

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

*Compliments of:*  
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**SnapStats**<sup>®</sup>

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# FRASER VALLEY EDITION





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

SnapStats®	Inventory	Sales	Sales Ratio*
\$0 – 100,000	1	0	NA
100,001 – 200,000	317	36	11.36%
200,001 – 300,000	503	82	16.30%
300,001 – 400,000	316	91	28.80%
400,001 – 500,000	44	20	45.45%
500,001 – 600,000	3	2	66.67%
600,001 – 700,000	2	1	50.00%
700,001 – 800,000	2	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
<b>TOTAL</b>	<b>1189</b>	<b>232</b>	<b>19.51%</b>

0 to 1 Bedroom	264	25	9.47%
2 Bedrooms	564	86	15.25%
3 Bedrooms	322	108	33.54%
4 Bedrooms & Greater	39	13	33.33%
<b>TOTAL</b>	<b>1189</b>	<b>232</b>	<b>19.51%</b>

SnapStats® Median Data	May	June	Variance
Inventory	1218	1189	-2.38%
Solds	207	232	12.08%
Sale Price	\$280,000	\$300,000	7.14%
Sale Price SQFT	\$216	\$222	2.78%
Sale to List Price Ratio	97%	98%	1.03%
Days on Market	39	33	-15.38%

## Community STATS CONDO & TH (ATTACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
Bear Creek Green Timbers	16	1	6.25%
Bolivar Heights	14	0	NA
Bridgeview	2	0	NA
Cedar Hills	9	1	11.11%
East Newton	98	23	23.47%
Fleetwood Tynehead	111	42	37.84%
Fraser Heights	2	1	50.00%
Guildford	197	50	25.38%
Panorama Ridge	18	6	33.33%
Port Kells	0	0	NA
Queen Mary Park	108	15	13.89%
Royal Heights	0	0	NA
Sullivan Station	88	37	42.05%
West Newton	149	31	20.81%
Whalley	377	25	6.63%
<b>TOTAL</b>	<b>1189</b>	<b>232</b>	<b>19.51%</b>

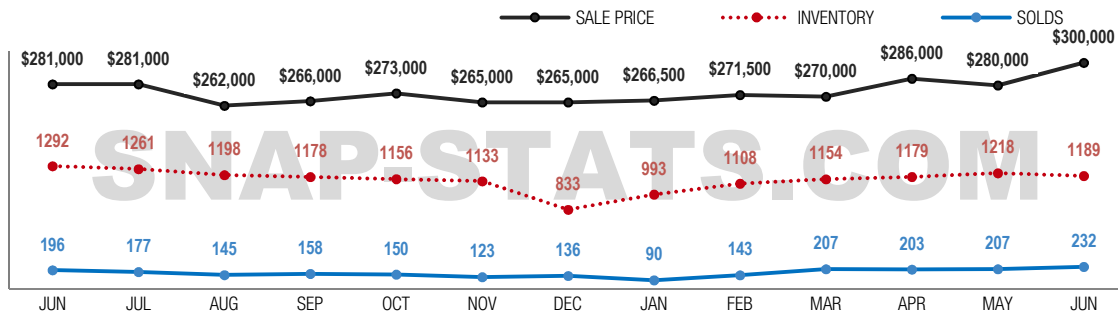
\*Sales Ratio: Speed of homes selling (Sales to Inventory Ratio). Higher is faster.

## Market Summary

- Official Market Type **SURREY ATTACHED**: Balanced market at 20% Sales Ratio average (21% is a Sellers market)
- Homes are selling on average 2% below list price
- Most Active Price Band\*: \$400,000 to \$500,000 with average 45% Sales Ratio (Sellers market)
- Buyers Best Bet:\* Homes between \$100,000 to \$200,000, Bear Creek Green Timbers, Whalley 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

## 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	0	0	NA
500,001 – 600,000	2	2	100.00%
600,001 – 700,000	21	21	100.00%
700,001 – 800,000	38	28	73.68%
800,001 – 900,000	46	38	82.61%
900,001 – 1,000,000	31	31	100.00%
1,000,001 – 1,250,000	76	39	51.32%
1,250,001 – 1,500,000	54	22	40.74%
1,500,001 – 1,750,000	49	10	20.41%
1,750,001 – 2,000,000	52	5	9.62%
2,000,001 – 2,250,000	22	5	22.73%
2,250,001 – 2,500,000	36	8	22.22%
2,500,001 – 2,750,000	13	1	7.69%
2,750,001 – 3,000,000	20	3	15.00%
3,000,001 – 3,500,000	18	0	NA
3,500,001 – 4,000,000	7	1	14.29%
4,000,001 & Greater	15	1	6.67%
<b>TOTAL</b>	<b>501</b>	<b>215</b>	<b>42.91%</b>

2 Bedrooms & Less	31	10	32.26%
3 to 4 Bedrooms	255	150	58.82%
5 to 6 Bedrooms	190	51	26.84%
7 Bedrooms & More	25	4	16.00%
<b>TOTAL</b>	<b>501</b>	<b>215</b>	<b>42.91%</b>

