

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	9	7	77.78%
400,001 – 500,000	138	53	38.41%
500,001 – 600,000	268	96	35.82%
600,001 – 700,000	190	88	46.32%
700,001 – 800,000	169	44	26.04%
800,001 – 900,000	109	24	22.02%
900,001 – 1,000,000	85	12	14.12%
1,000,001 – 1,250,000	65	6	9.23%
1,250,001 – 1,500,000	28	2	7.14%
1,500,001 – 1,750,000	10	1	10.00%
1,750,001 – 2,000,000	7	0	NA
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	1	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	1	0	NA
3,000,001 – 3,500,000	1	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	1	0	NA
TOTAL	1082	333	30.78%

2 Bedrooms & Less	40	12	30.00%
3 to 4 Bedrooms	367	135	36.78%
5 to 6 Bedrooms	361	120	33.24%
7 Bedrooms & More	314	66	21.02%
TOTAL	1082	333	30.78%

SnapStats® Median Data	March	April	Variance
Inventory	1001	1082	8.09%
Solds	293	333	13.65%
Sale Price	\$611,500	\$613,000	0.25%
Sale Price SQFT	\$236	\$230	-2.54%
Sale to List Price Ratio	99%	99%	NA
Days on Market	17	18	5.88%

Community STATS HOUSES (DETACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
Bear Creek Green Timbers	101	31	30.69%
Bolivar Heights	56	17	30.36%
Bridgeview	12	3	25.00%
Cedar Hills	67	17	25.37%
East Newton	162	44	27.16%
Fleetwood Tynehead	101	52	51.49%
Fraser Heights	89	31	34.83%
Guildford	32	12	37.50%
Panorama Ridge	100	33	33.00%
Port Kells	5	1	20.00%
Queen Mary Park	105	18	17.14%
Royal Heights	16	2	12.50%
Sullivan Station	65	34	52.31%
West Newton	112	28	25.00%
Whalley	59	10	16.95%
TOTAL	1082	333	30.78%

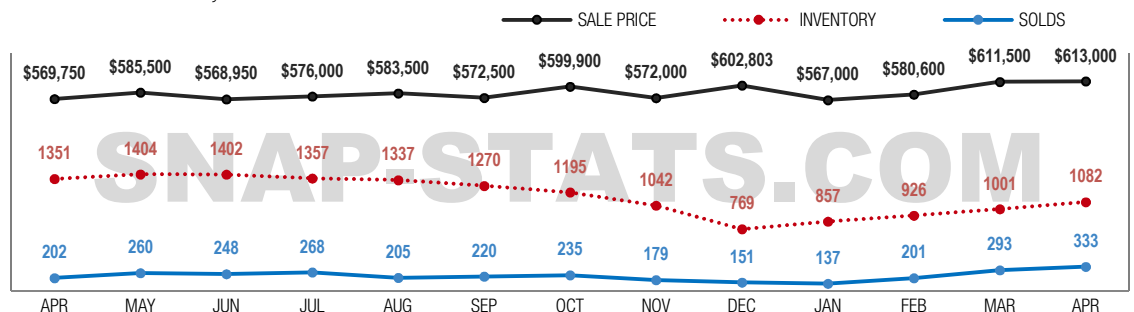
*Sales Ratio: The percent of homes selling (Sales to Inventory Ratio)

Market Summary

- Official Market Type **SURREY DETACHED**: Sellers market at 31% Sales Ratio average (3.1 in 10 homes selling)
- Homes are selling on average 1% below list price
- Most Active Price Band*: \$300,000 to \$400,000 with average 78% Sales Ratio (Sellers market)
- Buyers Best Bet*: Homes between \$1.25 mil to \$1.5 mil, Queen Mary Park, Royal Heights, Whalley and 7+ bedroom properties
- Sellers Best Bet*: Selling homes in Fleetwood Tynehead, 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	279	47	16.85%
200,001 – 300,000	486	67	13.79%
300,001 – 400,000	357	76	21.29%
400,001 – 500,000	47	11	23.40%
500,001 – 600,000	4	0	NA
600,001 – 700,000	1	0	NA
700,001 – 800,000	2	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	1179	203	17.22%

0 to 1 Bedroom	254	37	14.57%
2 Bedrooms	534	76	14.23%
3 Bedrooms	340	78	22.94%
4 Bedrooms & Greater	51	12	23.53%
TOTAL	1179	203	17.22%

SnapStats® Median Data	March	April	Variance
Inventory	1154	1179	2.17%
Solds	207	203	-1.93%
Sale Price	\$270,000	\$286,000	5.93%
Sale Price SQFT	\$212	\$221	4.25%
Sale to List Price Ratio	96%	97%	1.04%
Days on Market	35	45	28.57%

Community STATS CONDO & TH (ATTACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
Bear Creek Green Timbers	14	1	7.14%
Bolivar Heights	6	1	16.67%
Bridgeview	6	0	NA
Cedar Hills	5	2	40.00%
East Newton	101	24	23.76%
Fleetwood Tynehead	115	30	26.09%
Fraser Heights	3	0	NA
Guildford	204	31	15.20%
Panorama Ridge	17	7	41.18%
Port Kells	0	0	NA
Queen Mary Park	102	13	12.75%
Royal Heights	0	0	NA
Sullivan Station	108	30	27.78%
West Newton	158	28	17.72%
Whalley	340	36	10.59%
TOTAL	1179	203	17.22%

