

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

Compliments of:
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SnapStats[®]

December 2015

Produced and Published by SnapStats® Publishing Co.
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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	4	4	100.00%
400,001 – 500,000	16	16	100.00%
500,001 – 600,000	38	51	134.21%
600,001 – 700,000	62	61	98.39%
700,001 – 800,000	69	52	75.36%
800,001 – 900,000	63	39	61.90%
900,001 – 1,000,000	21	28	133.33%
1,000,001 – 1,250,000	51	28	54.90%
1,250,001 – 1,500,000	30	2	6.67%
1,500,001 – 1,750,000	5	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	3	0	NA
2,500,001 – 2,750,000	1	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	2	0	NA
4,000,001 & Greater	3	0	NA
TOTAL	378	281	74.34%

2 Bedrooms & Less	16	8	50.00%
3 to 4 Bedrooms	110	110	100.00%
5 to 6 Bedrooms	113	92	81.42%
7 Bedrooms & More	139	71	51.08%
TOTAL	378	281	74.34%

SnapStats® Median Data	November	December	Variance
Inventory	596	378	-36.58%
Solds	283	281	-0.71%
Sale Price	\$710,786	\$714,000	0.45%
Sale Price SQFT	\$252	\$258	2.38%
Sale to List Price Ratio	99%	98%	-1.01%
Days on Market	17	20	17.65%

Community STATS HOUSES (DETACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
Bear Creek Green Timbers	37	26	70.27%
Bolivar Heights	23	23	100.00%
Bridgeview	7	6	85.71%
Cedar Hills	29	10	34.48%
East Newton	56	37	66.07%
Fleetwood Tynehead	34	28	82.35%
Fraser Heights	17	34	200.00%
Guildford	4	11	275.00%
Panorama Ridge	40	21	52.50%
Port Kells	2	1	50.00%
Queen Mary Park	31	28	90.32%
Royal Heights	6	3	50.00%
Sullivan Station	20	18	90.00%
West Newton	42	24	57.14%
Whalley	30	11	36.67%
TOTAL	378	281	74.34%

NOTE: December 2015 numbers reported as per the Real Estate Board MLS® and are correct. In some instances sales recorded in the month exceed listings active as at January 4, 2016 reflecting the fast speed of that specific market.

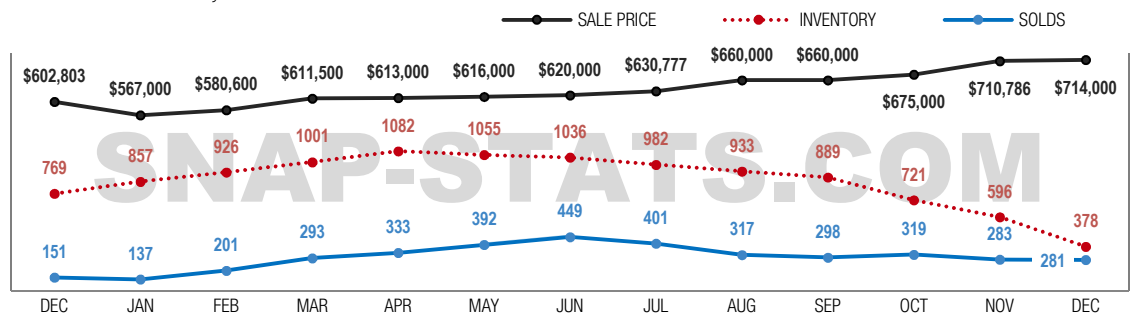
*Sales Ratio: Speed of homes selling (Sales to Inventory Ratio). Higher is faster.

Market Summary

- Official Market Type **SURREY DETACHED**: Sellers market at 74% Sales Ratio average (7.4 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band*: \$400,000 to \$700,000 and \$900,000 to \$1 mil with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet*: Homes between \$1.25 mil to \$1.5 mil, Cedar Hills, Whalley and maximum 2 / minimum 7 bedroom properties
- Sellers Best Bet*: Selling homes in Bolivar Heights, Fraser Heights, Queen Mary Park, Sullivan Station 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	2	2	100.00%
100,001 – 200,000	170	48	28.24%
200,001 – 300,000	271	66	24.35%
300,001 – 400,000	142	58	40.85%
400,001 – 500,000	33	17	51.52%
500,001 – 600,000	7	7	100.00%
600,001 – 700,000	2	2	100.00%
700,001 – 800,000	0	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	628	200	31.85%

0 to 1 Bedroom	145	31	21.38%
2 Bedrooms	312	75	24.04%
3 Bedrooms	155	83	53.55%
4 Bedrooms & Greater	16	11	68.75%
TOTAL	628	200	31.85%

SnapStats® Median Data	November	December	Variance
Inventory	878	628	-28.47%
Solds	217	200	-7.83%
Sale Price	\$290,000	\$271,250	-6.47%
Sale Price SQFT	\$221	\$224	1.36%
Sale to List Price Ratio	97%	97%	NA
Days on Market	33	29	-12.12%

Community STATS CONDO & TH (ATTACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
Bear Creek Green Timbers	12	1	8.33%
Bolivar Heights	7	2	28.57%
Bridgeview	4	0	NA
Cedar Hills	7	1	14.29%
East Newton	64	14	21.88%
Fleetwood Tynehead	46	30	65.22%
Fraser Heights	4	1	25.00%
Guildford	97	37	38.14%
Panorama Ridge	4	2	50.00%
Port Kells	0	0	NA
Queen Mary Park	42	21	50.00%
Royal Heights	0	0	NA
Sullivan Station	29	29	100.00%
West Newton	97	21	21.65%
Whalley	215	41	19.07%
TOTAL	628	200	31.85%

