

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

Compliments of:
Kathy Plante

604-329-1405
kathy@kathyplante.com
www.kathyplante.com

Sutton Group - West Coast Realty
102 - 403 North Road
Coquitlam, BC V3K 3V9



SnapStats[®]

March 2015

Produced and Published by SnapStats® Publishing Co.
info@snap-stats.com | www.snap-stats.com

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	3	1	33.33%
300,001 – 400,000	13	5	38.46%
400,001 – 500,000	123	48	39.02%
500,001 – 600,000	240	89	37.08%
600,001 – 700,000	203	61	30.05%
700,001 – 800,000	148	52	35.14%
800,001 – 900,000	94	15	15.96%
900,001 – 1,000,000	76	12	15.79%
1,000,001 – 1,250,000	61	9	14.75%
1,250,001 – 1,500,000	23	1	4.35%
1,500,001 – 1,750,000	7	0	NA
1,750,001 – 2,000,000	6	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	1001	293	29.27%

2 Bedrooms & Less	39	10	25.64%
3 to 4 Bedrooms	331	112	33.84%
5 to 6 Bedrooms	339	105	30.97%
7 Bedrooms & More	292	66	22.60%
TOTAL	1001	293	29.27%

SnapStats® Median Data	February	March	Variance
Inventory	926	1001	8.10%
Solds	201	293	45.77%
Sale Price	\$580,600	\$611,500	5.32%
Sale Price SQFT	\$234	\$236	0.85%
Sale to List Price Ratio	99%	99%	NA
Days on Market	19	17	-10.53%

Community STATS HOUSES (DETACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
Bear Creek Green Timbers	91	23	25.27%
Bolivar Heights	51	19	37.25%
Bridgeview	13	2	15.38%
Cedar Hills	60	17	28.33%
East Newton	145	38	26.21%
Fleetwood Tynehead	89	38	42.70%
Fraser Heights	83	25	30.12%
Guildford	28	16	57.14%
Panorama Ridge	97	23	23.71%
Port Kells	4	0	NA
Queen Mary Park	86	29	33.72%
Royal Heights	14	8	57.14%
Sullivan Station	70	25	35.71%
West Newton	113	26	23.01%
Whalley	57	4	7.02%
TOTAL	1001	293	29.27%

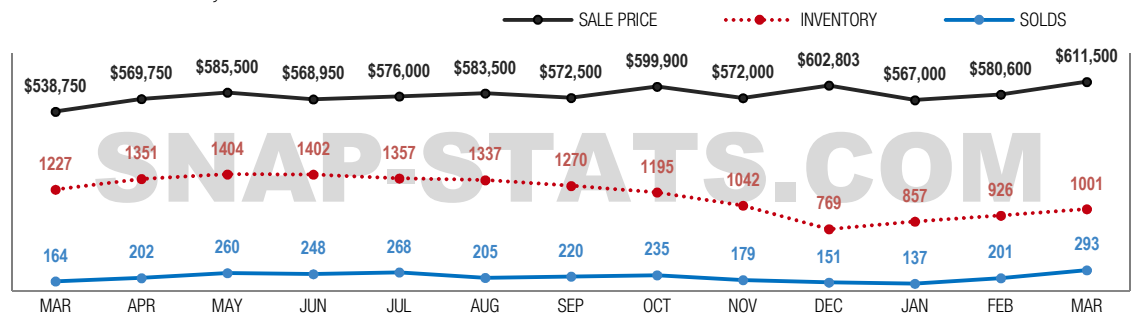
*Sales Ratio: The percent of homes selling (Sales to Inventory Ratio)

Market Summary

- Official Market Type **SURREY DETACHED**: Sellers market at 29% Sales Ratio average (2.9 in 10 homes selling)
- Homes are selling on average 1% below list price
- Most Active Price Band*: \$300,000 to \$600,000 with average 38% 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 Fleetwood Tynehead, Guildford, Royal Heights and 3 to 4 bedroom properties

* With a minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

Kathy Plante
Sutton Group - West Coast Realty
604-329-1405

www.kathyplante.com
kathy@kathyplante.com



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

SnapStats®	Inventory	Sales	Sales Ratio*
\$0 – 100,000	3	3	100.00%
100,001 – 200,000	276	54	19.57%
200,001 – 300,000	484	70	14.46%
300,001 – 400,000	337	65	19.29%
400,001 – 500,000	46	12	26.09%
500,001 – 600,000	4	3	75.00%
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	1154	207	17.94%

0 to 1 Bedroom	264	34	12.88%
2 Bedrooms	519	86	16.57%
3 Bedrooms	322	76	23.60%
4 Bedrooms & Greater	49	11	22.45%
TOTAL	1154	207	17.94%

SnapStats® Median Data	February	March	Variance
Inventory	1108	1154	4.15%
Solds	143	207	44.76%
Sale Price	\$271,500	\$270,000	-0.55%
Sale Price SQFT	\$212	\$212	NA
Sale to List Price Ratio	99%	96%	-3.03%
Days on Market	32	35	9.38%

Community *STATS CONDO & TH (ATTACHED)*

SnapStats®	Inventory	Sales	Sales Ratio*
Bear Creek Green Timbers	13	0	NA
Bolivar Heights	8	2	25.00%
Bridgeview	4	0	NA
Cedar Hills	1	0	NA
East Newton	100	16	16.00%
Fleetwood Tynehead	108	34	31.48%
Fraser Heights	3	2	66.67%
Guildford	193	50	25.91%
Panorama Ridge	25	4	16.00%
Port Kells	0	0	NA
Queen Mary Park	101	11	10.89%
Royal Heights	0	0	NA
Sullivan Station	104	21	20.19%
West Newton	143	28	19.58%
Whalley	351	39	11.11%
TOTAL	1154	207	17.94%

