

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

Compliments of:

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1113 - 7318 137 Street

Surrey, BC V3W 1A3

SnapStats[®]

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FRASER

Surrey
South Surrey
White Rock
North Delta
Cloverdale
Langley
Abbotsford
Mission

VALLEY

EDITION



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	4	0	NA
500,001 – 600,000	2	1	50%
600,001 – 700,000	8	2	25%
700,001 – 800,000	65	14	22%
800,001 – 900,000	113	41	36%
900,001 – 1,000,000	141	39	28%
1,000,001 – 1,250,000	222	52	23%
1,250,001 – 1,500,000	227	24	11%
1,500,001 – 1,750,000	71	10	14%
1,750,001 – 2,000,000	57	3	5%
2,000,001 – 2,250,000	14	1	7%
2,250,001 – 2,500,000	10	0	NA
2,500,001 – 2,750,000	5	0	NA
2,750,001 – 3,000,000	9	0	NA
3,000,001 – 3,500,000	6	0	NA
3,500,001 – 4,000,000	1	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	955	187	20%

2 Bedrooms & Less	25	7	28%
3 to 4 Bedrooms	344	71	21%
5 to 6 Bedrooms	316	64	20%
7 Bedrooms & More	270	45	17%
TOTAL*	955	187	20%

Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Bear Creek Green Timbers	52	9	17%
Bolivar Heights	69	10	14%
Bridgeview	11	1	9%
Cedar Hills	62	10	16%
East Newton	98	17	17%
Fleetwood Tynehead	105	38	36%
Fraser Heights	95	22	23%
Guildford	37	5	14%
Panorama Ridge	96	15	16%
Port Kells	2	1	50%
Queen Mary Park	62	15	24%
Royal Heights	14	1	7%
Sullivan Station	79	20	25%
West Newton	106	13	12%
Whalley	67	10	15%
TOTAL*	955	187	20%

SnapStats®	August	September	Variance
Inventory	971	955	-2%
Solds	153	187	22%
Sale Price	\$960,000	\$995,000	4%
Sale Price SQFT	\$376	\$353	-6%
Sale to List Price Ratio	96%	98%	2%
Days on Market	32	27	-16%

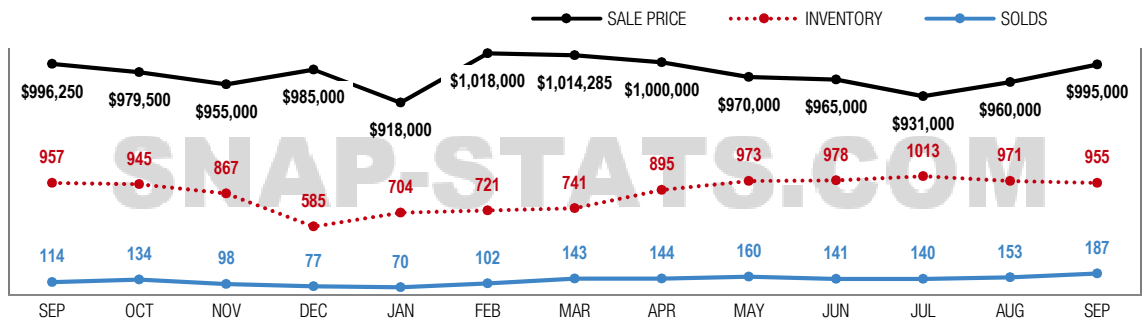
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **SURREY DETACHED**: Balanced Market at 20% Sales Ratio average (2 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 36% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.75 mil to \$2 mil, Bridgeview, Royal Heights and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Fleetwood Tynehead, Sullivan Station and up to 2 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



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Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	51	19	37%
300,001 – 400,000	226	81	36%
400,001 – 500,000	241	50	21%
500,001 – 600,000	243	40	16%
600,001 – 700,000	149	20	13%
700,001 – 800,000	37	3	8%
800,001 – 900,000	12	2	17%
900,001 – 1,000,000	3	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	2	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*	964	215	22%

0 to 1 Bedroom	207	62	30%
2 Bedrooms	374	86	23%
3 Bedrooms	288	49	17%
4 Bedrooms & Greater	95	18	19%
TOTAL*	964	215	22%

SnapStats®	August	September	Variance
Inventory	980	964	-2%
Solds	201	215	7%
Sale Price	\$464,000	\$415,000	-11%
Sale Price SQFT	\$407	\$397	-2%
Sale to List Price Ratio	97%	98%	1%
Days on Market	24	29	21%