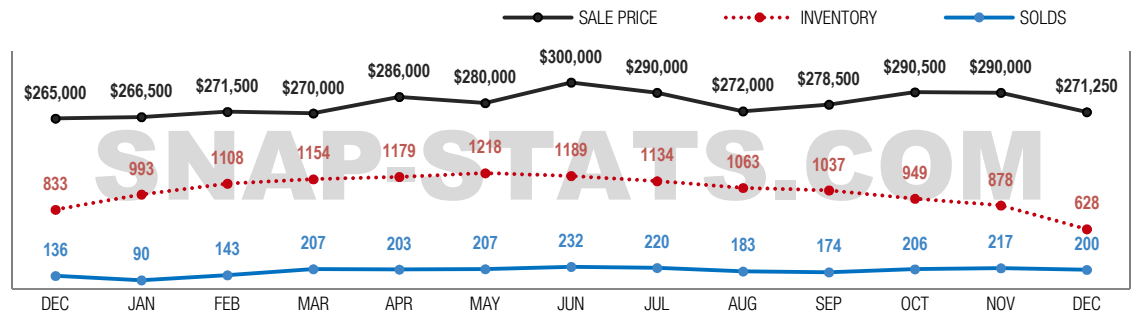
*Sales Ratio: Speed of homes selling (Sales to Inventory Ratio). Higher is faster.

Market Summary

- Official Market Type **SURREY ATTACHED**: Sellers market at 32% Sales Ratio average (3.2 in 10 homes selling rate)
- Homes are selling on average 3% below list price
- Most Active Price Band*: \$400,000 to \$500,000 with average 52% Sales Ratio (Sellers market)
- Buyers Best Bet:* Homes between \$200,000 to \$300,000, Bear Creek, East Newton, West Newton and up to 1 bedroom properties
- Sellers Best Bet:* Selling homes in Fleetwood Tynehead, Queen Mary Park, Sullivan Station and minimum 4 bedroom properties

*With a minimum inventory of 10 in most instances

13 Month Market Trend



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SnapStats® SOUTH SURREY/WHITE ROCK DECEMBER 2015

Price Band & Bedroom STATS HOUSES (DETACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	0	0	NA
300,001 – 400,000	1	0	NA
400,001 – 500,000	0	0	NA
500,001 – 600,000	0	1	NA
600,001 – 700,000	2	2	100.00%
700,001 – 800,000	15	8	53.33%
800,001 – 900,000	15	14	93.33%
900,001 – 1,000,000	16	13	81.25%
1,000,001 – 1,250,000	19	30	157.89%
1,250,001 – 1,500,000	25	21	84.00%
1,500,001 – 1,750,000	18	15	83.33%
1,750,001 – 2,000,000	37	12	32.43%
2,000,001 – 2,250,000	14	8	57.14%
2,250,001 – 2,500,000	18	1	5.56%
2,500,001 – 2,750,000	10	3	30.00%
2,750,001 – 3,000,000	16	0	NA
3,000,001 – 3,500,000	10	3	30.00%
3,500,001 – 4,000,000	7	0	NA
4,000,001 & Greater	7	0	NA
TOTAL	230	131	56.96%

2 Bedrooms & Less	24	10	41.67%
3 to 4 Bedrooms	103	72	69.90%
5 to 6 Bedrooms	86	44	51.16%
7 Bedrooms & More	17	5	29.41%
TOTAL	230	131	56.96%

SnapStats® Median Data	November	December	Variance
Inventory	337	230	-31.75%
Solds	162	131	-19.14%
Sale Price	\$1,157,500	\$1,235,000	6.70%
Sale Price SQFT	\$380	\$406	6.84%
Sale to List Price Ratio	97%	97%	NA
Days on Market	31	26	-16.13%

Community STATS HOUSES (DETACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
Crescent Beach Ocean Park	42	20	47.62%
Elgin Chantrell	33	16	48.48%
Grandview	21	12	57.14%
Hazelmere	1	1	100.00%
King George Corridor	22	16	72.73%
Morgan Creek	25	9	36.00%
Pacific Douglas	13	9	69.23%
Sunnyside Park	10	16	160.00%
White Rock	63	32	50.79%
TOTAL	230	131	56.96%

NOTE: December 2015 numbers reported as per the Real Estate Board MLS® and are correct. In some instances sales recorded in the month exceed listings active as at January 4, 2016 reflecting the speed of the current market.

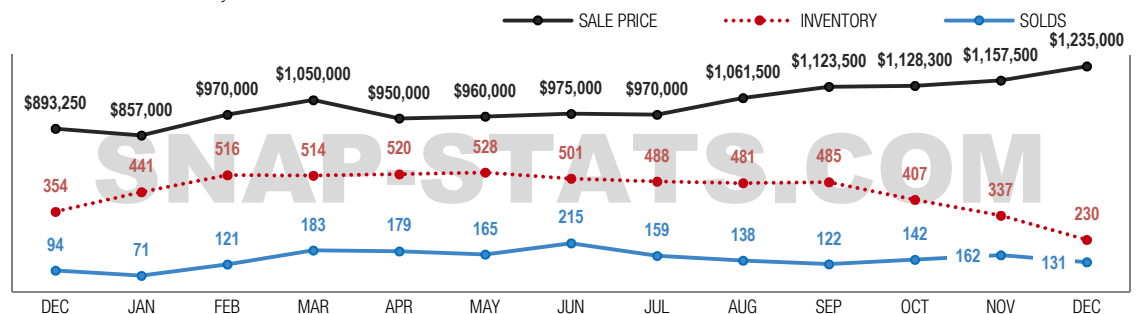
*Sales Ratio: Speed of homes selling (Sales to Inventory Ratio). Higher is faster.

