

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

Compliments of:
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SnapStats[®]

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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	0	0	NA
300,001 – 400,000	6	4	66.67%
400,001 – 500,000	30	12	40.00%
500,001 – 600,000	97	53	54.64%
600,001 – 700,000	87	67	77.01%
700,001 – 800,000	103	70	67.96%
800,001 – 900,000	84	42	50.00%
900,001 – 1,000,000	61	12	19.67%
1,000,001 – 1,250,000	68	16	23.53%
1,250,001 – 1,500,000	32	6	18.75%
1,500,001 – 1,750,000	7	0	NA
1,750,001 – 2,000,000	7	1	14.29%
2,000,001 – 2,250,000	1	0	NA
2,250,001 – 2,500,000	3	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	3	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	4	0	NA
4,000,001 & Greater	3	0	NA
TOTAL	596	283	47.48%

2 Bedrooms & Less	22	11	50.00%
3 to 4 Bedrooms	188	92	48.94%
5 to 6 Bedrooms	182	108	59.34%
7 Bedrooms & More	204	72	35.29%
TOTAL	596	283	47.48%

SnapStats® Median Data	October	November	Variance
Inventory	721	596	-17.34%
Solds	319	283	-11.29%
Sale Price	\$675,000	\$710,786	5.30%
Sale Price SQFT	\$265	\$252	-4.91%
Sale to List Price Ratio	99%	99%	NA
Days on Market	23	17	-26.09%

Community STATS HOUSES (DETACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
Bear Creek Green Timbers	53	29	54.72%
Bolivar Heights	42	12	28.57%
Bridgeview	16	4	25.00%
Cedar Hills	36	18	50.00%
East Newton	78	30	38.46%
Fleetwood Tynehead	63	47	74.60%
Fraser Heights	41	20	48.78%
Guildford	10	8	80.00%
Panorama Ridge	55	26	47.27%
Port Kells	5	0	NA
Queen Mary Park	57	18	31.58%
Royal Heights	12	5	41.67%
Sullivan Station	36	32	88.89%
West Newton	51	26	50.98%
Whalley	41	8	19.51%
TOTAL	596	283	47.48%

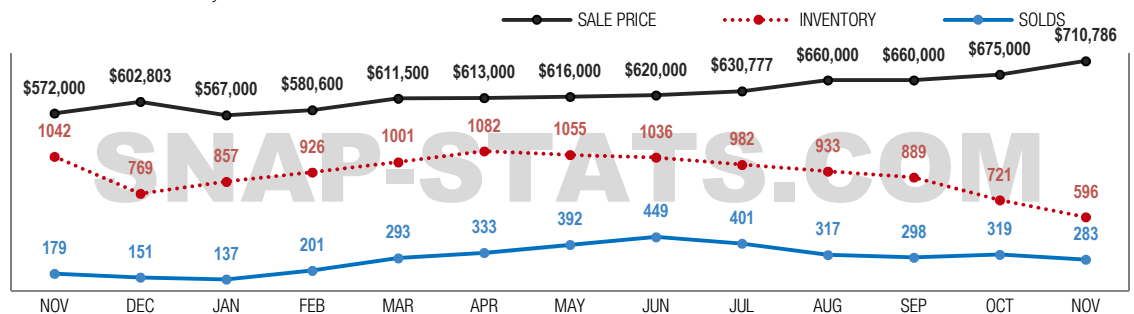
*Sales Ratio: Speed of homes selling (Sales to Inventory Ratio). Higher is faster.

Market Summary

- Official Market Type **SURREY DETACHED**: Sellers market at 47% Sales Ratio average (4.7 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band*: \$600,000 to \$700,000 with average 77% Sales Ratio (Sellers market)
- Buyers Best Bet*: Homes between \$1.25 mil to \$1.5 mil, Bolivar Heights, Bridgeview, Whalley and 7 plus bedroom properties
- Sellers Best Bet*: Selling homes in Fleetwood Tynehead, Guildford, Sullivan Station and 5 to 6 bedroom properties

* With a minimum inventory of 10 in most instances

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	239	56	23.43%
200,001 – 300,000	390	57	14.62%
300,001 – 400,000	191	81	42.41%
400,001 – 500,000	43	17	39.53%
500,001 – 600,000	7	6	85.71%
600,001 – 700,000	2	0	NA
700,001 – 800,000	0	0	NA
800,001 – 900,000	3	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	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	878	217	24.72%

0 to 1 Bedroom	206	41	19.90%
2 Bedrooms	427	70	16.39%
3 Bedrooms	221	96	43.44%
4 Bedrooms & Greater	24	10	41.67%
TOTAL	878	217	24.72%

SnapStats® Median Data	October	November	Variance
Inventory	949	878	-7.48%
Solds	206	217	5.34%
Sale Price	\$290,500	\$290,000	-0.17%
Sale Price SQFT	\$219	\$221	0.91%
Sale to List Price Ratio	99%	97%	-2.02%
Days on Market	27	33	22.22%

Community STATS CONDO & TH (ATTACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
Bear Creek Green Timbers	13	1	7.69%
Bolivar Heights	11	1	9.09%
Bridgeview	3	0	NA
Cedar Hills	8	0	NA
East Newton	75	13	17.33%
Fleetwood Tynehead	62	39	62.90%
Fraser Heights	7	0	NA
Guildford	138	34	24.64%
Panorama Ridge	4	3	75.00%
Port Kells	0	0	NA
Queen Mary Park	78	16	20.51%
Royal Heights	0	0	NA
Sullivan Station	36	32	88.89%
West Newton	132	25	18.94%
Whalley	311	53	17.04%
TOTAL	878	217	24.72%

