

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

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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	4	0	NA
300,001 – 400,000	30	10	33.33%
400,001 – 500,000	167	45	26.95%
500,001 – 600,000	241	25	10.37%
600,001 – 700,000	205	25	12.20%
700,001 – 800,000	137	14	10.22%
800,001 – 900,000	76	4	5.26%
900,001 – 1,000,000	60	1	1.67%
1,000,001 – 1,250,000	43	1	2.33%
1,250,001 – 1,500,000	17	0	NA
1,500,001 – 1,750,000	3	0	NA
1,750,001 – 2,000,000	5	0	NA
2,000,001 – 2,250,000	2	0	NA
2,250,001 – 2,500,000	0	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	0	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	1	0	NA
4,000,001 & Greater	0	0	NA
TOTAL	991	125	12.61%

2 Bedrooms & Less	32	3	9.38%
3 to 4 Bedrooms	318	62	19.50%
5 to 6 Bedrooms	377	41	10.88%
7 Bedrooms & More	264	19	7.20%
TOTAL	991	125	12.61%

SnapStats® Median Data	December	January	Variance
Inventory	870	991	13.91%
Solds	135	125	-7.41%
Sale Price	\$525,500	\$528,000	0.48%
Sale Price SQFT	\$209	\$217	3.83%
Sale to List Price Ratio	95.6%	96.7%	1.15%
Days on Market	45	31	-31.11%

Community STATS HOUSES (DETACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
Bear Creek Green Timbers	67	3	4.48%
Bolivar Heights	66	12	18.18%
Bridgeview	21	2	9.52%
Cedar Hills	56	12	21.43%
East Newton	142	21	14.79%
Fleetwood Tynehead	108	19	17.59%
Fraser Heights	72	7	9.72%
Guildford	31	6	19.35%
Panorama Ridge	100	11	11.00%
Port Kells	3	2	66.67%
Queen Mary Park	81	5	6.17%
Royal Heights	13	4	30.77%
Sullivan Station	91	9	9.89%
West Newton	109	7	6.42%
Whalley	31	5	16.13%
TOTAL	991	125	12.61%

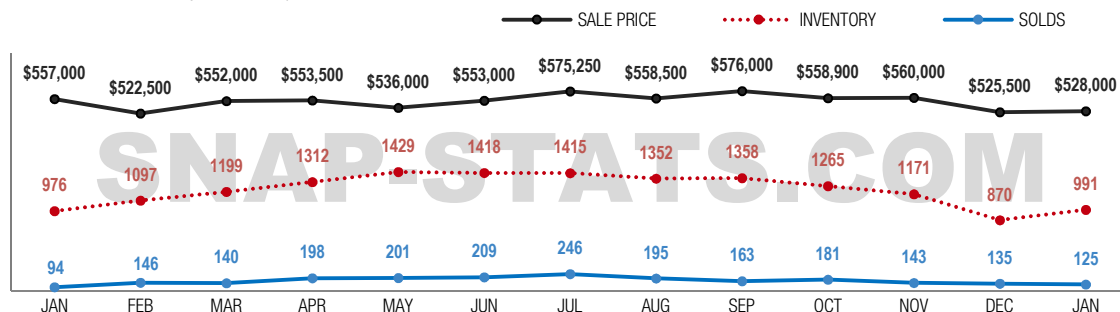
*Sales to Active Listing (Inventory) Ratio: The percent of homes selling

Market Summary

- Official Market Type **SURREY DETACHED**: Buyers market at 13% Sales Ratio average (1.3 in 10 homes selling)
- Homes are selling on average 3% below list price
- Most Active Price Band*: \$300,000 to \$500,000 with average 30% Sales Ratio (Sellers market)
- Buyers Best Bet*: Homes between \$900,000 to \$1.25 mil, Bear Creek, Queen Mary Park, West Newton and 7+ bedrooms
- Sellers Best Bet*: Selling homes in Cedar Hills, Guildford, Royal Heights and 3 to 4 bedroom properties

* With a minimum inventory of 10 where possible

13 Month Market Trend



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Price Band & Bedroom STATS CONDO & TH (ATTACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
\$0 – 100,000	1	0	NA
100,001 – 200,000	226	26	11.50%
200,001 – 300,000	353	29	8.22%
300,001 – 400,000	260	33	12.69%
400,001 – 500,000	37	5	13.51%
500,001 – 600,000	3	0	NA
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	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	882	93	10.54%

0 to 1 Bedroom	205	16	7.80%
2 Bedrooms	388	38	9.79%
3 Bedrooms	252	35	13.89%
4 Bedrooms & Greater	37	4	10.81%
TOTAL	882	93	10.54%

SnapStats® Median Data	December	January	Variance
Inventory	766	882	15.14%
Solds	112	93	-16.96%
Sale Price	\$266,130	\$272,000	2.21%
Sale Price SQFT	\$211	\$209	-0.95%
Sale to List Price Ratio	96.5%	97.2%	0.73%
Days on Market	52	48	-7.69%

Community STATS CONDO & TH (ATTACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
Bear Creek Green Timbers	9	0	NA
Bolivar Heights	3	2	66.67%
Bridgeview	3	0	NA
Cedar Hills	10	0	NA
East Newton	71	7	9.86%
Fleetwood Tynehead	88	17	19.32%
Fraser Heights	1	0	NA
Guildford	169	12	7.10%
Panorama Ridge	13	4	30.77%
Port Kells	0	0	NA
Queen Mary Park	64	6	9.38%
Royal Heights	1	0	NA
Sullivan Station	85	12	14.12%
West Newton	135	18	13.33%
Whalley	230	15	6.52%
TOTAL	882	93	10.54%

