

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	1	1	100.00%
300,001 – 400,000	12	6	50.00%
400,001 – 500,000	53	30	56.60%
500,001 – 600,000	197	87	44.16%
600,001 – 700,000	143	68	47.55%
700,001 – 800,000	156	59	37.82%
800,001 – 900,000	141	32	22.70%
900,001 – 1,000,000	82	17	20.73%
1,000,001 – 1,250,000	74	11	14.86%
1,250,001 – 1,500,000	48	4	8.33%
1,500,001 – 1,750,000	10	2	20.00%
1,750,001 – 2,000,000	5	0	NA
2,000,001 – 2,250,000	2	0	NA
2,250,001 – 2,500,000	2	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	3	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	2	0	NA
4,000,001 & Greater	2	0	NA
TOTAL	933	317	33.98%

2 Bedrooms & Less	37	10	27.03%
3 to 4 Bedrooms	302	131	43.38%
5 to 6 Bedrooms	294	102	34.69%
7 Bedrooms & More	300	74	24.67%
TOTAL	933	317	33.98%

SnapStats® Median Data	July	August	Variance
Inventory	982	933	-4.99%
Solds	401	317	-20.95%
Sale Price	\$630,777	\$660,000	4.63%
Sale Price SQFT	\$251	\$252	0.40%
Sale to List Price Ratio	99%	99%	NA
Days on Market	15	16	6.67%

Community STATS HOUSES (DETACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
Bear Creek Green Timbers	82	31	37.80%
Bolivar Heights	51	21	41.18%
Bridgeview	19	5	26.32%
Cedar Hills	58	24	41.38%
East Newton	124	53	42.74%
Fleetwood Tynehead	110	39	35.45%
Fraser Heights	63	25	39.68%
Guildford	25	10	40.00%
Panorama Ridge	98	22	22.45%
Port Kells	7	1	14.29%
Queen Mary Park	77	18	23.38%
Royal Heights	17	11	64.71%
Sullivan Station	51	22	43.14%
West Newton	101	26	25.74%
Whalley	50	9	18.00%
TOTAL	933	317	33.98%

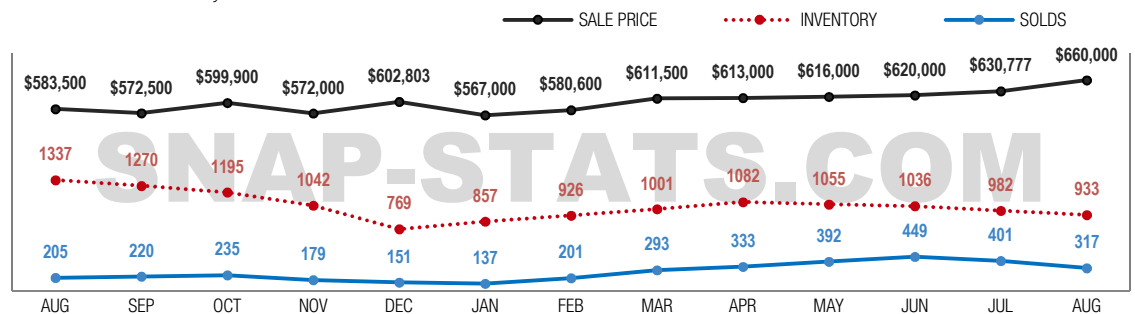
*Sales Ratio: Speed of homes selling (Sales to Inventory Ratio). Higher is faster.

Market Summary

- Official Market Type **SURREY DETACHED**: Sellers market at 34% Sales Ratio average (3.4 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 57% Sales Ratio (Sellers market)
- Buyers Best Bet*: Homes between \$1.25 mil to \$1.5 mil, Whalley and minimum 7 bedroom properties
- Sellers Best Bet*: Selling homes in Royal Heights and 3 to 4 bedroom properties

* With a minimum inventory of 10 in most instances

13 Month Market Trend



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Price Band & Bedroom STATS CONDO & TH (ATTACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
\$0 – 100,000	1	1	100.00%
100,001 – 200,000	305	39	12.79%
200,001 – 300,000	441	64	14.51%
300,001 – 400,000	259	65	25.10%
400,001 – 500,000	46	11	23.91%
500,001 – 600,000	3	3	100.00%
600,001 – 700,000	1	0	NA
700,001 – 800,000	3	0	NA
800,001 – 900,000	2	0	NA
900,001 – 1,000,000	1	0	NA
1,000,001 – 1,250,000	0	0	NA
1,250,001 – 1,500,000	1	0	NA
1,500,001 – 1,750,000	0	0	NA
1,750,001 – 2,000,000	0	0	NA
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	0	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	0	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
TOTAL	1063	183	17.22%

0 to 1 Bedroom	255	22	8.63%
2 Bedrooms	500	80	16.00%
3 Bedrooms	279	68	24.37%
4 Bedrooms & Greater	29	13	44.83%
TOTAL	1063	183	17.22%

SnapStats® Median Data	July	August	Variance
Inventory	1134	1063	-6.26%
Solds	220	183	-16.82%
Sale Price	\$290,000	\$272,000	-6.21%
Sale Price SQFT	\$221	\$211	-4.52%
Sale to List Price Ratio	98%	94%	-4.08%
Days on Market	33	50	51.52%

Community STATS CONDO & TH (ATTACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
Bear Creek Green Timbers	9	0	NA
Bolivar Heights	13	3	23.08%
Bridgeview	1	1	100.00%
Cedar Hills	7	1	14.29%
East Newton	86	17	19.77%
Fleetwood Tynehead	88	26	29.55%
Fraser Heights	3	0	NA
Guildford	182	35	19.23%
Panorama Ridge	14	5	35.71%
Port Kells	0	0	NA
Queen Mary Park	103	11	10.68%
Royal Heights	1	1	100.00%
Sullivan Station	65	30	46.15%
West Newton	136	19	13.97%
Whalley	355	34	9.58%
TOTAL	1063	183	17.22%