*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

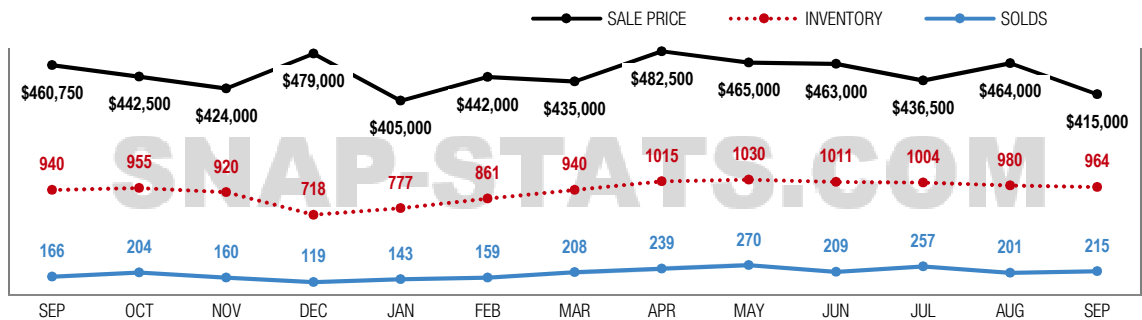
SnapStats®	Inventory	Sales	Sales Ratio
Bear Creek Green Timbers	13	4	31%
Bolivar Heights	12	1	8%
Bridgeview	2	0	NA
Cedar Hills	5	0	NA
East Newton	91	14	15%
Fleetwood Tynehead	91	30	33%
Fraser Heights	9	2	22%
Guildford	167	40	24%
Panorama Ridge	22	8	36%
Port Kells	0	0	NA
Queen Mary Park	65	12	18%
Royal Heights	1	0	NA
Sullivan Station	77	20	26%
West Newton	106	21	20%
Whalley	303	63	21%
TOTAL*	964	215	22%

Market Summary

- Market Type Indicator **SURREY ATTACHED**: Sellers Market at 22% Sales Ratio average (2.2 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band** \$200,000 to \$400,000 with average 37% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$700,000 to \$800,000, Bolivar Heights and 3 bedroom properties
- Sellers Best Bet** Selling homes in Bear Creek Green Timbers, Fleetwood Tynehead, Panorama Ridge and up to 1 bedroom properties

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Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	0	0	NA
300,001 – 400,000	0	0	NA
400,001 – 500,000	0	0	NA
500,001 – 600,000	2	0	NA
600,001 – 700,000	0	0	NA
700,001 – 800,000	1	1	100%
800,001 – 900,000	8	2	25%
900,001 – 1,000,000	33	7	21%
1,000,001 – 1,250,000	101	15	15%
1,250,001 – 1,500,000	103	15	15%
1,500,001 – 1,750,000	66	9	14%
1,750,001 – 2,000,000	91	8	9%
2,000,001 – 2,250,000	39	2	5%
2,250,001 – 2,500,000	48	2	4%
2,500,001 – 2,750,000	21	0	NA
2,750,001 – 3,000,000	33	1	3%
3,000,001 – 3,500,000	17	1	6%
3,500,001 – 4,000,000	16	0	NA
4,000,001 & Greater	31	0	NA
TOTAL*	610	63	10%

2 Bedrooms & Less	43	2	5%
3 to 4 Bedrooms	288	36	13%
5 to 6 Bedrooms	232	22	9%
7 Bedrooms & More	47	3	6%
TOTAL*	610	63	10%

Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Crescent Beach Ocean Park	102	13	13%
Elgin Chantrell	85	8	9%
Grandview	63	6	10%
Hazelmere	2	0	NA
King George Corridor	60	5	8%
Morgan Creek	69	6	9%
Pacific Douglas	28	6	21%
Sunnyside Park	41	12	29%
White Rock	160	7	4%
TOTAL*	610	63	10%

SnapStats®	August	September	Variance
Inventory	612	610	0%
Solds	59	63	7%
Sale Price	\$1,300,000	\$1,337,500	3%
Sale Price SQFT	\$429	\$390	-9%
Sale to List Price Ratio	95%	96%	1%
Days on Market	44	40	-9%

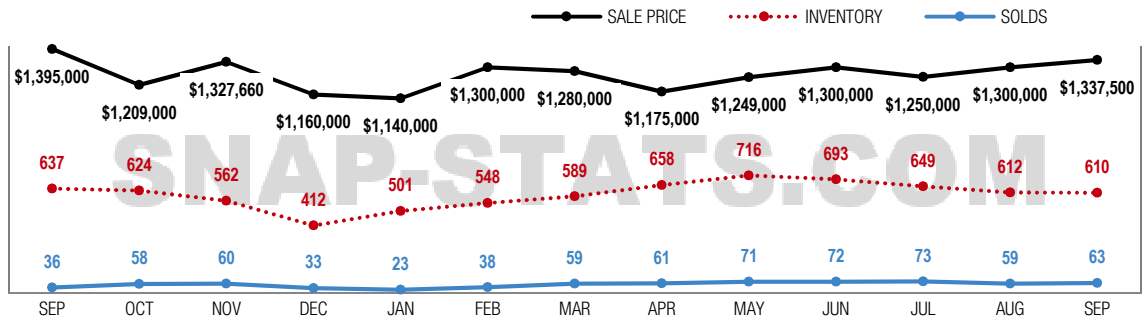
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Market Summary

- Market Type Indicator **S SURREY WHITE ROCK DETACHED**: Buyers Market at 10% Sales Ratio average (1 in 10 homes selling rate)
- Homes are selling on average 4% below list price
- Most Active Price Band** \$800,000 to \$900,000 with average 25% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$2.75 mil to \$3 mil, White Rock and up to 2 bedroom properties
- Sellers Best Bet** Selling homes in Pacific Douglas, Sunnyside Park and 3 to 4 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



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Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	10	6	60%
300,001 – 400,000	53	19	36%
400,001 – 500,000	106	26	25%
500,001 – 600,000	110	25	23%
600,001 – 700,000	98	14	14%
700,001 – 800,000	86	15	17%
800,001 – 900,000	41	5	12%
900,001 – 1,000,000	30	2	7%
1,000,001 – 1,250,000	27	3	11%
1,250,001 – 1,500,000	4	1	25%
1,500,001 – 1,750,000	5	1	20%
1,750,001 – 2,000,000	6	2	33%
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	1	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*	579	119	21%