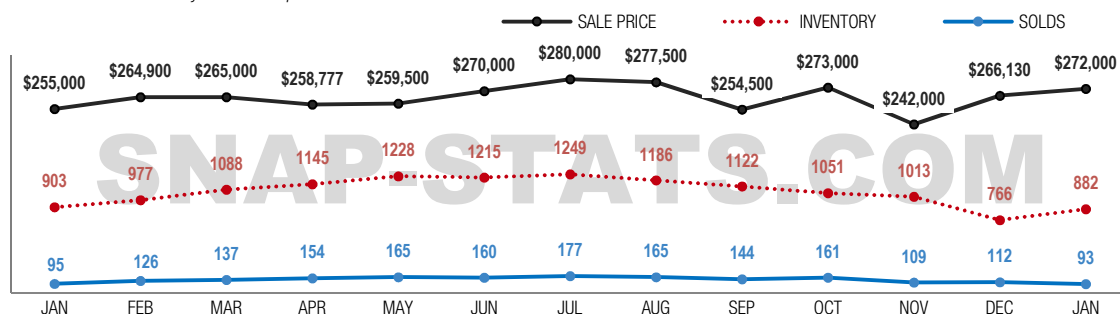
*Sales to Active Listing (Inventory) Ratio: The percent of homes selling

Market Summary

- Official Market Type **SURREY ATTACHED**: Buyers market at 11% Sales Ratio average (1.1 in 10 homes selling)
- Home are selling on average 3% below list price
- Most Active Price Band*: \$300,000 to \$500,000 with average 13% Sales Ratio (Buyers market)
- Buyers Best Bet*: Homes between \$200,000 to \$300,000, E. Newton, Guildford, Queen Mary Park, Whalley and up to 1 bdrms
- Sellers Best Bet*: Selling homes in Panorama Ridge and 3 bedroom properties

* With a minimum inventory of 10 where possible

13 Month Market Trend



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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	0	0	NA
400,001 – 500,000	5	1	20.00%
500,001 – 600,000	18	6	33.33%
600,001 – 700,000	52	15	28.85%
700,001 – 800,000	67	14	20.90%
800,001 – 900,000	59	8	13.56%
900,001 – 1,000,000	32	7	21.88%
1,000,001 – 1,250,000	68	7	10.29%
1,250,001 – 1,500,000	61	9	14.75%
1,500,001 – 1,750,000	36	5	13.89%
1,750,001 – 2,000,000	37	1	2.70%
2,000,001 – 2,250,000	13	0	NA
2,250,001 – 2,500,000	24	0	NA
2,500,001 – 2,750,000	6	0	NA
2,750,001 – 3,000,000	15	0	NA
3,000,001 – 3,500,000	5	0	NA
3,500,001 – 4,000,000	10	0	NA
4,000,001 & Greater	12	0	NA
TOTAL	521	73	14.01%

2 Bedrooms & Less	28	3	10.71%
3 to 4 Bedrooms	272	46	16.91%
5 to 6 Bedrooms	199	18	9.05%
7 Bedrooms & More	22	6	27.27%
TOTAL	521	73	14.01%

SnapStats® Median Data	December	January	Variance
Inventory	431	521	20.88%
Solds	72	73	1.39%
Sale Price	\$845,560	\$820,000	-3.02%
Sale Price SQFT	\$276	\$265	-3.99%
Sale to List Price Ratio	94%	97.6%	3.83%
Days on Market	62	50	-19.35%

Community STATS HOUSES (DETACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
Crescent Beach Ocean Park	81	6	7.41%
Elgin Chantrell	75	12	16.00%
Grandview	41	4	9.76%
Hazelmere	2	0	NA
King George Corridor	61	11	18.03%
Morgan Creek	43	4	9.30%
Pacific Douglas	58	10	17.24%
Sunnyside Park	49	13	26.53%
White Rock	111	13	11.71%
TOTAL	521	73	14.01%

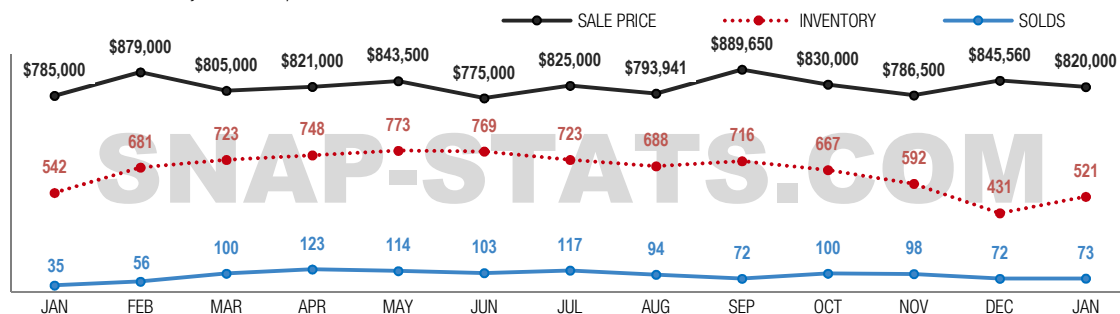
*Sales to Active Listing (Inventory) Ratio: The percent of homes selling

Market Summary

- Official Market Type **SOUTH SURREY DETACHED**: Buyers market at 14% Sales Ratio (1.4 in 10 homes selling)
- Homes are selling on average 2% below list price
- Most Active Price Band* (+/- \$1 mil): \$500,000 to \$700,000 (Sellers market); \$1.25 mil to \$1.75 mil (Buyers market)
- Buyers Best Bet* (+/- \$1 mil): Homes \$800,000 to \$900,000; \$1.75 mil to \$2 mil, Crescent Beach, 5 to 6 Bedroom Properties
- Sellers Best Bet*: Selling homes in Sunnyside Park and minimum 7 bedroom properties

* With a minimum inventory of 10 where possible

13 Month Market Trend



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Price Band & Bedroom STATS CONDO & TH (ATTACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
\$0 – 100,000	1	0	NA
100,001 – 200,000	43	4	9.30%
200,001 – 300,000	115	11	9.57%
300,001 – 400,000	133	8	6.02%
400,001 – 500,000	72	10	13.89%
500,001 – 600,000	66	6	9.09%
600,001 – 700,000	35	3	8.57%
700,001 – 800,000	27	0	NA
800,001 – 900,000	10	0	NA
900,001 – 1,000,000	3	0	NA
1,000,001 – 1,250,000	3	0	NA
1,250,001 – 1,500,000	3	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
TOTAL	512	42	8.20%