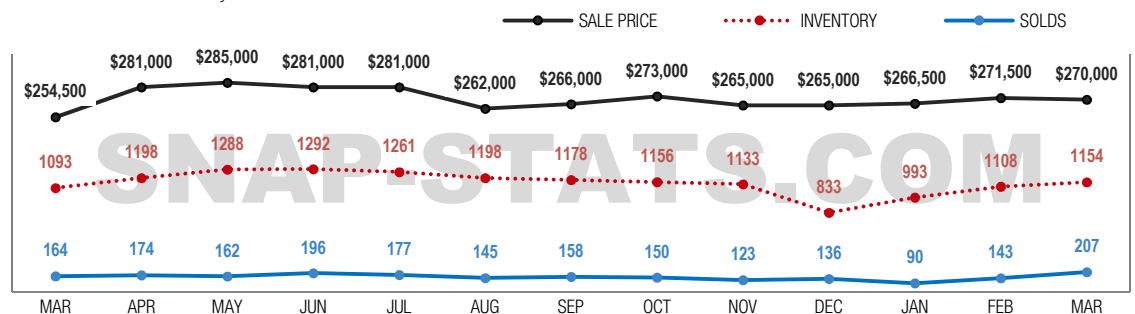
*Sales Ratio: The percent of homes selling (Sales to Inventory Ratio)

Market Summary

- Official Market Type **SURREY ATTACHED**: Balanced market at 18% Sales Ratio average (1.8 in 10 homes selling)
- Homes are selling on average 4% below list price
- Most Active Price Band*: \$400,000 to \$500,000 with average 26% Sales Ratio (Sellers market)
- Buyers Best Bet:* Homes between \$200,000 to \$300,000, Queen Mary Park, Whalley and up to 1 bedroom properties
- Sellers Best Bet:* Selling homes in Fleetwood Tynehead, Guildford and minimum 3 bedroom properties

* With a minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

Kathy Plante
Sutton Group - West Coast Realty
604-329-1405

www.kathyplante.com
kathy@kathyplante.com



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	7	7	100.00%
600,001 – 700,000	37	19	51.35%
700,001 – 800,000	39	19	48.72%
800,001 – 900,000	52	24	46.15%
900,001 – 1,000,000	36	18	50.00%
1,000,001 – 1,250,000	70	29	41.43%
1,250,001 – 1,500,000	64	22	34.38%
1,500,001 – 1,750,000	47	16	34.04%
1,750,001 – 2,000,000	40	9	22.50%
2,000,001 – 2,250,000	22	5	22.73%
2,250,001 – 2,500,000	29	5	17.24%
2,500,001 – 2,750,000	21	2	9.52%
2,750,001 – 3,000,000	19	1	5.26%
3,000,001 – 3,500,000	18	5	27.78%
3,500,001 – 4,000,000	4	2	50.00%
4,000,001 & Greater	7	0	NA
TOTAL	514	183	35.60%

2 Bedrooms & Less	34	7	20.59%
3 to 4 Bedrooms	253	117	46.25%
5 to 6 Bedrooms	195	58	29.74%
7 Bedrooms & More	32	1	3.13%
TOTAL	514	183	35.60%

SnapStats® Median Data	February	March	Variance
Inventory	516	514	-0.39%
Solds	121	183	51.24%
Sale Price	\$970,000	\$1,050,000	8.25%
Sale Price SQFT	\$346	\$334	-3.47%
Sale to List Price Ratio	97%	97%	NA
Days on Market	16	17	6.25%

Community STATS HOUSES (DETACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
Crescent Beach Ocean Park	85	39	45.88%
Elgin Chantrell	71	30	42.25%
Grandview	48	17	35.42%
Hazelmere	2	0	NA
King George Corridor	41	19	46.34%
Morgan Creek	60	13	21.67%
Pacific Douglas	34	11	32.35%
Sunnyside Park	47	14	29.79%
White Rock	126	40	31.75%
TOTAL	514	183	35.60%

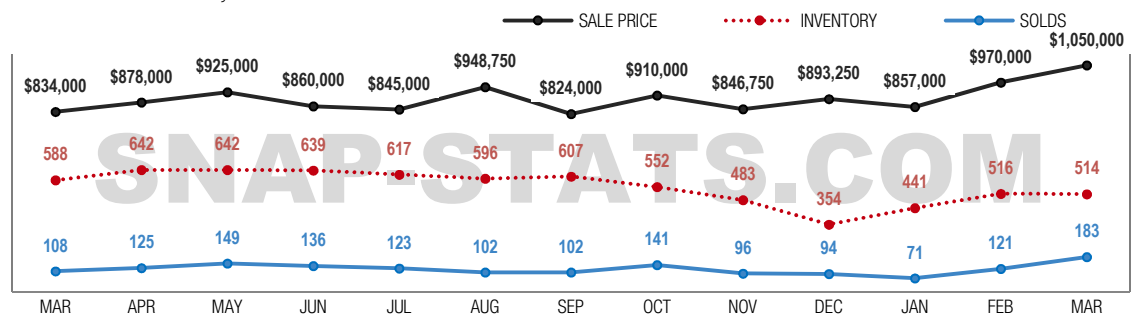
*Sales Ratio: The percent of homes selling (Sales to Inventory Ratio)

Market Summary

- Official Market Type **SOUTH SURREY DETACHED**: Sellers market at 36% Sales Ratio average (3.6 in 10 homes selling)
- Homes are selling on average 3% below list price
- Most Active Price Band* (+/- \$1 mil): \$600,000 to \$1 mil (Sellers market)
- Buyers Best Bet* (+/- \$1 mil): Homes \$2.5 mil to \$3 mil, Morgan Creek and minimum 7 bedroom properties
- Sellers Best Bet*: Selling homes in Crescent Beach Ocean Park, Elgin Chantrell, King George and 3 to 4 bedroom properties