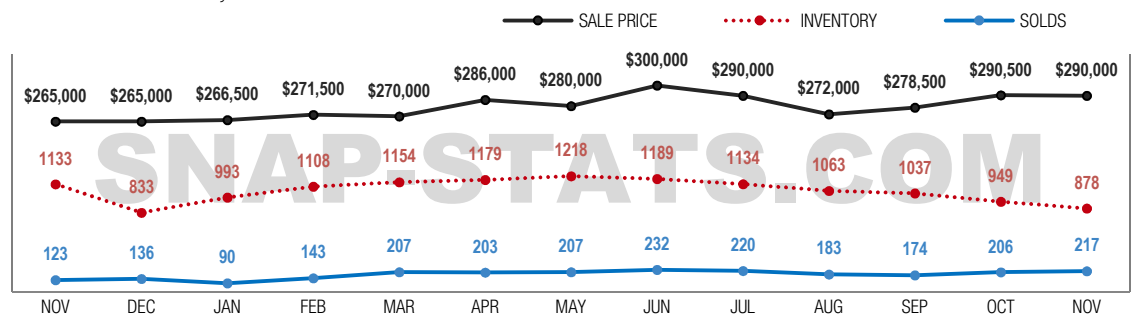
*Sales Ratio: Speed of homes selling (Sales to Inventory Ratio). Higher is faster.

Market Summary

- Official Market Type **SURREY ATTACHED**: Sellers market at 25% Sales Ratio average (1 in 4 homes selling rate)
- Homes are selling on average 3% below list price
- Most Active Price Band*: \$300,000 to \$500,000 with average 41% Sales Ratio (Sellers market)
- Buyers Best Bet:* Homes between \$200,000 to \$300,000, Bear Creek, Bolivar Heights and up to 2 bedroom properties
- Sellers Best Bet:* Selling homes in Fleetwood Tynehead, Sullivan Station and minimum 3 bedroom properties

* With a minimum inventory of 10 in most instances

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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	1	100.00%
400,001 – 500,000	0	0	NA
500,001 – 600,000	1	1	100.00%
600,001 – 700,000	5	5	100.00%
700,001 – 800,000	19	18	94.74%
800,001 – 900,000	33	18	54.55%
900,001 – 1,000,000	24	14	58.33%
1,000,001 – 1,250,000	36	32	88.89%
1,250,001 – 1,500,000	38	24	63.16%
1,500,001 – 1,750,000	34	22	64.71%
1,750,001 – 2,000,000	40	7	17.50%
2,000,001 – 2,250,000	18	11	61.11%
2,250,001 – 2,500,000	23	2	8.70%
2,500,001 – 2,750,000	13	3	23.08%
2,750,001 – 3,000,000	17	1	5.88%
3,000,001 – 3,500,000	12	1	8.33%
3,500,001 – 4,000,000	14	2	14.29%
4,000,001 & Greater	9	0	NA
TOTAL	337	162	48.07%

2 Bedrooms & Less	33	14	42.42%
3 to 4 Bedrooms	156	72	46.15%
5 to 6 Bedrooms	127	66	51.97%
7 Bedrooms & More	21	10	47.62%
TOTAL	337	162	48.07%

SnapStats® Median Data	October	November	Variance
Inventory	407	337	-17.20%
Solds	142	162	14.08%
Sale Price	\$1,128,300	\$1,157,500	2.59%
Sale Price SQFT	\$377	\$380	0.80%
Sale to List Price Ratio	100%	97%	-3.00%
Days on Market	29	31	6.90%

Community STATS HOUSES (DETACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
Crescent Beach Ocean Park	54	25	46.30%
Elgin Chantrell	51	19	37.25%
Grandview	34	9	26.47%
Hazelmere	2	0	NA
King George Corridor	32	23	71.88%
Morgan Creek	28	20	71.43%
Pacific Douglas	15	14	93.33%
Sunnyside Park	22	10	45.45%
White Rock	99	42	42.42%
TOTAL	337	162	48.07%

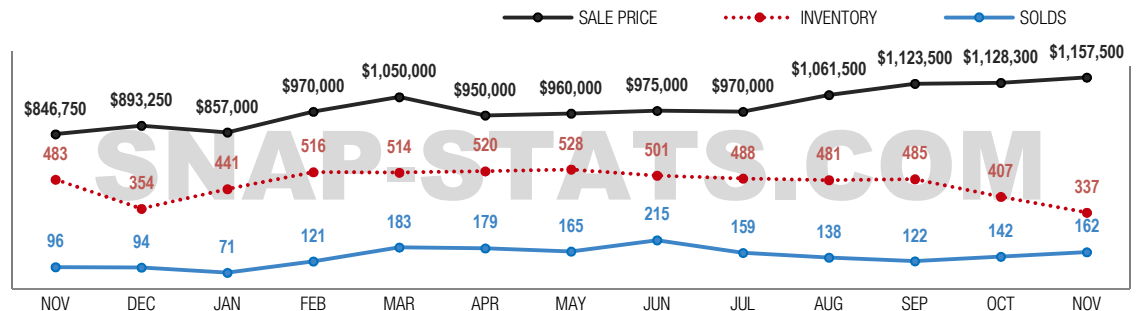
*Sales Ratio: Speed of homes selling (Sales to Inventory Ratio). Higher is faster.