0 to 1 Bedroom	67	2	2.99%
2 Bedrooms	292	26	8.90%
3 Bedrooms	111	11	9.91%
4 Bedrooms & Greater	42	3	7.14%
TOTAL	512	42	8.20%

SnapStats® Median Data	December	January	Variance
Inventory	398	512	28.64%
Solds	73	42	-42.47%
Sale Price	\$345,000	\$358,720	3.98%
Sale Price SQFT	\$284	\$305	7.39%
Sale to List Price Ratio	97.5%	95.1%	-2.46%
Days on Market	67	46	-31.34%

Community STATS CONDO & TH (ATTACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
Crescent Beach Ocean Park	17	0	NA
Elgin Chantrell	18	2	11.11%
Grandview	79	13	16.46%
Hazelmere	3	0	NA
King George Corridor	106	8	7.55%
Morgan Creek	40	2	5.00%
Pacific Douglas	16	0	NA
Sunnyside Park	38	5	13.16%
White Rock	195	12	6.15%
TOTAL	512	42	8.20%

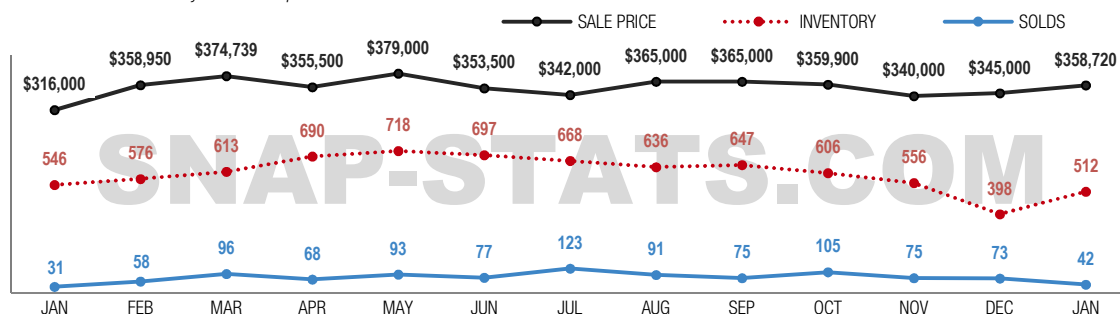
*Sales to Active Listing (Inventory) Ratio: The percent of homes selling

Market Summary

- Official Market Type **SOUTH SURREY ATTACHED**: Buyers market at 8% Sales Ratio average (8 in 100 homes selling)
- Home are selling on average at 5% below list price
- Most Active Price Band*: \$400,000 to \$500,000 with average 14% Sales Ratio (Buyers market)
- Buyers Best Bet*: Homes between \$300,000 to \$400,000, King George, Morgan Creek, White Rock and up to 1 bedrooms
- Sellers Best Bet*: Selling homes in Grandview and 3 bedroom properties

* With a minimum inventory of 10 where possible

13 Month Market Trend



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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	26	6	23.08%
500,001 – 600,000	55	6	10.91%
600,001 – 700,000	36	6	16.67%
700,001 – 800,000	23	1	4.35%
800,001 – 900,000	6	1	16.67%
900,001 – 1,000,000	4	0	NA
1,000,001 – 1,250,000	2	1	50.00%
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	153	21	13.73%

2 Bedrooms & Less	4	0	NA
3 to 4 Bedrooms	78	14	17.95%
5 to 6 Bedrooms	66	5	7.58%
7 Bedrooms & More	5	2	40.00%
TOTAL	153	21	13.73%

SnapStats® Median Data	December	January	Variance
Inventory	119	153	28.57%
Solds	21	21	NA
Sale Price	\$505,000	\$585,000	15.84%
Sale Price SQFT	\$246	\$270	9.76%
Sale to List Price Ratio	97.3%	97.8%	0.51%
Days on Market	31	45	45.16%

Community STATS HOUSES (DETACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
Annieville	42	4	9.52%
Nordel	44	5	11.36%
Scottsdale	42	7	16.67%
Sunshine Hills Woods	25	5	20.00%
TOTAL	153	21	13.73%

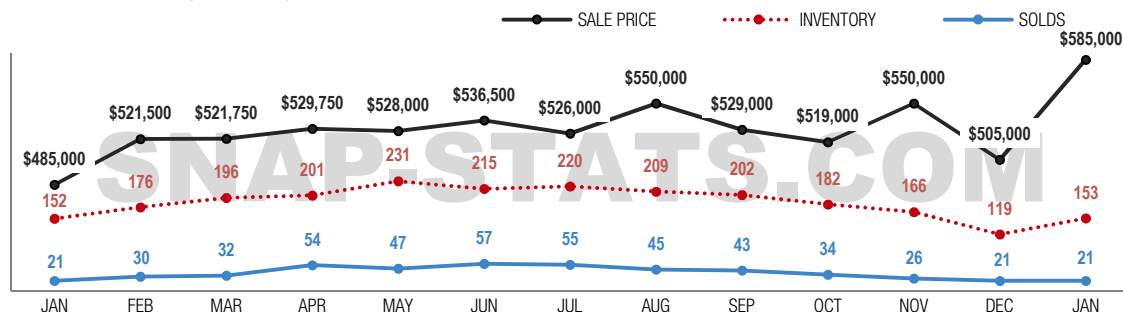
*Sales to Active Listing (Inventory) Ratio: The percent of homes selling