Market Summary

- Official Market Type **SOUTH SURREY DETACHED**: Sellers market at 57% Sales Ratio average (5.7 in 10 homes selling rate)
- Homes are selling on average 3% below list price
- Most Active Price Band* (+/- \$1 mil): \$800,000 to \$900,000 (93% Sales Ratio)/ \$1 mil to \$1.25 mil (>100% Sales Ratio)
- Buyers Best Bet* (+/- \$1 mil): Homes \$700,000 to \$800,000/ \$2.25 mil to \$2.5 mil, Morgan Creek and minimum 7 bedrooms
- Sellers Best Bet*: Selling homes in King George Corridor, Pacific Douglas, Sunnyside Park and 3 to 4 bedroom properties

* With a minimum inventory of 10 in most instances

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SnapStats® SOUTH SURREY/WHITE ROCK DECEMBER 2015

Price Band & Bedroom STATS CONDO & TH (ATTACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
\$0 – 100,000	3	0	NA
100,001 – 200,000	28	7	25.00%
200,001 – 300,000	56	17	30.36%
300,001 – 400,000	74	25	33.78%
400,001 – 500,000	33	12	36.36%
500,001 – 600,000	25	10	40.00%
600,001 – 700,000	24	12	50.00%
700,001 – 800,000	10	3	30.00%
800,001 – 900,000	10	2	20.00%
900,001 – 1,000,000	4	0	NA
1,000,001 – 1,250,000	1	0	NA
1,250,001 – 1,500,000	0	0	NA
1,500,001 – 1,750,000	1	1	100.00%
1,750,001 – 2,000,000	1	0	NA
2,000,001 – 2,250,000	1	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	0	0	NA
3,500,001 – 4,000,000	1	0	NA
4,000,001 & Greater	0	0	NA
TOTAL	273	89	32.60%

0 to 1 Bedroom	50	6	12.00%
2 Bedrooms	154	49	31.82%
3 Bedrooms	42	21	50.00%
4 Bedrooms & Greater	27	13	48.15%
TOTAL	273	89	32.60%

SnapStats® Median Data	November	December	Variance
Inventory	368	273	-25.82%
Solds	124	89	-28.23%
Sale Price	\$274,250	\$380,000	38.56%
Sale Price SQFT	\$298	\$302	1.34%
Sale to List Price Ratio	98%	98%	NA
Days on Market	44	28	-36.36%

Community STATS CONDO & TH (ATTACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
Crescent Beach Ocean Park	5	0	NA
Elgin Chantrell	10	0	NA
Grandview	63	26	41.27%
Hazelmere	0	0	NA
King George Corridor	38	24	63.16%
Morgan Creek	16	8	50.00%
Pacific Douglas	4	0	NA
Sunnyside Park	23	6	26.09%
White Rock	114	25	21.93%
TOTAL	273	89	32.60%

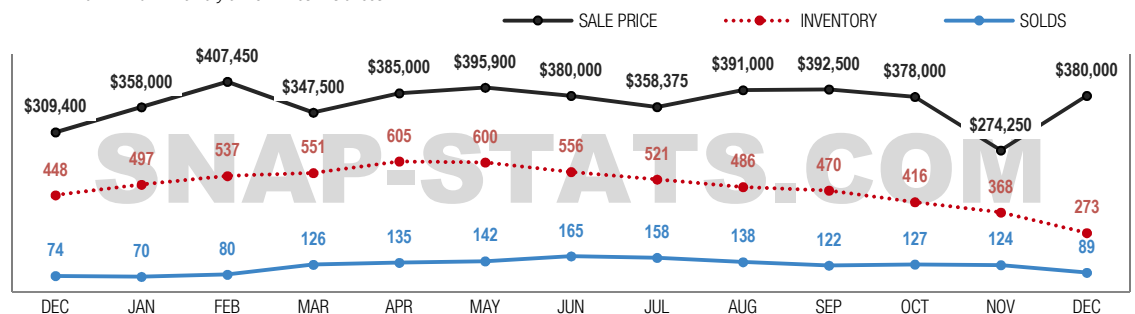
*Sales Ratio: Speed of homes selling (Sales to Inventory Ratio). Higher is faster.

Market Summary

- Official Market Type **SOUTH SURREY ATTACHED**: Sellers market at 33% Sales Ratio average (3.3 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band*: \$600,000 to \$700,000 with average 50% Sales Ratio (Sellers market)
- Buyers Best Bet*: Homes between \$800,000 to \$900,000, White Rock and up to 2 bedroom properties
- Sellers Best Bet*: Selling homes in King George Corridor 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	0	0	NA
400,001 – 500,000	1	0	NA
500,001 – 600,000	2	2	100.00%
600,001 – 700,000	13	16	123.08%
700,001 – 800,000	13	13	100.00%
800,001 – 900,000	8	4	50.00%
900,001 – 1,000,000	4	0	NA
1,000,001 – 1,250,000	7	5	71.43%
1,250,001 – 1,500,000	2	1	50.00%
1,500,001 – 1,750,000	0	0	NA
1,750,001 – 2,000,000	1	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	51	41	80.39%

2 Bedrooms & Less	3	0	NA
3 to 4 Bedrooms	22	22	100.00%
5 to 6 Bedrooms	20	16	80.00%
7 Bedrooms & More	6	3	50.00%
TOTAL	51	41	80.39%

SnapStats® Median Data	November	December	Variance
Inventory	69	51	-26.09%
Solds	67	41	-38.81%
Sale Price	\$693,000	\$725,000	4.62%
Sale Price SQFT	\$303	\$330	8.91%
Sale to List Price Ratio	104%	101%	-2.88%
Days on Market	11	9	-18.18%

Community STATS HOUSES (DETACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
Annieville	13	9	69.23%
Nordel	22	16	72.73%
Scottsdale	10	10	100.00%
Sunshine Hills Woods	6	6	100.00%
TOTAL	51	41	80.39%

NOTE: December 2015 numbers reported as per the Real Estate Board MLS® and are correct. In some instances sales recorded in the month exceed listings active as at January 4, 2016 reflecting the fast speed of that specific market.