Market Summary

- Official Market Type **SOUTH SURREY DETACHED**: Sellers market at 48% Sales Ratio average (4.8 in 10 homes selling rate)
- Homes are selling on average 3% below list price
- Most Active Price Band* (+/- \$1 mil): \$700,000 to \$800,000 (95% Sales Ratio)/\$1 mil to \$1.25 mil (89% Sales Ratio)
- Buyers Best Bet* (+/- \$1 mil): Homes \$800,000 to \$900,000/\$2.75 mil to \$3 mil, Elgin Chantrell, Grandview and up to 2 bedrooms
- Sellers Best Bet*: Selling homes in King George Corridor, Morgan Creek, Pacific Douglas and 5 to 6 bedroom properties

* With a minimum inventory of 10 in most instances

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SnapStats® SOUTH SURREY/WHITE ROCK NOVEMBER 2015

Price Band & Bedroom STATS CONDO & TH (ATTACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
\$0 – 100,000	5	1	20.00%
100,001 – 200,000	34	9	26.47%
200,001 – 300,000	81	19	23.46%
300,001 – 400,000	93	37	39.78%
400,001 – 500,000	43	29	67.44%
500,001 – 600,000	39	11	28.21%
600,001 – 700,000	41	10	24.39%
700,001 – 800,000	10	4	40.00%
800,001 – 900,000	8	2	25.00%
900,001 – 1,000,000	6	0	NA
1,000,001 – 1,250,000	1	1	100.00%
1,250,001 – 1,500,000	1	0	NA
1,500,001 – 1,750,000	2	0	NA
1,750,001 – 2,000,000	1	0	NA
2,000,001 – 2,250,000	1	0	NA
2,250,001 – 2,500,000	2	1	50.00%
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	368	124	33.70%

0 to 1 Bedroom	66	14	21.21%
2 Bedrooms	212	67	31.60%
3 Bedrooms	57	34	59.65%
4 Bedrooms & Greater	33	9	27.27%
TOTAL	368	124	33.70%

SnapStats® Median Data	October	November	Variance
Inventory	416	368	-11.54%
Solds	127	124	-2.36%
Sale Price	\$378,000	\$274,250	-27.45%
Sale Price SQFT	\$293	\$298	1.71%
Sale to List Price Ratio	100%	98%	-2.00%
Days on Market	38	44	15.79%

Community STATS CONDO & TH (ATTACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
Crescent Beach Ocean Park	5	4	80.00%
Elgin Chantrell	10	2	20.00%
Grandview	88	31	35.23%
Hazelmere	0	0	NA
King George Corridor	59	27	45.76%
Morgan Creek	22	13	59.09%
Pacific Douglas	4	1	25.00%
Sunnyside Park	29	6	20.69%
White Rock	151	40	26.49%
TOTAL	368	124	33.70%

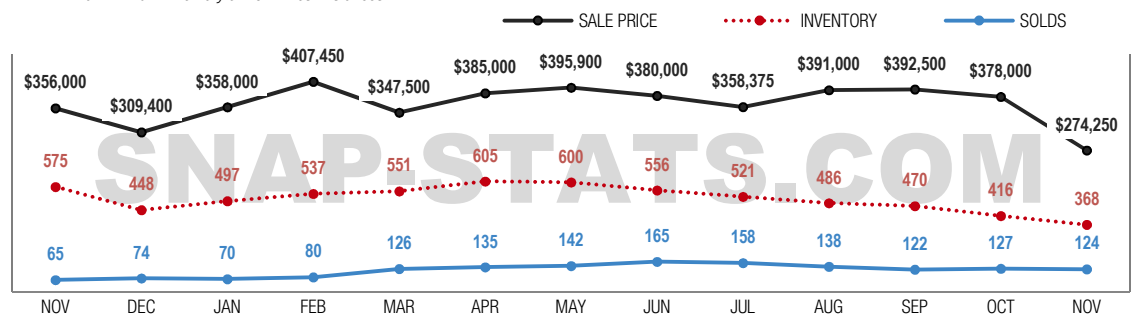
*Sales Ratio: Speed of homes selling (Sales to Inventory Ratio). Higher is faster.

Market Summary

- Official Market Type **SOUTH SURREY ATTACHED**: Sellers market at 34% Sales Ratio average (3.4 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band*: \$400,000 to \$500,000 with average 67% Sales Ratio (Sellers market)
- Buyers Best Bet*: Homes between \$200k to \$300k/\$600k to \$700k, Elgin Chantrell, Sunnyside, White Rock and up to 1 bedroom
- Sellers Best Bet*: Selling homes in King George, Morgan Creek and 3 bedroom properties

* With a minimum inventory of 10 in most instances

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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	0	0	NA
400,001 – 500,000	1	2	200.00%
500,001 – 600,000	5	11	220.00%
600,001 – 700,000	13	23	176.92%
700,001 – 800,000	18	12	66.67%
800,001 – 900,000	10	8	80.00%
900,001 – 1,000,000	8	6	75.00%
1,000,001 – 1,250,000	11	4	36.36%
1,250,001 – 1,500,000	3	1	33.33%
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	69	67	97.10%

2 Bedrooms & Less	3	0	NA
3 to 4 Bedrooms	28	44	157.14%
5 to 6 Bedrooms	28	19	67.86%
7 Bedrooms & More	10	4	40.00%
TOTAL	69	67	97.10%

SnapStats® Median Data	October	November	Variance
Inventory	101	69	-31.68%
Solds	58	67	15.52%
Sale Price	\$693,750	\$693,000	-0.11%
Sale Price SQFT	\$308	\$303	-1.62%
Sale to List Price Ratio	101%	104%	2.97%
Days on Market	8	11	37.50%

Community STATS HOUSES (DETACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
Annieville	14	18	128.57%
Nordel	31	24	77.42%
Scottsdale	15	9	60.00%
Sunshine Hills Woods	9	16	177.78%
TOTAL	69	67	97.10%

NOTE: November 2015 numbers reported as per the REBGV MLS® and are correct. In some instances sales recorded exceed listings active as at December 1, 2015 reflecting the speed of the current market.