* With a minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

Kathy Plante
Sutton Group - West Coast Realty
604-329-1405

www.kathyplante.com
kathy@kathyplante.com



Price Band & Bedroom STATS CONDO & TH (ATTACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
\$0 – 100,000	3	0	NA
100,001 – 200,000	36	14	38.89%
200,001 – 300,000	128	31	24.22%
300,001 – 400,000	159	34	21.38%
400,001 – 500,000	91	19	20.88%
500,001 – 600,000	58	14	24.14%
600,001 – 700,000	34	6	17.65%
700,001 – 800,000	17	4	23.53%
800,001 – 900,000	7	1	14.29%
900,001 – 1,000,000	8	1	12.50%
1,000,001 – 1,250,000	7	1	14.29%
1,250,001 – 1,500,000	1	1	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	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	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	551	126	22.87%

0 to 1 Bedroom	75	9	12.00%
2 Bedrooms	312	72	23.08%
3 Bedrooms	129	33	25.58%
4 Bedrooms & Greater	35	12	34.29%
TOTAL	551	126	22.87%

SnapStats® Median Data	February	March	Variance
Inventory	537	551	2.61%
Solds	80	126	57.50%
Sale Price	\$407,450	\$347,500	-14.71%
Sale Price SQFT	\$299	\$279	-6.69%
Sale to List Price Ratio	99%	97%	-2.02%
Days on Market	32	34	6.25%

Community STATS CONDO & TH (ATTACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
Crescent Beach Ocean Park	9	9	100.00%
Elgin Chantrell	18	5	27.78%
Grandview	105	30	28.57%
Hazelmere	0	1	NA
King George Corridor	120	23	19.17%
Morgan Creek	56	14	25.00%
Pacific Douglas	12	1	8.33%
Sunnyside Park	38	12	31.58%
White Rock	193	31	16.06%
TOTAL	551	126	22.87%

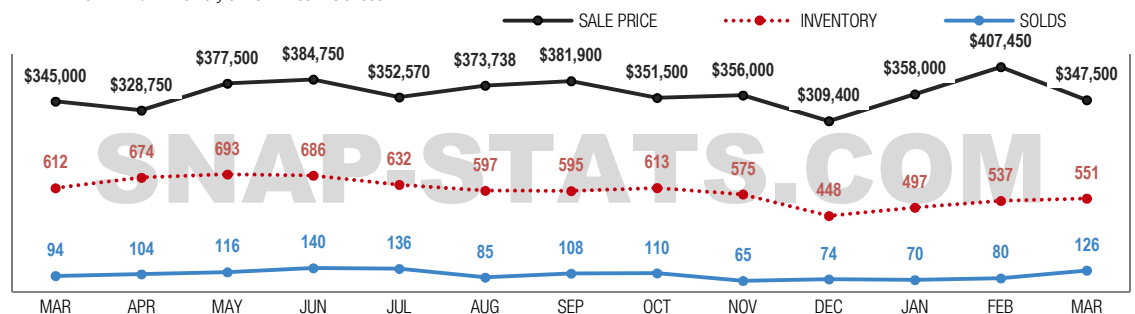
*Sales Ratio: The percent of homes selling (Sales to Inventory Ratio)

Market Summary

- Official Market Type **SOUTH SURREY ATTACHED**: Sellers market at 23% Sales Ratio average (2.3 in 10 homes selling)
- Homes are selling on average 3% below list price
- Most Active Price Band*: \$100,000 to \$200,000 with average 39% Sales Ratio (Sellers market)
- Buyers Best Bet*: Homes between \$600,000 to \$700,000, Pacific Douglas and up to 1 bedroom properties
- Sellers Best Bet*: Selling homes in Crescent Beach Ocean Park and minimum 4 bedroom properties

* With a minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

Kathy Plante
Sutton Group - West Coast Realty
604-329-1405

www.kathyplante.com
kathy@kathyplante.com



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	8	5	62.50%
500,001 – 600,000	43	28	65.12%
600,001 – 700,000	37	14	37.84%
700,001 – 800,000	19	7	36.84%
800,001 – 900,000	17	3	17.65%
900,001 – 1,000,000	6	2	33.33%
1,000,001 – 1,250,000	6	2	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	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	138	61	44.20%

2 Bedrooms & Less	3	0	NA
3 to 4 Bedrooms	74	42	56.76%
5 to 6 Bedrooms	50	17	34.00%
7 Bedrooms & More	11	2	18.18%
TOTAL	138	61	44.20%

SnapStats® Median Data	February	March	Variance
Inventory	114	138	21.05%
Solds	57	61	7.02%
Sale Price	\$585,000	\$592,000	1.20%
Sale Price SQFT	\$259	\$257	-0.77%
Sale to List Price Ratio	100%	100%	NA
Days on Market	7	10	42.86%

Community STATS HOUSES (DETACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
Annieville	35	14	40.00%
Nordel	39	16	41.03%
Scottsdale	34	16	47.06%
Sunshine Hills Woods	30	15	50.00%
TOTAL	138	61	44.20%

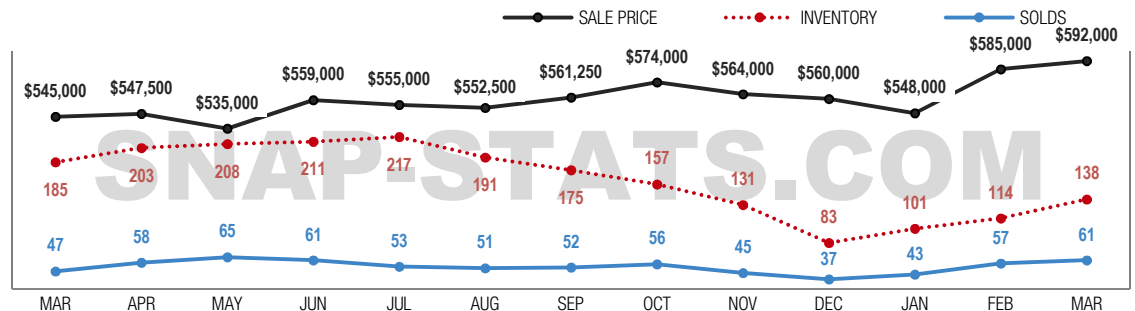
*Sales Ratio: The percent of homes selling (Sales to Inventory Ratio)