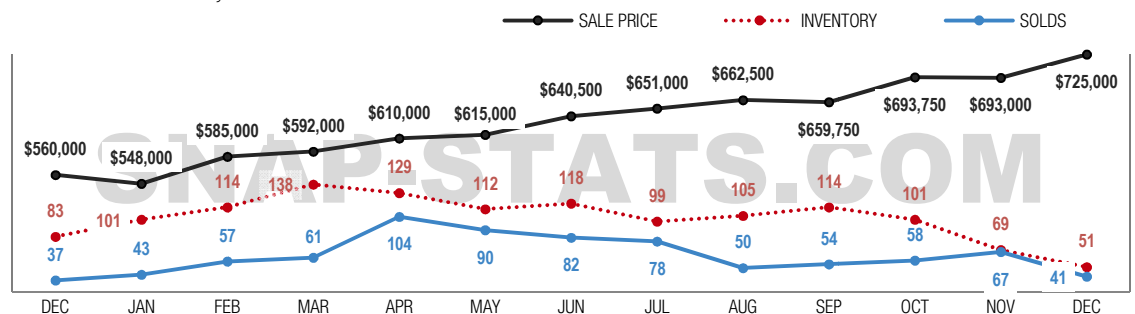
*Sales Ratio: Speed of homes selling (Sales to Inventory Ratio). Higher is faster.

Market Summary

- Official Market Type **NORTH DELTA DETACHED**: Sellers market at 80% Sales Ratio average (8 in 10 homes selling rate)
- Homes are selling on average 1% above list price
- Most Active Price Band*: \$600,000 to \$800,000 with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet*: Homes between \$800,000 to \$900,000, Annieville and Nordel (both communities strong Seller markets)
- Sellers Best Bet*: Selling homes in Scottsdale and 3 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	0	1	NA
100,001 – 200,000	12	1	8.33%
200,001 – 300,000	13	1	7.69%
300,001 – 400,000	9	0	NA
400,001 – 500,000	5	1	20.00%
500,001 – 600,000	2	1	50.00%
600,001 – 700,000	6	1	16.67%
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	6	12.24%

0 to 1 Bedroom	13	2	15.38%
2 Bedrooms	17	1	5.88%
3 Bedrooms	11	1	9.09%
4 Bedrooms & Greater	8	2	25.00%
TOTAL	49	6	12.24%

SnapStats® Median Data	November	December	Variance
Inventory	49	49	NA
Solds	9	6	-33.33%
Sale Price	\$444,000	\$316,000	-28.83%
Sale Price SQFT	\$322	\$215	-33.23%
Sale to List Price Ratio	102%	95%	-6.86%
Days on Market	11	24	118.18%

Community STATS CONDO & TH (ATTACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
Annieville	14	2	14.29%
Nordel	6	2	33.33%
Scottsdale	27	2	7.41%
Sunshine Hills Woods	2	0	NA
TOTAL	49	6	12.24%

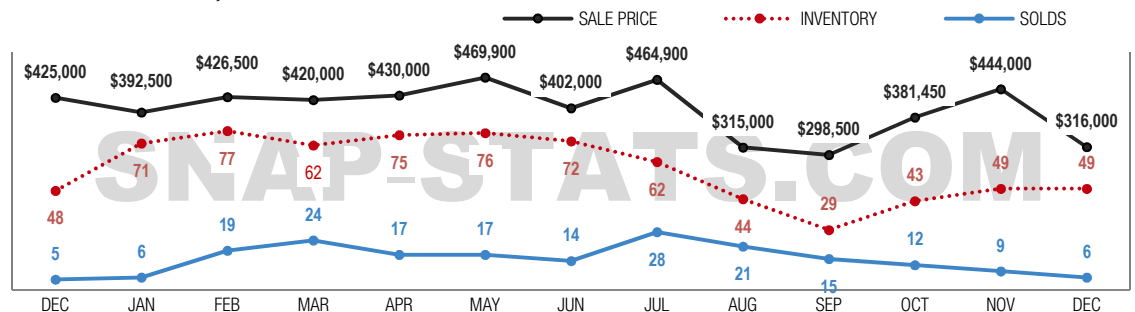
*Sales Ratio: Speed of homes selling (Sales to Inventory Ratio). Higher is faster.

Market Summary

- Official Market Type **NORTH DELTA ATTACHED**: Balanced market at 12% Sales Ratio average (11% is a Buyers market)
- Homes are selling on average 5% below list price
- Most Active Price Band*: *Insufficient Data*
- Buyers Best Bet*: Homes in Annieville, Scottsdale and 2 bedroom properties
- Sellers Best Bet*: Selling homes with minimum 4 bedrooms

*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	1	100.00%
500,001 – 600,000	3	12	400.00%
600,001 – 700,000	8	19	237.50%
700,001 – 800,000	7	6	85.71%
800,001 – 900,000	9	4	44.44%
900,001 – 1,000,000	3	5	166.67%
1,000,001 – 1,250,000	8	2	25.00%
1,250,001 – 1,500,000	2	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	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	0	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
TOTAL	45	49	108.89%

2 Bedrooms & Less	1	1	100.00%
3 to 4 Bedrooms	11	21	190.91%
5 to 6 Bedrooms	19	22	115.79%
7 Bedrooms & More	14	5	35.71%
TOTAL	45	49	108.89%

SnapStats® Median Data	November	December	Variance
Inventory	87	45	-48.28%
Solds	77	49	-36.36%
Sale Price	\$665,000	\$662,000	-0.45%
Sale Price SQFT	\$249	\$259	4.02%
Sale to List Price Ratio	99%	102%	3.03%
Days on Market	11	9	-18.18%

Community STATS HOUSES (DETACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
Clayton	7	10	142.86%
Cloverdale	38	39	102.63%
Serpentine	0	0	NA
TOTAL	45	49	108.89%

NOTE: December 2015 numbers reported as per the FVREB MLS® and are correct.
Sales recorded in the month exceed listings active as at January 4, 2016 reflecting the fast speed of the current market.