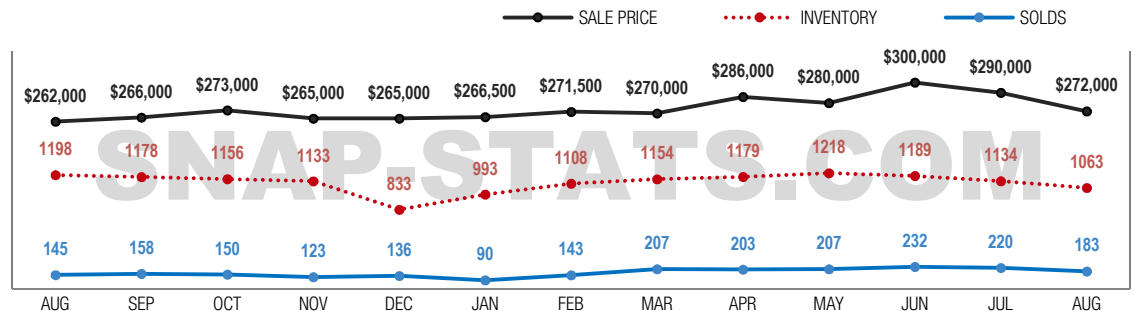
*Sales Ratio: Speed of homes selling (Sales to Inventory Ratio). Higher is faster.

Market Summary

- Official Market Type **SURREY ATTACHED**: Balanced market at 17% Sales Ratio average (1.7 in 10 homes selling rate)
- Homes are selling on average 6% below list price
- Most Active Price Band*: \$300,000 to \$500,000 with average 25% Sales Ratio (Sellers market)
- Buyers Best Bet:* Homes between \$100,000 to \$300,000, Queen Mary Park, West Newton, Whalley and up to 1 bedrooms
- Sellers Best Bet:* Selling homes in Panorama Ridge, Sullivan Station 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	2	2	100.00%
400,001 – 500,000	0	0	NA
500,001 – 600,000	3	0	NA
600,001 – 700,000	14	5	35.71%
700,001 – 800,000	24	24	100.00%
800,001 – 900,000	44	21	47.73%
900,001 – 1,000,000	31	13	41.94%
1,000,001 – 1,250,000	62	24	38.71%
1,250,001 – 1,500,000	50	21	42.00%
1,500,001 – 1,750,000	46	17	36.96%
1,750,001 – 2,000,000	56	4	7.14%
2,000,001 – 2,250,000	36	3	8.33%
2,250,001 – 2,500,000	32	0	NA
2,500,001 – 2,750,000	18	3	16.67%
2,750,001 – 3,000,000	20	0	NA
3,000,001 – 3,500,000	14	0	NA
3,500,001 – 4,000,000	15	0	NA
4,000,001 & Greater	14	1	7.14%
TOTAL	481	138	28.69%

2 Bedrooms & Less	28	9	32.14%
3 to 4 Bedrooms	238	87	36.55%
5 to 6 Bedrooms	184	39	21.20%
7 Bedrooms & More	31	3	9.68%
TOTAL	481	138	28.69%

SnapStats® Median Data	July	August	Variance
Inventory	488	481	-1.43%
Solds	159	138	-13.21%
Sale Price	\$970,000	\$1,061,500	9.43%
Sale Price SQFT	\$349	\$378	8.31%
Sale to List Price Ratio	97%	97%	NA
Days on Market	17	21	23.53%

Community STATS HOUSES (DETACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
Crescent Beach Ocean Park	68	24	35.29%
Elgin Chantrell	93	11	11.83%
Grandview	39	16	41.03%
Hazelmere	2	0	NA
King George Corridor	57	21	36.84%
Morgan Creek	41	9	21.95%
Pacific Douglas	23	9	39.13%
Sunnyside Park	34	21	61.76%
White Rock	124	27	21.77%
TOTAL	481	138	28.69%

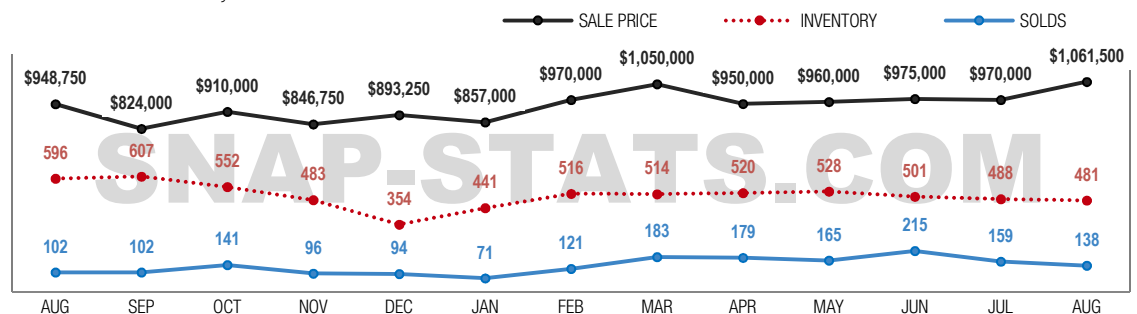
*Sales Ratio: Speed of homes selling (Sales to Inventory Ratio). Higher is faster.