Market Summary

- Official Market Type **NORTH DELTA DETACHED**: Sellers market at 44% Sales Ratio average (4.4 in 10 homes selling)
- Homes are selling on average at list price
- Most Active Price Band*: \$500,000 to \$600,000 with average 65% Sales Ratio (Sellers market)
- Buyers Best Bet*: Homes between \$800,000 to \$900,000, Annieville, Nordel (both Sellers markets) and minimum 7 bedrooms
- Sellers Best Bet*: Selling homes in Scottsdale, Sunshine Hills Woods and 3 to 4 bedroom properties

*With a minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

Kathy Plante
Sutton Group - West Coast Realty
604-329-1405

www.kathyplante.com
kathy@kathyplante.com



Price Band & Bedroom STATS CONDO & TH (ATTACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
\$0 – 100,000	5	0	NA
100,001 – 200,000	16	2	12.50%
200,001 – 300,000	14	6	42.86%
300,001 – 400,000	5	1	20.00%
400,001 – 500,000	17	12	70.59%
500,001 – 600,000	9	2	22.22%
600,001 – 700,000	3	0	NA
700,001 – 800,000	1	1	100.00%
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	70	24	34.29%

0 to 1 Bedroom	16	1	6.25%
2 Bedrooms	15	3	20.00%
3 Bedrooms	26	17	65.38%
4 Bedrooms & Greater	13	3	23.08%
TOTAL	70	24	34.29%

SnapStats® Median Data	February	March	Variance
Inventory	77	70	-9.09%
Solds	19	24	26.32%
Sale Price	\$426,500	\$420,000	-1.52%
Sale Price SQFT	\$306	\$299	-2.29%
Sale to List Price Ratio	99%	99%	NA
Days on Market	14	10	-28.57%

Community STATS CONDO & TH (ATTACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
Annieville	21	3	14.29%
Nordel	28	16	57.14%
Scottsdale	18	2	11.11%
Sunshine Hills Woods	3	3	100.00%
TOTAL	70	24	34.29%

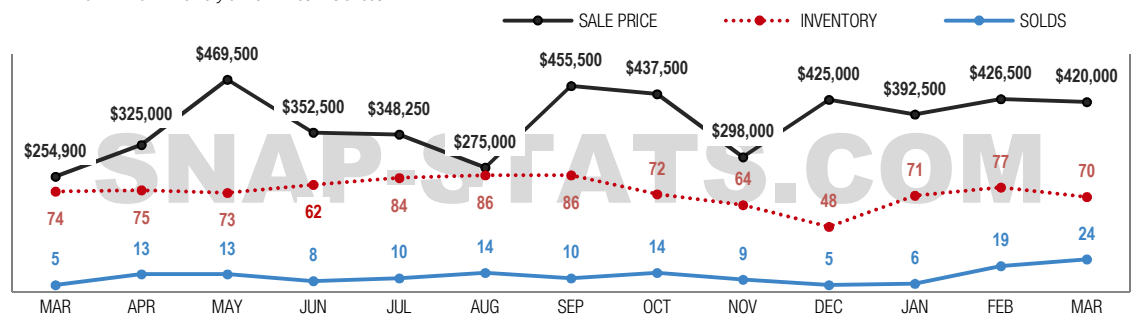
*Sales Ratio: The percent of homes selling (Sales to Inventory Ratio)

Market Summary

- Official Market Type **NORTH DELTA ATTACHED**: Sellers market at 34% Sales Ratio average (3.4 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 \$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

13 Month Market Trend



Compliments of...

Kathy Plante
Sutton Group - West Coast Realty
604-329-1405

www.kathyplante.com
kathy@kathyplante.com



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	17	8	47.06%
500,001 – 600,000	33	22	66.67%
600,001 – 700,000	40	22	55.00%
700,001 – 800,000	28	12	42.86%
800,001 – 900,000	23	5	21.74%
900,001 – 1,000,000	4	0	NA
1,000,001 – 1,250,000	12	3	25.00%
1,250,001 – 1,500,000	6	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	168	72	42.86%

2 Bedrooms & Less	7	1	14.29%
3 to 4 Bedrooms	54	27	50.00%
5 to 6 Bedrooms	77	36	46.75%
7 Bedrooms & More	30	8	26.67%
TOTAL	168	72	42.86%

SnapStats® Median Data	February	March	Variance
Inventory	156	168	7.69%
Solds	50	72	44.00%
Sale Price	\$629,000	\$633,750	0.76%
Sale Price SQFT	\$211	\$210	-0.47%
Sale to List Price Ratio	98%	100%	2.04%
Days on Market	26	18	-30.77%

Community STATS HOUSES (DETACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
Clayton	26	17	65.38%
Cloverdale	142	55	38.73%
Serpentine	0	0	NA
TOTAL	168	72	42.86%

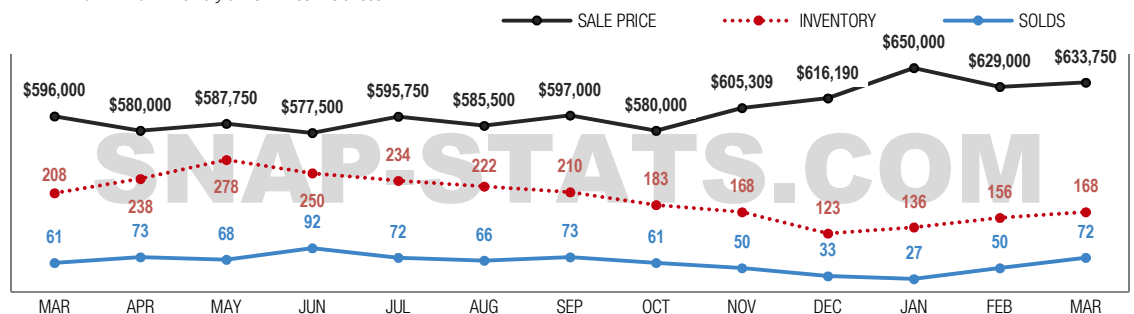
*Sales Ratio: The percent of homes selling (Sales to Inventory Ratio)