0 to 1 Bedroom	44	10	23%
2 Bedrooms	307	63	21%
3 Bedrooms	134	36	27%
4 Bedrooms & Greater	94	10	11%
TOTAL*	579	119	21%

Community CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
Crescent Beach Ocean Park	9	5	56%
Elgin Chantrell	13	1	8%
Grandview	150	30	20%
Hazelmere	0	0	NA
King George Corridor	131	21	16%
Morgan Creek	46	9	20%
Pacific Douglas	21	3	14%
Sunnyside Park	42	12	29%
White Rock	167	38	23%
TOTAL*	579	119	21%

SnapStats®	August	September	Variance
Inventory	553	579	5%
Solds	108	119	10%
Sale Price	\$518,000	\$535,000	3%
Sale Price SQFT	\$453	\$429	-5%
Sale to List Price Ratio	97%	97%	0%
Days on Market	42	27	-36%

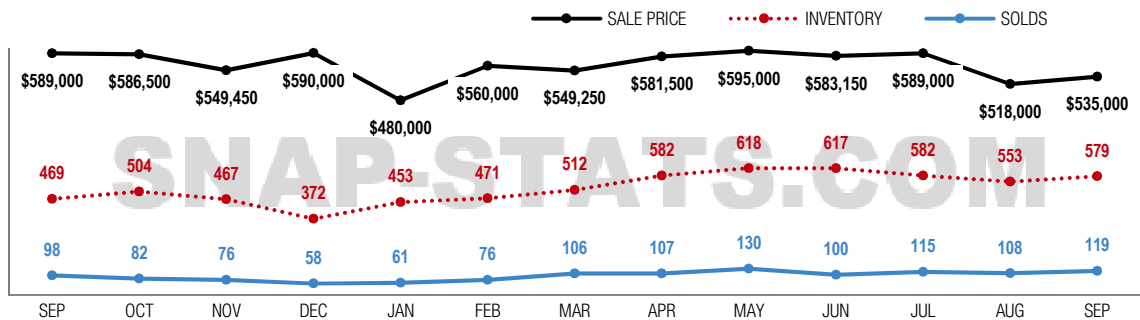
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **S SURREY WHITE ROCK ATTACHED**: Sellers Market at 21% Sales Ratio average (2.1 in 10 homes selling rate)
- Homes are selling on average 3% below list price
- Most Active Price Band** \$200,000 to \$300,000 with average 60% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$900,000 to \$1 mil, Elgin Chantrell and minimum 4 bedroom properties
- Sellers Best Bet** Selling homes in Crescent Beach Ocean Park and 3 bedroom properties

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Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	0	0	NA
300,001 – 400,000	0	0	NA
400,001 – 500,000	0	0	NA
500,001 – 600,000	0	0	NA
600,001 – 700,000	0	0	NA
700,001 – 800,000	9	3	33%
800,001 – 900,000	36	15	42%
900,001 – 1,000,000	21	8	38%
1,000,001 – 1,250,000	49	5	10%
1,250,001 – 1,500,000	33	2	6%
1,500,001 – 1,750,000	27	0	NA
1,750,001 – 2,000,000	5	0	NA
2,000,001 – 2,250,000	0	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	0	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	182	33	18%

2 Bedrooms & Less	1	0	NA
3 to 4 Bedrooms	102	27	26%
5 to 6 Bedrooms	61	5	8%
7 Bedrooms & More	18	1	6%
TOTAL*	182	33	18%

Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Annieville	32	13	41%
Nordel	50	4	8%
Scottsdale	52	7	13%
Sunshine Hills Woods	48	9	19%
TOTAL*	182	33	18%

SnapStats®	August	September	Variance
Inventory	209	182	-13%
Solds	48	33	-31%
Sale Price	\$932,500	\$881,000	-6%
Sale Price SQFT	\$402	\$406	1%
Sale to List Price Ratio	99%	98%	-1%
Days on Market	49	13	-73%

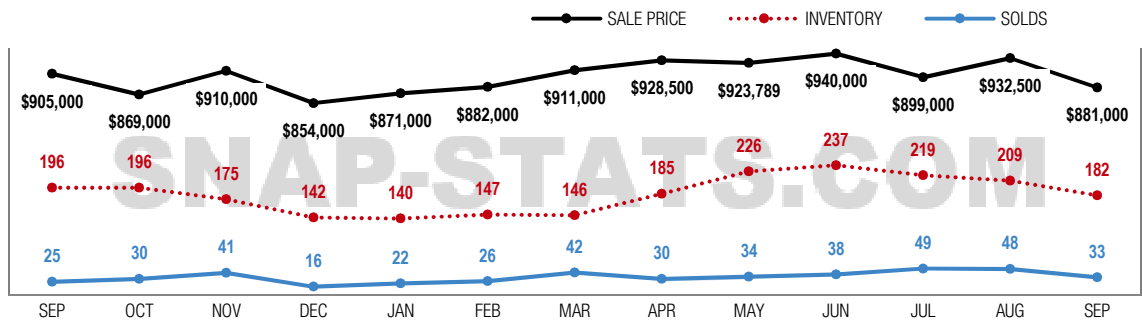
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Market Summary