Market Summary

- Official Market Type **NORTH DELTA DETACHED**: Buyers market at 14% Sales Ratio average (1.4 in 10 homes selling)
- Homes are selling on average 2% below list price
- Most Active Price Band*: \$400,000 to \$500,000 with average 23% Sales Ratio (Sellers market)
- Buyers Best Bet*: Homes between \$700,000 to \$800,000, Annieville, Nordel and 5 to 6 bedroom properties
- Sellers Best Bet*: Selling homes in Sunshine Hills Woods and 3 to 4 bedroom properties

* With a minimum inventory of 10 where possible

13 Month Market Trend



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Price Band & Bedroom STATS CONDO & TH (ATTACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
\$0 – 100,000	2	1	50.00%
100,001 – 200,000	10	1	10.00%
200,001 – 300,000	15	2	13.33%
300,001 – 400,000	8	1	12.50%
400,001 – 500,000	2	0	NA
500,001 – 600,000	7	0	NA
600,001 – 700,000	8	0	NA
700,001 – 800,000	3	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	55	5	9.09%

0 to 1 Bedroom	9	1	11.11%
2 Bedrooms	17	2	11.76%
3 Bedrooms	27	1	3.70%
4 Bedrooms & Greater	2	1	50.00%
TOTAL	55	5	9.09%

SnapStats® Median Data	December	January	Variance
Inventory	37	55	48.65%
Solds	8	5	-37.50%
Sale Price	\$334,250	\$220,000	-34.18%
Sale Price SQFT	\$228	\$181	-20.61%
Sale to List Price Ratio	96.3%	95.9%	-0.42%
Days on Market	60	61	1.67%

Community STATS CONDO & TH (ATTACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
Annieville	16	3	18.75%
Nordel	19	0	NA
Scottsdale	15	1	6.67%
Sunshine Hills Woods	5	1	20.00%
TOTAL	55	5	9.09%

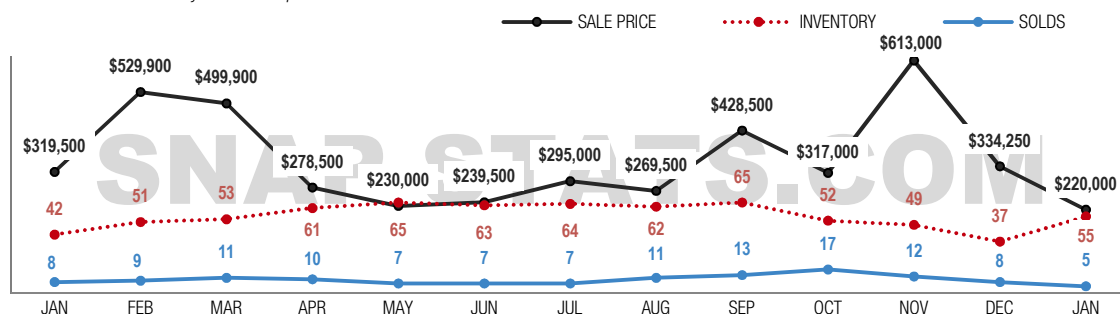
*Sales to Active Listing (Inventory) Ratio: The percent of homes selling

Market Summary

- Official Market Type **NORTH DELTA ATTACHED**: *Insufficient Data* but with 5 sales it is a Buyers market (9% Sales Ratio average)
- Homes are selling on average: *Insufficient Data*
- Most Active Price Band*: *Insufficient Data*
- Buyers Best Bet*: *Insufficient Data*
- Sellers Best Bet*: *Insufficient Data*

* With a minimum inventory of 10 where possible

13 Month Market Trend



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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	3	1	33.33%
400,001 – 500,000	21	11	52.38%
500,001 – 600,000	54	22	40.74%
600,001 – 700,000	46	3	6.52%
700,001 – 800,000	28	1	3.57%
800,001 – 900,000	13	2	15.38%
900,001 – 1,000,000	8	1	12.50%
1,000,001 – 1,250,000	11	0	NA
1,250,001 – 1,500,000	6	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	190	41	21.58%

2 Bedrooms & Less	3	0	NA
3 to 4 Bedrooms	69	26	37.68%
5 to 6 Bedrooms	85	13	15.29%
7 Bedrooms & More	33	2	6.06%
TOTAL	190	41	21.58%

SnapStats® Median Data	December	January	Variance
Inventory	150	190	26.67%
Solds	30	41	36.67%
Sale Price	\$561,750	\$540,000	-3.87%
Sale Price SQFT	\$209	\$212	1.44%
Sale to List Price Ratio	97.3%	100.0%	2.77%
Days on Market	28	50	78.57%

Community STATS HOUSES (DETACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
Clayton	43	13	30.23%
Cloverdale	147	28	19.05%
Serpentine	0	0	NA
TOTAL	190	41	21.58%

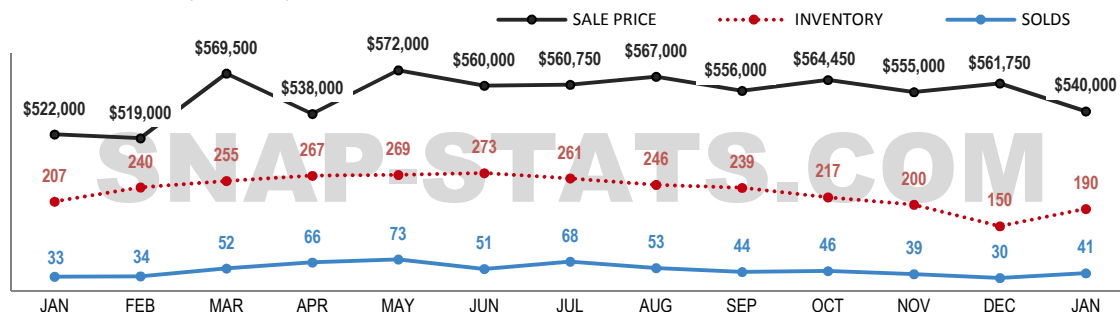
*Sales to Active Listing (Inventory) Ratio: The percent of homes selling