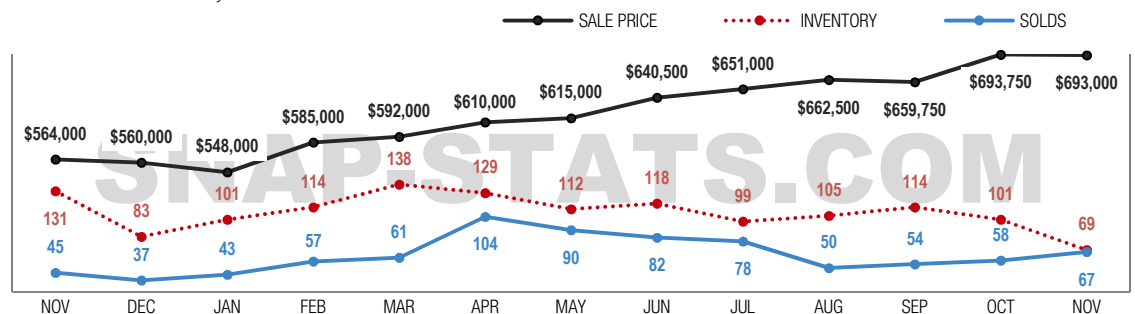
*Sales Ratio: Speed of homes selling (Sales to Inventory Ratio). Higher is faster.

Market Summary

- Official Market Type **NORTH DELTA DETACHED**: Sellers market at 97% Sales Ratio average (9.7 in 10 homes selling rate)
- Homes are selling on average 4% above list price
- Most Active Price Band*: \$600,000 to \$900,000 with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet*: Homes between \$1 mil to \$1.25 mil, Scottsdale and minimum 7 bedroom properties
- Sellers Best Bet*: Selling homes in Annieville, Sunshine Hills Woods and 3 to 4 bedroom properties

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

13 Month Market Trend



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Price Band & Bedroom STATS CONDO & TH (ATTACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
\$0 – 100,000	1	1	100.00%
100,001 – 200,000	12	0	NA
200,001 – 300,000	12	3	25.00%
300,001 – 400,000	7	0	NA
400,001 – 500,000	5	4	80.00%
500,001 – 600,000	3	1	33.33%
600,001 – 700,000	7	0	NA
700,001 – 800,000	1	0	NA
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	49	9	18.37%

0 to 1 Bedroom	12	0	NA
2 Bedrooms	16	3	18.75%
3 Bedrooms	10	4	40.00%
4 Bedrooms & Greater	11	2	18.18%
TOTAL	49	9	18.37%

SnapStats® Median Data	October	November	Variance
Inventory	43	49	13.95%
Solds	12	9	-25.00%
Sale Price	\$381,450	\$444,000	16.40%
Sale Price SQFT	\$271	\$322	18.82%
Sale to List Price Ratio	99%	102%	3.03%
Days on Market	24	11	-54.17%

Community STATS CONDO & TH (ATTACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
Annieville	10	3	30.00%
Nordel	7	5	71.43%
Scottsdale	30	1	3.33%
Sunshine Hills Woods	2	0	NA
TOTAL	49	9	18.37%

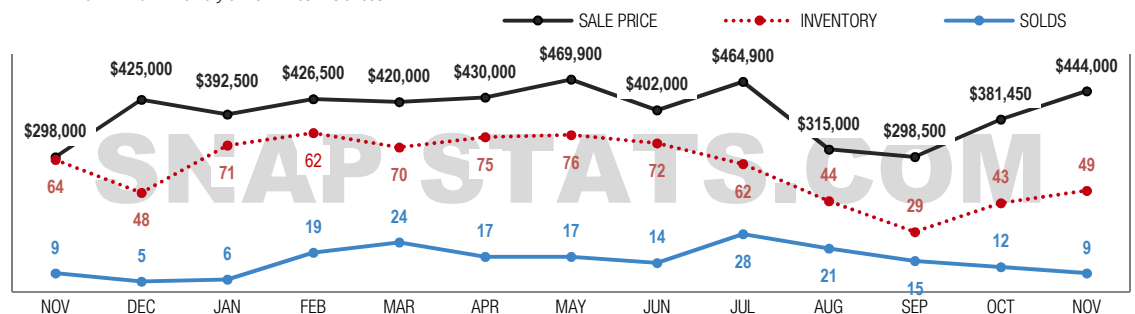
*Sales Ratio: Speed of homes selling (Sales to Inventory Ratio). Higher is faster.

Market Summary

- Official Market Type **NORTH DELTA ATTACHED**: Balanced market at 18% Sales Ratio average (1.8 in 10 homes selling rate)
- Homes are selling on average 2% above list price
- Most Active Price Band*: \$200,000 to \$300,000 with average 25% Sales Ratio (Sellers market)
- Buyers Best Bet*: Homes in Scottsdale, 2 and 4 plus bedroom properties
- Sellers Best Bet*: Selling homes in Annieville and 3 bedroom properties

*With a minimum inventory of 10 in most instances

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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	18	5	27.78%
200,001 – 300,000	49	16	32.65%
300,001 – 400,000	36	33	91.67%
400,001 – 500,000	12	11	91.67%
500,001 – 600,000	5	1	20.00%
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	123	68	55.28%

0 to 1 Bedroom	21	6	28.57%
2 Bedrooms	63	26	41.27%
3 Bedrooms	34	31	91.18%
4 Bedrooms & Greater	5	5	100.00%
TOTAL	123	68	55.28%