SnapStats® Median Data	May	June	Variance
Inventory	528	501	-5.11%
Solds	165	215	30.30%
Sale Price	\$960,000	\$975,000	1.56%
Sale Price SQFT	\$333	\$338	1.50%
Sale to List Price Ratio	96%	98%	2.08%
Days on Market	16	17	6.25%

## Community STATS HOUSES (DETACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
Crescent Beach Ocean Park	64	38	59.38%
Elgin Chantrell	75	29	38.67%
Grandview	49	27	55.10%
Hazelmere	1	0	NA
King George Corridor	54	35	64.81%
Morgan Creek	40	16	40.00%
Pacific Douglas	34	12	35.29%
Sunnyside Park	49	27	55.10%
White Rock	135	31	22.96%
<b>TOTAL</b>	<b>501</b>	<b>215</b>	<b>42.91%</b>

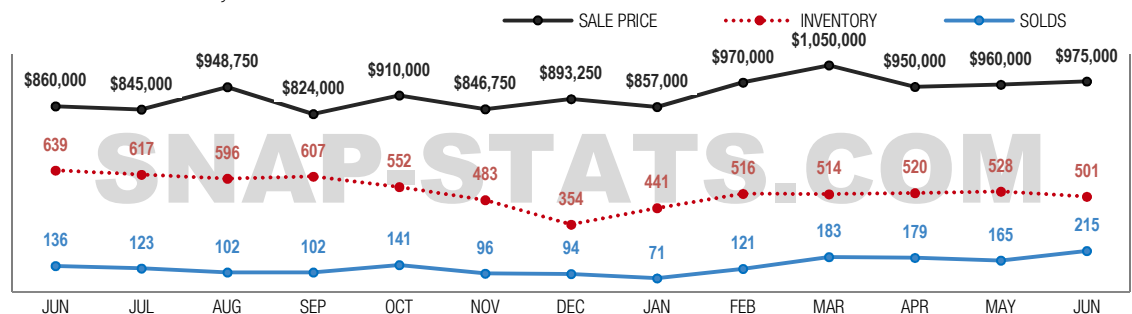
\*Sales Ratio: Speed of homes selling (Sales to Inventory Ratio). Higher is faster.

## Market Summary

- Official Market Type **SOUTH SURREY DETACHED**: Sellers market at 43% Sales Ratio average (4.3 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band\* (+/- \$1 mil): \$600,000 to \$700,000 (100% Sales Ratio) and \$900,000 to \$1 mil (100% Sales Ratio)
- Buyers Best Bet\* (+/- \$1 mil): Homes \$2.5 mil to \$2.75/\$4 mil plus, White Rock and minimum 7 bedroom properties
- Sellers Best Bet\*: Selling homes in Crescent Beach, Grandview, King George, Sunnyside Park and 3 to 4 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	0	NA
100,001 – 200,000	55	9	16.36%
200,001 – 300,000	142	37	26.06%
300,001 – 400,000	153	44	28.76%
400,001 – 500,000	71	26	36.62%
500,001 – 600,000	47	24	51.06%
600,001 – 700,000	50	14	28.00%
700,001 – 800,000	15	5	33.33%
800,001 – 900,000	6	5	83.33%
900,001 – 1,000,000	9	0	NA
1,000,001 – 1,250,000	3	1	33.33%
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	1	0	NA
2,250,001 – 2,500,000	0	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	0	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
<b>TOTAL</b>	<b>556</b>	<b>165</b>	<b>29.68%</b>

0 to 1 Bedroom	87	22	25.29%
2 Bedrooms	316	80	25.32%
3 Bedrooms	105	40	38.10%
4 Bedrooms & Greater	48	23	47.92%
<b>TOTAL</b>	<b>556</b>	<b>165</b>	<b>29.68%</b>

SnapStats® Median Data	May	June	Variance
Inventory	600	556	-7.33%
Solds	142	165	16.20%
Sale Price	\$395,900	\$380,000	-4.02%
Sale Price SQFT	\$290	\$295	1.72%
Sale to List Price Ratio	97%	95%	-2.06%
Days on Market	25	27	8.00%

## Community STATS CONDO & TH (ATTACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
Crescent Beach Ocean Park	6	6	100.00%
Elgin Chantrell	8	8	100.00%
Grandview	106	46	43.40%
Hazelmere	0	0	NA
King George Corridor	141	29	20.57%
Morgan Creek	43	16	37.21%
Pacific Douglas	5	1	20.00%
Sunnyside Park	37	11	29.73%
White Rock	210	48	22.86%
<b>TOTAL</b>	<b>556</b>	<b>165</b>	<b>29.68%</b>

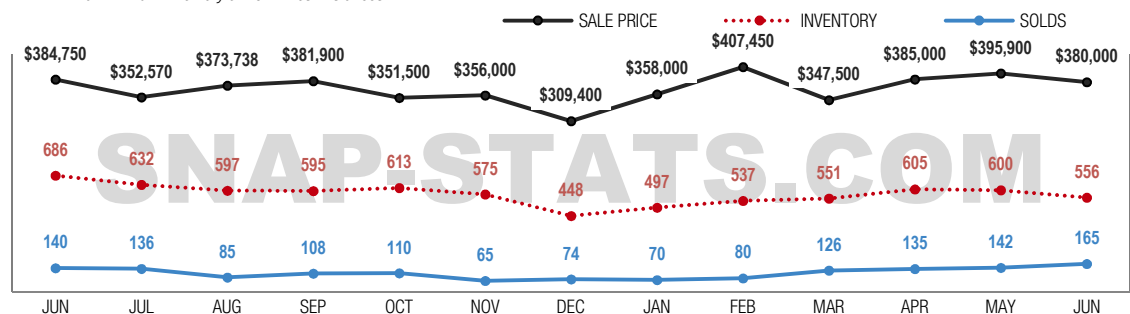
\*Sales Ratio: Speed of homes selling (Sales to Inventory Ratio). Higher is faster.

