

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	11	4	36.36%
400,001 – 500,000	43	25	58.14%
500,001 – 600,000	169	75	44.38%
600,001 – 700,000	146	71	48.63%
700,001 – 800,000	161	61	37.89%
800,001 – 900,000	134	33	24.63%
900,001 – 1,000,000	79	11	13.92%
1,000,001 – 1,250,000	63	12	19.05%
1,250,001 – 1,500,000	57	3	5.26%
1,500,001 – 1,750,000	8	2	25.00%
1,750,001 – 2,000,000	7	1	14.29%
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	889	298	33.52%

2 Bedrooms & Less	31	7	22.58%
3 to 4 Bedrooms	281	111	39.50%
5 to 6 Bedrooms	292	109	37.33%
7 Bedrooms & More	285	71	24.91%
TOTAL	889	298	33.52%

SnapStats® Median Data	August	September	Variance
Inventory	933	889	-4.72%
Solds	317	298	-5.99%
Sale Price	\$660,000	\$660,000	NA
Sale Price SQFT	\$252	\$263	4.37%
Sale to List Price Ratio	99%	99%	NA
Days on Market	16	17	6.25%

Community STATS HOUSES (DETACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
Bear Creek Green Timbers	83	28	33.73%
Bolivar Heights	47	13	27.66%
Bridgeview	19	4	21.05%
Cedar Hills	60	12	20.00%
East Newton	119	48	40.34%
Fleetwood Tynehead	103	45	43.69%
Fraser Heights	64	23	35.94%
Guildford	21	12	57.14%
Panorama Ridge	87	27	31.03%
Port Kells	7	0	NA
Queen Mary Park	66	26	39.39%
Royal Heights	17	6	35.29%
Sullivan Station	53	15	28.30%
West Newton	93	32	34.41%
Whalley	50	7	14.00%
TOTAL	889	298	33.52%

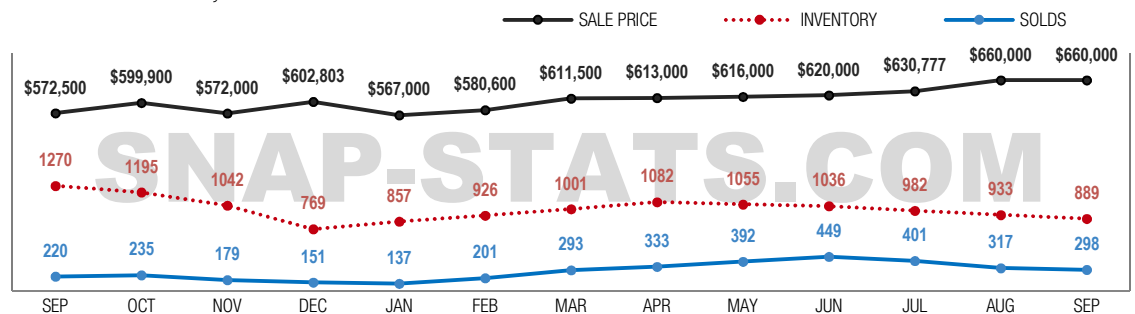
*Sales Ratio: Speed of homes selling (Sales to Inventory Ratio). Higher is faster.

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 58% Sales Ratio (Sellers market)
- Buyers Best Bet*: Homes between \$1.25 mil to \$1.5 mil, Bridgeview, Cedar Hills, Whalley and up to 2 bedroom properties
- Sellers Best Bet*: Selling homes in East Newton, Fleetwood Tynehead, Guildford and 3 to 6 bedroom properties

* With a minimum inventory of 10 in most instances

13 Month Market Trend



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Price Band & Bedroom STATS CONDO & TH (ATTACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
\$0 – 100,000	0	0	NA
100,001 – 200,000	285	38	13.33%
200,001 – 300,000	433	70	16.17%
300,001 – 400,000	259	50	19.31%
400,001 – 500,000	47	16	34.04%
500,001 – 600,000	4	0	NA
600,001 – 700,000	1	0	NA
700,001 – 800,000	3	0	NA
800,001 – 900,000	3	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	1037	174	16.78%

0 to 1 Bedroom	245	22	8.98%
2 Bedrooms	502	75	14.94%
3 Bedrooms	256	70	27.34%
4 Bedrooms & Greater	34	7	20.59%
TOTAL	1037	174	16.78%

SnapStats® Median Data	August	September	Variance
Inventory	1063	1037	-2.45%
Solds	183	174	-4.92%
Sale Price	\$272,000	\$278,500	2.39%
Sale Price SQFT	\$211	\$222	5.21%
Sale to List Price Ratio	94%	97%	3.19%
Days on Market	50	46	-8.00%

Community STATS CONDO & TH (ATTACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
Bear Creek Green Timbers	11	4	36.36%
Bolivar Heights	12	0	NA
Bridgeview	2	0	NA
Cedar Hills	6	1	16.67%
East Newton	76	15	19.74%
Fleetwood Tynehead	88	20	22.73%
Fraser Heights	2	1	50.00%
Guildford	185	30	16.22%
Panorama Ridge	14	4	28.57%
Port Kells	0	0	NA
Queen Mary Park	83	17	20.48%
Royal Heights	0	0	NA
Sullivan Station	54	31	57.41%
West Newton	145	24	16.55%
Whalley	359	27	7.52%
TOTAL	1037	174	16.78%

