
Sale Price	\$510,000	\$550,826	8%
Sale Price SQFT	\$241	\$238	-1%
Sale to List Price Ratio	109%	110%	1%
Days on Market	9	10	11%

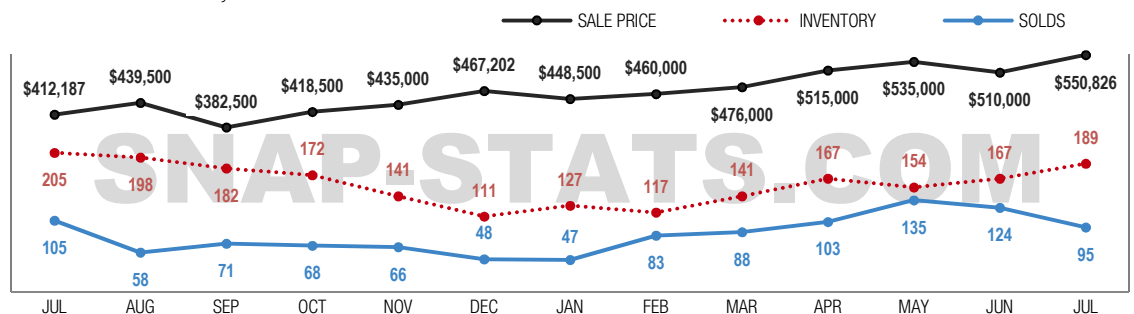
\*Sales Ratio is the 'Sales-to-Active Listing' ratio (inventory) and is current market speed (higher is faster.) If >100% MLS® data on August 2 reported previous month's sales exceeded current inventory count.

## Market Summary

- Official Market Type **MISSION DETACHED**: Sellers market at 50% Sales Ratio average (5 in 10 homes selling rate)
- Homes are selling on average 10% above list price
- Most Active Price Band\*\* \$600,000 to \$700,000 with average 84% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$800,000 to \$900,000, Hatzic and minimum 7 bedroom properties
- Sellers Best Bet\*\* Selling homes in Mission and 3 to 6 bedroom properties

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

## 13 Month Market Trend



Compliments of...

**SnapStats**  
SnapStats Publishing Company  
604.229.0521

www.snap-stats.com  
snapstatsinfo@gmail.com



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

SnapStats®	Inventory	Sales	Sales Ratio*
\$0 – 100,000	2	0	NA
100,001 – 200,000	10	2	20%
200,001 – 300,000	7	7	100%
300,001 – 400,000	6	8	133%*
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	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>25</b>	<b>17</b>	<b>68%</b>

0 to 1 Bedroom	7	0	NA
2 Bedrooms	8	6	75%
3 Bedrooms	9	11	122%*
4 Bedrooms & Greater	1	0	NA
<b>TOTAL</b>	<b>25</b>	<b>17</b>	<b>68%</b>

SnapStats® Median Data	June	July	Variance
Inventory	31	25	-19%
Solds	18	17	-6%
Sale Price	\$305,271	\$286,000	-6%
Sale Price SQFT	\$275	\$198	-28%
Sale to List Price Ratio	100%	106%	6%
Days on Market	27	12	-56%

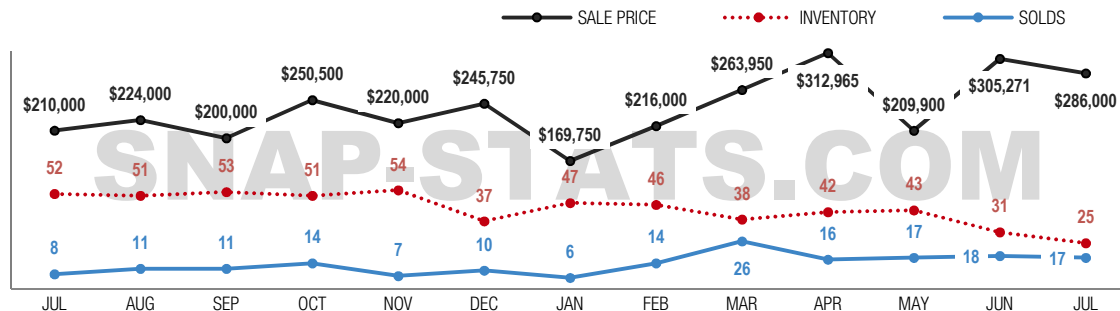
\*Sales Ratio is the 'Sales-to-Active Listing' ratio (inventory) and is current market speed (higher is faster). If >100% MLS® data on August 2 reported previous month's sales exceeded current inventory count.

## Market Summary

- Official Market Type **MISSION ATTACHED**: Sellers market at 68% Sales Ratio average (6.8 in 10 homes selling rate)
- Homes are selling on average 6% above list price
- Most Active Price Band\*\* \$300,000 to \$400,000 with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$100,000 to \$200,000 and 2 bedroom properties
- Sellers Best Bet\*\* Selling homes in Mission and 3 bedroom properties

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

## 13 Month Market Trend



Compliments of...

**SnapStats**  
SnapStats Publishing Company  
604.229.0521

www.snap-stats.com  
snapstatsinfo@gmail.com