- Market Type Indicator **NORTH DELTA DETACHED**: Balanced Market at 18% Sales Ratio average (1.8 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 42% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.25 mil to \$1.5 mil, Nordel and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Annieville and 3 to 4 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



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Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	7	0	NA
300,001 – 400,000	6	3	50%
400,001 – 500,000	10	1	10%
500,001 – 600,000	12	3	25%
600,001 – 700,000	14	2	14%
700,001 – 800,000	6	4	67%
800,001 – 900,000	7	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*	63	13	21%

Bedroom	Inventory	Sales	Sales Ratio
0 to 1 Bedroom	9	2	22%
2 Bedrooms	25	2	8%
3 Bedrooms	17	6	35%
4 Bedrooms & Greater	12	3	25%
TOTAL*	63	13	21%

Community CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
Annieville	22	1	5%
Nordel	15	5	33%
Scottsdale	18	2	11%
Sunshine Hills Woods	8	5	63%
TOTAL*	63	13	21%

SnapStats®	August	September	Variance
Inventory	66	63	-5%
Solds	12	13	8%
Sale Price	\$471,250	\$590,000	25%
Sale Price SQFT	\$358	\$404	13%
Sale to List Price Ratio	98%	97%	-1%
Days on Market	24	28	17%

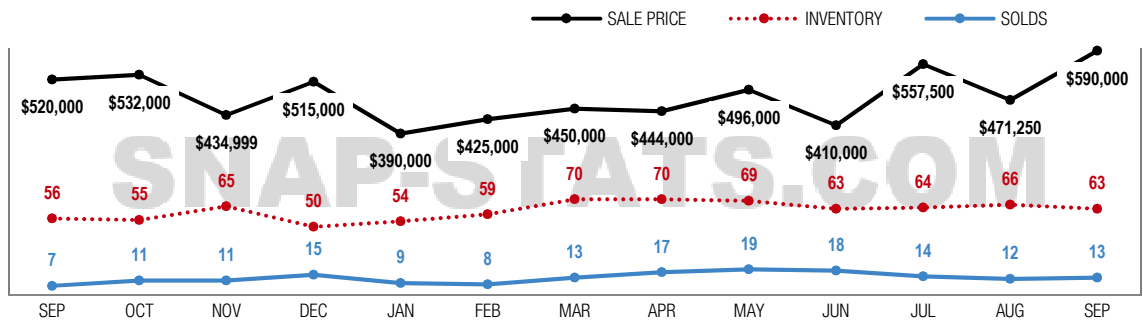
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **NORTH DELTA ATTACHED**: Sellers Market at 21% Sales Ratio average (2.1 in 10 homes selling rate)
- Homes are selling on average 3% below list price
- Most Active Price Band** \$500,000 to \$600,000 with average 25% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$400,000 to \$500,000, Annieville, Scottsdale and 2 bedroom properties
- Sellers Best Bet** Selling homes in Nordel, Sunshine Hills Woods and 3 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



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Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	0	0	NA
300,001 – 400,000	0	0	NA
400,001 – 500,000	0	0	NA
500,001 – 600,000	0	0	NA
600,001 – 700,000	0	0	NA
700,001 – 800,000	7	5	71%
800,001 – 900,000	29	13	45%
900,001 – 1,000,000	39	11	28%
1,000,001 – 1,250,000	37	10	27%
1,250,001 – 1,500,000	20	4	20%
1,500,001 – 1,750,000	11	0	NA
1,750,001 – 2,000,000	3	0	NA
2,000,001 – 2,250,000	6	0	NA
2,250,001 – 2,500,000	0	1	NA*
2,500,001 – 2,750,000	1	0	NA
2,750,001 – 3,000,000	1	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*	155	44	28%

2 Bedrooms & Less	11	1	9%
3 to 4 Bedrooms	63	17	27%
5 to 6 Bedrooms	57	22	39%
7 Bedrooms & More	24	4	17%
TOTAL*	155	44	28%

SnapStats®	August	September	Variance
Inventory	176	155	-12%
Solds	42	44	5%
Sale Price	\$951,000	\$944,250	-1%
Sale Price SQFT	\$348	\$358	3%
Sale to List Price Ratio	100%	99%	-1%
Days on Market	19	32	68%

*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

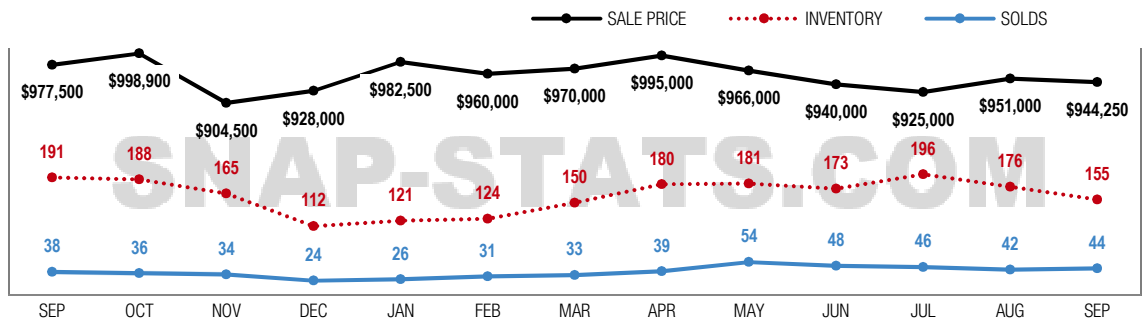
SnapStats®	Inventory	Sales	Sales Ratio
Clayton	19	12	63%
Cloverdale	136	32	24%
Serpentine	0	0	NA
TOTAL*	155	44	28%