SnapStats® Median Data	October	November	Variance
Inventory	152	123	-19.08%
Solds	67	68	1.49%
Sale Price	\$343,800	\$325,000	-5.47%
Sale Price SQFT	\$243	\$243	NA
Sale to List Price Ratio	100%	99%	-1.00%
Days on Market	12	20	66.67%

Community STATS CONDO & TH (ATTACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
Clayton	51	41	80.39%
Cloverdale	72	27	37.50%
Serpentine	0	0	NA
TOTAL	123	68	55.28%

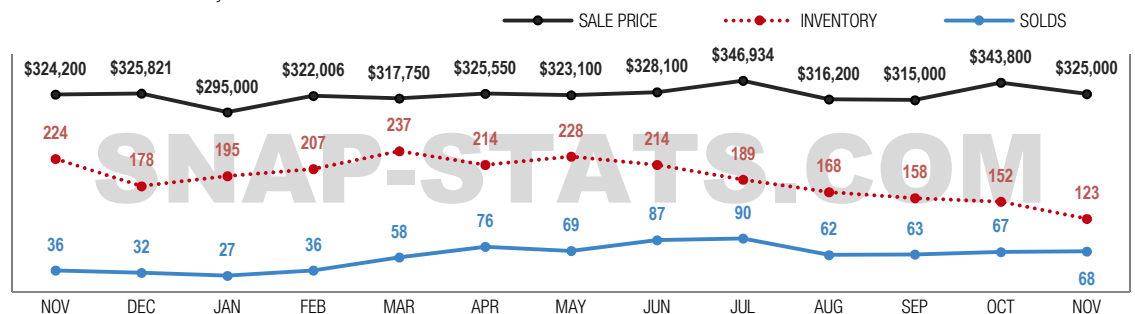
*Sales Ratio: Speed of homes selling (Sales to Inventory Ratio). Higher is faster.

Market Summary

- Official Market Type **CLOVERDALE ATTACHED**: Sellers market at 55% Sales Ratio average (5.5 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band*: \$300,000 to \$500,000 with average 92% Sales Ratio (Sellers market)
- Buyers Best Bet*: Homes between \$100,000 to \$300,000, Cloverdale and up to 1 bedroom properties
- Sellers Best Bet*: Selling homes in Clayton and 3 bedroom properties

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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	0	0	NA
400,001 – 500,000	12	9	75.00%
500,001 – 600,000	19	19	100.00%
600,001 – 700,000	24	25	104.17%
700,001 – 800,000	19	19	100.00%
800,001 – 900,000	19	21	110.53%
900,001 – 1,000,000	10	7	70.00%
1,000,001 – 1,250,000	18	6	33.33%
1,250,001 – 1,500,000	8	2	25.00%
1,500,001 – 1,750,000	5	0	NA
1,750,001 – 2,000,000	2	1	50.00%
2,000,001 – 2,250,000	3	1	33.33%
2,250,001 – 2,500,000	2	0	NA
2,500,001 – 2,750,000	1	0	NA
2,750,001 – 3,000,000	0	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	2	0	NA
4,000,001 & Greater	1	0	NA
TOTAL	145	110	75.86%

2 Bedrooms & Less	9	4	44.44%
3 to 4 Bedrooms	68	62	91.18%
5 to 6 Bedrooms	55	39	70.91%
7 Bedrooms & More	13	5	38.46%
TOTAL	145	110	75.86%

SnapStats® Median Data	October	November	Variance
Inventory	169	145	-14.20%
Solds	131	110	-16.03%
Sale Price	\$670,000	\$711,150	6.14%
Sale Price SQFT	\$272	\$278	2.21%
Sale to List Price Ratio	100%	102%	2.00%
Days on Market	10	8	-20.00%

Community STATS HOUSES (DETACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
Aldergrove	16	12	75.00%
Brookwood	11	19	172.73%
Campbell Valley	16	0	NA
County Line Glen Valley	0	0	NA
Fort Langley	7	6	85.71%
Langley City	21	16	76.19%
Murrayville	14	6	42.86%
Otter District	0	0	NA
Salmon River	13	5	38.46%
Walnut Grove	17	17	100.00%
Willoughby Heights	30	29	96.67%
TOTAL	145	110	75.86%

NOTE: November 2015 numbers reported as per the REBGV MLS® and are correct. In some instances sales recorded exceed listings active as at December 1, 2015 reflecting the speed of the current market.

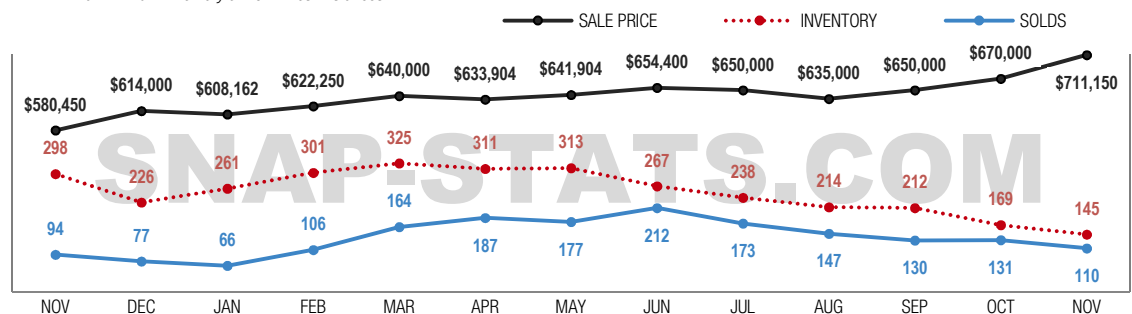
*Sales Ratio: Speed of homes selling (Sales to Inventory Ratio). Higher is faster.