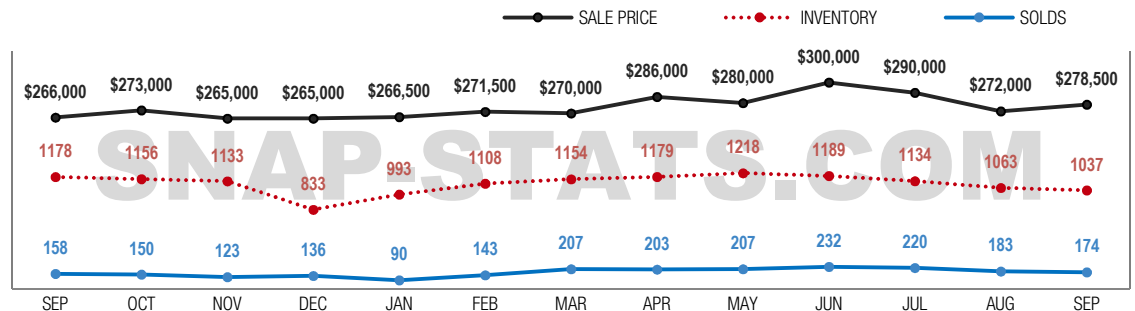
*Sales Ratio: Speed of homes selling (Sales to Inventory Ratio). Higher is faster.

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 3% below list price
- Most Active Price Band*: \$400,000 to \$500,000 with average 34% Sales Ratio (Sellers market)
- Buyers Best Bet:* Homes between \$100,000 to \$200,000, Guildford, West Newton, Whalley and up to 1 bedroom properties
- Sellers Best Bet:* Selling homes in Bear Creek Green Timbers, Sullivan Station and 3 bedroom properties

* With a minimum inventory of 10 in most instances

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SnapStats® SOUTH SURREY/WHITE ROCK SEPTEMBER 2015

Price Band & Bedroom STATS HOUSES (DETACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	0	0	NA
300,001 – 400,000	1	0	NA
400,001 – 500,000	0	0	NA
500,001 – 600,000	3	0	NA
600,001 – 700,000	9	5	55.56%
700,001 – 800,000	27	10	37.04%
800,001 – 900,000	46	18	39.13%
900,001 – 1,000,000	34	14	41.18%
1,000,001 – 1,250,000	56	32	57.14%
1,250,001 – 1,500,000	62	12	19.35%
1,500,001 – 1,750,000	57	7	12.28%
1,750,001 – 2,000,000	50	8	16.00%
2,000,001 – 2,250,000	28	8	28.57%
2,250,001 – 2,500,000	34	4	11.76%
2,500,001 – 2,750,000	19	2	10.53%
2,750,001 – 3,000,000	15	1	6.67%
3,000,001 – 3,500,000	13	0	NA
3,500,001 – 4,000,000	19	0	NA
4,000,001 & Greater	12	1	8.33%
TOTAL	485	122	25.15%

2 Bedrooms & Less	28	5	17.86%
3 to 4 Bedrooms	246	72	29.27%
5 to 6 Bedrooms	184	44	23.91%
7 Bedrooms & More	27	1	3.70%
TOTAL	485	122	25.15%

SnapStats® Median Data	August	September	Variance
Inventory	481	485	0.83%
Solds	138	122	-11.59%
Sale Price	\$1,061,500	\$1,123,500	5.84%
Sale Price SQFT	\$378	\$388	2.65%
Sale to List Price Ratio	97%	100%	3.09%
Days on Market	21	19	-9.52%

Community STATS HOUSES (DETACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
Crescent Beach Ocean Park	73	14	19.18%
Elgin Chantrell	80	17	21.25%
Grandview	42	10	23.81%
Hazelmere	3	0	NA
King George Corridor	58	16	27.59%
Morgan Creek	39	14	35.90%
Pacific Douglas	18	8	44.44%
Sunnyside Park	37	14	37.84%
White Rock	135	29	21.48%
TOTAL	485	122	25.15%

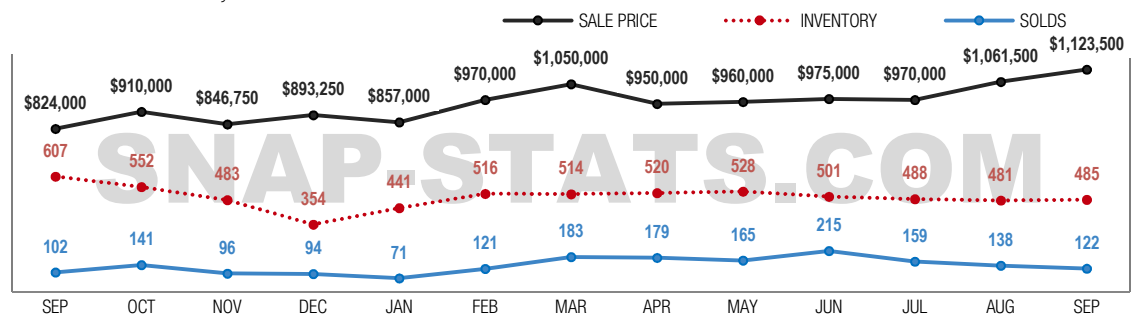
*Sales Ratio: Speed of homes selling (Sales to Inventory Ratio). Higher is faster.