Market Summary

- Market Type Indicator **CLOVERDALE DETACHED**: Sellers Market at 28% Sales Ratio average (2.8 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 45% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.25 mil to \$1.5 mil, Cloverdale and up to 2 bedroom properties
- Sellers Best Bet** Selling homes in Clayton and 5 to 6 bedroom properties

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Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	6	0	NA
300,001 – 400,000	35	8	23%
400,001 – 500,000	31	11	35%
500,001 – 600,000	50	29	58%
600,001 – 700,000	49	7	14%
700,001 – 800,000	10	1	10%
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
TOTAL*	182	56	31%

0 to 1 Bedroom	23	5	22%
2 Bedrooms	64	23	36%
3 Bedrooms	78	23	29%
4 Bedrooms & Greater	17	5	29%
TOTAL*	182	56	31%

SnapStats®	August	September	Variance
Inventory	177	182	3%
Solds	61	56	-8%
Sale Price	\$530,000	\$526,500	-1%
Sale Price SQFT	\$396	\$395	0%
Sale to List Price Ratio	98%	98%	0%
Days on Market	31	19	-39%

*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

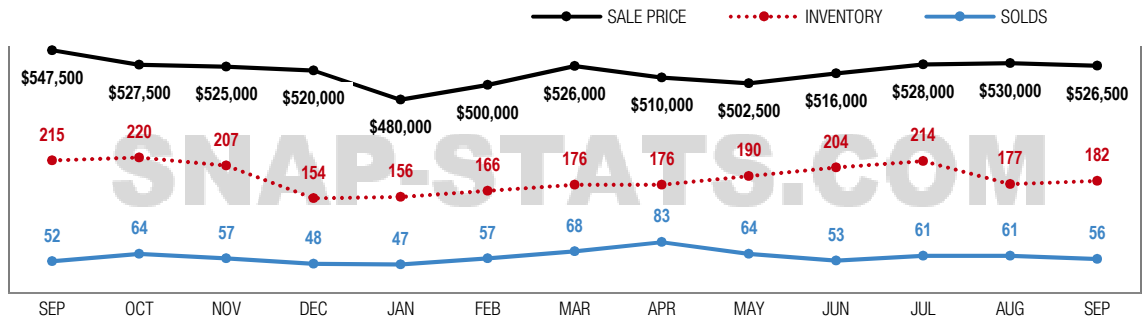
SnapStats®	Inventory	Sales	Sales Ratio
Clayton	103	40	39%
Cloverdale	79	16	20%
Serpentine	0	0	NA
TOTAL*	182	56	31%

Market Summary

- Market Type Indicator **CLOVERDALE ATTACHED**: Sellers Market at 31% Sales Ratio average (3.1 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band** \$500,000 to \$600,000 with average 58% 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



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Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	1	0	NA
200,001 – 300,000	0	0	NA
300,001 – 400,000	1	0	NA
400,001 – 500,000	0	0	NA
500,001 – 600,000	1	1	100%
600,001 – 700,000	22	5	23%
700,001 – 800,000	38	11	29%
800,001 – 900,000	42	18	43%
900,001 – 1,000,000	37	16	43%
1,000,001 – 1,250,000	100	22	22%
1,250,001 – 1,500,000	62	6	10%
1,500,001 – 1,750,000	26	2	8%
1,750,001 – 2,000,000	15	2	13%
2,000,001 – 2,250,000	9	2	22%
2,250,001 – 2,500,000	6	1	17%
2,500,001 – 2,750,000	9	0	NA
2,750,001 – 3,000,000	5	1	20%
3,000,001 – 3,500,000	4	0	NA
3,500,001 – 4,000,000	3	0	NA
4,000,001 & Greater	11	1	9%
TOTAL*	392	88	22%

2 Bedrooms & Less	24	0	NA
3 to 4 Bedrooms	209	45	22%
5 to 6 Bedrooms	133	38	29%
7 Bedrooms & More	26	5	19%
TOTAL*	392	88	22%

SnapStats®	August	September	Variance
Inventory	384	392	2%
Solds	88	88	0%
Sale Price	\$923,250	\$960,000	4%
Sale Price SQFT	\$366	\$363	-1%
Sale to List Price Ratio	97%	97%	0%
Days on Market	36	34	-6%