## Market Summary

- Official Market Type **SOUTH SURREY ATTACHED**: Sellers market at 30% Sales Ratio average (3 in 10 homes selling rate)
- Homes are selling on average 5% below list price
- Most Active Price Band\*: \$500,000 to \$600,000 with average 51% Sales Ratio (Sellers market)
- Buyers Best Bet\*: Homes between \$100,000 to \$200,000, King George Corridor, White Rock and up to 2 bedroom properties
- Sellers Best Bet\*: Selling homes in Grandview and minimum 4 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	0	NA
400,001 – 500,000	1	1	100.00%
500,001 – 600,000	25	25	100.00%
600,001 – 700,000	36	28	77.78%
700,001 – 800,000	15	15	100.00%
800,001 – 900,000	14	6	42.86%
900,001 – 1,000,000	11	4	36.36%
1,000,001 – 1,250,000	9	2	22.22%
1,250,001 – 1,500,000	4	1	25.00%
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	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
<b>TOTAL</b>	<b>118</b>	<b>82</b>	<b>69.49%</b>

2 Bedrooms & Less	5	1	20.00%
3 to 4 Bedrooms	58	58	100.00%
5 to 6 Bedrooms	47	19	40.43%
7 Bedrooms & More	8	4	50.00%
<b>TOTAL</b>	<b>118</b>	<b>82</b>	<b>69.49%</b>

SnapStats® Median Data	May	June	Variance
Inventory	112	118	5.36%
Solds	90	82	-8.89%
Sale Price	\$615,000	\$640,500	4.15%
Sale Price SQFT	\$272	\$282	3.68%
Sale to List Price Ratio	99%	102%	3.03%
Days on Market	8	7	-12.50%

## Community STATS HOUSES (DETACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
Annieville	30	12	40.00%
Nordel	31	28	90.32%
Scottsdale	32	24	75.00%
Sunshine Hills Woods	25	18	72.00%
<b>TOTAL</b>	<b>118</b>	<b>82</b>	<b>69.49%</b>

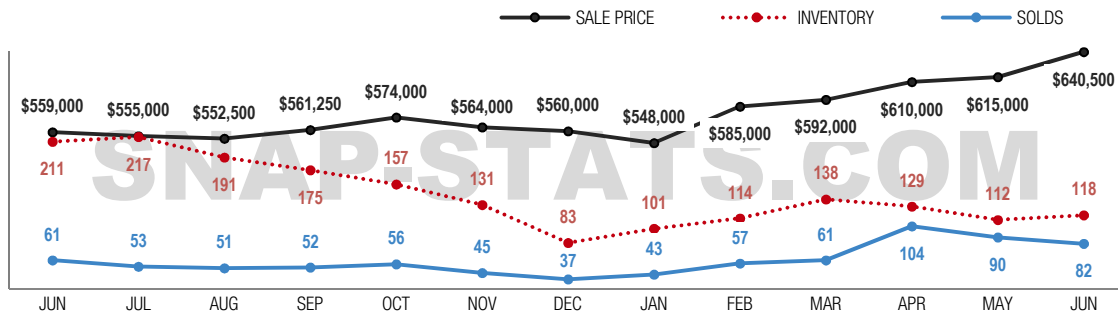
\*Sales Ratio: Speed of homes selling (Sales to Inventory Ratio). Higher is faster.

## Market Summary

- Official Market Type **NORTH DELTA DETACHED**: Sellers market at 69% Sales Ratio average (6.9 in 10 homes selling rate)
- Homes are selling on average 2% above list price
- Most Active Price Band\*: \$500,000 to \$600,000/\$700,000 to \$800,000, with average 100% Sales Ratio (Sellers market)
- Buyers Best Bet\*: Homes between \$1 mil to \$1.25 mil, Annieville and 5 to 6 bedroom properties
- Sellers Best Bet\*: Selling homes in Nordel, Scottsdale, 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	7	2	28.57%
100,001 – 200,000	17	0	NA
200,001 – 300,000	17	3	17.65%
300,001 – 400,000	8	2	25.00%
400,001 – 500,000	10	6	60.00%
500,001 – 600,000	9	1	11.11%
600,001 – 700,000	3	0	NA
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
<b>TOTAL</b>	<b>72</b>	<b>14</b>	<b>19.44%</b>

0 to 1 Bedroom	21	0	NA
2 Bedrooms	16	5	31.25%
3 Bedrooms	26	8	30.77%
4 Bedrooms & Greater	9	1	11.11%
<b>TOTAL</b>	<b>72</b>	<b>14</b>	<b>19.44%</b>