Market Summary

- Official Market Type **SOUTH SURREY DETACHED**: Sellers market at 29% Sales Ratio average (2.9 in 10 homes selling rate)
- Homes are selling on average 3% below list price
- Most Active Price Band* (+/- \$1 mil): \$700,000 to \$800,000 (100% Sales Ratio)/\$1.25 mil to \$1.5 mil (42% Sales Ratio)
- Buyers Best Bet* (+/- \$1 mil): Homes \$600,000 to \$700,000/\$1.75 mil to \$2 mil, Elgin Chantrell and minimum 7 bedrooms
- Sellers Best Bet*: Selling homes in 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	43	13	30.23%
200,001 – 300,000	109	26	23.85%
300,001 – 400,000	134	34	25.37%
400,001 – 500,000	69	20	28.99%
500,001 – 600,000	41	21	51.22%
600,001 – 700,000	47	12	25.53%
700,001 – 800,000	19	2	10.53%
800,001 – 900,000	10	5	50.00%
900,001 – 1,000,000	3	3	100.00%
1,000,001 – 1,250,000	2	1	50.00%
1,250,001 – 1,500,000	2	0	NA
1,500,001 – 1,750,000	1	0	NA
1,750,001 – 2,000,000	0	0	NA
2,000,001 – 2,250,000	1	1	100.00%
2,250,001 – 2,500,000	2	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	486	138	28.40%

0 to 1 Bedroom	88	7	7.95%
2 Bedrooms	259	72	27.80%
3 Bedrooms	93	45	48.39%
4 Bedrooms & Greater	46	14	30.43%
TOTAL	486	138	28.40%

SnapStats® Median Data	July	August	Variance
Inventory	521	486	-6.72%
Solds	158	138	-12.66%
Sale Price	\$358,375	\$391,000	9.10%
Sale Price SQFT	\$285	\$292	2.46%
Sale to List Price Ratio	98%	98%	NA
Days on Market	28	27	-3.57%

Community STATS CONDO & TH (ATTACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
Crescent Beach Ocean Park	5	0	NA
Elgin Chantrell	8	4	50.00%
Grandview	115	24	20.87%
Hazelmere	1	1	100.00%
King George Corridor	110	28	25.45%
Morgan Creek	35	19	54.29%
Pacific Douglas	3	1	33.33%
Sunnyside Park	34	16	47.06%
White Rock	175	45	25.71%
TOTAL	486	138	28.40%

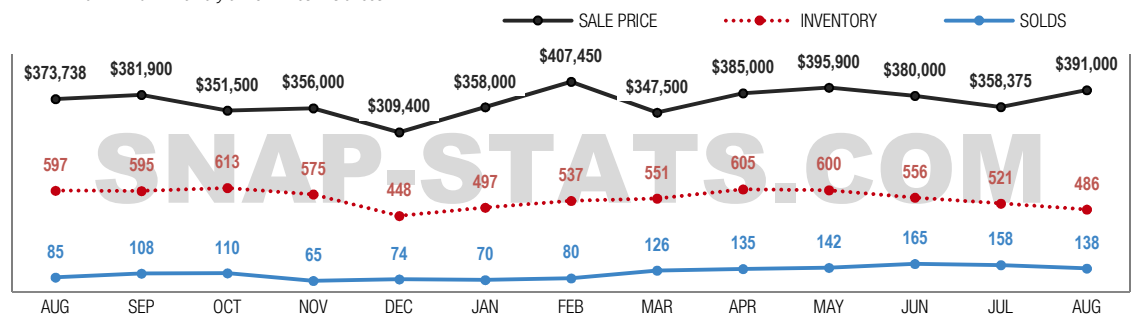
*Sales Ratio: Speed of homes selling (Sales to Inventory Ratio). Higher is faster.

Market Summary

- Official Market Type **SOUTH SURREY ATTACHED**: Sellers market at 28% Sales Ratio average (2.8 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band*: \$500,000 to \$600,000 with average 51% Sales Ratio (Sellers market)
- Buyers Best Bet*: Homes between \$700,000 to \$800,000, Grandview and up to 1 bedroom properties
- Sellers Best Bet*: Selling homes in Elgin Chantrell, Morgan Creek, Sunnyside Park 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	1	0	NA
500,001 – 600,000	12	12	100.00%
600,001 – 700,000	38	20	52.63%
700,001 – 800,000	16	7	43.75%
800,001 – 900,000	9	7	77.78%
900,001 – 1,000,000	16	1	6.25%
1,000,001 – 1,250,000	6	2	33.33%
1,250,001 – 1,500,000	4	1	25.00%
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	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	0	0	NA
TOTAL	105	50	47.62%

2 Bedrooms & Less	2	0	NA
3 to 4 Bedrooms	52	34	65.38%
5 to 6 Bedrooms	41	14	34.15%
7 Bedrooms & More	10	2	20.00%
TOTAL	105	50	47.62%

SnapStats® Median Data	July	August	Variance
Inventory	99	105	6.06%
Solds	78	50	-35.90%
Sale Price	\$651,000	\$662,500	1.77%
Sale Price SQFT	\$285	\$295	3.51%
Sale to List Price Ratio	100%	101%	1.00%
Days on Market	9	9	NA

Community STATS HOUSES (DETACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
Annieville	23	13	56.52%
Nordel	33	13	39.39%
Scottsdale	31	13	41.94%
Sunshine Hills Woods	18	11	61.11%
TOTAL	105	50	47.62%

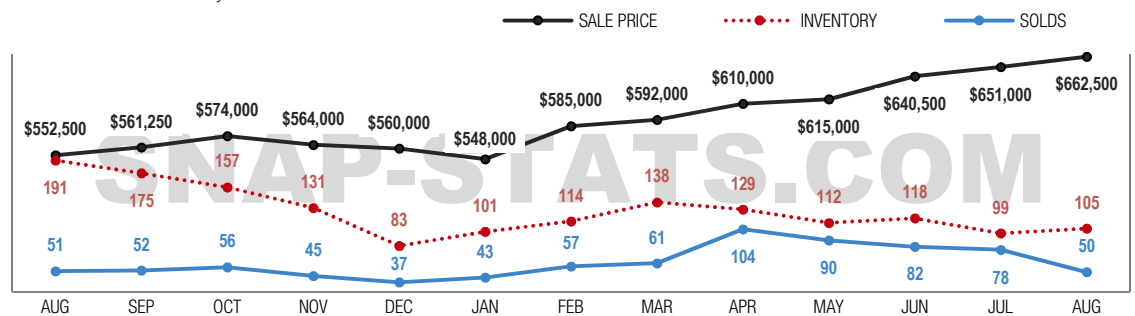
*Sales Ratio: Speed of homes selling (Sales to Inventory Ratio). Higher is faster.