*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

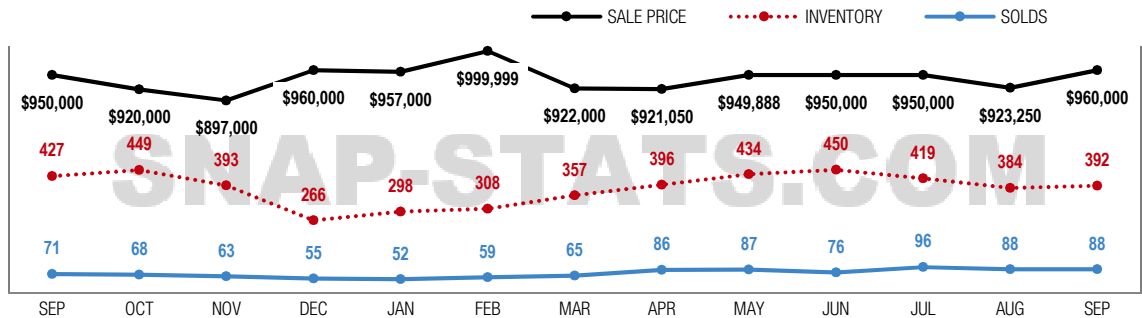
SnapStats®	Inventory	Sales	Sales Ratio
Aldergrove	56	12	21%
Brookswood	46	9	20%
Campbell Valley	15	1	7%
County Line Glen Valley	3	0	NA
Fort Langley	22	3	14%
Langley City	71	15	21%
Murrayville	26	6	23%
Otter District	3	1	33%
Salmon River	20	4	20%
Walnut Grove	39	12	31%
Willoughby Heights	91	25	27%
TOTAL*	392	88	22%

Market Summary

- Market Type Indicator **LANGLEY DETACHED**: Sellers Market at 22% Sales Ratio average (2.2 in 10 homes selling rate)
- Homes are selling on average 3% below list price
- Most Active Price Band** \$800,000 to \$1 mil with average 43% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.5 mil to \$1.75 mil, Campbell Valley and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Walnut Grove and 5 to 6 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



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Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	15	8	53%
300,001 – 400,000	124	51	41%
400,001 – 500,000	118	27	23%
500,001 – 600,000	146	41	28%
600,001 – 700,000	84	31	37%
700,001 – 800,000	24	2	8%
800,001 – 900,000	11	1	9%
900,001 – 1,000,000	2	0	NA
1,000,001 – 1,250,000	2	0	NA
1,250,001 – 1,500,000	1	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*	527	161	31%

0 to 1 Bedroom	69	23	33%
2 Bedrooms	274	81	30%
3 Bedrooms	143	44	31%
4 Bedrooms & Greater	41	13	32%
TOTAL*	527	161	31%

SnapStats®	August	September	Variance
Inventory	538	527	-2%
Solds	144	161	12%
Sale Price	\$486,500	\$487,500	0%
Sale Price SQFT	\$396	\$393	-1%
Sale to List Price Ratio	98%	98%	0%
Days on Market	26	28	8%

*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

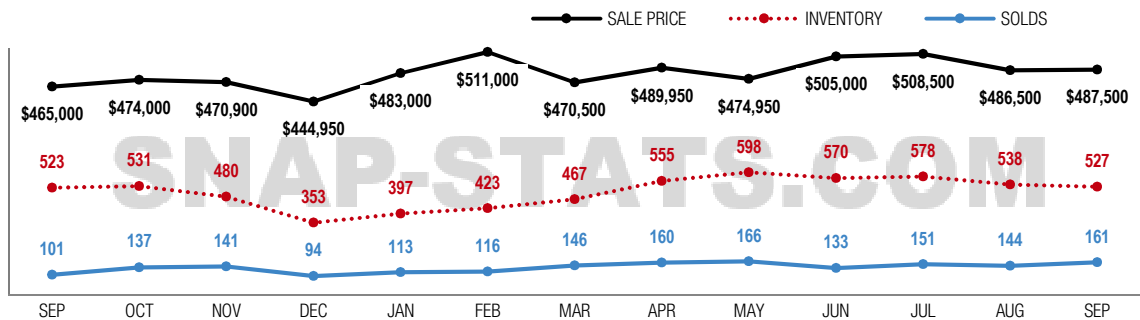
SnapStats®	Inventory	Sales	Sales Ratio
Aldergrove	13	5	38%
Brookswood	0	0	NA
Campbell Valley	0	0	NA
County Line Glen Valley	0	0	NA
Fort Langley	12	1	8%
Langley City	202	48	24%
Murrayville	32	18	56%
Otter District	0	0	NA
Salmon River	7	1	14%
Walnut Grove	56	18	32%
Willoughby Heights	205	70	34%
TOTAL*	527	161	31%

Market Summary

- Market Type Indicator **LANGLEY ATTACHED**: Sellers Market at 31% Sales Ratio average (3.1 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band** \$200,000 to \$300,000 with average 53% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$700,000 to \$800,000, Fort Langley and 2 bedroom properties
- Sellers Best Bet** Selling homes in Aldergrove, Murrayville and up to 1 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



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Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	0	0	NA
300,001 – 400,000	0	1	NA*
400,001 – 500,000	3	2	67%
500,001 – 600,000	9	2	22%
600,001 – 700,000	68	14	21%
700,001 – 800,000	125	21	17%
800,001 – 900,000	69	10	14%
900,001 – 1,000,000	48	9	19%
1,000,001 – 1,250,000	79	4	5%
1,250,001 – 1,500,000	31	2	6%
1,500,001 – 1,750,000	12	0	NA
1,750,001 – 2,000,000	6	0	NA
2,000,001 – 2,250,000	3	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	2	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
TOTAL*	460	65	14%

2 Bedrooms & Less	15	2	13%
3 to 4 Bedrooms	212	29	14%
5 to 6 Bedrooms	194	30	15%
7 Bedrooms & More	39	4	10%
TOTAL*	460	65	14%