SnapStats® Median Data	May	June	Variance
Inventory	76	72	-5.26%
Solds	17	14	-17.65%
Sale Price	\$469,900	\$402,000	-14.45%
Sale Price SQFT	\$301	\$286	-4.98%
Sale to List Price Ratio	100%	99%	-1.00%
Days on Market	32	15	-53.13%

## Community STATS CONDO & TH (ATTACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
Annieville	20	3	15.00%
Nordel	23	7	30.43%
Scottsdale	22	3	13.64%
Sunshine Hills Woods	7	1	14.29%
<b>TOTAL</b>	<b>72</b>	<b>14</b>	<b>19.44%</b>

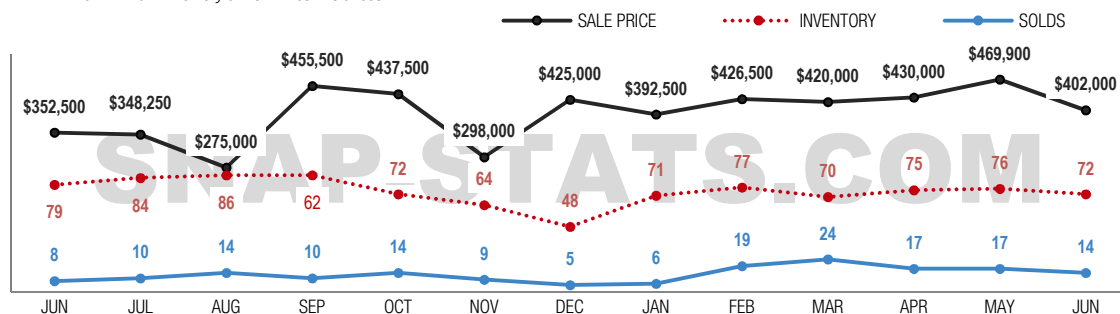
\*Sales Ratio: Speed of homes selling (Sales to Inventory Ratio). Higher is faster.

## Market Summary

- Official Market Type **NORTH DELTA ATTACHED**: Balanced market at 19% Sales Ratio average (1.9 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 60% Sales Ratio (Sellers market)
- Buyers Best Bet\*: Homes between \$500,000 to \$600,000, Annieville, Scottsdale and minimum 4 bedroom properties
- Sellers Best Bet\*: Selling homes in Nordel and 2 to 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	27	4	14.81%
200,001 – 300,000	78	28	35.90%
300,001 – 400,000	78	39	50.00%
400,001 – 500,000	23	11	47.83%
500,001 – 600,000	7	4	57.14%
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
<b>TOTAL</b>	<b>214</b>	<b>87</b>	<b>40.65%</b>

0 to 1 Bedroom	32	5	15.63%
2 Bedrooms	90	40	44.44%
3 Bedrooms	78	36	46.15%
4 Bedrooms & Greater	14	6	42.86%
<b>TOTAL</b>	<b>214</b>	<b>87</b>	<b>40.65%</b>

SnapStats® Median Data	May	June	Variance
Inventory	228	214	-6.14%
Solds	69	87	26.09%
Sale Price	\$323,100	\$328,100	1.55%
Sale Price SQFT	\$225	\$229	1.78%
Sale to List Price Ratio	99%	99%	NA
Days on Market	20	28	40.00%

## Community STATS CONDO & TH (ATTACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
Clayton	111	46	41.44%
Cloverdale	103	41	39.81%
Serpentine	0	0	NA
<b>TOTAL</b>	<b>214</b>	<b>87</b>	<b>40.65%</b>

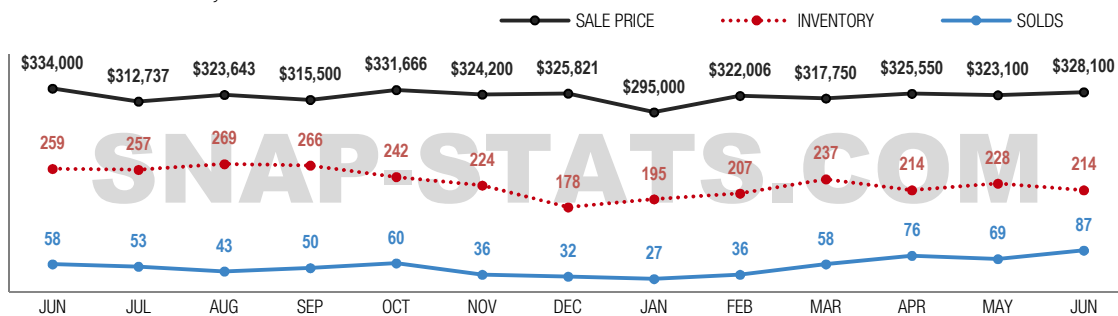
\*Sales Ratio: Speed of homes selling (Sales to Inventory Ratio). Higher is faster.