Market Summary

- Official Market Type **NORTH DELTA DETACHED**: Sellers market at 48% Sales Ratio average (4.8 in 10 homes selling rate)
- Homes are selling on average 1% above list price
- Most Active Price Band*: \$500,000 to \$600,000 with average 100% Sales Ratio (Sellers market)
- Buyers Best Bet*: Homes between \$900,000 to \$1 mil, Nordel, Scottsdale and minimum 7 bedroom properties
- Sellers Best Bet*: Selling homes in Annieville, Sunshine Hills Woods and 3 to 4 bedroom properties

*With a minimum inventory of 10 in most instances

13 Month Market Trend



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Price Band & Bedroom STATS CONDO & TH (ATTACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
\$0 – 100,000	5	2	40.00%
100,001 – 200,000	10	1	10.00%
200,001 – 300,000	14	7	50.00%
300,001 – 400,000	7	4	57.14%
400,001 – 500,000	4	3	75.00%
500,001 – 600,000	2	2	100.00%
600,001 – 700,000	2	2	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	44	21	47.73%

0 to 1 Bedroom	14	2	14.29%
2 Bedrooms	16	8	50.00%
3 Bedrooms	11	10	90.91%
4 Bedrooms & Greater	3	1	33.33%
TOTAL	44	21	47.73%

SnapStats® Median Data	July	August	Variance
Inventory	62	44	-29.03%
Solds	28	21	-25.00%
Sale Price	\$464,900	\$315,000	-32.24%
Sale Price SQFT	\$328	\$234	-28.66%
Sale to List Price Ratio	100%	100%	NA
Days on Market	29	36	24.14%

Community STATS CONDO & TH (ATTACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
Annieville	16	7	43.75%
Nordel	7	6	85.71%
Scottsdale	18	5	27.78%
Sunshine Hills Woods	3	3	100.00%
TOTAL	44	21	47.73%

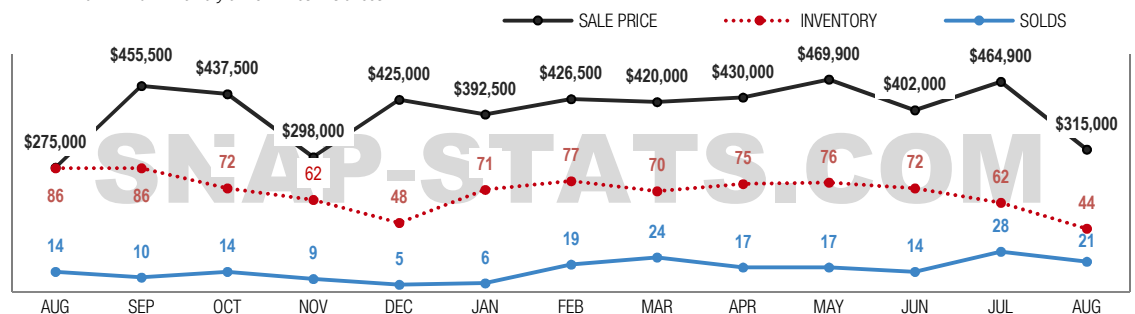
*Sales Ratio: Speed of homes selling (Sales to Inventory Ratio). Higher is faster.

Market Summary

- Official Market Type **NORTH DELTA ATTACHED**: Sellers market at 48% Sales Ratio average (4.8 in 10 homes selling rate)
- Homes are selling on average at list price
- Most Active Price Band*: \$200,000 to \$300,000 with average 100% Sales Ratio (Sellers market)
- Buyers Best Bet*: Homes between \$100,000 to \$200,000, Scottsdale and up to 1 bedroom properties
- 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	0	0	NA
400,001 – 500,000	7	7	100.00%
500,001 – 600,000	26	17	65.38%
600,001 – 700,000	40	33	82.50%
700,001 – 800,000	27	14	51.85%
800,001 – 900,000	22	4	18.18%
900,001 – 1,000,000	5	1	20.00%
1,000,001 – 1,250,000	7	3	42.86%
1,250,001 – 1,500,000	12	1	8.33%
1,500,001 – 1,750,000	2	2	100.00%
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	1	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
TOTAL	150	82	54.67%

2 Bedrooms & Less	7	2	28.57%
3 to 4 Bedrooms	62	39	62.90%
5 to 6 Bedrooms	58	33	56.90%
7 Bedrooms & More	23	8	34.78%
TOTAL	150	82	54.67%

SnapStats® Median Data	July	August	Variance
Inventory	149	150	0.67%
Solds	107	82	-23.36%
Sale Price	\$640,000	\$648,000	1.25%
Sale Price SQFT	\$219	\$231	5.48%
Sale to List Price Ratio	99%	99%	NA
Days on Market	11	9	-18.18%

Community STATS HOUSES (DETACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
Clayton	26	20	76.92%
Cloverdale	123	61	49.59%
Serpentine	1	1	100.00%
TOTAL	150	82	54.67%

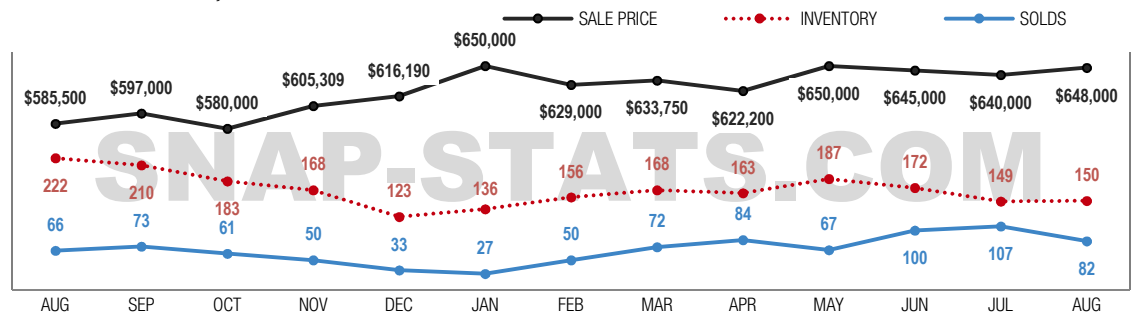
*Sales Ratio: Speed of homes selling (Sales to Inventory Ratio). Higher is faster.