Market Summary

- Official Market Type **SOUTH SURREY DETACHED**: Sellers market at 25% Sales Ratio average (2.5 in 10 homes selling rate)
- Homes are selling on average at list price
- Most Active Price Band* (+/- \$1 mil): \$900,000 to \$1 mil (41% Sales Ratio)/\$1 mil to \$1.25 mil (57% Sales Ratio)
- Buyers Best Bet* (+/- \$1 mil): Homes \$600,000 to \$700,000/\$2.75 mil to \$3 mil, Crescent Beach and 7 plus bedroom properties
- Sellers Best Bet*: Selling homes in Morgan Creek, Pacific Douglas, Sunnyside Park and 3 to 4 bedroom properties

* With a minimum inventory of 10 in most instances

13 Month Market Trend



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SnapStats® SOUTH SURREY/WHITE ROCK SEPTEMBER 2015

Price Band & Bedroom STATS CONDO & TH (ATTACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
\$0 – 100,000	3	1	33.33%
100,001 – 200,000	43	5	11.63%
200,001 – 300,000	100	23	23.00%
300,001 – 400,000	137	34	24.82%
400,001 – 500,000	60	24	40.00%
500,001 – 600,000	37	16	43.24%
600,001 – 700,000	48	12	25.00%
700,001 – 800,000	17	5	29.41%
800,001 – 900,000	12	1	8.33%
900,001 – 1,000,000	5	1	20.00%
1,000,001 – 1,250,000	2	0	NA
1,250,001 – 1,500,000	1	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	1	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	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	470	122	25.96%

0 to 1 Bedroom	81	12	14.81%
2 Bedrooms	254	64	25.20%
3 Bedrooms	92	34	36.96%
4 Bedrooms & Greater	43	12	27.91%
TOTAL	470	122	25.96%

SnapStats® Median Data	August	September	Variance
Inventory	486	470	-3.29%
Solds	138	122	-11.59%
Sale Price	\$391,000	\$392,500	0.38%
Sale Price SQFT	\$292	\$310	6.16%
Sale to List Price Ratio	98%	98%	NA
Days on Market	27	29	7.41%

Community STATS CONDO & TH (ATTACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
Crescent Beach Ocean Park	5	3	60.00%
Elgin Chantrell	7	4	57.14%
Grandview	120	32	26.67%
Hazelmere	0	0	NA
King George Corridor	86	31	36.05%
Morgan Creek	35	11	31.43%
Pacific Douglas	2	0	NA
Sunnyside Park	34	13	38.24%
White Rock	181	28	15.47%
TOTAL	470	122	25.96%

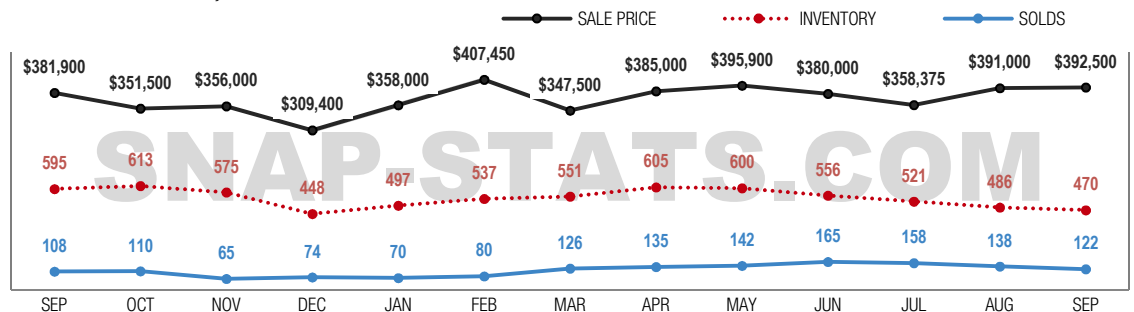
*Sales Ratio: Speed of homes selling (Sales to Inventory Ratio). Higher is faster.

Market Summary

- Official Market Type **SOUTH SURREY ATTACHED**: Sellers market at 26% Sales Ratio average (2.6 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band*: \$400,000 to \$600,000 with average 42% Sales Ratio (Sellers market)
- Buyers Best Bet*: Homes between \$800,000 to \$900,000, White Rock and up to 1 bedroom properties
- Sellers Best Bet*: Selling homes in King George Corridor, 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	0	1	NA
400,001 – 500,000	3	2	66.67%
500,001 – 600,000	13	4	30.77%
600,001 – 700,000	32	27	84.38%
700,001 – 800,000	17	10	58.82%
800,001 – 900,000	11	5	45.45%
900,001 – 1,000,000	21	5	23.81%
1,000,001 – 1,250,000	12	0	NA
1,250,001 – 1,500,000	3	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	1	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
TOTAL	114	54	47.37%

2 Bedrooms & Less	4	0	NA
3 to 4 Bedrooms	49	36	73.47%
5 to 6 Bedrooms	47	15	31.91%
7 Bedrooms & More	14	3	21.43%
TOTAL	114	54	47.37%

SnapStats® Median Data	August	September	Variance
Inventory	105	114	8.57%
Solds	50	54	8.00%
Sale Price	\$662,500	\$659,750	-0.42%
Sale Price SQFT	\$295	\$287	-2.71%
Sale to List Price Ratio	101%	99%	-1.98%
Days on Market	9	13	44.44%

Community STATS HOUSES (DETACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
Annieville	24	12	50.00%
Nordel	38	14	36.84%
Scottsdale	30	17	56.67%
Sunshine Hills Woods	22	11	50.00%
TOTAL	114	54	47.37%

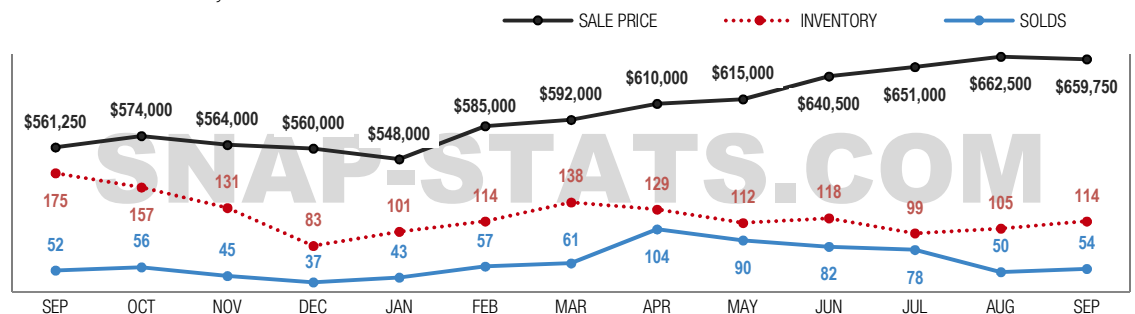
*Sales Ratio: Speed of homes selling (Sales to Inventory Ratio). Higher is faster.