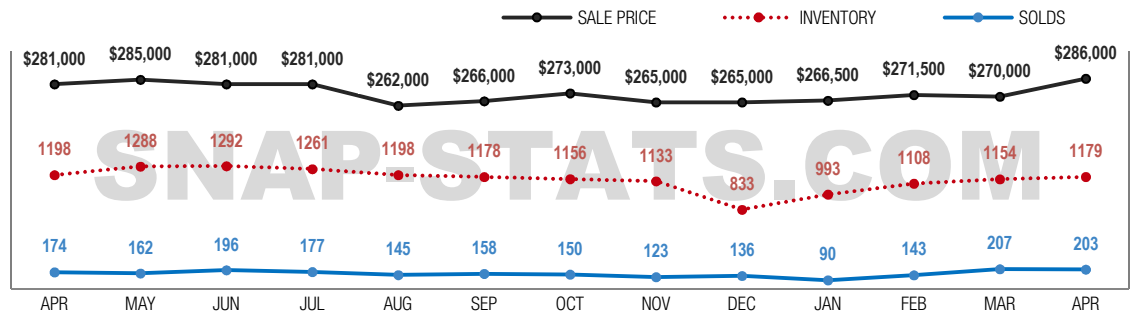
*Sales Ratio: The percent of homes selling (Sales to Inventory Ratio)

Market Summary

- Official Market Type **SURREY ATTACHED**: Balanced market at 17% Sales Ratio average (1.7 in 10 homes selling)
- Homes are selling on average 3% below list price
- Most Active Price Band*: \$400,000 to \$500,000 with average 23% Sales Ratio (Sellers market)
- Buyers Best Bet:* Homes between \$200,000 to \$300,000, Bear Creek, Queen Mary Park, Whalley and up to 2 bedroom properties
- Sellers Best Bet:* Selling homes in Panorama Ridge and minimum 3 bedroom properties

* With a minimum inventory of 10 in most instances

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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	2	1	50.00%
500,001 – 600,000	7	7	100.00%
600,001 – 700,000	42	17	40.48%
700,001 – 800,000	33	33	100.00%
800,001 – 900,000	52	18	34.62%
900,001 – 1,000,000	33	24	72.73%
1,000,001 – 1,250,000	81	23	28.40%
1,250,001 – 1,500,000	53	30	56.60%
1,500,001 – 1,750,000	49	13	26.53%
1,750,001 – 2,000,000	46	2	4.35%
2,000,001 – 2,250,000	20	4	20.00%
2,250,001 – 2,500,000	32	2	6.25%
2,500,001 – 2,750,000	20	1	5.00%
2,750,001 – 3,000,000	21	1	4.76%
3,000,001 – 3,500,000	13	1	7.69%
3,500,001 – 4,000,000	5	0	NA
4,000,001 & Greater	10	1	10.00%
TOTAL	520	179	34.42%

2 Bedrooms & Less	32	16	50.00%
3 to 4 Bedrooms	278	112	40.29%
5 to 6 Bedrooms	181	47	25.97%
7 Bedrooms & More	29	4	13.79%
TOTAL	520	179	34.42%

SnapStats® Median Data	March	April	Variance
Inventory	514	520	1.17%
Solds	183	179	-2.19%
Sale Price	\$1,050,000	\$950,000	-9.52%
Sale Price SQFT	\$334	\$342	2.40%
Sale to List Price Ratio	97%	97%	NA
Days on Market	17	19	11.76%

Community STATS HOUSES (DETACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
Crescent Beach Ocean Park	80	33	41.25%
Elgin Chantrell	78	14	17.95%
Grandview	39	16	41.03%
Hazelmere	0	0	NA
King George Corridor	53	19	35.85%
Morgan Creek	56	18	32.14%
Pacific Douglas	32	11	34.38%
Sunnyside Park	53	20	37.74%
White Rock	129	48	37.21%
TOTAL	520	179	34.42%

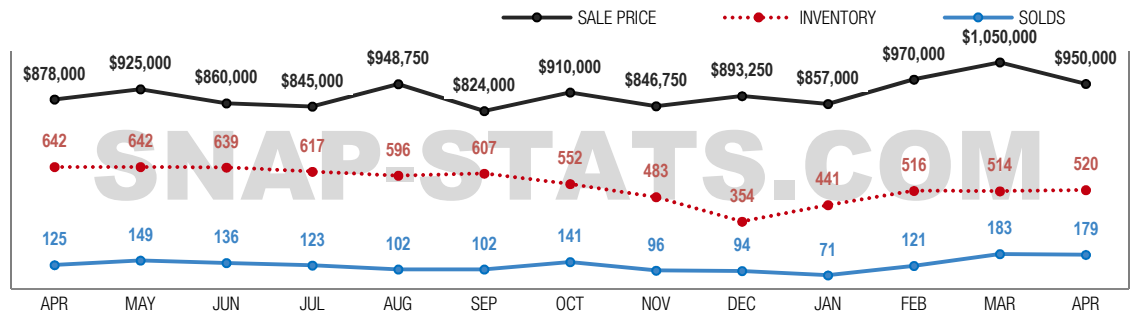
*Sales Ratio: The percent of homes selling (Sales to Inventory Ratio)

Market Summary

- Official Market Type **SOUTH SURREY DETACHED**: Sellers market at 34% Sales Ratio average (3.4 in 10 homes selling)
- Homes are selling on average 3% below list price
- Most Active Price Band* (+/- \$1 mil): \$700,000 to \$800,000 (100% Sales Ratio) and \$1.25 mil to \$1.5 mil (57% Sales Ratio)
- Buyers Best Bet* (+/- \$1 mil): Homes \$800,000 to \$900,000; \$1.75 mil to \$2 mil, Elgin Chantrell and 7+ bedroom properties
- Sellers Best Bet*: Selling homes in Crescent Beach Ocean Park, Grandview and up to 2 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	39	9	23.08%
200,001 – 300,000	142	25	17.61%
300,001 – 400,000	173	39	22.54%
400,001 – 500,000	93	23	24.73%
500,001 – 600,000	73	15	20.55%
600,001 – 700,000	36	8	22.22%
700,001 – 800,000	27	7	25.93%
800,001 – 900,000	3	3	100.00%
900,001 – 1,000,000	9	2	22.22%
1,000,001 – 1,250,000	3	2	66.67%
1,250,001 – 1,500,000	2	2	100.00%
1,500,001 – 1,750,000	1	0	NA
1,750,001 – 2,000,000	0	0	NA
2,000,001 – 2,250,000	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
TOTAL	605	135	22.31%