Market Summary

- Official Market Type **CLOVERDALE DETACHED**: Sellers market at 55% Sales Ratio average (5.5 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band*: \$400,000 to \$700,000 with average 83% Sales Ratio (Sellers market)
- Buyers Best Bet*: Homes between \$1.25 mil to \$1.5 mil, Cloverdale and minimum 7 bedroom properties
- Sellers Best Bet*: Selling homes in Clayton 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	5	0	NA
100,001 – 200,000	19	1	5.26%
200,001 – 300,000	61	26	42.62%
300,001 – 400,000	61	27	44.26%
400,001 – 500,000	17	8	47.06%
500,001 – 600,000	5	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	168	62	36.90%

0 to 1 Bedroom	28	6	21.43%
2 Bedrooms	73	18	24.66%
3 Bedrooms	58	31	53.45%
4 Bedrooms & Greater	9	7	77.78%
TOTAL	168	62	36.90%

SnapStats® Median Data	July	August	Variance
Inventory	189	168	-11.11%
Solds	90	62	-31.11%
Sale Price	\$346,934	\$316,200	-8.86%
Sale Price SQFT	\$236	\$227	-3.81%
Sale to List Price Ratio	98%	99%	1.02%
Days on Market	16	26	62.50%

Community STATS CONDO & TH (ATTACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
Clayton	81	38	46.91%
Cloverdale	87	24	27.59%
Serpentine	0	0	NA
TOTAL	168	62	36.90%

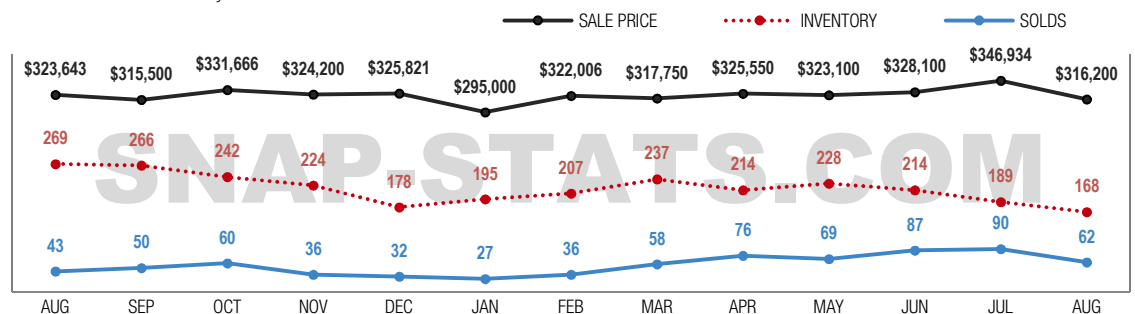
*Sales Ratio: Speed of homes selling (Sales to Inventory Ratio). Higher is faster.

Market Summary

- Official Market Type **CLOVERDALE ATTACHED**: Sellers market at 37% Sales Ratio average (3.7 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 47% Sales Ratio (Sellers market)
- Buyers Best Bet*: Homes between \$100,000 to \$200,000, 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	6	6	100.00%
400,001 – 500,000	15	14	93.33%
500,001 – 600,000	36	34	94.44%
600,001 – 700,000	46	45	97.83%
700,001 – 800,000	32	23	71.88%
800,001 – 900,000	21	11	52.38%
900,001 – 1,000,000	14	6	42.86%
1,000,001 – 1,250,000	15	5	33.33%
1,250,001 – 1,500,000	9	2	22.22%
1,500,001 – 1,750,000	4	0	NA
1,750,001 – 2,000,000	3	0	NA
2,000,001 – 2,250,000	3	0	NA
2,250,001 – 2,500,000	4	1	25.00%
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	2	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
TOTAL	214	147	68.69%

2 Bedrooms & Less	8	1	12.50%
3 to 4 Bedrooms	93	85	91.40%
5 to 6 Bedrooms	89	56	62.92%
7 Bedrooms & More	24	5	20.83%
TOTAL	214	147	68.69%

SnapStats® Median Data	July	August	Variance
Inventory	238	214	-10.08%
Solds	173	147	-15.03%
Sale Price	\$650,000	\$635,000	-2.31%
Sale Price SQFT	\$259	\$254	-1.93%
Sale to List Price Ratio	100%	98%	-2.00%
Days on Market	9	10	11.11%

Community STATS HOUSES (DETACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
Aldergrove	22	22	100.00%
Brookwood	19	17	89.47%
Campbell Valley	14	3	21.43%
County Line Glen Valley	1	0	NA
Fort Langley	11	6	54.55%
Langley City	31	25	80.65%
Murrayville	18	8	44.44%
Otter District	1	0	NA
Salmon River	9	2	22.22%
Walnut Grove	28	28	100.00%
Willoughby Heights	60	36	60.00%
TOTAL	214	147	68.69%

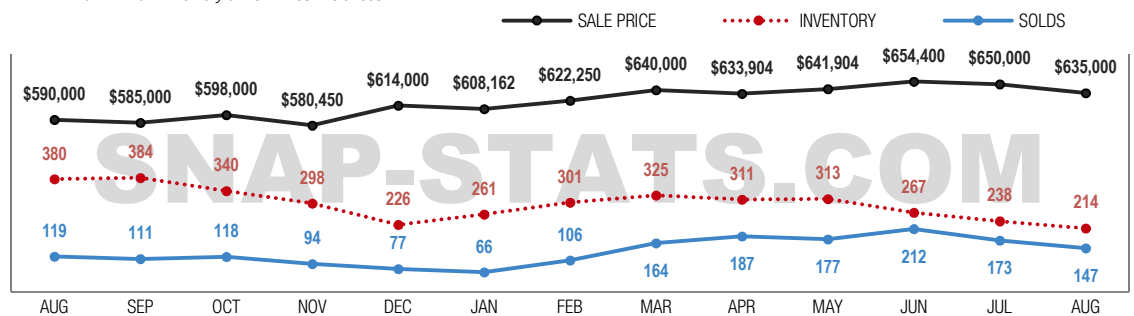
*Sales Ratio: Speed of homes selling (Sales to Inventory Ratio). Higher is faster.