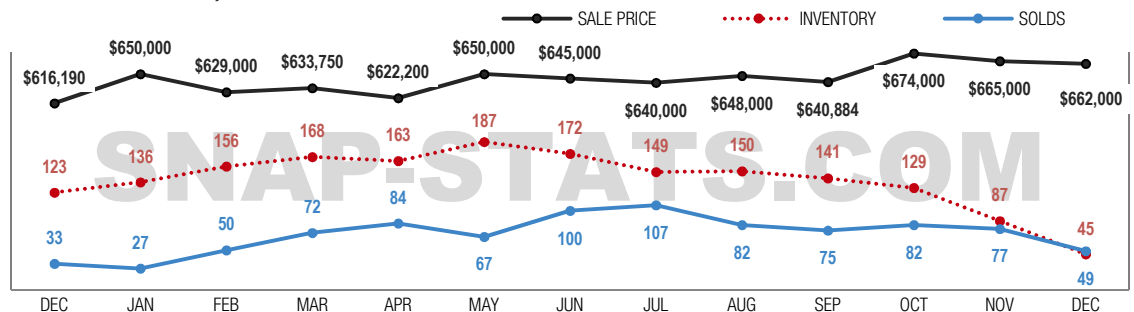
*Sales Ratio: Speed of homes selling (Sales to Inventory Ratio). Higher is faster.

Market Summary

- Official Market Type **CLOVERDALE DETACHED**: Sellers market at >100% Sales Ratio average (10 in 10 homes selling rate)
- Homes are selling on average 2% above list price
- Most Active Price Band*: \$500,000 to \$800,000 with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet*: Homes between \$1 mil to \$1.25 mil and minimum 7 bedroom properties
- Sellers Best Bet*: Selling homes in Clayton, Cloverdale and 3 to 6 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	3	100.00%
100,001 – 200,000	17	7	41.18%
200,001 – 300,000	35	11	31.43%
300,001 – 400,000	27	27	100.00%
400,001 – 500,000	8	8	100.00%
500,001 – 600,000	4	2	50.00%
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	94	58	61.70%

0 to 1 Bedroom	22	3	13.64%
2 Bedrooms	54	22	40.74%
3 Bedrooms	15	32	213.33%
4 Bedrooms & Greater	3	1	33.33%
TOTAL	94	58	61.70%

SnapStats® Median Data	November	December	Variance
Inventory	123	94	-23.58%
Solds	68	58	-14.71%
Sale Price	\$325,000	\$332,450	2.29%
Sale Price SQFT	\$243	\$236	-2.88%
Sale to List Price Ratio	99%	101%	2.02%
Days on Market	20	28	40.00%

Community STATS CONDO & TH (ATTACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
Clayton	40	23	57.50%
Cloverdale	54	35	64.81%
Serpentine	0	0	NA
TOTAL	94	58	61.70%

NOTE: December 2015 numbers reported as per the Real Estate Board MLS® and are correct. In some instances sales recorded in the month exceed listings active as at January 4, 2016 reflecting the fast speed of that specific market.

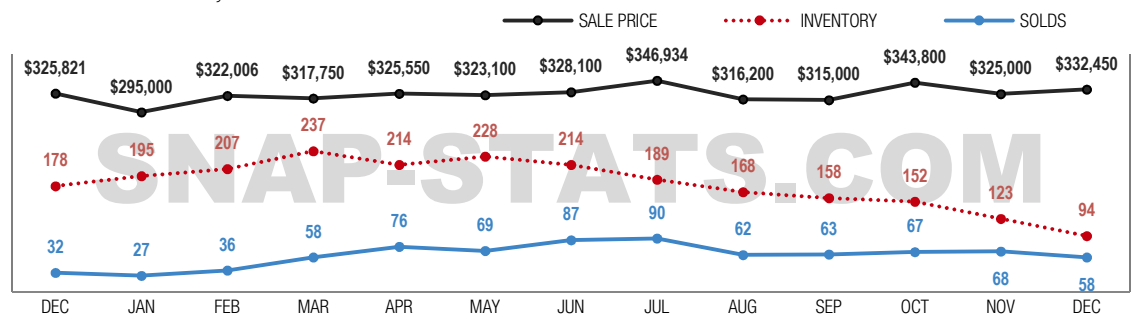
*Sales Ratio: Speed of homes selling (Sales to Inventory Ratio). Higher is faster.

Market Summary

- Official Market Type **CLOVERDALE ATTACHED**: Sellers market at 62% Sales Ratio average (6.2 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 100% Sales Ratio (Sellers market)
- Buyers Best Bet*: Homes between \$200,000 to \$300,000 and up to 1 bedroom properties
- Sellers Best Bet*: Selling homes in Clayton, Cloverdale 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	0	0	NA
300,001 – 400,000	1	1	100.00%
400,001 – 500,000	9	6	66.67%
500,001 – 600,000	11	16	145.45%
600,001 – 700,000	10	21	210.00%
700,001 – 800,000	11	20	181.82%
800,001 – 900,000	12	11	91.67%
900,001 – 1,000,000	7	5	71.43%
1,000,001 – 1,250,000	11	10	90.91%
1,250,001 – 1,500,000	12	3	25.00%
1,500,001 – 1,750,000	4	1	25.00%
1,750,001 – 2,000,000	2	0	NA
2,000,001 – 2,250,000	2	1	50.00%
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	0	0	NA
3,500,001 – 4,000,000	2	0	NA
4,000,001 & Greater	1	0	NA
TOTAL	96	95	98.96%

2 Bedrooms & Less	5	0	NA
3 to 4 Bedrooms	48	54	112.50%
5 to 6 Bedrooms	35	34	97.14%
7 Bedrooms & More	8	7	87.50%
TOTAL	96	95	98.96%

SnapStats® Median Data	November	December	Variance
Inventory	145	96	-33.79%
Solds	110	95	-13.64%
Sale Price	\$711,150	\$715,000	0.54%
Sale Price SQFT	\$278	\$293	5.40%
Sale to List Price Ratio	102%	102%	NA
Days on Market	8	11	37.50%

Community STATS HOUSES (DETACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
Aldergrove	13	10	76.92%
Brookwood	11	9	81.82%
Campbell Valley	10	3	30.00%
County Line Glen Valley	0	0	NA
Fort Langley	7	2	28.57%
Langley City	15	11	73.33%
Murrayville	6	9	150.00%
Otter District	0	0	NA
Salmon River	12	9	75.00%
Walnut Grove	7	20	285.71%
Willoughby Heights	15	22	146.67%
TOTAL	96	95	98.96%

NOTE: December 2015 numbers reported as per the Real Estate Board MLS® and are correct. In some instances sales recorded in the month exceed listings active as at January 4, 2016 reflecting the fast speed of that specific market.