0 to 1 Bedroom	77	16	20.78%
2 Bedrooms	339	56	16.52%
3 Bedrooms	134	52	38.81%
4 Bedrooms & Greater	55	11	20.00%
TOTAL	605	135	22.31%

SnapStats® Median Data	March	April	Variance
Inventory	551	605	9.80%
Solds	126	135	7.14%
Sale Price	\$347,500	\$385,000	10.79%
Sale Price SQFT	\$279	\$282	1.08%
Sale to List Price Ratio	97%	97%	NA
Days on Market	34	36	5.88%

Community STATS CONDO & TH (ATTACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
Crescent Beach Ocean Park	5	4	80.00%
Elgin Chantrell	12	10	83.33%
Grandview	124	34	27.42%
Hazelmere	1	0	NA
King George Corridor	153	26	16.99%
Morgan Creek	48	13	27.08%
Pacific Douglas	12	1	8.33%
Sunnyside Park	38	10	26.32%
White Rock	212	37	17.45%
TOTAL	605	135	22.31%

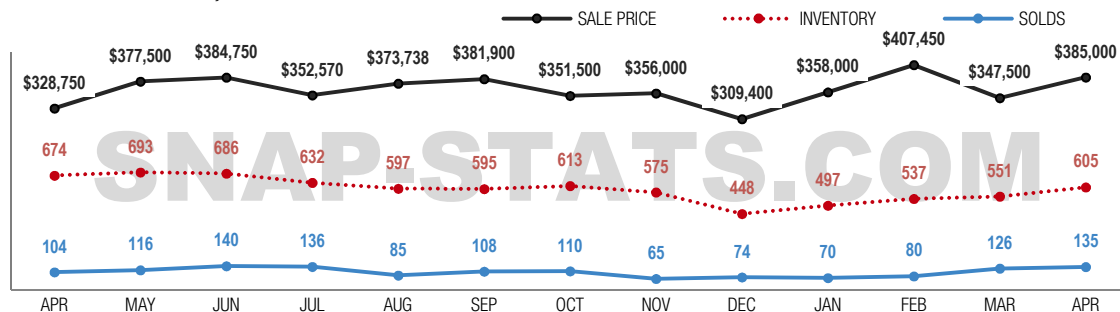
*Sales Ratio: The percent of homes selling (Sales to Inventory Ratio)

Market Summary

- Official Market Type **SOUTH SURREY ATTACHED**: Sellers market at 22% Sales Ratio average (2.2 in 10 homes selling)
- Homes are selling on average 3% below list price
- Most Active Price Band*: \$700,000 to \$800,000 with average 26% Sales Ratio (Sellers market)
- Buyers Best Bet*: Homes between \$200,000 to \$300,000, Pacific Douglas and 2 bedroom properties
- Sellers Best Bet*: Selling homes in Elgin Chantrell 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	1	0	NA
400,001 – 500,000	6	5	83.33%
500,001 – 600,000	42	42	100.00%
600,001 – 700,000	40	38	95.00%
700,001 – 800,000	12	11	91.67%
800,001 – 900,000	10	5	50.00%
900,001 – 1,000,000	9	1	11.11%
1,000,001 – 1,250,000	4	2	50.00%
1,250,001 – 1,500,000	4	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	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	129	104	80.62%

2 Bedrooms & Less	4	1	25.00%
3 to 4 Bedrooms	70	69	98.57%
5 to 6 Bedrooms	45	31	68.89%
7 Bedrooms & More	10	3	30.00%
TOTAL	129	104	80.62%

SnapStats® Median Data	March	April	Variance
Inventory	138	129	-6.52%
Solds	61	104	70.49%
Sale Price	\$592,000	\$610,000	3.04%
Sale Price SQFT	\$257	\$268	4.28%
Sale to List Price Ratio	100%	102%	2.00%
Days on Market	10	11	10.00%

Community STATS HOUSES (DETACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
Annieville	30	29	96.67%
Nordel	42	20	47.62%
Scottsdale	30	28	93.33%
Sunshine Hills Woods	27	27	100.00%
TOTAL	129	104	80.62%

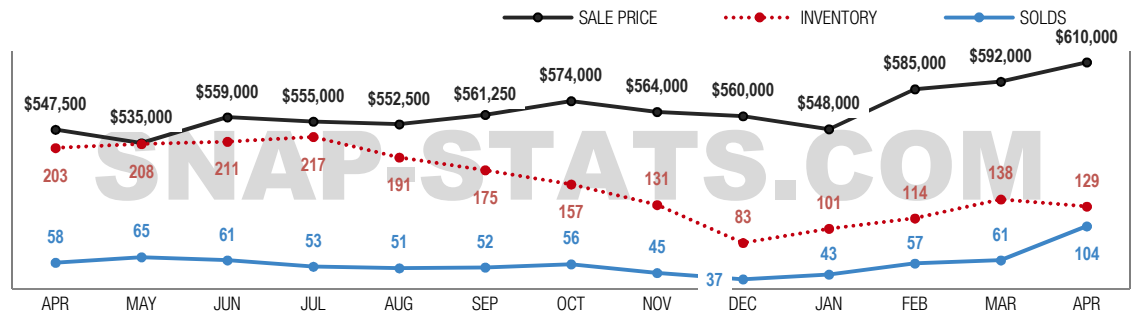
*Sales Ratio: The percent of homes selling (Sales to Inventory Ratio)