Market Summary

- Official Market Type **CLOVERDALE DETACHED**: Balanced Market at 22% Sales Ratio average (23% is a Sellers market)
- Homes are selling on average at list price
- Most Active Price Band*: \$400,000 to \$600,000 with average 47% Sales Ratio (1 in 2 home selling)
- Buyers Best Bet*: Homes between \$600,000 to \$800,000, Cloverdale and minimum 7 bedroom properties
- Sellers Best Bet*: Homes in Clayton and 3 to 4 bedroom properties

* With a minimum inventory of 10 where possible

13 Month Market Trend



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Price Band & Bedroom STATS CONDO & TH (ATTACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
\$0 – 100,000	1	0	NA
100,001 – 200,000	24	3	12.50%
200,001 – 300,000	62	5	8.06%
300,001 – 400,000	75	9	12.00%
400,001 – 500,000	16	3	18.75%
500,001 – 600,000	6	0	NA
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	185	20	10.81%

0 to 1 Bedroom	29	2	6.90%
2 Bedrooms	79	6	7.59%
3 Bedrooms	61	10	16.39%
4 Bedrooms & Greater	16	2	12.50%
TOTAL	185	20	10.81%

SnapStats® Median Data	December	January	Variance
Inventory	139	185	33.09%
Solds	36	20	-44.44%
Sale Price	\$323,000	\$324,450	0.45%
Sale Price SQFT	\$223	\$232	4.04%
Sale to List Price Ratio	98.7%	98.5%	-0.20%
Days on Market	52	57	9.62%

Community STATS CONDO & TH (ATTACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
Clayton	103	12	11.65%
Cloverdale	82	8	9.76%
Serpentine	0	0	NA
TOTAL	185	20	10.81%

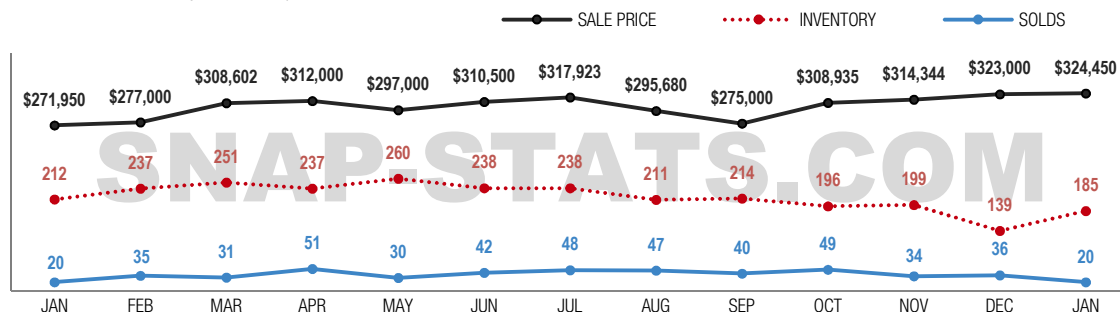
*Sales to Active Listing (Inventory) Ratio: The percent of homes selling

Market Summary

- Official Market Type **CLOVERDALE ATTACHED**: Buyers market at 11% Sales Ratio average (1.1 in 10 homes selling)
- Homes are selling on average at 1% below list price
- Most Active Price Band*: \$400,000 to \$500,000 with average 19% Sales Ratio (Balanced market)
- Buyers Best Bet*: Homes between \$200,000 to \$300,000, Cloverdale and up to 1 bedroom properties
- Sellers Best Bet*: Selling homes in Clayton and 3 bedroom properties

* With a minimum inventory of 10 where possible

13 Month Market Trend



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Price Band & Bedroom STATS HOUSES (DETACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
\$0 – 100,000	2	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	4	0	NA
300,001 – 400,000	13	5	38.46%
400,001 – 500,000	44	15	34.09%
500,001 – 600,000	72	15	20.83%
600,001 – 700,000	89	18	20.22%
700,001 – 800,000	46	1	2.17%
800,001 – 900,000	20	2	10.00%
900,001 – 1,000,000	8	0	NA
1,000,001 – 1,250,000	12	0	NA
1,250,001 – 1,500,000	6	0	NA
1,500,001 – 1,750,000	4	0	NA
1,750,001 – 2,000,000	4	1	25.00%
2,000,001 – 2,250,000	4	0	NA
2,250,001 – 2,500,000	5	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	3	0	NA
3,000,001 – 3,500,000	3	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
TOTAL	339	57	16.81%

2 Bedrooms & Less	13	1	7.69%
3 to 4 Bedrooms	157	30	19.11%
5 to 6 Bedrooms	145	24	16.55%
7 Bedrooms & More	24	2	8.33%
TOTAL	339	57	16.81%

SnapStats® Median Data	December	January	Variance
Inventory	266	339	27.44%
Solds	70	57	-18.57%
Sale Price	\$587,500	\$565,400	-3.76%
Sale Price SQFT	\$221	\$229	3.62%
Sale to List Price Ratio	98.0%	100.1%	2.14%
Days on Market	44	40	-9.09%

Community STATS HOUSES (DETACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
Aldergrove	32	7	21.88%
Brookwood	31	3	9.68%
Campbell Valley	21	1	4.76%
County Line Glen Valley	0	0	NA
Fort Langley	15	1	6.67%
Langley City	39	7	17.95%
Murrayville	30	2	6.67%
Otter District	2	0	NA
Salmon River	13	1	7.69%
Walnut Grove	47	15	31.91%
Willoughby Heights	109	20	18.35%
TOTAL	339	57	16.81%