Market Summary

- Official Market Type **LANGLEY DETACHED**: Sellers market at 69% Sales Ratio average (6.9 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band*: \$400,000 to \$700,000 with average 95% Sales Ratio (Sellers market)
- Buyers Best Bet*: Homes between \$1.25 mil to \$1.5 mil, Campbell Valley, Salmon River and up to 2 bedroom properties
- Sellers Best Bet*: Selling homes in Aldergrove, Brookwood, Walnut Grove 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	25	25.25%
200,001 – 300,000	156	42	26.92%
300,001 – 400,000	64	47	73.44%
400,001 – 500,000	22	13	59.09%
500,001 – 600,000	5	5	100.00%
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
TOTAL	349	133	38.11%

0 to 1 Bedroom	71	12	16.90%
2 Bedrooms	186	63	33.87%
3 Bedrooms	80	50	62.50%
4 Bedrooms & Greater	12	8	66.67%
TOTAL	349	133	38.11%

SnapStats® Median Data	July	August	Variance
Inventory	368	349	-5.16%
Solds	144	133	-7.64%
Sale Price	\$302,000	\$299,000	-0.99%
Sale Price SQFT	\$233	\$233	NA
Sale to List Price Ratio	97%	100%	3.09%
Days on Market	25	20	-20.00%

Community STATS CONDO & TH (ATTACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
Aldergrove	19	3	15.79%
Brookwood	0	0	NA
Campbell Valley	0	0	NA
County Line Glen Valley	0	0	NA
Fort Langley	2	1	50.00%
Langley City	154	38	24.68%
Murrayville	22	10	45.45%
Otter District	0	0	NA
Salmon River	6	2	33.33%
Walnut Grove	46	20	43.48%
Willoughby Heights	100	59	59.00%
TOTAL	349	133	38.11%

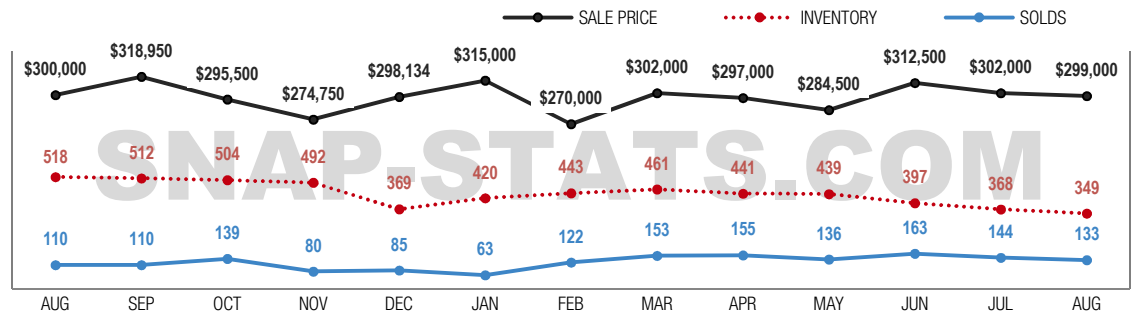
*Sales Ratio: Speed of homes selling (Sales to Inventory Ratio). Higher is faster.

Market Summary

- Official Market Type **LANGLEY ATTACHED**: Sellers market at 38% Sales Ratio average (3.8 in 10 homes selling rate)
- Homes are selling on average at list price
- Most Active Price Band*: \$300,000 to \$400,000 with average 73% Sales Ratio (Sellers market)
- Buyers Best Bet*: Homes between \$100,000 to \$300,000, Aldergrove and up to 1 bedroom properties
- Sellers Best Bet*: Selling homes in 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 HOUSES (DETACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
\$0 – 100,000	0	0	NA
100,001 – 200,000	1	0	NA
200,001 – 300,000	6	2	33.33%
300,001 – 400,000	74	22	29.73%
400,001 – 500,000	91	38	41.76%
500,001 – 600,000	72	27	37.50%
600,001 – 700,000	52	6	11.54%
700,001 – 800,000	26	1	3.85%
800,001 – 900,000	20	4	20.00%
900,001 – 1,000,000	9	1	11.11%
1,000,001 – 1,250,000	4	1	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	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	1	0	NA
2,750,001 – 3,000,000	0	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
TOTAL	360	102	28.33%

2 Bedrooms & Less	24	4	16.67%
3 to 4 Bedrooms	153	59	38.56%
5 to 6 Bedrooms	145	37	25.52%
7 Bedrooms & More	38	2	5.26%
TOTAL	360	102	28.33%

SnapStats® Median Data	July	August	Variance
Inventory	368	360	-2.17%
Solds	157	102	-35.03%
Sale Price	\$475,000	\$462,800	-2.57%
Sale Price SQFT	\$187	\$185	-1.07%
Sale to List Price Ratio	99%	99%	NA
Days on Market	12	18	50.00%

Community STATS HOUSES (DETACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
Abbotsford East	115	49	42.61%
Abbotsford West	123	30	24.39%
Aberdeen	32	5	15.63%
Bradner	10	10	100.00%
Central Abbotsford	45	1	2.22%
Matsqui	8	6	75.00%
Poplar	21	0	NA
Sumas Mountain	5	0	NA
Sumas Prairie	1	1	100.00%
TOTAL	360	102	28.33%