## Market Summary

- Official Market Type **CLOVERDALE ATTACHED**: Sellers market at 41% Sales Ratio average (4.1 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 49% 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 Clayton, Cloverdale and minimum 2 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	2	0	NA
200,001 – 300,000	2	2	100.00%
300,001 – 400,000	5	5	100.00%
400,001 – 500,000	26	26	100.00%
500,001 – 600,000	48	48	100.00%
600,001 – 700,000	56	48	85.71%
700,001 – 800,000	48	41	85.42%
800,001 – 900,000	21	13	61.90%
900,001 – 1,000,000	13	11	84.62%
1,000,001 – 1,250,000	14	7	50.00%
1,250,001 – 1,500,000	10	6	60.00%
1,500,001 – 1,750,000	4	1	25.00%
1,750,001 – 2,000,000	4	0	NA
2,000,001 – 2,250,000	3	3	100.00%
2,250,001 – 2,500,000	5	1	20.00%
2,500,001 – 2,750,000	3	0	NA
2,750,001 – 3,000,000	1	0	NA
3,000,001 – 3,500,000	1	0	NA
3,500,001 – 4,000,000	1	0	NA
4,000,001 & Greater	0	0	NA
<b>TOTAL</b>	<b>267</b>	<b>212</b>	<b>79.40%</b>

2 Bedrooms & Less	9	6	66.67%
3 to 4 Bedrooms	126	126	100.00%
5 to 6 Bedrooms	113	73	64.60%
7 Bedrooms & More	19	7	36.84%
<b>TOTAL</b>	<b>267</b>	<b>212</b>	<b>79.40%</b>

SnapStats® Median Data	May	June	Variance
Inventory	313	267	-14.70%
Solds	177	212	19.77%
Sale Price	\$641,904	\$654,400	1.95%
Sale Price SQFT	\$255	\$247	-3.14%
Sale to List Price Ratio	100%	98%	-2.00%
Days on Market	11	11	NA

## Community STATS HOUSES (DETACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
Aldergrove	27	26	96.30%
Brookwood	28	26	92.86%
Campbell Valley	21	6	28.57%
County Line Glen Valley	1	0	NA
Fort Langley	15	9	60.00%
Langley City	36	26	72.22%
Murrayville	15	11	73.33%
Otter District	2	2	100.00%
Salmon River	11	8	72.73%
Walnut Grove	41	37	90.24%
Willoughby Heights	70	61	87.14%
<b>TOTAL</b>	<b>267</b>	<b>212</b>	<b>79.40%</b>

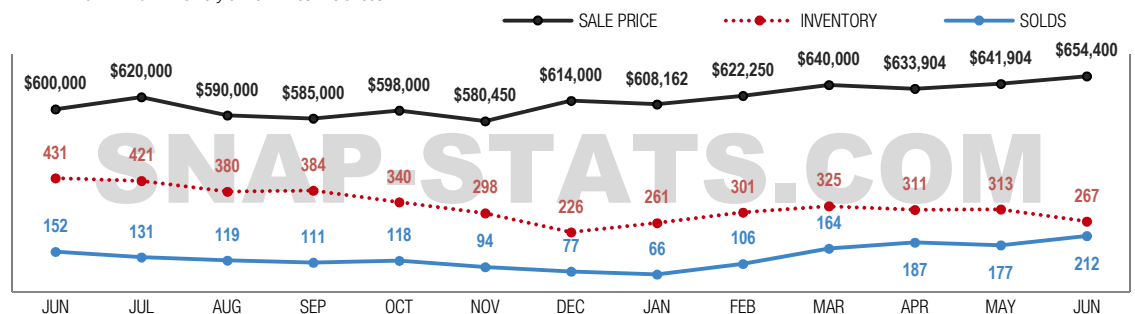
\*Sales Ratio: Speed of homes selling (Sales to Inventory Ratio). Higher is faster.

## Market Summary

- Official Market Type **LANGLEY DETACHED**: Sellers market at 79% Sales Ratio average (7.9 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band\*: \$400,000 to \$600,000 with average 100% Sales Ratio (Sellers market)
- Buyers Best Bet\*: Homes between \$1 mil to \$1.25 mil, Campbell Valley and minimum 7 bedroom properties (all Sellers market)
- Sellers Best Bet\*: Selling homes in Aldergrove, Brookwood, Walnut Grove, Willoughby Heights and 3 to 4 bedroom properties

\* With a minimum inventory of 10 in most instances

## 13 Month Market Trend



Compliments of...

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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	101	19	18.81%
200,001 – 300,000	176	53	30.11%
300,001 – 400,000	91	64	70.33%
400,001 – 500,000	24	23	95.83%
500,001 – 600,000	4	4	100.00%
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
<b>TOTAL</b>	<b>397</b>	<b>163</b>	<b>41.06%</b>

0 to 1 Bedroom	62	11	17.74%
2 Bedrooms	219	71	32.42%
3 Bedrooms	98	68	69.39%
4 Bedrooms & Greater	18	13	72.22%
<b>TOTAL</b>	<b>397</b>	<b>163</b>	<b>41.06%</b>

SnapStats® Median Data	May	June	Variance
Inventory	439	397	-9.57%
Solds	136	163	19.85%
Sale Price	\$284,500	\$312,500	9.84%
Sale Price SQFT	\$243	\$238	-2.06%
Sale to List Price Ratio	98%	99%	1.02%
Days on Market	37	28	-24.32%