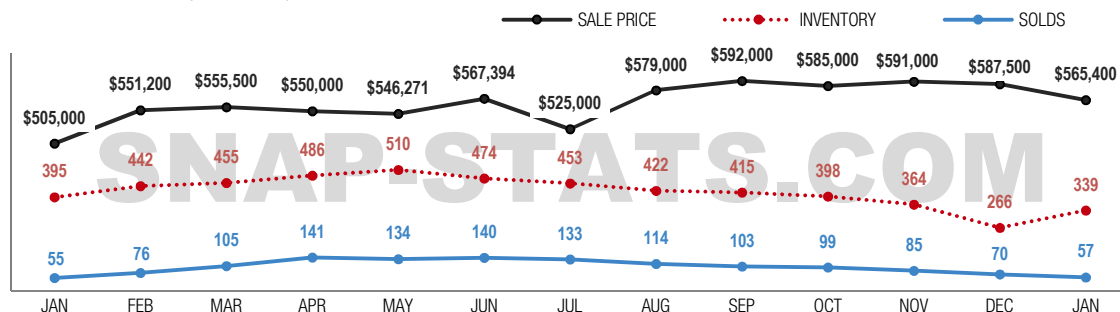
*Sales to Active Listing (Inventory) Ratio: The percent of homes selling

Market Summary

- Official Market Type **LANGLEY DETACHED**: Buyers market at 17% Sales Ratio average (18% is a Balanced market)
- Homes are selling on average at list price
- Most Active Price Band*: \$300,000 to \$500,000 with average 36% Sales Ratio (4 in 10 homes selling: Sellers market)
- Buyers Best Bet*: Homes between \$700,000 to \$800,000, Campbell Valley and up to 2 bedroom properties
- Sellers Best Bet*: Selling homes in Aldergrove, Walnut Grove and 3 to 6 bedroom properties

* With a minimum inventory of 10 where possible

13 Month Market Trend



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Price Band & Bedroom STATS CONDO & TH (ATTACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
\$0 – 100,000	2	0	NA
100,001 – 200,000	106	30	28.30%
200,001 – 300,000	155	17	10.97%
300,001 – 400,000	107	12	11.21%
400,001 – 500,000	26	4	15.38%
500,001 – 600,000	1	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
TOTAL	397	63	15.87%

0 to 1 Bedroom	69	7	10.14%
2 Bedrooms	192	36	18.75%
3 Bedrooms	104	16	15.38%
4 Bedrooms & Greater	32	4	12.50%
TOTAL	397	63	15.87%

SnapStats® Median Data	December	January	Variance
Inventory	340	397	16.76%
Solds	66	63	-4.55%
Sale Price	\$277,750	\$205,900	-25.87%
Sale Price SQFT	\$207	\$174	-15.94%
Sale to List Price Ratio	97.3%	96.7%	-0.62%
Days on Market	40	43	7.50%

Community STATS CONDO & TH (ATTACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
Aldergrove	32	5	15.63%
Brookwood	0	0	NA
Campbell Valley	0	0	NA
County Line Glen Valley	0	0	NA
Fort Langley	3	0	NA
Langley City	153	28	18.30%
Murrayville	20	5	25.00%
Otter District	0	0	NA
Salmon River	9	4	44.44%
Walnut Grove	64	5	7.81%
Willoughby Heights	116	16	13.79%
TOTAL	397	63	15.87%

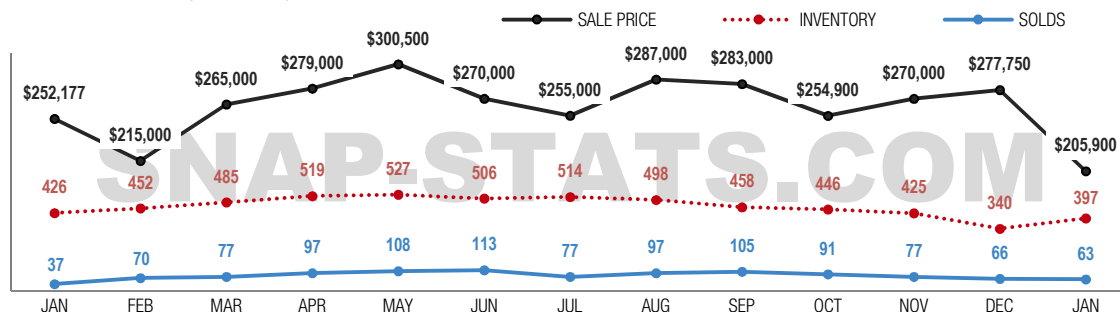
*Sales to Active Listing (Inventory) Ratio: The percent of homes selling

Market Summary

- Official Market Type **LANGLEY ATTACHED**: Buyers market at 16% Sales Ratio average (1.6 in 10 homes selling)
- Homes are selling on average 3% below list price
- Most Active Price Band*: \$100,000 to \$200,000 with average 28% Sales Ratio (Sellers market)
- Buyers Best Bet*: Homes between \$200,000 to \$400,000, Walnut Grove and up to 1 bedroom properties
- Sellers Best Bet*: Selling homes in Murrayville, Salmon River and 2 bedroom properties

* With a minimum inventory of 10 where possible

13 Month Market Trend



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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	16	3	18.75%
300,001 – 400,000	109	17	15.60%
400,001 – 500,000	87	14	16.09%
500,001 – 600,000	74	7	9.46%
600,001 – 700,000	37	2	5.41%
700,001 – 800,000	24	1	4.17%
800,001 – 900,000	17	2	11.76%
900,001 – 1,000,000	6	0	NA
1,000,001 – 1,250,000	6	1	16.67%
1,250,001 – 1,500,000	2	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	378	47	12.43%

2 Bedrooms & Less	22	1	4.55%
3 to 4 Bedrooms	187	24	12.83%
5 to 6 Bedrooms	133	21	15.79%
7 Bedrooms & More	36	1	2.78%
TOTAL	378	47	12.43%

SnapStats® Median Data	December	January	Variance
Inventory	349	378	8.31%
Solds	54	47	-12.96%
Sale Price	\$389,500	\$425,000	9.11%
Sale Price SQFT	\$163	\$153	-6.13%
Sale to List Price Ratio	96.5%	96.6%	0.10%
Days on Market	41	59	43.90%