SnapStats®	August	September	Variance
Inventory	463	460	-1%
Solds	76	65	-14%
Sale Price	\$760,000	\$769,000	1%
Sale Price SQFT	\$297	\$292	-2%
Sale to List Price Ratio	98%	97%	-1%
Days on Market	37	28	-24%

*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

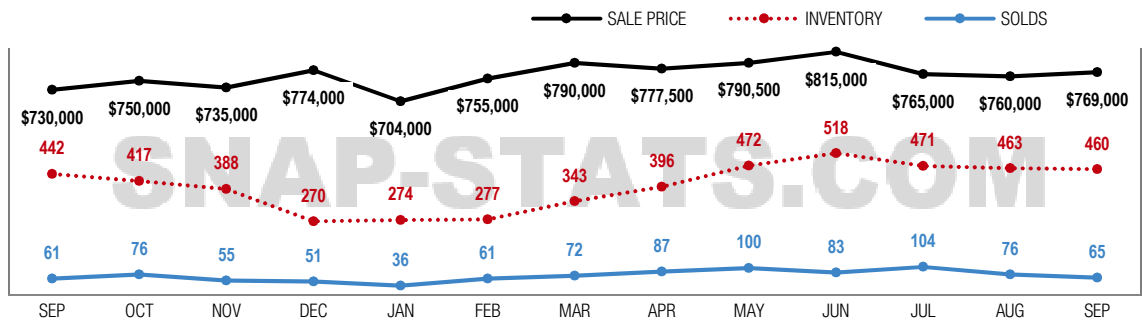
SnapStats®	Inventory	Sales	Sales Ratio
Abbotsford East	180	28	16%
Abbotsford West	127	18	14%
Aberdeen	43	5	12%
Bradner	3	0	NA
Central Abbotsford	80	10	13%
Matsqui	5	0	NA
Poplar	16	3	19%
Sumas Mountain	6	0	NA
Sumas Prairie	0	1	NA*
TOTAL*	460	65	14%

Market Summary

- Market Type Indicator **ABBOTSFORD DETACHED**: Balanced Market at 14% Sales Ratio average (1.4 in 10 homes selling rate)
- Homes are selling on average 3% below list price
- Most Active Price Band** \$500,000 to \$700,000 with average 22% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1 mil to \$1.5 mil, Aberdeen and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Poplar and 5 to 6 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



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Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	7	5	71%
200,001 – 300,000	119	35	29%
300,001 – 400,000	107	35	33%
400,001 – 500,000	101	22	22%
500,001 – 600,000	79	10	13%
600,001 – 700,000	33	1	3%
700,001 – 800,000	5	1	20%
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*	456	109	24%

0 to 1 Bedroom	47	13	28%
2 Bedrooms	260	69	27%
3 Bedrooms	122	22	18%
4 Bedrooms & Greater	27	5	19%
TOTAL*	456	109	24%

SnapStats®	August	September	Variance
Inventory	446	456	2%
Solds	113	109	-4%
Sale Price	\$333,333	\$354,900	6%
Sale Price SQFT	\$333	\$329	-1%
Sale to List Price Ratio	96%	99%	3%
Days on Market	37	37	0%

*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

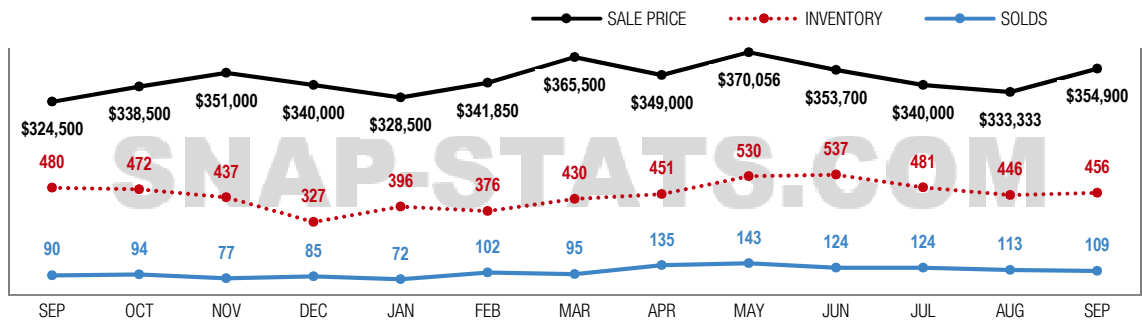
SnapStats®	Inventory	Sales	Sales Ratio
Abbotsford East	64	13	20%
Abbotsford West	194	40	21%
Aberdeen	5	3	60%
Bradner	0	0	NA
Central Abbotsford	178	43	24%
Matsqui	0	0	NA
Poplar	15	10	67%
Sumas Mountain	0	0	NA
Sumas Prairie	0	0	NA
TOTAL*	456	109	24%

Market Summary

- Market Type Indicator **ABBOTSFORD 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 33% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$600,000 to \$700,000, Abbotsford East, Abbotsford West and minimum 3 bedroom properties
- Sellers Best Bet** Selling homes in Poplar and up to 2 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



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Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	1	NA*
200,001 – 300,000	0	0	NA
300,001 – 400,000	0	0	NA
400,001 – 500,000	8	1	13%
500,001 – 600,000	35	14	40%
600,001 – 700,000	51	13	25%
700,001 – 800,000	41	7	17%
800,001 – 900,000	36	4	11%
900,001 – 1,000,000	19	0	NA
1,000,001 – 1,250,000	19	0	NA
1,250,001 – 1,500,000	8	0	NA
1,500,001 – 1,750,000	5	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	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	0	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	227	40	18%