Market Summary

- Official Market Type **NORTH DELTA DETACHED**: Sellers market at 81% Sales Ratio average (8.1 in 10 homes selling)
- Homes are selling on average 2% above list price
- Most Active Price Band*: \$500,000 to \$800,000 with average 96% Sales Ratio (Sellers market)
- Buyers Best Bet*: Homes between \$900,000 to \$1 mil, Nordel 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	5	1	20.00%
100,001 – 200,000	16	0	NA
200,001 – 300,000	16	2	12.50%
300,001 – 400,000	10	1	10.00%
400,001 – 500,000	14	10	71.43%
500,001 – 600,000	10	1	10.00%
600,001 – 700,000	2	1	50.00%
700,001 – 800,000	1	1	100.00%
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	75	17	22.67%

0 to 1 Bedroom	16	1	6.25%
2 Bedrooms	22	1	4.55%
3 Bedrooms	24	11	45.83%
4 Bedrooms & Greater	13	4	30.77%
TOTAL	75	17	22.67%

SnapStats® Median Data	March	April	Variance
Inventory	70	75	7.14%
Solds	24	17	-29.17%
Sale Price	\$420,000	\$430,000	2.38%
Sale Price SQFT	\$299	\$301	0.67%
Sale to List Price Ratio	99%	99%	NA
Days on Market	10	19	90.00%

Community STATS CONDO & TH (ATTACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
Annieville	23	2	8.70%
Nordel	27	12	44.44%
Scottsdale	21	2	9.52%
Sunshine Hills Woods	4	1	25.00%
TOTAL	75	17	22.67%

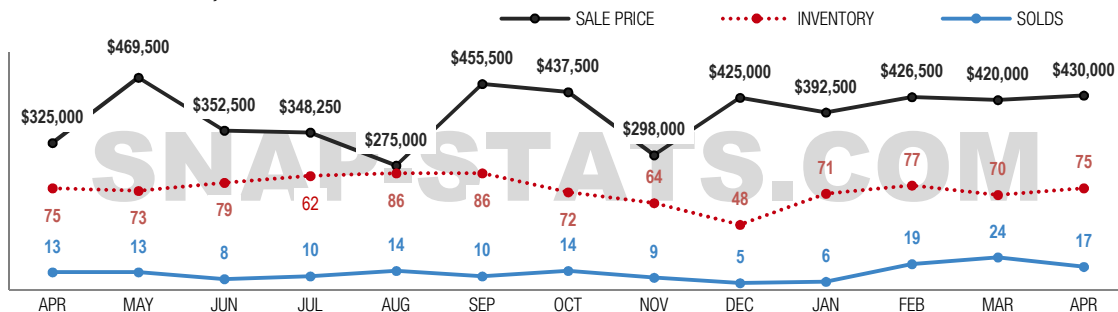
*Sales Ratio: The percent of homes selling (Sales to Inventory Ratio)

Market Summary

- Official Market Type **NORTH DELTA ATTACHED**: Sellers market at 23% Sales Ratio average (2.3 in 10 homes selling)
- Homes are selling on average 1% below list price
- Most Active Price Band*: \$400,000 to \$500,000 with average 71% Sales Ratio (Sellers market)
- Buyers Best Bet*: Homes between \$300,000 to \$400,000; \$500,000 to \$600,000, Annieville, Scottsdale and up to 2 bedrooms
- Sellers Best Bet*: Selling homes in Nordel and 3 bedroom properties

* With a minimum inventory of 10 in most instances

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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	2	0	NA
400,001 – 500,000	13	11	84.62%
500,001 – 600,000	26	25	96.15%
600,001 – 700,000	50	28	56.00%
700,001 – 800,000	32	9	28.13%
800,001 – 900,000	17	8	47.06%
900,001 – 1,000,000	4	2	50.00%
1,000,001 – 1,250,000	10	1	10.00%
1,250,001 – 1,500,000	5	0	NA
1,500,001 – 1,750,000	4	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	163	84	51.53%

2 Bedrooms & Less	9	1	11.11%
3 to 4 Bedrooms	54	36	66.67%
5 to 6 Bedrooms	71	39	54.93%
7 Bedrooms & More	29	8	27.59%
TOTAL	163	84	51.53%

SnapStats® Median Data	March	April	Variance
Inventory	168	163	-2.98%
Solds	72	84	16.67%
Sale Price	\$633,750	\$622,200	-1.82%
Sale Price SQFT	\$210	\$240	14.29%
Sale to List Price Ratio	100%	99%	-1.00%
Days on Market	18	11	-38.89%

Community STATS HOUSES (DETACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
Clayton	27	22	81.48%
Cloverdale	136	62	45.59%
Serpentine	0	0	NA
TOTAL	163	84	51.53%

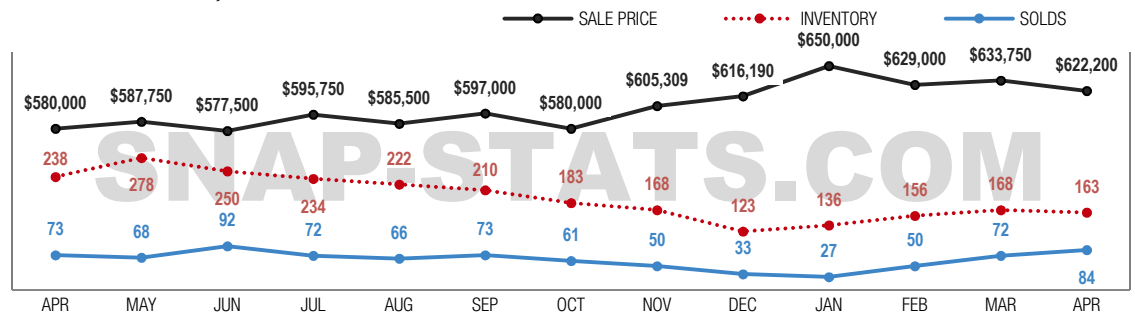
*Sales Ratio: The percent of homes selling (Sales to Inventory Ratio)