Market Summary

- Official Market Type **NORTH DELTA DETACHED**: Sellers market at 47% Sales Ratio average (4.7 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band*: \$600,000 to \$700,000 with average 84% 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, Scottsdale, Sunshine Hills Woods and 3 to 4 bedroom properties

*With a minimum inventory of 10 in most instances

13 Month Market Trend



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Price Band & Bedroom STATS CONDO & TH (ATTACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
\$0 – 100,000	2	2	100.00%
100,001 – 200,000	8	1	12.50%
200,001 – 300,000	9	5	55.56%
300,001 – 400,000	3	2	66.67%
400,001 – 500,000	3	3	100.00%
500,001 – 600,000	2	2	100.00%
600,001 – 700,000	2	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	29	15	51.72%

0 to 1 Bedroom	7	3	42.86%
2 Bedrooms	10	6	60.00%
3 Bedrooms	9	6	66.67%
4 Bedrooms & Greater	3	0	NA
TOTAL	29	15	51.72%

SnapStats® Median Data	August	September	Variance
Inventory	44	29	-34.09%
Solds	21	15	-28.57%
Sale Price	\$315,000	\$298,500	-5.24%
Sale Price SQFT	\$234	\$224	-4.27%
Sale to List Price Ratio	100%	98%	-2.00%
Days on Market	36	25	-30.56%

Community STATS CONDO & TH (ATTACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
Annieville	8	6	75.00%
Nordel	6	4	66.67%
Scottsdale	11	1	9.09%
Sunshine Hills Woods	4	4	100.00%
TOTAL	29	15	51.72%

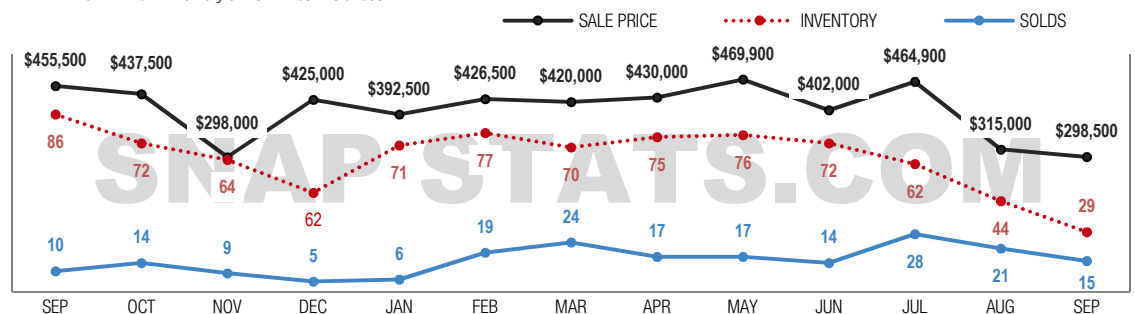
*Sales Ratio: Speed of homes selling (Sales to Inventory Ratio). Higher is faster.

Market Summary

- Official Market Type **NORTH DELTA ATTACHED**: Sellers market at 52% Sales Ratio average (5.2 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band*: \$200,000 to \$300,000 with average 56% Sales Ratio (Sellers market)
- Buyers Best Bet*: Homes between \$100,000 to \$200,000 and Scottsdale
- Sellers Best Bet*: Selling homes in Annieville and 2 to 3 bedroom properties

*With a minimum inventory of 10 in most instances

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Price Band & Bedroom STATS HOUSES (DETACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	0	0	NA
300,001 – 400,000	0	1	NA
400,001 – 500,000	4	3	75.00%
500,001 – 600,000	24	20	83.33%
600,001 – 700,000	36	27	75.00%
700,001 – 800,000	31	9	29.03%
800,001 – 900,000	18	12	66.67%
900,001 – 1,000,000	7	1	14.29%
1,000,001 – 1,250,000	6	2	33.33%
1,250,001 – 1,500,000	10	0	NA
1,500,001 – 1,750,000	2	0	NA
1,750,001 – 2,000,000	2	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	141	75	53.19%

2 Bedrooms & Less	8	3	37.50%
3 to 4 Bedrooms	54	32	59.26%
5 to 6 Bedrooms	55	34	61.82%
7 Bedrooms & More	24	6	25.00%
TOTAL	141	75	53.19%

SnapStats® Median Data	August	September	Variance
Inventory	150	141	-6.00%
Solds	82	75	-8.54%
Sale Price	\$648,000	\$640,884	-1.10%
Sale Price SQFT	\$231	\$248	7.36%
Sale to List Price Ratio	99%	99%	NA
Days on Market	9	11	22.22%

Community STATS HOUSES (DETACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
Clayton	24	16	66.67%
Cloverdale	117	59	50.43%
Serpentine	0	0	NA
TOTAL	141	75	53.19%