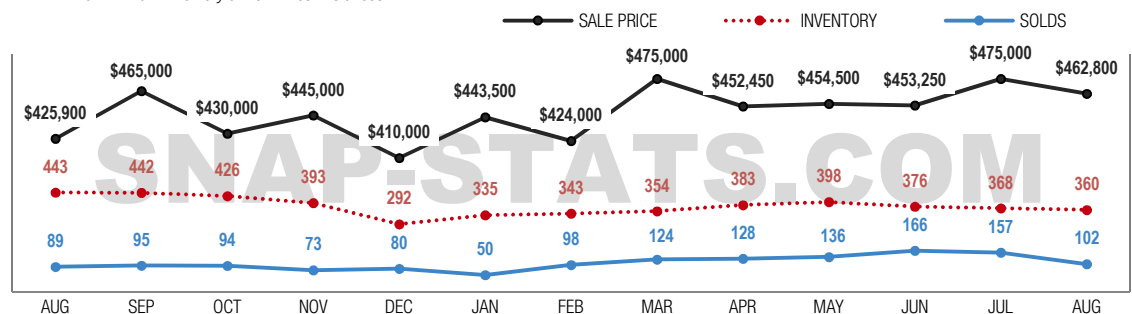
*Sales Ratio: Speed of homes selling (Sales to Inventory Ratio). Higher is faster.

Market Summary

- Official Market Type **ABBOTSFORD DETACHED**: Sellers market at 28% Sales Ratio average (2.8 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 42% Sales Ratio (Sellers market)
- Buyers Best Bet*: Homes between \$700,000 to \$800,000, Central Abbotsford and minimum 7 bedroom properties
- Sellers Best Bet*: Selling homes in Bradner, Matsqui 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	29	5	17.24%
100,001 – 200,000	177	28	15.82%
200,001 – 300,000	119	24	20.17%
300,001 – 400,000	57	16	28.07%
400,001 – 500,000	16	8	50.00%
500,001 – 600,000	1	1	100.00%
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
TOTAL	401	82	20.45%

0 to 1 Bedroom	50	4	8.00%
2 Bedrooms	227	45	19.82%
3 Bedrooms	96	27	28.13%
4 Bedrooms & Greater	28	6	21.43%
TOTAL	401	82	20.45%

SnapStats® Median Data	July	August	Variance
Inventory	410	401	-2.20%
Solds	106	82	-22.64%
Sale Price	\$219,000	\$232,750	6.28%
Sale Price SQFT	\$179	\$192	7.26%
Sale to List Price Ratio	97%	97%	NA
Days on Market	36	29	-19.44%

Community STATS CONDO & TH (ATTACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
Abbotsford East	36	17	47.22%
Abbotsford West	167	31	18.56%
Aberdeen	0	0	NA
Bradner	0	0	NA
Central Abbotsford	185	31	16.76%
Matsqui	1	0	NA
Poplar	12	3	25.00%
Sumas Mountain	0	0	NA
Sumas Prairie	0	0	NA
TOTAL	401	82	20.45%

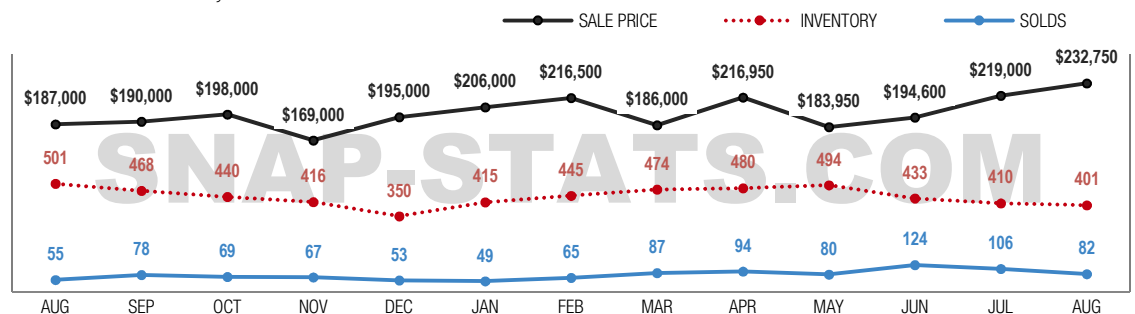
*Sales Ratio: Speed of homes selling (Sales to Inventory Ratio). Higher is faster.

Market Summary

- Official Market Type **ABBOTSFORD ATTACHED**: Balanced market at 20% Sales Ratio average (21% is a Sellers market)
- Homes are selling on average 3% below list price
- Most Active Price Band*: \$400,000 to \$500,000 with average 50% Sales Ratio (1 in 2 homes selling rate)
- Buyers Best Bet*: Homes between \$0 to \$200,000, Abbotsford West, Central Abbotsford and up to 1 bedroom properties
- Sellers Best Bet*: Selling homes in Abbotsford East and 3 bedroom properties

*With a minimum inventory of 10 in most instances

13 Month Market Trend



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Price Band & Bedroom STATS HOUSES (DETACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
\$0 – 100,000	1	0	NA
100,001 – 200,000	4	0	NA
200,001 – 300,000	28	9	32.14%
300,001 – 400,000	56	14	25.00%
400,001 – 500,000	60	15	25.00%
500,001 – 600,000	26	13	50.00%
600,001 – 700,000	11	6	54.55%
700,001 – 800,000	3	1	33.33%
800,001 – 900,000	4	0	NA
900,001 – 1,000,000	0	0	NA
1,000,001 – 1,250,000	5	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	198	58	29.29%

2 Bedrooms & Less	26	4	15.38%
3 to 4 Bedrooms	109	30	27.52%
5 to 6 Bedrooms	55	21	38.18%
7 Bedrooms & More	8	3	37.50%
TOTAL	198	58	29.29%