## Community STATS CONDO & TH (ATTACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
Aldergrove	25	9	36.00%
Brookwood	0	0	NA
Campbell Valley	0	0	NA
County Line Glen Valley	0	0	NA
Fort Langley	5	4	80.00%
Langley City	164	32	19.51%
Murrayville	32	16	50.00%
Otter District	0	0	NA
Salmon River	9	3	33.33%
Walnut Grove	62	38	61.29%
Willoughby Heights	100	61	61.00%
<b>TOTAL</b>	<b>397</b>	<b>163</b>	<b>41.06%</b>

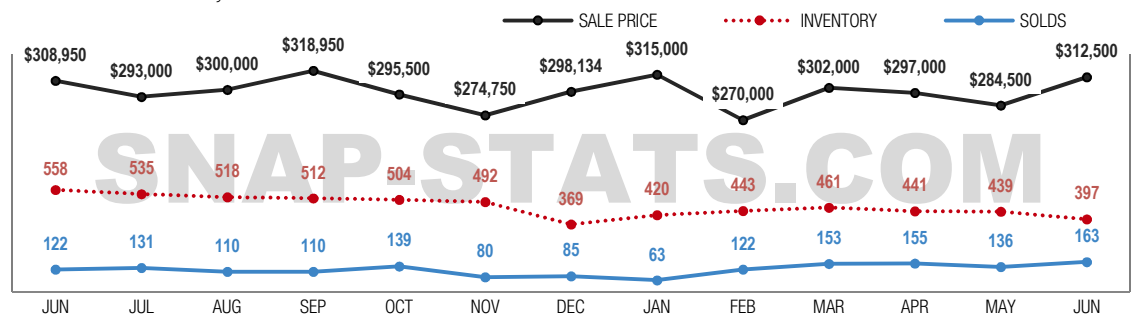
\*Sales Ratio: Speed of homes selling (Sales to Inventory Ratio). Higher is faster.

## Market Summary

- Official Market Type **LANGLEY ATTACHED**: Sellers market at 41% Sales Ratio average (4.1 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 96% Sales Ratio (Sellers market)
- Buyers Best Bet\*: Homes between \$100,000 to \$200,000, Langley City and up to 1 bedroom properties
- 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

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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	1	0	NA
200,001 – 300,000	5	4	80.00%
300,001 – 400,000	72	43	59.72%
400,001 – 500,000	100	58	58.00%
500,001 – 600,000	76	33	43.42%
600,001 – 700,000	60	15	25.00%
700,001 – 800,000	22	6	27.27%
800,001 – 900,000	18	7	38.89%
900,001 – 1,000,000	12	0	NA
1,000,001 – 1,250,000	5	0	NA
1,250,001 – 1,500,000	5	0	NA
1,500,001 – 1,750,000	0	0	NA
1,750,001 – 2,000,000	0	0	NA
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	0	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	0	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
<b>TOTAL</b>	<b>376</b>	<b>166</b>	<b>44.15%</b>

2 Bedrooms & Less	17	9	52.94%
3 to 4 Bedrooms	189	93	49.21%
5 to 6 Bedrooms	127	59	46.46%
7 Bedrooms & More	43	5	11.63%
<b>TOTAL</b>	<b>376</b>	<b>166</b>	<b>44.15%</b>

SnapStats® Median Data	May	June	Variance
Inventory	398	376	-5.53%
Solds	136	166	22.06%
Sale Price	\$454,500	\$453,250	-0.28%
Sale Price SQFT	\$184	\$180	-2.17%
Sale to List Price Ratio	100%	99%	-1.00%
Days on Market	10	21	110.00%

## Community STATS HOUSES (DETACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
Abbotsford East	140	73	52.14%
Abbotsford West	117	53	45.30%
Aberdeen	33	6	18.18%
Bradner	2	1	50.00%
Central Abbotsford	56	27	48.21%
Matsqui	6	0	NA
Poplar	19	6	31.58%
Sumas Mountain	2	0	NA
Sumas Prairie	1	0	NA
<b>TOTAL</b>	<b>376</b>	<b>166</b>	<b>44.15%</b>

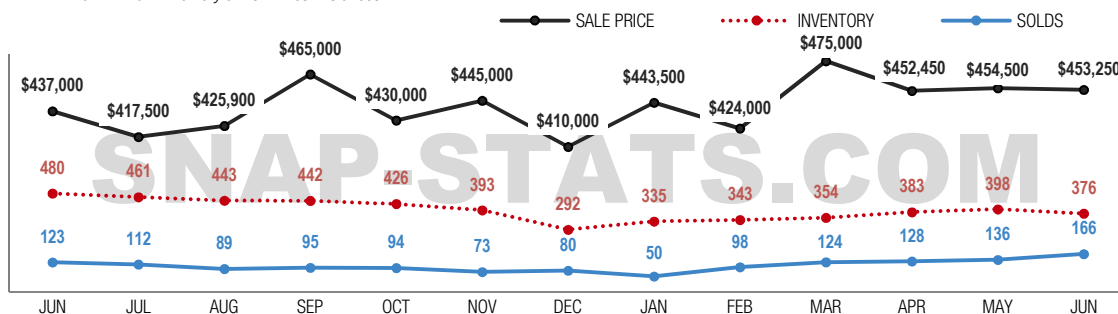
\*Sales Ratio: Speed of homes selling (Sales to Inventory Ratio). Higher is faster.