Market Summary

- Official Market Type **CLOVERDALE DETACHED**: Sellers market at 52% Sales Ratio average (5.2 in 10 homes selling)
- Homes are selling on average 1% below list price
- Most Active Price Band*: \$400,000 to \$600,000 with average 90% Sales Ratio (Sellers market)
- Buyers Best Bet*: Homes between \$1 mil to \$1.25 mil, Cloverdale and up to 2 bedroom properties
- Sellers Best Bet*: Selling homes in Clayton and 3 to 6 bedroom properties

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SnapStats®	Inventory	Sales	Sales Ratio*
\$0 – 100,000	4	0	NA
100,001 – 200,000	26	10	38.46%
200,001 – 300,000	81	19	23.46%
300,001 – 400,000	75	33	44.00%
400,001 – 500,000	19	9	47.37%
500,001 – 600,000	8	5	62.50%
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	214	76	35.51%

0 to 1 Bedroom	28	5	17.86%
2 Bedrooms	102	27	26.47%
3 Bedrooms	69	35	50.72%
4 Bedrooms & Greater	15	9	60.00%
TOTAL	214	76	35.51%

SnapStats® Median Data	March	April	Variance
Inventory	237	214	-9.70%
Solds	58	76	31.03%
Sale Price	\$317,750	\$325,550	2.45%
Sale Price SQFT	\$231	\$232	0.43%
Sale to List Price Ratio	99%	99%	NA
Days on Market	23	19	-17.39%

Community STATS CONDO & TH (ATTACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
Clayton	122	48	39.34%
Cloverdale	92	28	30.43%
Serpentine	0	0	NA
TOTAL	214	76	35.51%

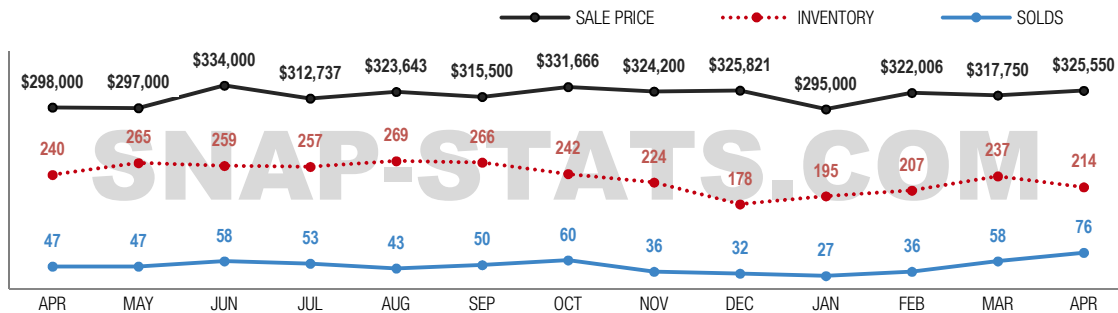
*Sales Ratio: The percent of homes selling (Sales to Inventory Ratio)

Market Summary

- Official Market Type **CLOVERDALE ATTACHED**: Sellers market at 36% Sales Ratio average (3.6 in 10 homes selling)
- Homes are selling on average 1% below list price
- Most Active Price Band*: \$500,000 to \$600,000 with average 63% Sales Ratio (Sellers 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 minimum 4 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	1	0	NA
200,001 – 300,000	1	0	NA
300,001 – 400,000	10	10	100.00%
400,001 – 500,000	32	26	81.25%
500,001 – 600,000	51	44	86.27%
600,001 – 700,000	86	45	52.33%
700,001 – 800,000	40	31	77.50%
800,001 – 900,000	17	17	100.00%
900,001 – 1,000,000	21	5	23.81%
1,000,001 – 1,250,000	21	5	23.81%
1,250,001 – 1,500,000	12	3	25.00%
1,500,001 – 1,750,000	6	1	16.67%
1,750,001 – 2,000,000	0	0	NA
2,000,001 – 2,250,000	3	0	NA
2,250,001 – 2,500,000	4	0	NA
2,500,001 – 2,750,000	3	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	0	0	NA
4,000,001 & Greater	0	0	NA
TOTAL	311	187	60.13%

2 Bedrooms & Less	6	2	33.33%
3 to 4 Bedrooms	150	119	79.33%
5 to 6 Bedrooms	130	58	44.62%
7 Bedrooms & More	25	8	32.00%
TOTAL	311	187	60.13%

SnapStats® Median Data	March	April	Variance
Inventory	325	311	-4.31%
Solds	164	187	14.02%
Sale Price	\$640,000	\$633,904	-0.95%
Sale Price SQFT	\$256	\$250	-2.34%
Sale to List Price Ratio	99%	100%	1.01%
Days on Market	12	10	-16.67%

Community STATS HOUSES (DETACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
Aldergrove	35	25	71.43%
Brookwood	32	25	78.13%
Campbell Valley	17	3	17.65%
County Line Glen Valley	0	0	NA
Fort Langley	12	10	83.33%
Langley City	37	28	75.68%
Murrayville	21	13	61.90%
Otter District	0	0	NA
Salmon River	17	1	5.88%
Walnut Grove	45	31	68.89%
Willoughby Heights	95	51	53.68%
TOTAL	311	187	60.13%