Community STATS HOUSES (DETACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
Abbotsford East	140	22	15.71%
Abbotsford West	123	18	14.63%
Aberdeen	29	2	6.90%
Bradner	2	0	NA
Central Abbotsford	60	4	6.67%
Matsqui	1	0	NA
Poplar	23	1	4.35%
Sumas Mountain	0	0	NA
Sumas Prairie	0	0	NA
TOTAL	378	47	12.43%

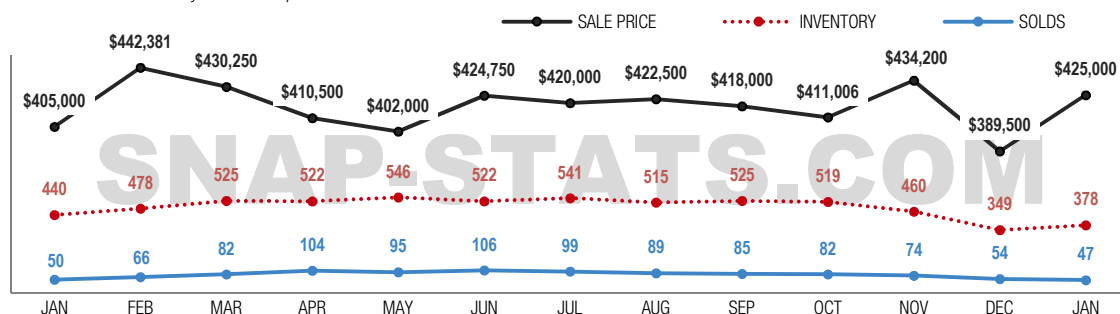
*Sales to Active Listing (Inventory) Ratio: The percent of homes selling

Market Summary

- Official Market Type **ABBOTSFORD DETACHED**: Buyers market at 12% Sales Ratio average (1.2 in 10 homes selling)
- Homes are selling on average 3% below list price
- Most Active Price Band*: \$200,000 to \$300,000 with average 19% Sales Ratio (Balanced market)
- Buyers Best Bet*: Homes between \$600,000 to \$800,000, Aberdeen, Central Abbotsford, Poplar and minimum 7 bedrooms
- Sellers Best Bet*: Selling homes in Abbotsford East, West and 3 to 6 bedroom properties

* With a minimum inventory of 10 where possible

13 Month Market Trend



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Price Band & Bedroom STATS CONDO & TH (ATTACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
\$0 – 100,000	32	5	15.63%
100,001 – 200,000	171	19	11.11%
200,001 – 300,000	140	16	11.43%
300,001 – 400,000	57	3	5.26%
400,001 – 500,000	13	0	NA
500,001 – 600,000	1	0	NA
600,001 – 700,000	2	0	NA
700,001 – 800,000	1	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	417	43	10.31%

0 to 1 Bedroom	46	6	13.04%
2 Bedrooms	241	25	10.37%
3 Bedrooms	107	11	10.28%
4 Bedrooms & Greater	23	1	4.35%
TOTAL	417	43	10.31%

SnapStats® Median Data	December	January	Variance
Inventory	379	417	10.03%
Solds	51	43	-15.69%
Sale Price	\$201,000	\$188,000	-6.47%
Sale Price SQFT	\$169	\$164	-2.96%
Sale to List Price Ratio	96.6%	94.1%	-2.59%
Days on Market	49	60	22.45%

Community STATS CONDO & TH (ATTACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
Abbotsford East	47	8	17.02%
Abbotsford West	154	14	9.09%
Aberdeen	5	1	20.00%
Bradner	0	0	NA
Central Abbotsford	191	17	8.90%
Matsqui	0	0	NA
Poplar	20	3	15.00%
Sumas Mountain	0	0	NA
Sumas Prairie	0	0	NA
TOTAL	417	43	10.31%

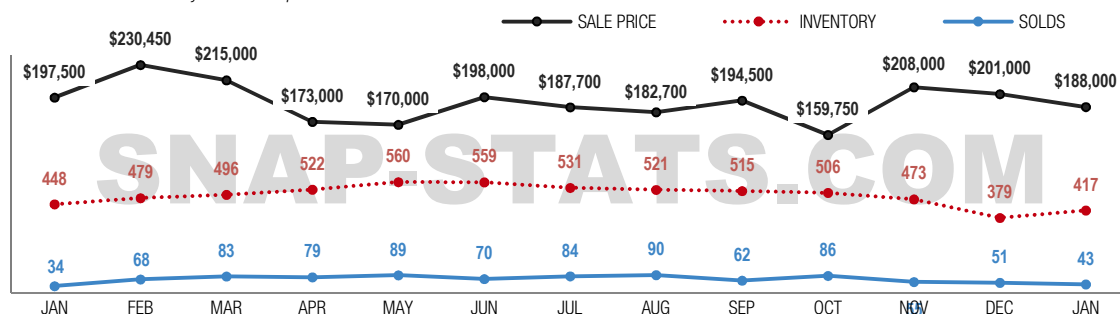
*Sales to Active Listing (Inventory) Ratio: The percent of homes selling

Market Summary

- Official Market Type **ABBOTSFORD ATTACHED**: Buyers market at 10% Sales Ratio average (1 in 10 homes selling)
- Homes are selling on average 6% below list price
- Most Active Price Band*: \$0 to \$100,000 with average 16% Sales Ratio (Buyers market)
- Buyers Best Bet*: Homes between \$300,000 to \$400,000, Abbotsford West, Central, and minimum 4 bedroom properties
- Sellers Best Bet*: Selling homes in Abbotsford East, Poplar and up to 1 bedroom properties

* With a minimum inventory of 10 where possible

13 Month Market Trend



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Price Band & Bedroom STATS HOUSES (DETACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
\$0 – 100,000	1	0	NA
100,001 – 200,000	4	0	NA
200,001 – 300,000	22	7	31.82%
300,001 – 400,000	84	13	15.48%
400,001 – 500,000	73	8	10.96%
500,001 – 600,000	28	0	NA
600,001 – 700,000	12	0	NA
700,001 – 800,000	4	1	25.00%
800,001 – 900,000	2	0	NA
900,001 – 1,000,000	1	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	234	29	12.39%