Market Summary

- Official Market Type **CLOVERDALE DETACHED**: Sellers market at 43% Sales Ratio average (4.3 in 10 homes selling)
- Homes are selling on average at list price
- Most Active Price Band*: \$500,000 to \$700,000 with average 61% Sales Ratio (Sellers market)
- Buyers Best Bet*: Homes between \$800,000 to \$900,000, Cloverdale and minimum 7 bedroom properties (both Seller markets)
- Sellers Best Bet*: Selling homes in Clayton and 3 to 6 bedroom properties

*With a minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

Kathy Plante
Sutton Group - West Coast Realty
604-329-1405

www.kathyplante.com
kathy@kathyplante.com



Price Band & Bedroom STATS CONDO & TH (ATTACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
\$0 – 100,000	4	1	25.00%
100,001 – 200,000	27	4	14.81%
200,001 – 300,000	87	15	17.24%
300,001 – 400,000	81	30	37.04%
400,001 – 500,000	24	7	29.17%
500,001 – 600,000	14	1	7.14%
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	237	58	24.47%

0 to 1 Bedroom	29	4	13.79%
2 Bedrooms	109	16	14.68%
3 Bedrooms	81	35	43.21%
4 Bedrooms & Greater	18	3	16.67%
TOTAL	237	58	24.47%

SnapStats® Median Data	February	March	Variance
Inventory	207	237	14.49%
Solds	36	58	61.11%
Sale Price	\$322,006	\$317,750	-1.32%
Sale Price SQFT	\$222	\$231	4.05%
Sale to List Price Ratio	99%	99%	NA
Days on Market	52	23	-55.77%

Community STATS CONDO & TH (ATTACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
Clayton	135	33	24.44%
Cloverdale	102	25	24.51%
Serpentine	0	0	NA
TOTAL	237	58	24.47%

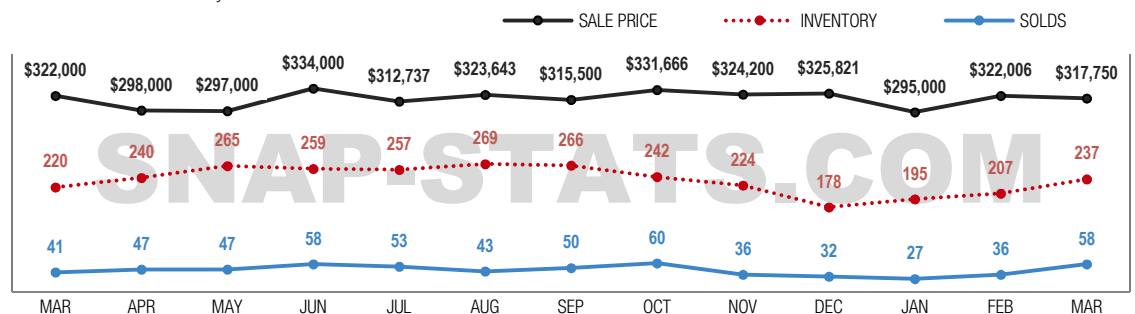
*Sales Ratio: The percent of homes selling (Sales to Inventory Ratio)

Market Summary

- Official Market Type **CLOVERDALE ATTACHED**: Sellers market at 24% Sales Ratio average (2.4 in 10 homes selling)
- Homes are selling on average 1% below list price
- Most Active Price Band*: \$300,000 to \$400,000 with average 37% Sales Ratio (Sellers market)
- Buyers Best Bet*: Homes between \$500,000 to \$600,000 and up to 2 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



Compliments of...

Kathy Plante
Sutton Group - West Coast Realty
604-329-1405

www.kathyplante.com
kathy@kathyplante.com



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	6	60.00%
400,001 – 500,000	31	18	58.06%
500,001 – 600,000	52	46	88.46%
600,001 – 700,000	95	47	49.47%
700,001 – 800,000	48	25	52.08%
800,001 – 900,000	21	8	38.10%
900,001 – 1,000,000	15	7	46.67%
1,000,001 – 1,250,000	17	5	29.41%
1,250,001 – 1,500,000	14	1	7.14%
1,500,001 – 1,750,000	8	0	NA
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	2	1	50.00%
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	325	164	50.46%

2 Bedrooms & Less	7	4	57.14%
3 to 4 Bedrooms	172	100	58.14%
5 to 6 Bedrooms	117	52	44.44%
7 Bedrooms & More	29	8	27.59%
TOTAL	325	164	50.46%

SnapStats® Median Data	February	March	Variance
Inventory	301	325	7.97%
Solds	106	164	54.72%
Sale Price	\$622,250	\$640,000	2.85%
Sale Price SQFT	\$230	\$256	11.30%
Sale to List Price Ratio	100%	99%	-1.00%
Days on Market	7	12	71.43%

Community STATS HOUSES (DETACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
Aldergrove	36	12	33.33%
Brookwood	40	17	42.50%
Campbell Valley	19	2	10.53%
County Line Glen Valley	0	0	NA
Fort Langley	19	6	31.58%
Langley City	33	30	90.91%
Murrayville	27	15	55.56%
Otter District	0	0	NA
Salmon River	8	5	62.50%
Walnut Grove	46	32	69.57%
Willoughby Heights	97	45	46.39%
TOTAL	325	164	50.46%