## Market Summary

- Official Market Type **ABBOTSFORD DETACHED**: Sellers market at 44% Sales Ratio average (4.4 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 59% Sales Ratio (Sellers market)
- Buyers Best Bet\*: Homes between \$600,000 to \$800,000, Aberdeen and minimum 7 bedroom properties
- Sellers Best Bet\*: Selling homes in Abbotsford East/West/Central and up 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	38	11	28.95%
100,001 – 200,000	189	55	29.10%
200,001 – 300,000	131	35	26.72%
300,001 – 400,000	55	20	36.36%
400,001 – 500,000	14	3	21.43%
500,001 – 600,000	4	0	NA
600,001 – 700,000	0	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
<b>TOTAL</b>	<b>433</b>	<b>124</b>	<b>28.64%</b>

0 to 1 Bedroom	55	11	20.00%
2 Bedrooms	241	73	30.29%
3 Bedrooms	106	31	29.25%
4 Bedrooms & Greater	31	9	29.03%
<b>TOTAL</b>	<b>433</b>	<b>124</b>	<b>28.64%</b>

SnapStats® Median Data	May	June	Variance
Inventory	494	433	-12.35%
Solds	80	124	55.00%
Sale Price	\$183,950	\$194,600	5.79%
Sale Price SQFT	\$154	\$165	7.14%
Sale to List Price Ratio	97%	98%	1.03%
Days on Market	36	44	22.22%

## Community STATS CONDO & TH (ATTACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
Abbotsford East	41	14	34.15%
Abbotsford West	182	42	23.08%
Aberdeen	0	0	NA
Bradner	0	0	NA
Central Abbotsford	197	61	30.96%
Matsqui	0	0	NA
Poplar	13	7	53.85%
Sumas Mountain	0	0	NA
Sumas Prairie	0	0	NA
<b>TOTAL</b>	<b>433</b>	<b>124</b>	<b>28.64%</b>

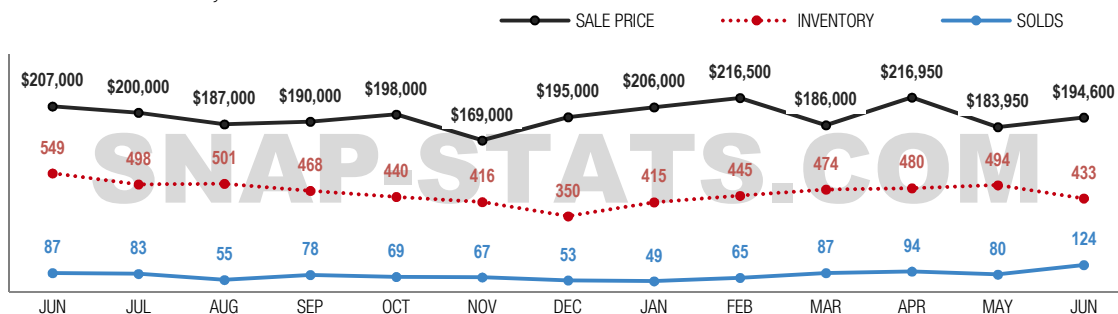
\*Sales Ratio: Speed of homes selling (Sales to Inventory Ratio). Higher is faster.

## Market Summary

- Official Market Type **ABBOTSFORD ATTACHED**: Sellers market at 29% Sales Ratio average (2.9 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 36% Sales Ratio (Sellers market)
- Buyers Best Bet\*: Homes between \$400,000 to \$500,000, Abbotsford West and up to 1 bedroom properties
- Sellers Best Bet\*: Selling homes in Poplar and minimum 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	0	NA
200,001 – 300,000	36	11	30.56%
300,001 – 400,000	55	30	54.55%
400,001 – 500,000	75	33	44.00%
500,001 – 600,000	34	7	20.59%
600,001 – 700,000	16	1	6.25%
700,001 – 800,000	2	0	NA
800,001 – 900,000	5	0	NA
900,001 – 1,000,000	1	1	100.00%
1,000,001 – 1,250,000	2	0	NA
1,250,001 – 1,500,000	0	0	NA
1,500,001 – 1,750,000	0	0	NA
1,750,001 – 2,000,000	0	0	NA
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	0	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	0	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
<b>TOTAL</b>	<b>230</b>	<b>83</b>	<b>36.09%</b>

2 Bedrooms & Less	25	7	28.00%
3 to 4 Bedrooms	125	46	36.80%
5 to 6 Bedrooms	68	29	42.65%
7 Bedrooms & More	12	1	8.33%
<b>TOTAL</b>	<b>230</b>	<b>83</b>	<b>36.09%</b>

SnapStats® Median Data	May	June	Variance
Inventory	234	230	-1.71%
Solds	60	83	38.33%
Sale Price	\$350,500	\$410,000	16.98%
Sale Price SQFT	\$150	\$167	11.33%
Sale to List Price Ratio	97%	96%	-1.03%
Days on Market	18	32	77.78%

## Community STATS HOUSES (DETACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
Dewdney Deroche	4	0	NA
Durieu	5	3	60.00%
Hatzic	22	7	31.82%
Hemlock	6	0	NA
Lake Errock	21	3	14.29%
Mission	166	68	40.96%
Mission West	2	0	NA
Stave Falls	4	2	50.00%
Steelhead	0	0	NA
<b>TOTAL</b>	<b>230</b>	<b>83</b>	<b>36.09%</b>