2 Bedrooms & Less	22	1	4.55%
3 to 4 Bedrooms	131	19	14.50%
5 to 6 Bedrooms	72	9	12.50%
7 Bedrooms & More	9	0	NA
TOTAL	234	29	12.39%

SnapStats® Median Data	December	January	Variance
Inventory	211	234	10.90%
Solds	24	29	20.83%
Sale Price	\$335,750	\$360,000	7.22%
Sale Price SQFT	\$150	\$150	NA
Sale to List Price Ratio	96.6%	100.0%	3.52%
Days on Market	57	45	-21.05%

Community STATS HOUSES (DETACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
Dewdney Deroche	4	1	25.00%
Durieu	2	0	NA
Hatzic	23	1	4.35%
Hemlock	3	0	NA
Lake Errock	23	0	NA
Mission	173	27	15.61%
Mission West	5	0	NA
Stave Falls	1	0	NA
Steelhead	0	0	NA
TOTAL	234	29	12.39%

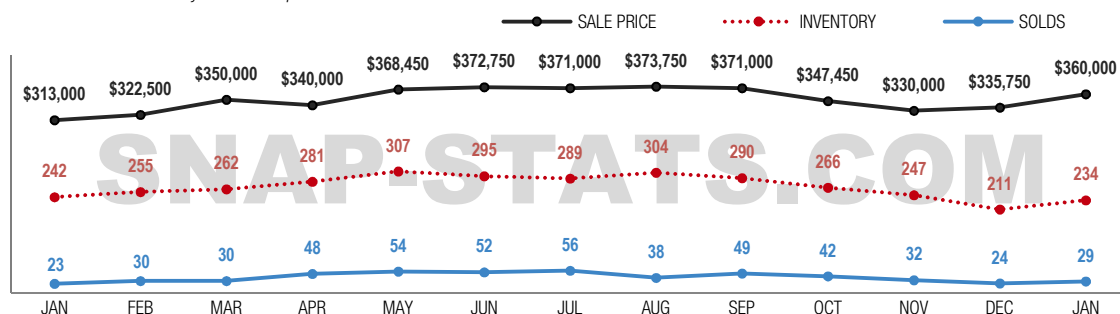
*Sales to Active Listing (Inventory) Ratio: The percent of homes selling

Market Summary

- Official Market Type **MISSION DETACHED**: Buyers market at 12% Sales Ratio average (1.2 in 10 homes selling)
- Homes are selling on average at list price
- Most Active Price Band*: \$200,000 to \$300,000 with average 32% Sales Ratio (Sellers market)
- Buyers Best Bet*: Homes between \$400,000 to \$500,000, Hatzic and up to 2 bedroom properties
- Sellers Best Bet*: Selling homes in Mission and 3 to 6 bedroom properties

* With a minimum inventory of 10 where possible

13 Month Market Trend



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Price Band & Bedroom STATS CONDO & TH (ATTACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
\$0 – 100,000	3	2	66.67%
100,001 – 200,000	26	1	3.85%
200,001 – 300,000	18	2	11.11%
300,001 – 400,000	7	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	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	54	5	9.26%

0 to 1 Bedroom	8	2	25.00%
2 Bedrooms	30	2	6.67%
3 Bedrooms	15	1	6.67%
4 Bedrooms & Greater	1	0	NA
TOTAL	54	5	9.26%

SnapStats® Median Data	December	January	Variance
Inventory	46	54	17.39%
Solds	6	5	-16.67%
Sale Price	\$224,500	\$198,000	-11.80%
Sale Price SQFT	\$152	\$184	21.05%
Sale to List Price Ratio	98.7%	94.8%	-3.95%
Days on Market	106	160	50.94%

Community STATS CONDO & TH (ATTACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
Dewdney Deroche	0	0	NA
Durieu	0	0	NA
Hatzic	0	0	NA
Hemlock	10	0	NA
Lake Errock	0	0	NA
Mission	44	5	11.36%
Mission West	0	0	NA
Stave Falls	0	0	NA
Steelhead	0	0	NA
TOTAL	54	5	9.26%

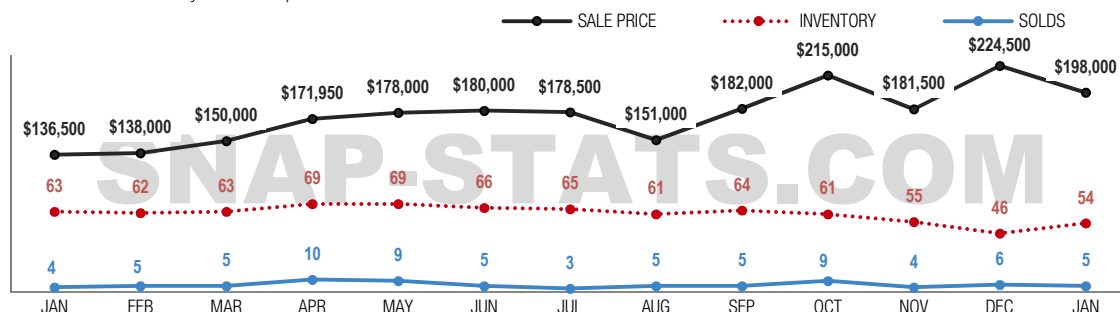
*Sales to Active Listing (Inventory) Ratio: The percent of homes selling

Market Summary

- Official Market Type **MISSION ATTACHED**: *Insufficient Data* but with 5 sales it is a Buyers market with a 9% Sales Ratio average
- Homes are selling on average: *Insufficient Data*
- Most Active Price Band*: *Insufficient Data*
- Buyers Best Bet*: *Insufficient Data*
- Sellers Best Bet*: *Insufficient Data*

* With a minimum inventory of 10 where possible

13 Month Market Trend



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