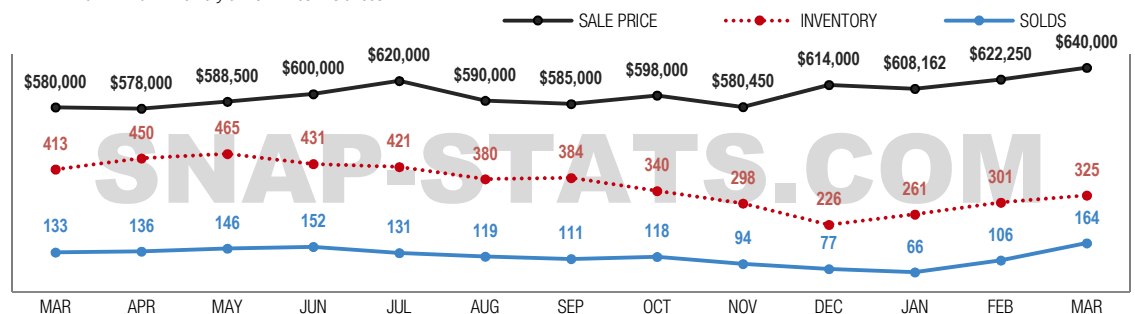
*Sales Ratio: The percent of homes selling (Sales to Inventory Ratio)

Market Summary

- Official Market Type **LANGLEY DETACHED**: Sellers market at 50% Sales Ratio average (1 in 2 homes selling)
- Homes are selling on average 1% below list price
- Most Active Price Band*: \$500,000 to \$600,000 with average 88% Sales Ratio (Sellers market)
- Buyers Best Bet*: Homes between \$1.25 to \$1.5 mil, Campbell Valley and minimum 7 bedroom properties
- Sellers Best Bet*: Selling homes in Langley City, Murrayville, Walnut Grove and 3 to 4 bedroom properties

* With a minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

Kathy Plante
Sutton Group - West Coast Realty
604-329-1405

www.kathyplante.com
kathy@kathyplante.com



Price Band & Bedroom STATS CONDO & TH (ATTACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
\$0 – 100,000	4	4	100.00%
100,001 – 200,000	94	21	22.34%
200,001 – 300,000	209	51	24.40%
300,001 – 400,000	124	56	45.16%
400,001 – 500,000	24	17	70.83%
500,001 – 600,000	4	1	25.00%
600,001 – 700,000	2	2	100.00%
700,001 – 800,000	0	1	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	461	153	33.19%

0 to 1 Bedroom	50	14	28.00%
2 Bedrooms	245	87	35.51%
3 Bedrooms	135	43	31.85%
4 Bedrooms & Greater	31	9	29.03%
TOTAL	461	153	33.19%

SnapStats® Median Data	February	March	Variance
Inventory	443	461	4.06%
Solds	122	153	25.41%
Sale Price	\$270,000	\$302,000	11.85%
Sale Price SQFT	\$221	\$241	9.05%
Sale to List Price Ratio	99%	99%	NA
Days on Market	35	27	-22.86%

Community STATS CONDO & TH (ATTACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
Aldergrove	32	10	31.25%
Brookwood	0	0	NA
Campbell Valley	0	0	NA
County Line Glen Valley	0	0	NA
Fort Langley	9	9	100.00%
Langley City	163	39	23.93%
Murrayville	41	4	9.76%
Otter District	0	0	NA
Salmon River	7	1	14.29%
Walnut Grove	70	25	35.71%
Willoughby Heights	139	65	46.76%
TOTAL	461	153	33.19%

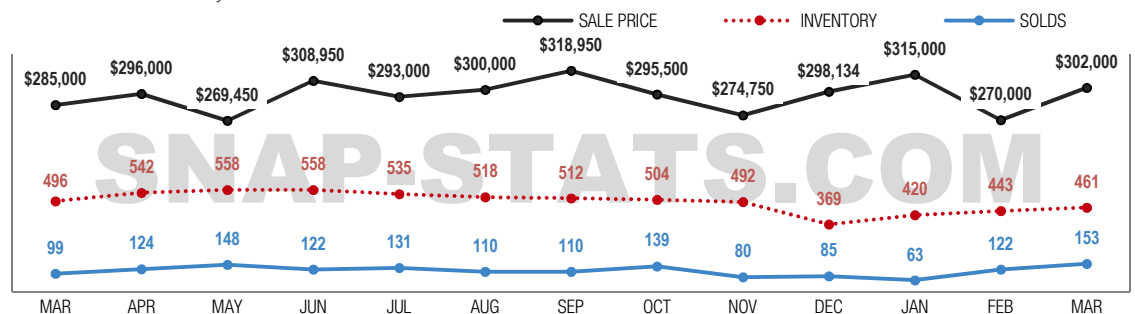
*Sales Ratio: The percent of homes selling (Sales to Inventory Ratio)

Market Summary

- Official Market Type **LANGLEY ATTACHED**: 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 71% Sales Ratio (Sellers market)
- Buyers Best Bet*: Homes between \$100,000 to \$200,000, Murrayville and up to 1 bedroom properties
- Sellers Best Bet*: Selling homes in Fort Langley, Willoughby Heights and 2 bedroom properties

*With a minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

Kathy Plante
Sutton Group - West Coast Realty
604-329-1405

www.kathyplante.com
kathy@kathyplante.com



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	9	4	44.44%
300,001 – 400,000	81	25	30.86%
400,001 – 500,000	85	45	52.94%
500,001 – 600,000	60	33	55.00%
600,001 – 700,000	68	6	8.82%
700,001 – 800,000	23	10	43.48%
800,001 – 900,000	17	1	5.88%
900,001 – 1,000,000	4	0	NA
1,000,001 – 1,250,000	5	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	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	354	124	35.03%

2 Bedrooms & Less	21	2	9.52%
3 to 4 Bedrooms	169	68	40.24%
5 to 6 Bedrooms	131	49	37.40%
7 Bedrooms & More	33	5	15.15%
TOTAL	354	124	35.03%

SnapStats® Median Data	February	March	Variance
Inventory	343	354	3.21%
Solds	98	124	26.53%
Sale Price	\$424,000	\$475,000	12.03%
Sale Price SQFT	\$179	\$185	3.35%
Sale to List Price Ratio	99%	99%	NA
Days on Market	21	9	-57.14%