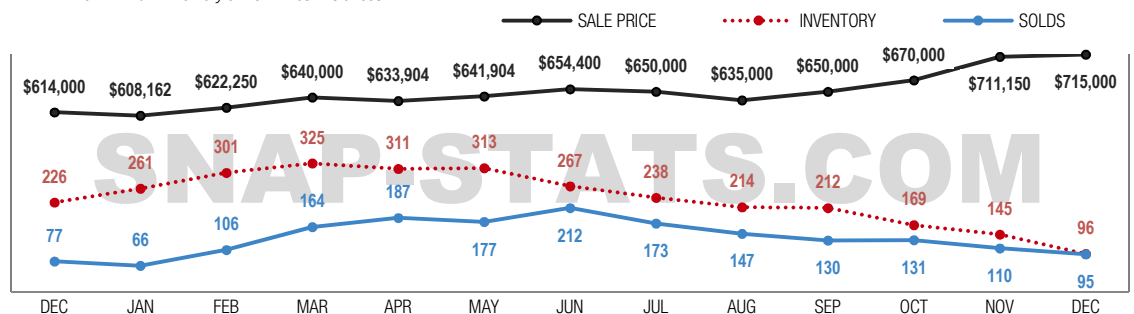
*Sales Ratio: Speed of homes selling (Sales to Inventory Ratio). Higher is faster.

Market Summary

- Official Market Type **LANGLEY DETACHED**: Sellers market at 99% Sales Ratio average (9.9 in 10 homes selling rate)
- Homes are selling on average 2% above list price
- Most Active Price Band*: \$500,000 to \$800,000 with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet*: Homes between \$1.25 mil to \$1.5 mil and Campbell Valley
- Sellers Best Bet*: Selling homes in Murrayville, Walnut Grove, Willoughby Heights and minimum 3 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	53	19	35.85%
200,001 – 300,000	71	44	61.97%
300,001 – 400,000	25	25	100.00%
400,001 – 500,000	8	8	100.00%
500,001 – 600,000	4	1	25.00%
600,001 – 700,000	1	1	100.00%
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	162	98	60.49%

0 to 1 Bedroom	39	14	35.90%
2 Bedrooms	89	53	59.55%
3 Bedrooms	29	26	89.66%
4 Bedrooms & Greater	5	5	100.00%
TOTAL	162	98	60.49%

SnapStats® Median Data	November	December	Variance
Inventory	244	162	-33.61%
Solds	133	98	-26.32%
Sale Price	\$292,000	\$278,950	-4.47%
Sale Price SQFT	\$242	\$262	8.26%
Sale to List Price Ratio	98%	98%	NA
Days on Market	33	18	-45.45%

Community STATS CONDO & TH (ATTACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
Aldergrove	10	4	40.00%
Brookwood	0	0	NA
Campbell Valley	0	0	NA
County Line Glen Valley	0	0	NA
Fort Langley	1	1	100.00%
Langley City	81	31	38.27%
Murrayville	10	10	100.00%
Otter District	0	0	NA
Salmon River	5	1	20.00%
Walnut Grove	17	17	100.00%
Willoughby Heights	38	34	89.47%
TOTAL	162	98	60.49%

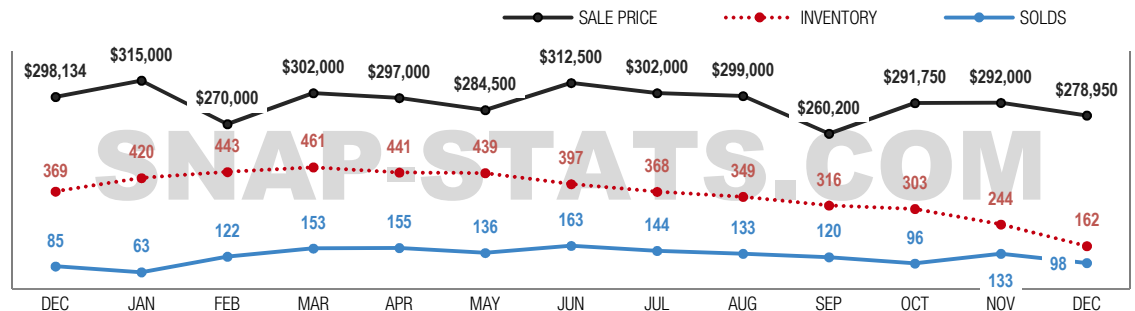
*Sales Ratio: Speed of homes selling (Sales to Inventory Ratio). Higher is faster.