SnapStats® Median Data	July	August	Variance
Inventory	205	198	-3.41%
Solds	105	58	-44.76%
Sale Price	\$412,187	\$439,500	6.63%
Sale Price SQFT	\$176	\$183	3.98%
Sale to List Price Ratio	98%	100%	2.04%
Days on Market	17	19	11.76%

Community STATS HOUSES (DETACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
Dewdney Deroche	7	0	NA
Durieu	4	0	NA
Hatzic	26	4	15.38%
Hemlock	3	0	NA
Lake Errock	20	1	5.00%
Mission	136	51	37.50%
Mission West	1	1	100.00%
Stave Falls	1	1	100.00%
Steelhead	0	0	NA
TOTAL	198	58	29.29%

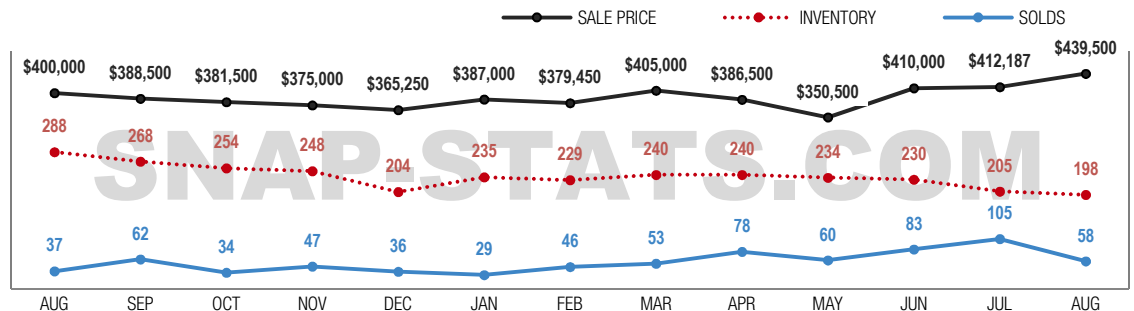
*Sales Ratio: Speed of homes selling (Sales to Inventory Ratio). Higher is faster.

Market Summary

- Official Market Type **MISSION DETACHED**: Sellers market at 29% Sales Ratio average (2.9 in 10 homes selling rate)
- Homes are selling on average at list price
- Most Active Price Band*: \$600,000 to \$700,000 with average 55% Sales Ratio (Sellers market)
- Buyers Best Bet*: Homes between \$300,000 to \$500,000, Lake Errock and up to 2 bedroom properties
- Sellers Best Bet*: Selling homes in Mission and minimum 5 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	0	NA
100,001 – 200,000	18	4	22.22%
200,001 – 300,000	27	7	25.93%
300,001 – 400,000	1	0	NA
400,001 – 500,000	0	0	NA
500,001 – 600,000	0	0	NA
600,001 – 700,000	0	0	NA
700,001 – 800,000	0	0	NA
800,001 – 900,000	0	0	NA
900,001 – 1,000,000	0	0	NA
1,000,001 – 1,250,000	0	0	NA
1,250,001 – 1,500,000	0	0	NA
1,500,001 – 1,750,000	0	0	NA
1,750,001 – 2,000,000	0	0	NA
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	0	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	0	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
TOTAL	51	11	21.57%

0 to 1 Bedroom	10	0	NA
2 Bedrooms	22	8	36.36%
3 Bedrooms	16	3	18.75%
4 Bedrooms & Greater	3	0	NA
TOTAL	51	11	21.57%

SnapStats® Median Data	July	August	Variance
Inventory	52	51	-1.92%
Solds	8	11	37.50%
Sale Price	\$210,000	\$224,000	6.67%
Sale Price SQFT	\$160	\$195	21.88%
Sale to List Price Ratio	97%	97%	NA
Days on Market	71	49	-30.99%

Community STATS CONDO & TH (ATTACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
Dewdney Deroche	0	0	NA
Durieu	0	0	NA
Hatzic	0	0	NA
Hemlock	7	1	14.29%
Lake Errock	0	0	NA
Mission	44	10	22.73%
Mission West	0	0	NA
Stave Falls	0	0	NA
Steelhead	0	0	NA
TOTAL	51	11	21.57%

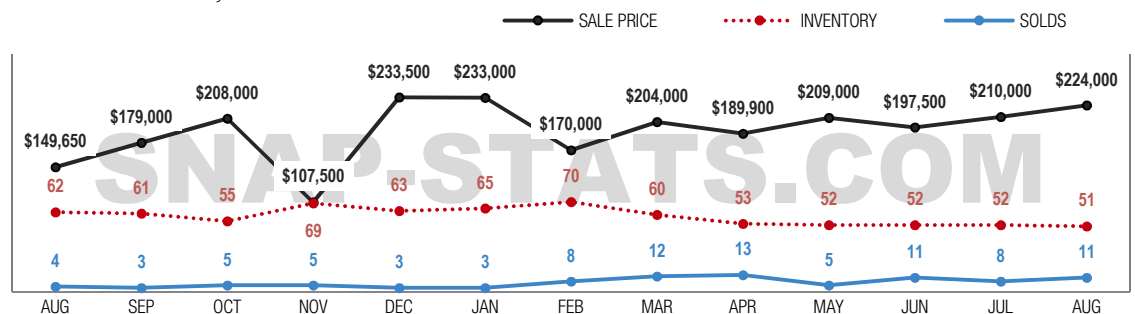
*Sales Ratio: Speed of homes selling (Sales to Inventory Ratio). Higher is faster.

Market Summary

- Official Market Type **MISSION ATTACHED**: Sellers market at 22% Sales Ratio average (2.2 in 10 homes selling rate)
- Homes are selling on average 3% below list price
- Most Active Price Band*: \$200,000 to \$300,000 with average 26% Sales Ratio (Balanced market)
- Buyers Best Bet*: Homes between \$100,000 to \$200,000 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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