Community STATS HOUSES (DETACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
Abbotsford East	136	58	42.65%
Abbotsford West	113	30	26.55%
Aberdeen	23	10	43.48%
Bradner	1	1	100.00%
Central Abbotsford	60	20	33.33%
Matsqui	3	1	33.33%
Poplar	16	3	18.75%
Sumas Mountain	1	0	NA
Sumas Prairie	1	1	100.00%
TOTAL	354	124	35.03%

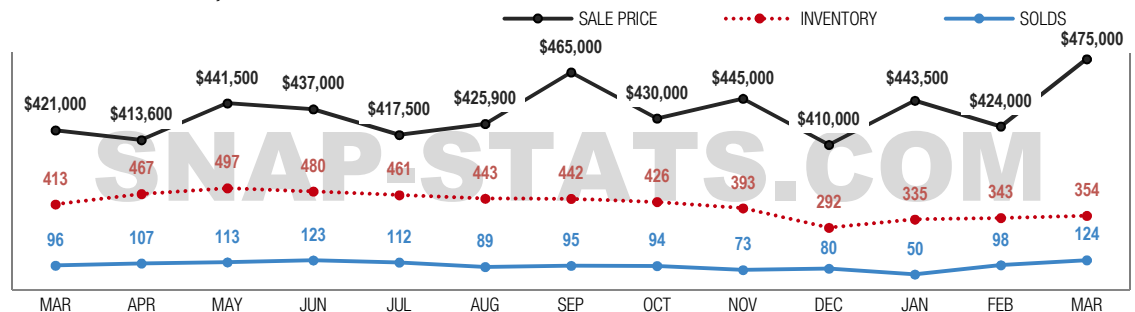
*Sales Ratio: The percent of homes selling (Sales to Inventory Ratio)

Market Summary

- Official Market Type **ABBOTSFORD DETACHED**: 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*: \$400,000 to \$600,000 with average 54% Sales Ratio (Sellers market)
- Buyers Best Bet*: Homes between \$800,000 to \$900,000, Poplar and up to 2 bedroom properties
- Sellers Best Bet*: Selling homes in Abbotsford East, Aberdeen and 3 to 4 bedroom properties

* With a minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

Kathy Plante
Sutton Group - West Coast Realty
604-329-1405

www.kathyplante.com
kathy@kathyplante.com



Price Band & Bedroom STATS CONDO & TH (ATTACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
\$0 – 100,000	33	7	21.21%
100,001 – 200,000	215	43	20.00%
200,001 – 300,000	141	26	18.44%
300,001 – 400,000	65	9	13.85%
400,001 – 500,000	14	2	14.29%
500,001 – 600,000	2	0	NA
600,001 – 700,000	2	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	474	87	18.35%

0 to 1 Bedroom	55	6	10.91%
2 Bedrooms	269	63	23.42%
3 Bedrooms	119	17	14.29%
4 Bedrooms & Greater	31	1	3.23%
TOTAL	474	87	18.35%

SnapStats® Median Data	February	March	Variance
Inventory	445	474	6.52%
Solds	65	87	33.85%
Sale Price	\$216,500	\$186,000	-14.09%
Sale Price SQFT	\$172	\$162	-5.81%
Sale to List Price Ratio	96%	98%	2.08%
Days on Market	32	37	15.63%

Community STATS CONDO & TH (ATTACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
Abbotsford East	48	16	33.33%
Abbotsford West	195	32	16.41%
Aberdeen	1	1	100.00%
Bradner	0	0	NA
Central Abbotsford	208	31	14.90%
Matsqui	0	0	NA
Poplar	22	0	NA
Sumas Mountain	0	7	NA
Sumas Prairie	0	0	NA
TOTAL	474	87	18.35%

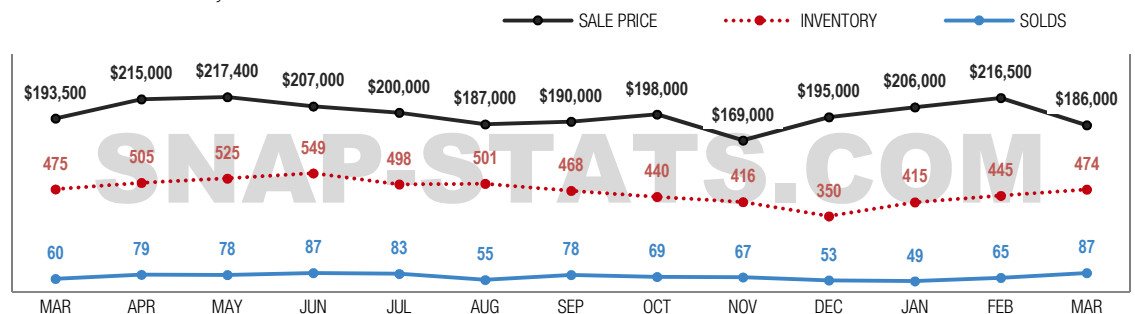
*Sales Ratio: The percent of homes selling (Sales to Inventory Ratio)

Market Summary

- Official Market Type **ABBOTSFORD ATTACHED**: Balanced market at 18% Sales Ratio average (1.8 in 10 homes selling)
- Homes are selling on average 2% below list price
- Most Active Price Band*: \$0 to \$200,000 with average 21% Sales Ratio (Sellers market)
- Buyers Best Bet*: Homes between \$300,000 to \$500,000, Abbotsford West, Central Abbotsford and minimum 4 bedroom properties
- Sellers Best Bet*: Selling homes in Abbotsford East and 2 bedroom properties

*With a minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

Kathy Plante
Sutton Group - West Coast Realty
604-329-1405

www.kathyplante.com
kathy@kathyplante.com



Price Band & Bedroom STATS HOUSES (DETACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
\$0 – 100,000	0	0	NA
100,001 – 200,000	5	1	20.00%
200,001 – 300,000	36	7	19.44%
300,001 – 400,000	75	17	22.67%
400,001 – 500,000	82	21	25.61%
500,001 – 600,000	25	3	12.00%
600,001 – 700,000	12	3	25.00%
700,001 – 800,000	1	1	100.00%
800,001 – 900,000	2	0	NA
900,001 – 1,000,000	0	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	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	240	53	22.08%