Market Summary

- Official Market Type **LANGLEY DETACHED**: Sellers market at 76% Sales Ratio average (7.6 in 10 homes selling rate)
- Homes are selling on average 2% above list price
- Most Active Price Band*: \$500,000 to \$900,000 with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet*: Homes between \$1 mil to \$1.25 mil, Murrayville, Salmon River and minimum 7 bedroom properties
- Sellers Best Bet*: Selling homes in Brookwood, Langley City, Walnut Grove, Willoughby Heights and 3 to 4 bedroom properties

* With a minimum inventory of 10 in most instances

13 Month Market Trend



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Price Band & Bedroom STATS CONDO & TH (ATTACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
\$0 – 100,000	0	0	NA
100,001 – 200,000	77	26	33.77%
200,001 – 300,000	102	44	43.14%
300,001 – 400,000	46	46	100.00%
400,001 – 500,000	13	13	100.00%
500,001 – 600,000	4	4	100.00%
600,001 – 700,000	2	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	244	133	54.51%

0 to 1 Bedroom	57	15	26.32%
2 Bedrooms	137	70	51.09%
3 Bedrooms	43	41	95.35%
4 Bedrooms & Greater	7	7	100.00%
TOTAL	244	133	54.51%

SnapStats® Median Data	October	November	Variance
Inventory	303	244	-19.47%
Solds	96	133	38.54%
Sale Price	\$291,750	\$292,000	0.09%
Sale Price SQFT	\$229	\$242	5.68%
Sale to List Price Ratio	98%	98%	NA
Days on Market	21	33	57.14%

Community STATS CONDO & TH (ATTACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
Aldergrove	14	6	42.86%
Brookwood	0	0	NA
Campbell Valley	0	0	NA
County Line Glen Valley	0	0	NA
Fort Langley	1	1	100.00%
Langley City	110	35	31.82%
Murrayville	15	14	93.33%
Otter District	0	0	NA
Salmon River	6	1	16.67%
Walnut Grove	31	25	80.65%
Willoughby Heights	67	51	76.12%
TOTAL	244	133	54.51%

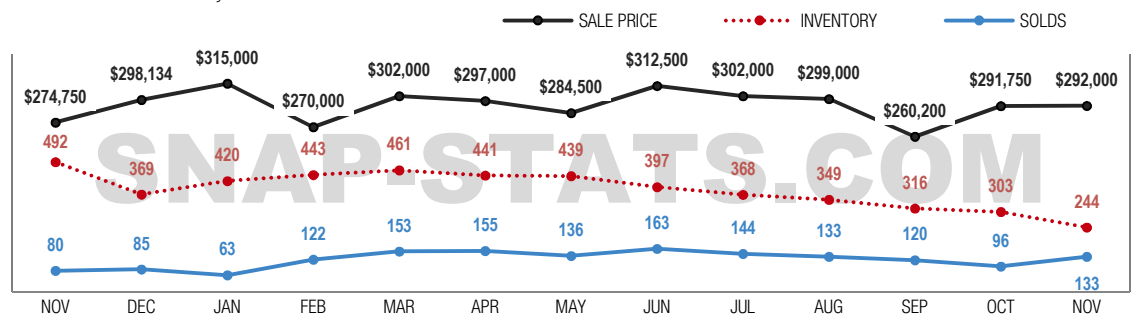
*Sales Ratio: Speed of homes selling (Sales to Inventory Ratio). Higher is faster.

Market Summary

- Official Market Type **LANGLEY ATTACHED**: Sellers market at 55% Sales Ratio average (5.5 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band*: \$300,000 to \$500,000 with average 100% Sales Ratio (Sellers market)
- Buyers Best Bet*: Homes between \$100,000 to \$300,000, Aldergrove, Langley City and up to 1 bedroom properties
- Sellers Best Bet*: Selling homes in Murrayville, Walnut Grove, Willoughby Heights and 3 bedroom properties

*With a minimum inventory of 10 in most instances

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	7	4	57.14%
300,001 – 400,000	44	34	77.27%
400,001 – 500,000	56	32	57.14%
500,001 – 600,000	59	31	52.54%
600,001 – 700,000	41	23	56.10%
700,001 – 800,000	25	9	36.00%
800,001 – 900,000	16	5	31.25%
900,001 – 1,000,000	8	1	12.50%
1,000,001 – 1,250,000	6	2	33.33%
1,250,001 – 1,500,000	2	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	2	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	267	141	52.81%

2 Bedrooms & Less	15	9	60.00%
3 to 4 Bedrooms	110	60	54.55%
5 to 6 Bedrooms	111	62	55.86%
7 Bedrooms & More	31	10	32.26%
TOTAL	267	141	52.81%

SnapStats® Median Data	October	November	Variance
Inventory	351	267	-23.93%
Solds	137	141	2.92%
Sale Price	\$499,000	\$512,500	2.71%
Sale Price SQFT	\$194	\$198	2.06%
Sale to List Price Ratio	100%	101%	1.00%
Days on Market	13	33	153.85%

Community STATS HOUSES (DETACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
Abbotsford East	89	44	49.44%
Abbotsford West	83	51	61.45%
Aberdeen	32	10	31.25%
Bradner	2	2	100.00%
Central Abbotsford	37	17	45.95%
Matsqui	5	2	40.00%
Poplar	14	14	100.00%
Sumas Mountain	4	0	NA
Sumas Prairie	1	1	100.00%
TOTAL	267	141	52.81%