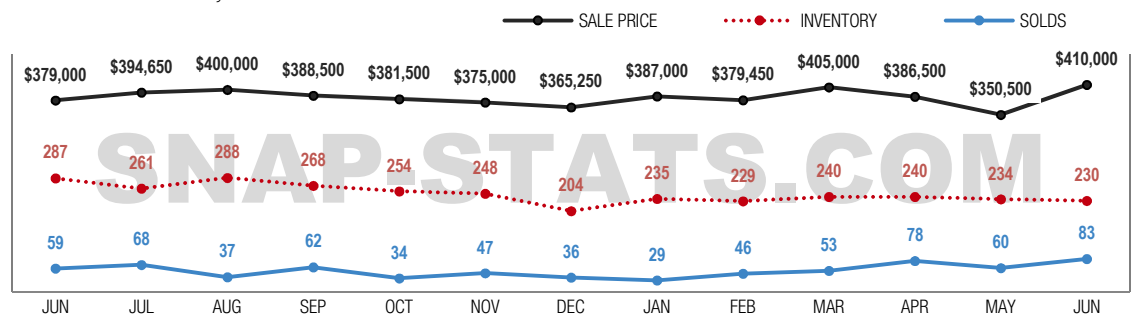
\*Sales Ratio: Speed of homes selling (Sales to Inventory Ratio). Higher is faster.

## Market Summary

- Official Market Type **MISSION DETACHED**: Sellers market at 36% Sales Ratio average (3.6 in 10 homes selling rate)
- Homes are selling on average 4% below list price
- Most Active Price Band\*: \$300,000 to \$400,000 with average 55% Sales Ratio (Sellers market)
- Buyers Best Bet\*: Homes between \$600,000 to \$700,000, Lake Errock and minimum 7 bedroom properties
- Sellers Best Bet\*: Selling homes in Mission and 5 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	4	0	NA
100,001 – 200,000	22	6	27.27%
200,001 – 300,000	25	4	16.00%
300,001 – 400,000	1	1	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
<b>TOTAL</b>	<b>52</b>	<b>11</b>	<b>21.15%</b>

0 to 1 Bedroom	7	0	NA
2 Bedrooms	25	7	28.00%
3 Bedrooms	18	4	22.22%
4 Bedrooms & Greater	2	0	NA
<b>TOTAL</b>	<b>52</b>	<b>11</b>	<b>21.15%</b>

SnapStats® Median Data	May	June	Variance
Inventory	52	52	NA
Solds	5	11	120.00%
Sale Price	\$209,000	\$197,500	-5.50%
Sale Price SQFT	\$128	\$163	27.34%
Sale to List Price Ratio	98%	99%	1.02%
Days on Market	63	50	-20.63%

## Community *STATS CONDO & TH (ATTACHED)*

SnapStats®	Inventory	Sales	Sales Ratio*
Dewdney Deroche	0	0	NA
Durieu	0	0	NA
Hatzic	0	0	NA
Hemlock	8	0	NA
Lake Errock	0	0	NA
Mission	44	11	25.00%
Mission West	0	0	NA
Stave Falls	0	0	NA
Steelhead	0	0	NA
<b>TOTAL</b>	<b>52</b>	<b>11</b>	<b>21.15%</b>

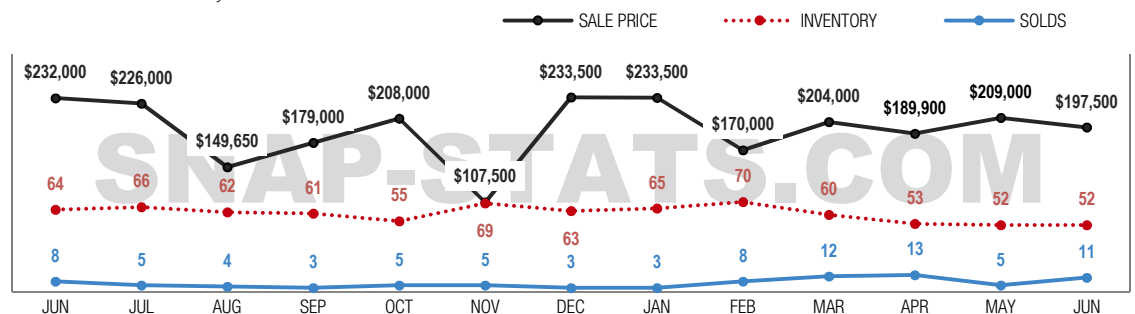
\*Sales Ratio: Speed of homes selling (Sales to Inventory Ratio). Higher is faster.

## Market Summary

- Official Market Type **MISSION ATTACHED**: Sellers market at 21% Sales Ratio average (20% is a Balanced market)
- Homes are selling on average 1% below list price
- Most Active Price Band\*: \$100,000 to \$200,000 with average 27% Sales Ratio (Sellers market)
- Buyers Best Bet\*: Homes between \$200,000 to \$300,000 and 3 bedroom properties
- Sellers Best Bet\*: Selling homes in Mission and 2 bedroom properties

\*With a minimum inventory of 10 in most instances

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