Market Summary

- Official Market Type **LANGLEY ATTACHED**: Sellers market at 60% Sales Ratio average (6 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 \$200,000, Aldergrove, Langley City, Salmon River 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	5	2	40.00%
300,001 – 400,000	26	24	92.31%
400,001 – 500,000	36	36	100.00%
500,001 – 600,000	42	24	57.14%
600,001 – 700,000	38	19	50.00%
700,001 – 800,000	22	5	22.73%
800,001 – 900,000	13	6	46.15%
900,001 – 1,000,000	7	3	42.86%
1,000,001 – 1,250,000	4	0	NA
1,250,001 – 1,500,000	1	0	NA
1,500,001 – 1,750,000	1	0	NA
1,750,001 – 2,000,000	0	0	NA
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	0	0	NA
2,500,001 – 2,750,000	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	197	119	60.41%

2 Bedrooms & Less	12	3	25.00%
3 to 4 Bedrooms	79	52	65.82%
5 to 6 Bedrooms	83	57	68.67%
7 Bedrooms & More	23	7	30.43%
TOTAL	197	119	60.41%

SnapStats® Median Data	November	December	Variance
Inventory	267	197	-26.22%
Solds	141	119	-15.60%
Sale Price	\$512,500	\$485,000	-5.37%
Sale Price SQFT	\$198	\$198	NA
Sale to List Price Ratio	101%	99%	-1.98%
Days on Market	33	17	-48.48%

Community *STATS HOUSES (DETACHED)*

SnapStats®	Inventory	Sales	Sales Ratio*
Abbotsford East	72	43	59.72%
Abbotsford West	60	44	73.33%
Aberdeen	25	11	44.00%
Bradner	0	0	NA
Central Abbotsford	27	17	62.96%
Matsqui	2	0	NA
Poplar	6	4	66.67%
Sumas Mountain	5	0	NA
Sumas Prairie	0	0	NA
TOTAL	197	119	60.41%

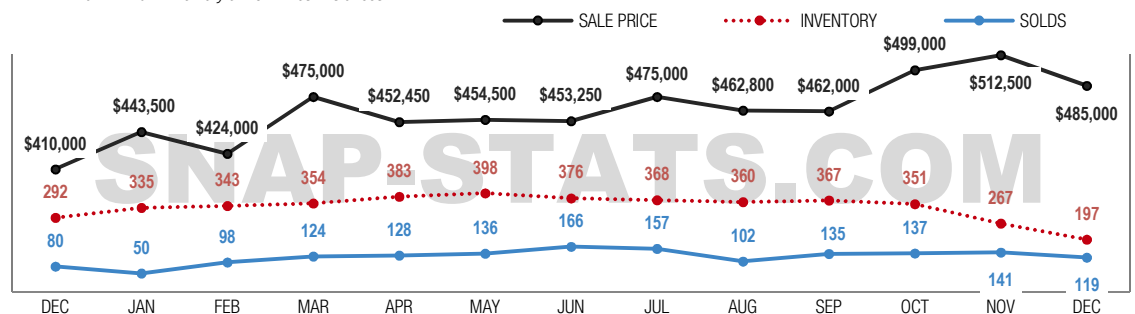
*Sales Ratio: Speed of homes selling (Sales to Inventory Ratio). Higher is faster.

Market Summary

- Official Market Type **ABBOTSFORD DETACHED**: Sellers market at 60% Sales Ratio average (6 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band*: \$400,000 to \$500,000 with average 100% Sales Ratio (Sellers market)
- Buyers Best Bet*: Homes between \$700,000 to \$800,000, Aberdeen and up to 2 bedroom properties
- Sellers Best Bet*: Selling homes in Abbotsford West and 3 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	22	7	31.82%
100,001 – 200,000	105	43	40.95%
200,001 – 300,000	84	28	33.33%
300,001 – 400,000	47	23	48.94%
400,001 – 500,000	7	3	42.86%
500,001 – 600,000	2	0	NA
600,001 – 700,000	0	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	268	104	38.81%

0 to 1 Bedroom	42	8	19.05%
2 Bedrooms	141	63	44.68%
3 Bedrooms	64	25	39.06%
4 Bedrooms & Greater	21	8	38.10%
TOTAL	268	104	38.81%

SnapStats® Median Data	November	December	Variance
Inventory	355	268	-24.51%
Solds	107	104	-2.80%
Sale Price	\$214,000	\$216,000	0.93%
Sale Price SQFT	\$174	\$179	2.87%
Sale to List Price Ratio	97%	98%	1.03%
Days on Market	26	35	34.62%

Community STATS CONDO & TH (ATTACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
Abbotsford East	29	16	55.17%
Abbotsford West	99	45	45.45%
Aberdeen	0	0	NA
Bradner	0	0	NA
Central Abbotsford	131	37	28.24%
Matsqui	1	1	100.00%
Poplar	8	5	62.50%
Sumas Mountain	0	0	NA
Sumas Prairie	0	0	NA
TOTAL	268	104	38.81%

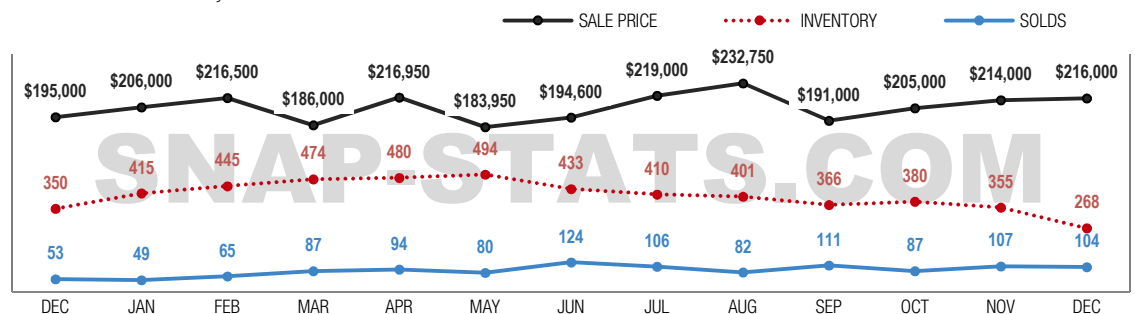
*Sales Ratio: Speed of homes selling (Sales to Inventory Ratio). Higher is faster.