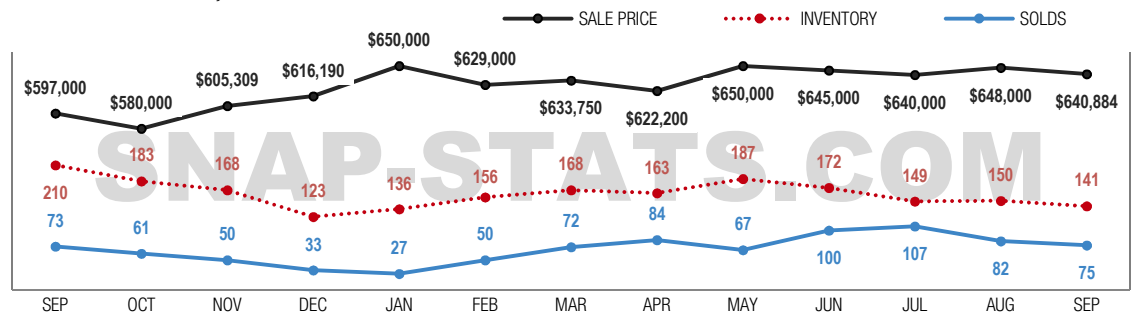
*Sales Ratio: Speed of homes selling (Sales to Inventory Ratio). Higher is faster.

Market Summary

- Official Market Type **CLOVERDALE DETACHED**: Sellers market at 53% Sales Ratio average (5.3 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band*: \$600,000 to \$700,000 with average 75% Sales Ratio (Sellers market)
- Buyers Best Bet*: Homes between \$900,000 to \$1 mil and minimum 7 bedroom properties
- Sellers Best Bet*: Selling homes in Clayton, Cloverdale and 3 to 6 bedroom properties

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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	19	3	15.79%
200,001 – 300,000	54	21	38.89%
300,001 – 400,000	66	28	42.42%
400,001 – 500,000	11	7	63.64%
500,001 – 600,000	4	4	100.00%
600,001 – 700,000	0	0	NA
700,001 – 800,000	0	0	NA
800,001 – 900,000	0	0	NA
900,001 – 1,000,000	0	0	NA
1,000,001 – 1,250,000	0	0	NA
1,250,001 – 1,500,000	0	0	NA
1,500,001 – 1,750,000	0	0	NA
1,750,001 – 2,000,000	0	0	NA
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	0	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	0	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
TOTAL	158	63	39.87%

0 to 1 Bedroom	28	3	10.71%
2 Bedrooms	68	26	38.24%
3 Bedrooms	54	26	48.15%
4 Bedrooms & Greater	8	8	100.00%
TOTAL	158	63	39.87%

SnapStats® Median Data	August	September	Variance
Inventory	168	158	-5.95%
Solds	62	63	1.61%
Sale Price	\$316,200	\$315,000	-0.38%
Sale Price SQFT	\$227	\$230	1.32%
Sale to List Price Ratio	99%	99%	NA
Days on Market	26	27	3.85%

Community STATS CONDO & TH (ATTACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
Clayton	82	34	41.46%
Cloverdale	76	29	38.16%
Serpentine	0	0	NA
TOTAL	158	63	39.87%

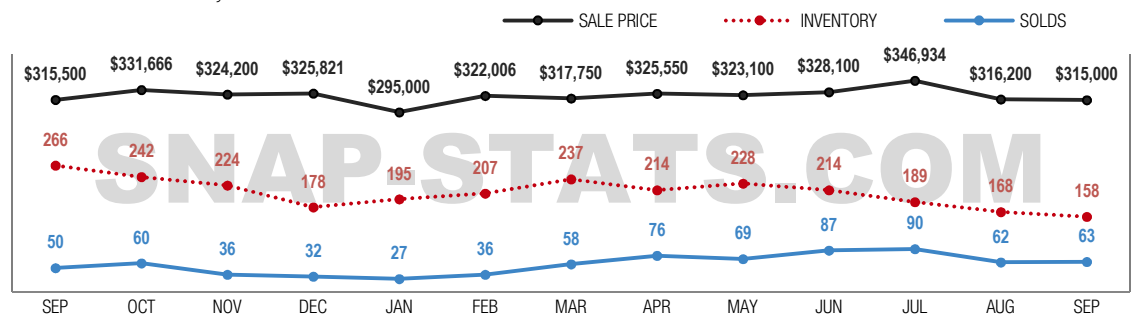
*Sales Ratio: Speed of homes selling (Sales to Inventory Ratio). Higher is faster.

Market Summary

- Official Market Type **CLOVERDALE ATTACHED**: Sellers market at 40% Sales Ratio average (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 64% Sales Ratio (Sellers market)
- Buyers Best Bet*: Homes between \$100,000 to \$200,000 and up to 1 bedroom properties
- Sellers Best Bet*: Selling homes in Clayton, Cloverdale and minimum 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	0	2	NA
300,001 – 400,000	0	2	NA
400,001 – 500,000	17	17	100.00%
500,001 – 600,000	39	25	64.10%
600,001 – 700,000	42	38	90.48%
700,001 – 800,000	35	20	57.14%
800,001 – 900,000	23	14	60.87%
900,001 – 1,000,000	15	4	26.67%
1,000,001 – 1,250,000	17	3	17.65%
1,250,001 – 1,500,000	9	2	22.22%
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	2	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	1	0	NA
TOTAL	212	130	61.32%

2 Bedrooms & Less	8	2	25.00%
3 to 4 Bedrooms	99	79	79.80%
5 to 6 Bedrooms	87	40	45.98%
7 Bedrooms & More	18	9	50.00%
TOTAL	212	130	61.32%