2 Bedrooms & Less	28	3	10.71%
3 to 4 Bedrooms	127	31	24.41%
5 to 6 Bedrooms	81	19	23.46%
7 Bedrooms & More	4	0	NA
TOTAL	240	53	22.08%

SnapStats® Median Data	February	March	Variance
Inventory	229	240	4.80%
Solds	46	53	15.22%
Sale Price	\$379,450	\$405,000	6.73%
Sale Price SQFT	\$176	\$166	-5.68%
Sale to List Price Ratio	99%	98%	-1.01%
Days on Market	31	33	6.45%

Community STATS HOUSES (DETACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
Dewdney Deroche	3	0	NA
Durieu	4	1	25.00%
Hatzic	26	3	11.54%
Hemlock	3	0	NA
Lake Errock	14	0	NA
Mission	179	47	26.26%
Mission West	4	1	25.00%
Stave Falls	7	1	14.29%
Steelhead	0	0	NA
TOTAL	240	53	22.08%

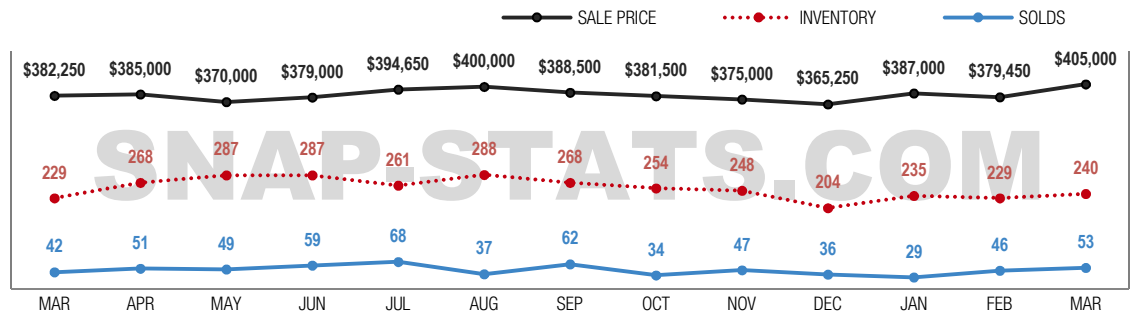
*Sales Ratio: The percent of homes selling (Sales to Inventory Ratio)

Market Summary

- Official Market Type **MISSION DETACHED**: Sellers market at 22% Sales Ratio average (2.2 in 10 homes selling)
- Homes are selling on average 2% below list price
- Most Active Price Band*: \$400,000 to \$500,000 with average 26% Sales Ratio (Sellers market)
- Buyers Best Bet*: Homes between \$500,000 to \$600,000, Hatzic, Stave Falls and up to 2 bedroom properties
- Sellers Best Bet*: Selling homes in Mission and 3 to 6 bedroom properties

*With a minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

Kathy Plante
Sutton Group - West Coast Realty
604-329-1405

www.kathyplante.com
kathy@kathyplante.com



Price Band & Bedroom STATS CONDO & TH (ATTACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
\$0 – 100,000	4	0	NA
100,001 – 200,000	23	6	26.09%
200,001 – 300,000	32	5	15.63%
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	60	12	20.00%

0 to 1 Bedroom	9	3	33.33%
2 Bedrooms	32	6	18.75%
3 Bedrooms	17	3	17.65%
4 Bedrooms & Greater	2	0	NA
TOTAL	60	12	20.00%

SnapStats® Median Data	February	March	Variance
Inventory	70	60	-14.29%
Solds	8	12	50.00%
Sale Price	\$170,000	\$204,000	20.00%
Sale Price SQFT	\$162	\$175	8.02%
Sale to List Price Ratio	98%	97%	-1.02%
Days on Market	107	91	-14.95%

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	50	12	24.00%
Mission West	0	0	NA
Stave Falls	0	0	NA
Steelhead	0	0	NA
TOTAL	60	12	20.00%

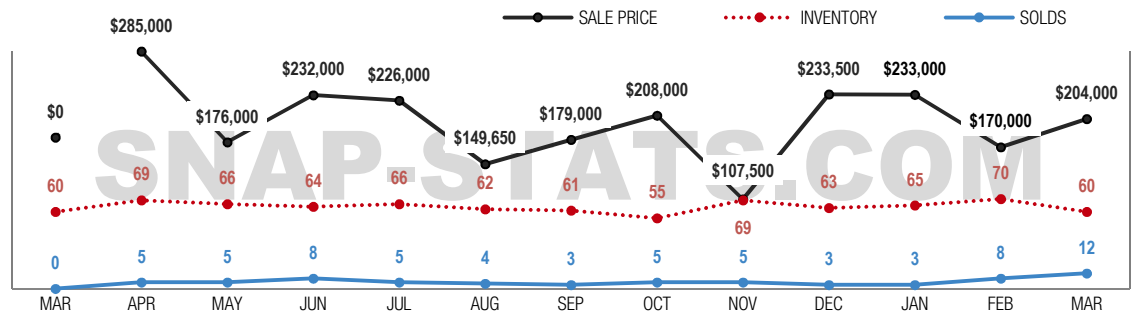
*Sales Ratio: The percent of homes selling (Sales to Inventory Ratio)

Market Summary

- Official Market Type **MISSION 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*: \$100,000 to \$200,000 with average 26% Sales Ratio (Sellers market)
- Buyers Best Bet*: Homes between \$200,000 to \$300,000 and 2 to 3 bedroom properties
- Sellers Best Bet*: Selling homes in Mission and up to 1 bedroom properties

* With a minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

Kathy Plante
Sutton Group - West Coast Realty
604-329-1405

www.kathyplante.com
kathy@kathyplante.com