2 Bedrooms & Less	12	5	42%
3 to 4 Bedrooms	123	17	14%
5 to 6 Bedrooms	77	16	21%
7 Bedrooms & More	15	2	13%
TOTAL*	227	40	18%

SnapStats®	August	September	Variance
Inventory	226	227	0%
Solds	45	40	-11%
Sale Price	\$695,000	\$629,500	-9%
Sale Price SQFT	\$273	\$264	-3%
Sale to List Price Ratio	97%	97%	0%
Days on Market	40	51	28%

*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

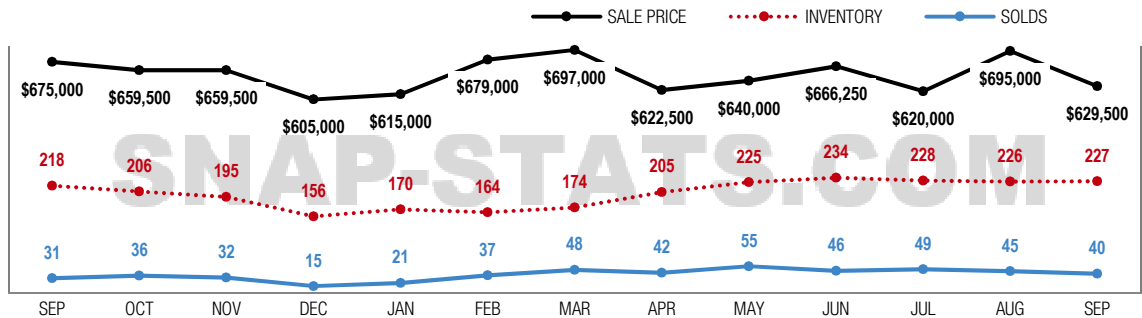
SnapStats®	Inventory	Sales	Sales Ratio
Dewdney Deroche	1	1	100%
Durieu	7	0	NA
Hatzic	23	3	13%
Hemlock	2	0	NA
Lake Errock	15	0	NA
Mission	172	36	21%
Mission West	7	0	NA
Stave Falls	0	0	NA
Steelhead	0	0	NA
TOTAL*	227	40	18%

Market Summary

- Market Type Indicator **MISSION DETACHED**: Balanced Market at 18% Sales Ratio average (1.8 in 10 homes selling rate)
- Homes are selling on average 3% below list price
- Most Active Price Band** \$500,000 to \$600,000 with average 40% 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 up to 2 bedroom properties

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13 Month Market Trend



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Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	3	1	33%
200,001 – 300,000	13	0	NA
300,001 – 400,000	12	1	8%
400,001 – 500,000	12	1	8%
500,001 – 600,000	11	3	27%
600,001 – 700,000	1	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
TOTAL*	52	6	12%

0 to 1 Bedroom	8	1	13%
2 Bedrooms	15	1	7%
3 Bedrooms	25	3	12%
4 Bedrooms & Greater	4	1	25%
TOTAL*	52	6	12%

Community CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
Dewdney Deroche	0	0	NA
Durieu	0	0	NA
Hatzic	0	0	NA
Hemlock	9	1	11%
Lake Errock	0	0	NA
Mission	43	5	12%
Mission West	0	0	NA
Stave Falls	0	0	NA
Steelhead	0	0	NA
TOTAL*	52	6	12%

SnapStats®	August	September	Variance
Inventory	49	52	6%
Solds	13	6	-54%
Sale Price	\$440,000	\$493,700	12%
Sale Price SQFT	\$224	\$238	6%
Sale to List Price Ratio	98%	99%	1%
Days on Market	53	52	-2%

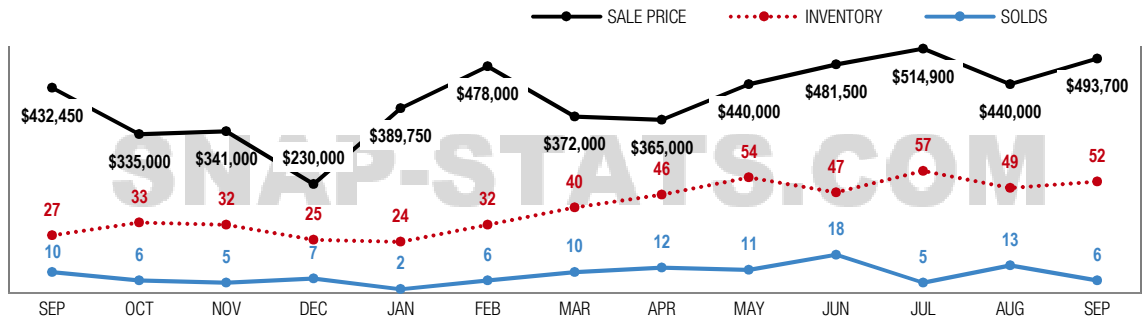
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **MISSION ATTACHED**: Balanced Market at 12% Sales Ratio average (1.2 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 27% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$300,000 to \$500,000, Hemlock and 2 bedroom properties
- Sellers Best Bet** Selling homes in Mission and up to 1 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



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