SnapStats® Median Data	August	September	Variance
Inventory	214	212	-0.93%
Solds	147	130	-11.56%
Sale Price	\$635,000	\$650,000	2.36%
Sale Price SQFT	\$254	\$273	7.48%
Sale to List Price Ratio	98%	98%	NA
Days on Market	10	12	20.00%

Community STATS HOUSES (DETACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
Aldergrove	21	15	71.43%
Brookwood	22	15	68.18%
Campbell Valley	14	3	21.43%
County Line Glen Valley	0	0	NA
Fort Langley	10	6	60.00%
Langley City	33	17	51.52%
Murrayville	17	11	64.71%
Otter District	1	0	NA
Salmon River	8	2	25.00%
Walnut Grove	33	29	87.88%
Willoughby Heights	53	32	60.38%
TOTAL	212	130	61.32%

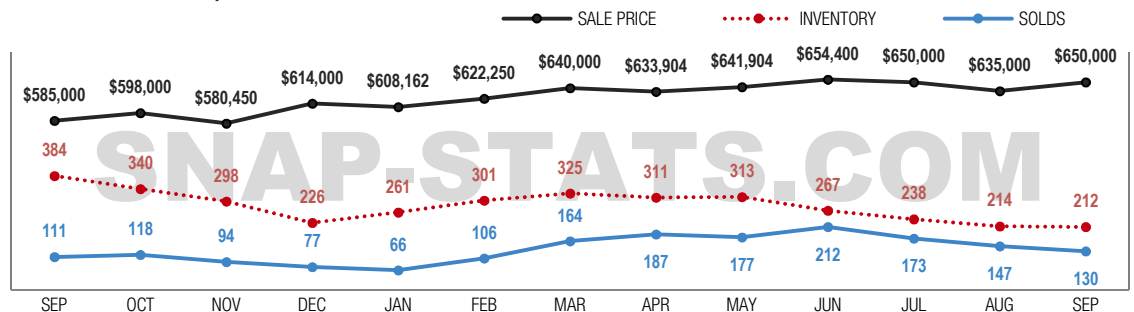
*Sales Ratio: Speed of homes selling (Sales to Inventory Ratio). Higher is faster.

Market Summary

- Official Market Type **LANGLEY DETACHED**: Sellers market at 61% Sales Ratio average (6.1 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band*: \$400,000 to \$500,000 with average 100% Sales Ratio (Sellers market)
- Buyers Best Bet*: Homes between \$1 mil to \$1.25 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	0	NA
100,001 – 200,000	93	28	30.11%
200,001 – 300,000	126	44	34.92%
300,001 – 400,000	65	38	58.46%
400,001 – 500,000	21	8	38.10%
500,001 – 600,000	8	2	25.00%
600,001 – 700,000	1	0	NA
700,001 – 800,000	0	0	NA
800,001 – 900,000	1	0	NA
900,001 – 1,000,000	0	0	NA
1,000,001 – 1,250,000	0	0	NA
1,250,001 – 1,500,000	0	0	NA
1,500,001 – 1,750,000	0	0	NA
1,750,001 – 2,000,000	0	0	NA
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	0	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	0	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
TOTAL	316	120	37.97%

0 to 1 Bedroom	66	8	12.12%
2 Bedrooms	160	65	40.63%
3 Bedrooms	79	40	50.63%
4 Bedrooms & Greater	11	7	63.64%
TOTAL	316	120	37.97%

SnapStats® Median Data	August	September	Variance
Inventory	349	316	-9.46%
Solds	133	120	-9.77%
Sale Price	\$299,000	\$260,200	-12.98%
Sale Price SQFT	\$233	\$210	-9.87%
Sale to List Price Ratio	100%	99%	-1.00%
Days on Market	20	28	40.00%

Community STATS CONDO & TH (ATTACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
Aldergrove	15	1	6.67%
Brookwood	0	0	NA
Campbell Valley	0	0	NA
County Line Glen Valley	0	0	NA
Fort Langley	3	0	NA
Langley City	131	48	36.64%
Murrayville	23	4	17.39%
Otter District	0	0	NA
Salmon River	6	1	16.67%
Walnut Grove	46	27	58.70%
Willoughby Heights	92	39	42.39%
TOTAL	316	120	37.97%

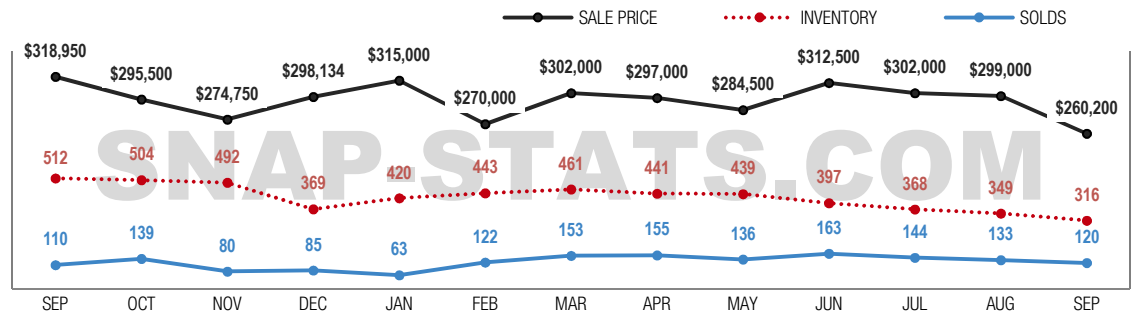
*Sales Ratio: Speed of homes selling (Sales to Inventory Ratio). Higher is faster.