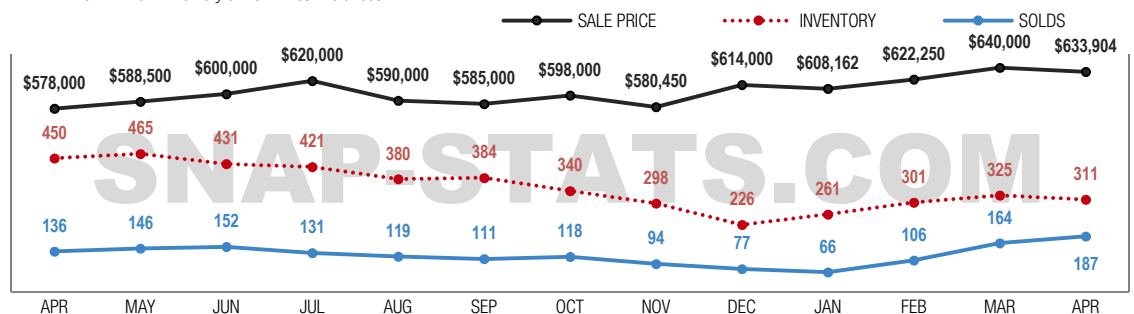
*Sales Ratio: The percent of homes selling (Sales to Inventory Ratio)

Market Summary

- Official Market Type **LANGLEY DETACHED**: Sellers market at 60% Sales Ratio average (6 in 10 homes selling)
- Homes are selling on average at list price
- Most Active Price Band*: \$300,000 to \$400,000; \$800,000 to \$900,000 with average 100% Sales Ratio (Sellers market)
- Buyers Best Bet*: Homes between \$900,000 to \$1.5 mil, Salmon River and minimum 7 bedroom properties
- Sellers Best Bet*: Selling homes in Fort Langley 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	99	26	26.26%
200,001 – 300,000	203	58	28.57%
300,001 – 400,000	101	54	53.47%
400,001 – 500,000	33	14	42.42%
500,001 – 600,000	3	2	66.67%
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	441	155	35.15%

0 to 1 Bedroom	53	10	18.87%
2 Bedrooms	236	77	32.63%
3 Bedrooms	126	51	40.48%
4 Bedrooms & Greater	26	17	65.38%
TOTAL	441	155	35.15%

SnapStats® Median Data	March	April	Variance
Inventory	461	441	-4.34%
Solds	153	155	1.31%
Sale Price	\$302,000	\$297,000	-1.66%
Sale Price SQFT	\$241	\$234	-2.90%
Sale to List Price Ratio	99%	99%	NA
Days on Market	27	24	-11.11%

Community STATS CONDO & TH (ATTACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
Aldergrove	26	10	38.46%
Brookwood	0	0	NA
Campbell Valley	0	0	NA
County Line Glen Valley	0	0	NA
Fort Langley	3	2	66.67%
Langley City	167	41	24.55%
Murrayville	37	9	24.32%
Otter District	0	0	NA
Salmon River	10	3	30.00%
Walnut Grove	76	27	35.53%
Willoughby Heights	122	63	51.64%
TOTAL	441	155	35.15%

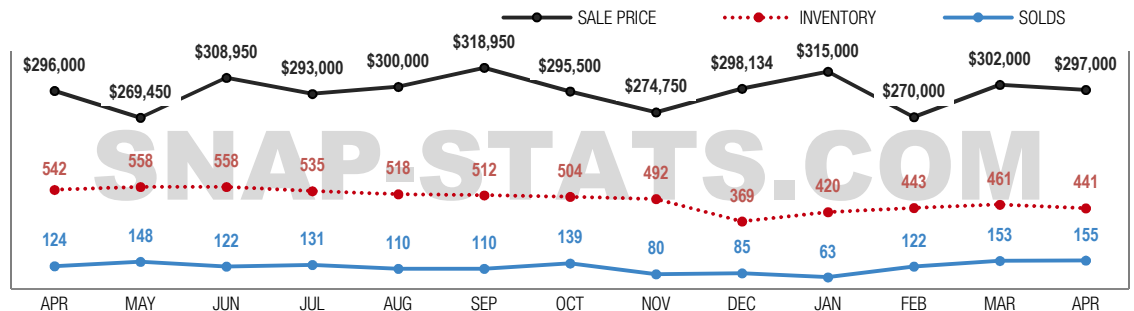
*Sales Ratio: The percent of homes selling (Sales to Inventory Ratio)

Market Summary

- Official Market Type **LANGLEY ATTACHED**: Sellers market at 35% Sales Ratio average (3.5 in 10 homes selling)
- Homes are selling on average 1% below list price
- Most Active Price Band*: \$300,000 to \$400,000 with average 53% Sales Ratio (Sellers market)
- Buyers Best Bet*: Homes between \$100,000 to \$300,000, Langley City, Murrayville and up to 1 bedroom properties
- Sellers Best Bet*: Selling homes in Willoughby Heights and minimum 4 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	94	29	30.85%
400,001 – 500,000	89	51	57.30%
500,001 – 600,000	74	21	28.38%
600,001 – 700,000	65	17	26.15%
700,001 – 800,000	23	3	13.04%
800,001 – 900,000	16	2	12.50%
900,001 – 1,000,000	6	1	16.67%
1,000,001 – 1,250,000	4	0	NA
1,250,001 – 1,500,000	4	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	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	383	128	33.42%

2 Bedrooms & Less	20	6	30.00%
3 to 4 Bedrooms	195	69	35.38%
5 to 6 Bedrooms	137	46	33.58%
7 Bedrooms & More	31	7	22.58%
TOTAL	383	128	33.42%