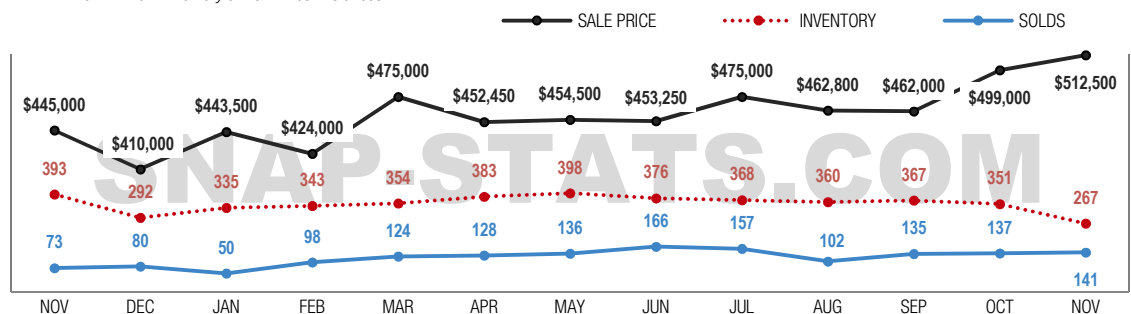
*Sales Ratio: Speed of homes selling (Sales to Inventory Ratio). Higher is faster.

Market Summary

- Official Market Type **ABBOTSFORD DETACHED**: Sellers market at 53% Sales Ratio average (5.3 in 10 homes selling rate)
- Homes are selling on average 1% above list price
- Most Active Price Band*: \$300,000 to \$400,000 with average 77% Sales Ratio (Sellers market)
- Buyers Best Bet*: Homes between \$800,000 to \$900,000, Aberdeen and minimum 7 bedroom properties
- Sellers Best Bet*: Selling homes in Abbotsford West, Poplar and up to 2 bedroom properties

* With a minimum inventory of 10 in most instances

13 Month Market Trend



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

SnapStats®	Inventory	Sales	Sales Ratio*
\$0 – 100,000	24	10	41.67%
100,001 – 200,000	146	38	26.03%
200,001 – 300,000	114	34	29.82%
300,001 – 400,000	60	23	38.33%
400,001 – 500,000	9	2	22.22%
500,001 – 600,000	2	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	355	107	30.14%

0 to 1 Bedroom	49	9	18.37%
2 Bedrooms	198	61	30.81%
3 Bedrooms	83	31	37.35%
4 Bedrooms & Greater	25	6	24.00%
TOTAL	355	107	30.14%

SnapStats® Median Data	October	November	Variance
Inventory	380	355	-6.58%
Solds	87	107	22.99%
Sale Price	\$205,000	\$214,000	4.39%
Sale Price SQFT	\$164	\$174	6.10%
Sale to List Price Ratio	95%	97%	2.11%
Days on Market	37	26	-29.73%

Community *STATS CONDO & TH (ATTACHED)*

SnapStats®	Inventory	Sales	Sales Ratio*
Abbotsford East	38	19	50.00%
Abbotsford West	144	48	33.33%
Aberdeen	0	0	NA
Bradner	0	0	NA
Central Abbotsford	159	36	22.64%
Matsqui	1	0	NA
Poplar	13	4	30.77%
Sumas Mountain	0	0	NA
Sumas Prairie	0	0	NA
TOTAL	355	107	30.14%

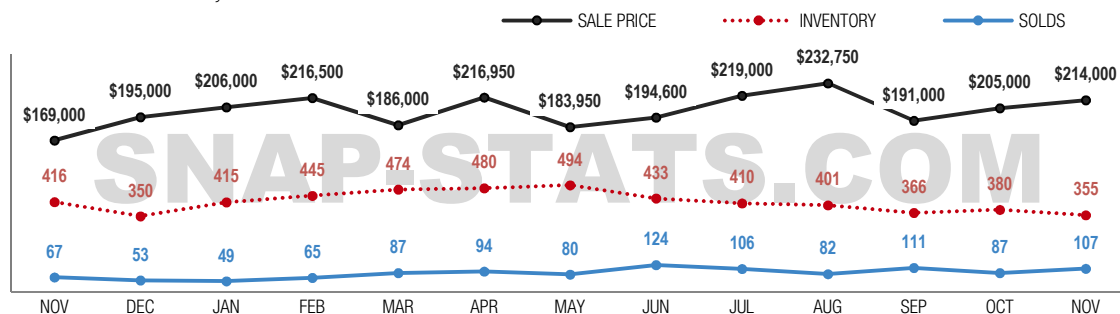
*Sales Ratio: Speed of homes selling (Sales to Inventory Ratio). Higher is faster.

Market Summary

- Official Market Type **ABBOTSFORD ATTACHED**: Sellers market at 30% Sales Ratio average (3 in 10 homes selling rate)
- Homes are selling on average 3% below list price
- Most Active Price Band*: \$0 to \$100,000 with average 42% Sales Ratio (Sellers market)
- Buyers Best Bet*: Homes between \$400,000 to \$500,000, Central Abbotsford and up to 1 bedroom properties
- Sellers Best Bet*: Selling homes in Abbotsford East and 3 bedroom properties

*With a minimum inventory of 10 in most instances

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	4	0	NA
200,001 – 300,000	14	11	78.57%
300,001 – 400,000	29	16	55.17%
400,001 – 500,000	33	23	69.70%
500,001 – 600,000	38	13	34.21%
600,001 – 700,000	15	1	6.67%
700,001 – 800,000	2	0	NA
800,001 – 900,000	2	2	100.00%
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	141	66	46.81%

2 Bedrooms & Less	23	8	34.78%
3 to 4 Bedrooms	71	37	52.11%
5 to 6 Bedrooms	40	18	45.00%
7 Bedrooms & More	7	3	42.86%
TOTAL	141	66	46.81%