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 1% below list price
- Most Active Price Band*: \$300,000 to \$400,000 with average 58% Sales Ratio (Sellers market)
- Buyers Best Bet*: Homes between \$500,000 to \$600,000, Aldergrove, Murrayville and up to 1 bedroom properties
- Sellers Best Bet*: Selling homes in Walnut Grove, 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	1	0	NA
200,001 – 300,000	6	2	33.33%
300,001 – 400,000	67	29	43.28%
400,001 – 500,000	88	51	57.95%
500,001 – 600,000	78	29	37.18%
600,001 – 700,000	63	11	17.46%
700,001 – 800,000	25	8	32.00%
800,001 – 900,000	19	1	5.26%
900,001 – 1,000,000	9	3	33.33%
1,000,001 – 1,250,000	6	0	NA
1,250,001 – 1,500,000	1	1	100.00%
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	2	0	NA
2,750,001 – 3,000,000	0	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
TOTAL	367	135	36.78%

2 Bedrooms & Less	23	8	34.78%
3 to 4 Bedrooms	159	78	49.06%
5 to 6 Bedrooms	153	44	28.76%
7 Bedrooms & More	32	5	15.63%
TOTAL	367	135	36.78%

SnapStats® Median Data	August	September	Variance
Inventory	360	367	1.94%
Solds	102	135	32.35%
Sale Price	\$462,800	\$462,000	-0.17%
Sale Price SQFT	\$185	\$179	-3.24%
Sale to List Price Ratio	99%	98%	-1.01%
Days on Market	18	20	11.11%

Community STATS HOUSES (DETACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
Abbotsford East	124	57	45.97%
Abbotsford West	119	47	39.50%
Aberdeen	38	8	21.05%
Bradner	1	1	100.00%
Central Abbotsford	46	15	32.61%
Matsqui	6	2	33.33%
Poplar	25	3	12.00%
Sumas Mountain	7	1	14.29%
Sumas Prairie	1	1	100.00%
TOTAL	367	135	36.78%

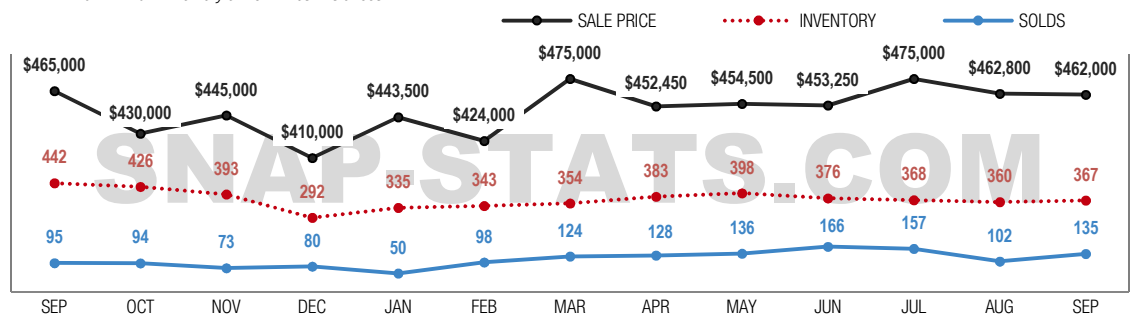
*Sales Ratio: Speed of homes selling (Sales to Inventory Ratio). Higher is faster.

Market Summary

- Official Market Type **ABBOTSFORD DETACHED**: Sellers market at 37% Sales Ratio average (3.7 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band*: \$400,000 to \$500,000 with average 58% Sales Ratio (Sellers market)
- Buyers Best Bet*: Homes between \$800,000 to \$900,000, Poplar and minimum 7 bedroom properties
- Sellers Best Bet*: Selling homes in Abbotsford East/West 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	30	11	36.67%
100,001 – 200,000	149	49	32.89%
200,001 – 300,000	125	24	19.20%
300,001 – 400,000	48	21	43.75%
400,001 – 500,000	11	6	54.55%
500,001 – 600,000	1	0	NA
600,001 – 700,000	0	0	NA
700,001 – 800,000	1	0	NA
800,001 – 900,000	1	0	NA
900,001 – 1,000,000	0	0	NA
1,000,001 – 1,250,000	0	0	NA
1,250,001 – 1,500,000	0	0	NA
1,500,001 – 1,750,000	0	0	NA
1,750,001 – 2,000,000	0	0	NA
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	0	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	0	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
TOTAL	366	111	30.33%

0 to 1 Bedroom	44	13	29.55%
2 Bedrooms	213	60	28.17%
3 Bedrooms	86	29	33.72%
4 Bedrooms & Greater	23	9	39.13%
TOTAL	366	111	30.33%

SnapStats® Median Data	August	September	Variance
Inventory	401	366	-8.73%
Solds	82	111	35.37%
Sale Price	\$232,750	\$191,000	-17.94%
Sale Price SQFT	\$192	\$167	-13.02%
Sale to List Price Ratio	97%	96%	-1.03%
Days on Market	29	39	34.48%

Community STATS CONDO & TH (ATTACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
Abbotsford East	28	19	67.86%
Abbotsford West	152	45	29.61%
Aberdeen	0	0	NA
Bradner	0	0	NA
Central Abbotsford	167	43	25.75%
Matsqui	1	0	NA
Poplar	17	4	23.53%
Sumas Mountain	0	0	NA
Sumas Prairie	1	0	NA
TOTAL	366	111	30.33%