SnapStats® Median Data	March	April	Variance
Inventory	354	383	8.19%
Solds	124	128	3.23%
Sale Price	\$475,000	\$452,450	-4.75%
Sale Price SQFT	\$185	\$176	-4.86%
Sale to List Price Ratio	99%	99%	NA
Days on Market	9	27	200.00%

Community STATS HOUSES (DETACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
Abbotsford East	147	49	33.33%
Abbotsford West	121	44	36.36%
Aberdeen	26	6	23.08%
Bradner	3	0	NA
Central Abbotsford	65	21	32.31%
Matsqui	4	0	NA
Poplar	14	7	50.00%
Sumas Mountain	1	1	100.00%
Sumas Prairie	2	0	NA
TOTAL	383	128	33.42%

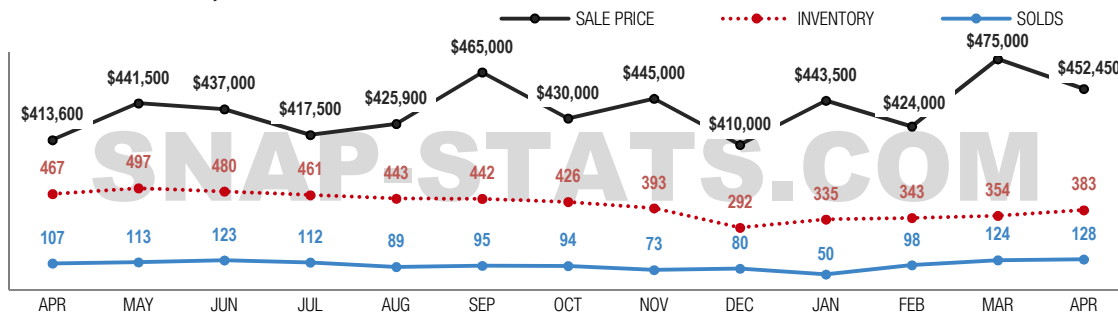
*Sales Ratio: The percent of homes selling (Sales to Inventory Ratio)

Market Summary

- Official Market Type **ABBOTSFORD DETACHED**: Sellers market at 33% Sales Ratio average (1 in 3 homes selling)
- Homes are selling on average 1% below list price
- Most Active Price Band*: \$400,000 to \$500,000 with average 57% Sales Ratio (Sellers market)
- Buyers Best Bet*: Homes between \$700,000 to \$900,000, Aberdeen and minimum 7 bedroom properties
- Sellers Best Bet*: Selling homes in Poplar 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	6	15.79%
100,001 – 200,000	213	37	17.37%
200,001 – 300,000	144	29	20.14%
300,001 – 400,000	67	17	25.37%
400,001 – 500,000	11	5	45.45%
500,001 – 600,000	4	0	NA
600,001 – 700,000	1	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	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	480	94	19.58%

0 to 1 Bedroom	60	9	15.00%
2 Bedrooms	265	55	20.75%
3 Bedrooms	114	26	22.81%
4 Bedrooms & Greater	41	4	9.76%
TOTAL	480	94	19.58%

SnapStats® Median Data	March	April	Variance
Inventory	474	480	1.27%
Solds	87	94	8.05%
Sale Price	\$186,000	\$216,950	16.64%
Sale Price SQFT	\$162	\$179	10.49%
Sale to List Price Ratio	98%	99%	1.02%
Days on Market	37	39	5.41%

Community STATS CONDO & TH (ATTACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
Abbotsford East	49	16	32.65%
Abbotsford West	187	39	20.86%
Aberdeen	0	1	NA
Bradner	0	0	NA
Central Abbotsford	221	31	14.03%
Matsqui	1	0	NA
Poplar	22	7	31.82%
Sumas Mountain	0	0	NA
Sumas Prairie	0	0	NA
TOTAL	480	94	19.58%

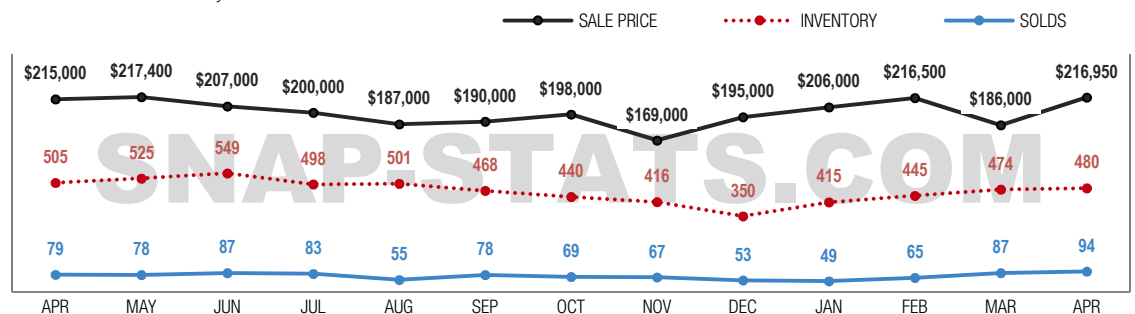
*Sales Ratio: The percent of homes selling (Sales to Inventory Ratio)

Market Summary

- Official Market Type **ABBOTSFORD ATTACHED**: Balanced market at 20% Sales Ratio average (21% is a Sellers market)
- Homes are selling on average 1% below list price
- Most Active Price Band*: \$400,000 to \$500,000 with average 45% Sales Ratio (Sellers market)
- Buyers Best Bet*: Homes between \$0 to \$100,000, Central Abbotsford and minimum 4 bedroom properties
- Sellers Best Bet*: Selling homes in Abbotsford East, Poplar 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 HOUSES (DETACHED)*