SnapStats® Median Data	October	November	Variance
Inventory	172	141	-18.02%
Solds	68	66	-2.94%
Sale Price	\$418,500	\$435,000	3.94%
Sale Price SQFT	\$188	\$188	NA
Sale to List Price Ratio	98%	99%	1.02%
Days on Market	16	19	18.75%

Community STATS HOUSES (DETACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
Dewdney Deroche	5	1	20.00%
Durieu	2	1	50.00%
Hatzic	11	5	45.45%
Hemlock	2	0	NA
Lake Errock	11	4	36.36%
Mission	103	55	53.40%
Mission West	3	0	NA
Stave Falls	3	0	NA
Steelhead	1	0	NA
TOTAL	141	66	46.81%

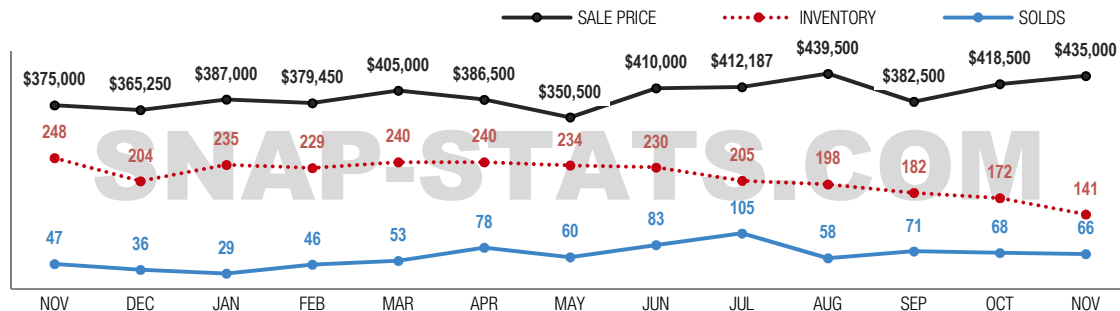
*Sales Ratio: Speed of homes selling (Sales to Inventory Ratio). Higher is faster.

Market Summary

- Official Market Type **MISSION DETACHED**: Sellers market at 47% Sales Ratio average (4.7 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band*: \$200,000 to \$300,000 with average 79% Sales Ratio (Sellers market)
- Buyers Best Bet*: Homes between \$600,000 to \$700,000, Lake Errock and up to 2 bedroom properties
- Sellers Best Bet*: Selling homes in Mission and 3 to 4 bedroom properties

*With a minimum inventory of 10 in most instances

13 Month Market Trend



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Price Band & Bedroom STATS CONDO & TH (ATTACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
\$0 – 100,000	5	1	20.00%
100,001 – 200,000	18	1	5.56%
200,001 – 300,000	18	4	22.22%
300,001 – 400,000	13	1	7.69%
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	7	12.96%

0 to 1 Bedroom	10	0	NA
2 Bedrooms	20	3	15.00%
3 Bedrooms	22	2	9.09%
4 Bedrooms & Greater	2	2	100.00%
TOTAL	54	7	12.96%

SnapStats® Median Data	October	November	Variance
Inventory	51	54	5.88%
Solds	14	7	-50.00%
Sale Price	\$250,500	\$220,000	-12.18%
Sale Price SQFT	\$180	\$153	-15.00%
Sale to List Price Ratio	99%	98%	-1.01%
Days on Market	34	68	100.00%

Community STATS CONDO & TH (ATTACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
Dewdney Deroche	0	0	NA
Durieu	0	0	NA
Hatzic	0	0	NA
Hemlock	9	1	11.11%
Lake Errock	0	0	NA
Mission	45	6	13.33%
Mission West	0	0	NA
Stave Falls	0	0	NA
Steelhead	0	0	NA
TOTAL	54	7	12.96%

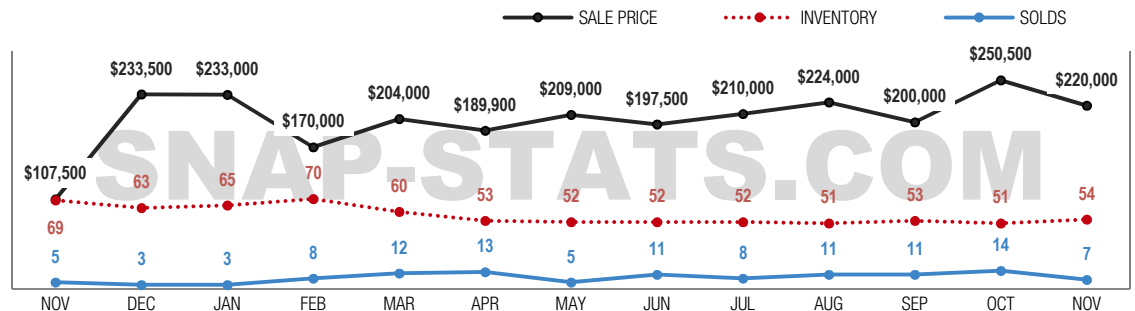
*Sales Ratio: Speed of homes selling (Sales to Inventory Ratio). Higher is faster.

Market Summary

- Official Market Type **MISSION ATTACHED**: Balanced market at 13% Sales Ratio average (1.3 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 22% Sales Ratio (Sellers market)
- Buyers Best Bet*: Homes between \$100,000 to \$200,000, Hemlock and 3 bedroom properties
- Sellers Best Bet*: Selling homes in Mission and 2 bedroom properties

*With a minimum inventory of 10 in most instances

13 Month Market Trend



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