Market Summary

- Official Market Type **ABBOTSFORD ATTACHED**: Sellers market at 39% Sales Ratio average (3.9 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band*: \$300,000 to \$400,000 with average 49% Sales Ratio (Sellers market)
- Buyers Best Bet*: Homes up to \$100,000 and between \$200,000 to \$300,000, Central Abbotsford and up to 1 bedroom properties
- Sellers Best Bet*: Selling homes in Abbotsford East, Poplar and 2 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	1	25.00%
200,001 – 300,000	11	4	36.36%
300,001 – 400,000	28	8	28.57%
400,001 – 500,000	23	15	65.22%
500,001 – 600,000	26	16	61.54%
600,001 – 700,000	11	3	27.27%
700,001 – 800,000	3	0	NA
800,001 – 900,000	1	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	1	100.00%
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	111	48	43.24%

2 Bedrooms & Less	16	4	25.00%
3 to 4 Bedrooms	55	26	47.27%
5 to 6 Bedrooms	35	18	51.43%
7 Bedrooms & More	5	0	NA
TOTAL	111	48	43.24%

SnapStats® Median Data	November	December	Variance
Inventory	141	111	-21.28%
Solds	66	48	-27.27%
Sale Price	\$435,000	\$467,202	7.40%
Sale Price SQFT	\$188	\$187	-0.53%
Sale to List Price Ratio	99%	96%	-3.03%
Days on Market	19	40	110.53%

Community STATS HOUSES (DETACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
Dewdney Deroche	5	0	NA
Durieu	3	0	NA
Hatzic	8	3	37.50%
Hemlock	2	0	NA
Lake Errock	10	1	10.00%
Mission	76	44	57.89%
Mission West	3	0	NA
Stave Falls	3	0	NA
Steelhead	1	0	NA
TOTAL	111	48	43.24%

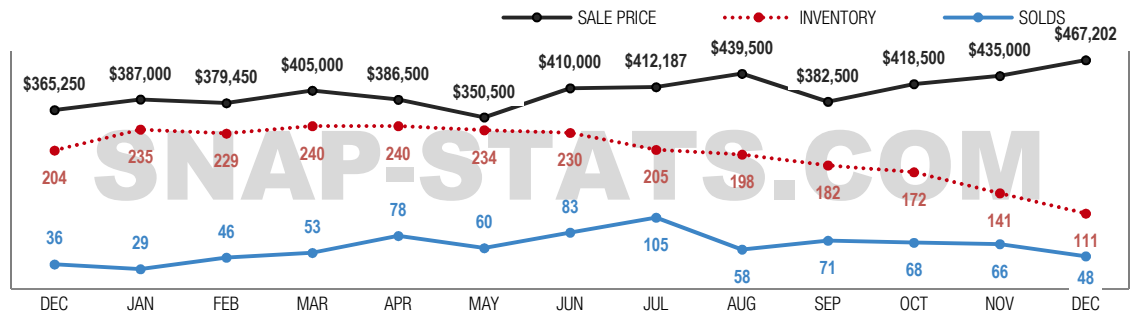
*Sales Ratio: Speed of homes selling (Sales to Inventory Ratio). Higher is faster.

Market Summary

- Official Market Type **MISSION DETACHED**: Sellers market at 43% Sales Ratio average (4.3 in 10 homes selling rate)
- Homes are selling on average 4% below list price
- Most Active Price Band*: \$400,000 to \$500,000 with average 65% Sales Ratio (Sellers market)
- Buyers Best Bet*: Homes between \$600,000 to \$700,000 and \$300,000 to \$400,000, Lake Errock and up to 2 bedroom properties
- Sellers Best Bet*: Selling homes in Mission 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	4	0	NA
100,001 – 200,000	18	3	16.67%
200,001 – 300,000	13	5	38.46%
300,001 – 400,000	2	2	100.00%
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	37	10	27.03%

0 to 1 Bedroom	9	1	11.11%
2 Bedrooms	19	4	21.05%
3 Bedrooms	8	4	50.00%
4 Bedrooms & Greater	1	1	100.00%
TOTAL	37	10	27.03%

SnapStats® Median Data	November	December	Variance
Inventory	54	37	-31.48%
Solds	7	10	42.86%
Sale Price	\$220,000	\$245,750	11.70%
Sale Price SQFT	\$153	\$179	16.99%
Sale to List Price Ratio	98%	99%	1.02%
Days on Market	68	65	-4.41%

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	27	10	37.04%
Mission West	0	0	NA
Stave Falls	0	0	NA
Steelhead	0	0	NA
TOTAL	37	10	27.03%

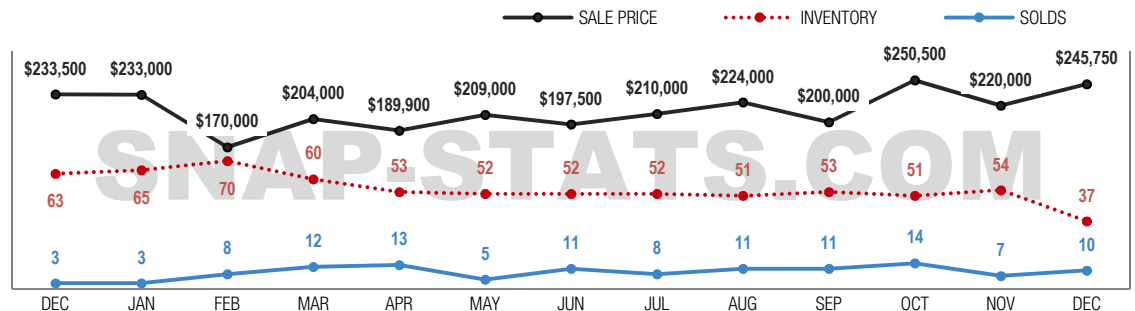
*Sales Ratio: Speed of homes selling (Sales to Inventory Ratio). Higher is faster.

Market Summary

- Official Market Type **MISSION ATTACHED**: Sellers market at 27% Sales Ratio average (2.7 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 38% Sales Ratio (Sellers market)
- Buyers Best Bet*: Homes between \$100,000 to \$200,000 and up to 1 bedroom properties
- Sellers Best Bet*: Selling homes in Mission and 3 bedroom properties

*With a minimum inventory of 10 in most instances

13 Month Market Trend



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