SnapStats®	Inventory	Sales	Sales Ratio*
\$0 – 100,000	0	0	NA
100,001 – 200,000	5	0	NA
200,001 – 300,000	35	12	34.29%
300,001 – 400,000	68	30	44.12%
400,001 – 500,000	81	29	35.80%
500,001 – 600,000	28	3	10.71%
600,001 – 700,000	14	3	21.43%
700,001 – 800,000	2	0	NA
800,001 – 900,000	3	1	33.33%
900,001 – 1,000,000	1	0	NA
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	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	240	78	32.50%

2 Bedrooms & Less	31	5	16.13%
3 to 4 Bedrooms	123	37	30.08%
5 to 6 Bedrooms	76	36	47.37%
7 Bedrooms & More	10	0	NA
TOTAL	240	78	32.50%

SnapStats® Median Data	March	April	Variance
Inventory	240	240	NA
Solds	53	78	47.17%
Sale Price	\$405,000	\$386,500	-4.57%
Sale Price SQFT	\$166	\$159	-4.22%
Sale to List Price Ratio	98%	98%	NA
Days on Market	33	28	-15.15%

Community *STATS HOUSES (DETACHED)*

SnapStats®	Inventory	Sales	Sales Ratio*
Dewdney Deroche	5	0	NA
Durieu	4	0	NA
Hatzic	28	6	21.43%
Hemlock	7	0	NA
Lake Errock	18	1	5.56%
Mission	170	68	40.00%
Mission West	2	2	100.00%
Stave Falls	6	1	16.67%
Steelhead	0	0	NA
TOTAL	240	78	32.50%

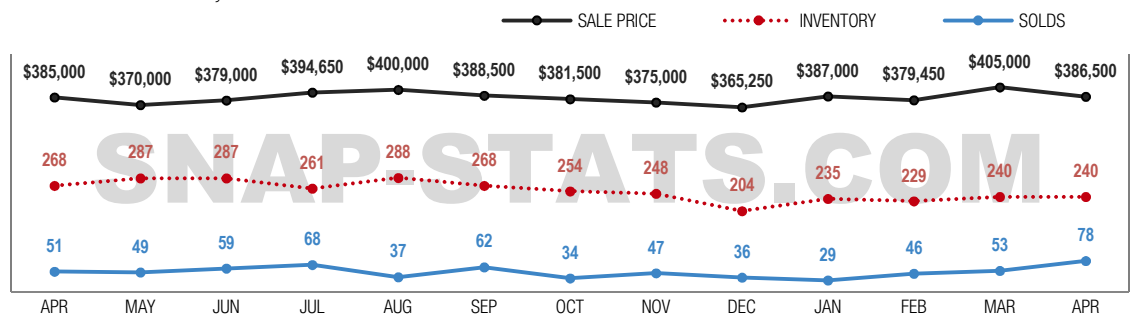
*Sales Ratio: The percent of homes selling (Sales to Inventory Ratio)

Market Summary

- Official Market Type **MISSION DETACHED**: Sellers market at 33% Sales Ratio average (1 in 3 homes selling)
- Homes are selling on average 2% below list price
- Most Active Price Band*: \$300,000 to \$400,000 with average 44% Sales Ratio (Sellers market)
- Buyers Best Bet*: Homes between \$500,000 to \$600,000, 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	20	7	35.00%
200,001 – 300,000	28	5	17.86%
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
TOTAL	53	13	24.53%

0 to 1 Bedroom	9	0	NA
2 Bedrooms	26	9	34.62%
3 Bedrooms	17	3	17.65%
4 Bedrooms & Greater	1	1	100.00%
TOTAL	53	13	24.53%

SnapStats® Median Data	March	April	Variance
Inventory	60	53	-11.67%
Solds	12	13	8.33%
Sale Price	\$204,000	\$189,900	-6.91%
Sale Price SQFT	\$175	\$153	-12.57%
Sale to List Price Ratio	97%	100%	3.09%
Days on Market	91	35	-61.54%

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	45	13	28.89%
Mission West	0	0	NA
Stave Falls	0	0	NA
Steelhead	0	0	NA
TOTAL	53	13	24.53%

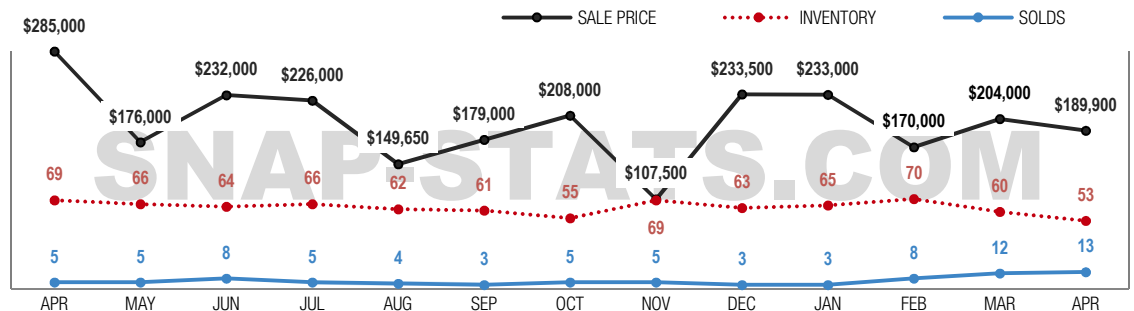
*Sales Ratio: The percent of homes selling (Sales to Inventory Ratio)

Market Summary

- Official Market Type **MISSION ATTACHED**: Sellers market at 25% Sales Ratio average (1 in 4 homes selling)
- Homes are selling on average at list price
- Most Active Price Band*: \$100,000 to \$200,000 with average 35% 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

13 Month Market Trend



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