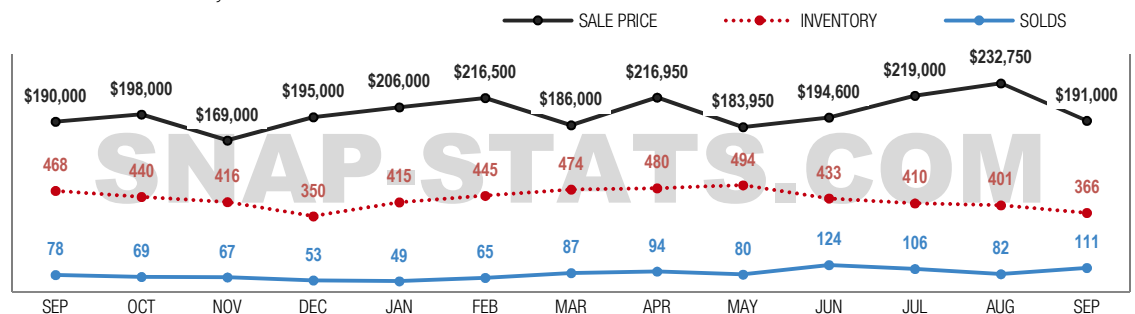
*Sales Ratio: Speed of homes selling (Sales to Inventory Ratio). Higher is faster.

Market Summary

- Official Market Type **ABBOTSFORD ATTACHED**: Sellers market at 30% Sales Ratio average (3 in 10 homes selling rate)
- Homes are selling on average 4% below list price
- Most Active Price Band*: \$400,000 to \$500,000 with average 55% Sales Ratio (Sellers market)
- Buyers Best Bet*: Homes between \$200,000 to \$300,000, Poplar and 2 bedroom properties
- Sellers Best Bet*: Selling homes in Abbotsford East 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	1	0	NA
100,001 – 200,000	4	0	NA
200,001 – 300,000	25	10	40.00%
300,001 – 400,000	47	30	63.83%
400,001 – 500,000	56	26	46.43%
500,001 – 600,000	27	3	11.11%
600,001 – 700,000	11	1	9.09%
700,001 – 800,000	5	0	NA
800,001 – 900,000	1	1	100.00%
900,001 – 1,000,000	1	0	NA
1,000,001 – 1,250,000	4	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	182	71	39.01%

2 Bedrooms & Less	27	5	18.52%
3 to 4 Bedrooms	94	43	45.74%
5 to 6 Bedrooms	53	21	39.62%
7 Bedrooms & More	8	2	25.00%
TOTAL	182	71	39.01%

SnapStats® Median Data	August	September	Variance
Inventory	198	182	-8.08%
Solds	58	71	22.41%
Sale Price	\$439,500	\$382,500	-12.97%
Sale Price SQFT	\$183	\$174	-4.92%
Sale to List Price Ratio	100%	99%	-1.00%
Days on Market	19	22	15.79%

Community STATS HOUSES (DETACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
Dewdney Deroche	6	1	16.67%
Durieu	3	1	33.33%
Hatzic	21	4	19.05%
Hemlock	3	1	33.33%
Lake Errock	18	3	16.67%
Mission	129	61	47.29%
Mission West	0	0	NA
Stave Falls	1	0	NA
Steelhead	1	0	NA
TOTAL	182	71	39.01%

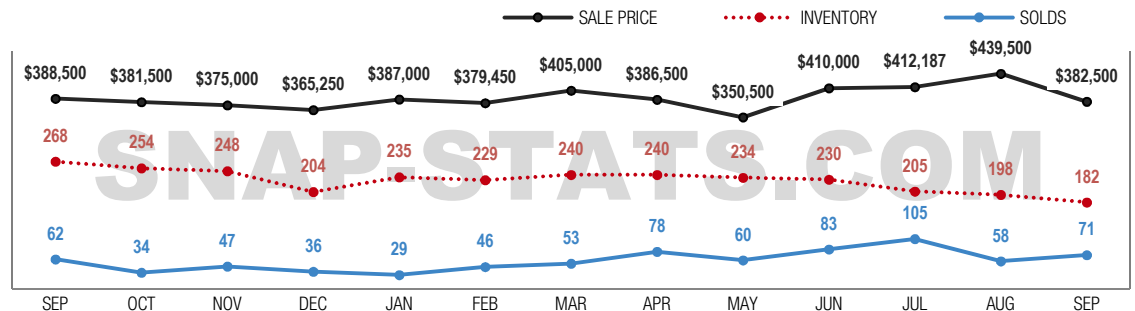
*Sales Ratio: Speed of homes selling (Sales to Inventory Ratio). Higher is faster.

Market Summary

- Official Market Type **MISSION DETACHED**: Sellers market at 39% Sales Ratio average (3.9 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band*: \$300,000 to \$400,000 with average 64% Sales Ratio (Sellers market)
- Buyers Best Bet*: Homes between \$600,000 to \$700,000, Hatzic, Lake Errock 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



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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	15	6	40.00%
200,001 – 300,000	23	5	21.74%
300,001 – 400,000	10	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	53	11	20.75%

0 to 1 Bedroom	9	1	11.11%
2 Bedrooms	17	6	35.29%
3 Bedrooms	24	4	16.67%
4 Bedrooms & Greater	3	0	NA
TOTAL	53	11	20.75%

SnapStats® Median Data	August	September	Variance
Inventory	51	53	3.92%
Solds	11	11	NA
Sale Price	\$224,000	\$200,000	-10.71%
Sale Price SQFT	\$195	\$182	-6.67%
Sale to List Price Ratio	97%	95%	-2.06%
Days on Market	49	60	22.45%

Community STATS CONDO & TH (ATTACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
Dewdney Deroche	0	0	NA
Durieu	0	0	NA
Hatzic	8	0	NA
Hemlock	0	0	NA
Lake Errock	0	0	NA
Mission	45	11	24.44%
Mission West	0	0	NA
Stave Falls	0	0	NA
Steelhead	0	0	NA
TOTAL	53	11	20.75%

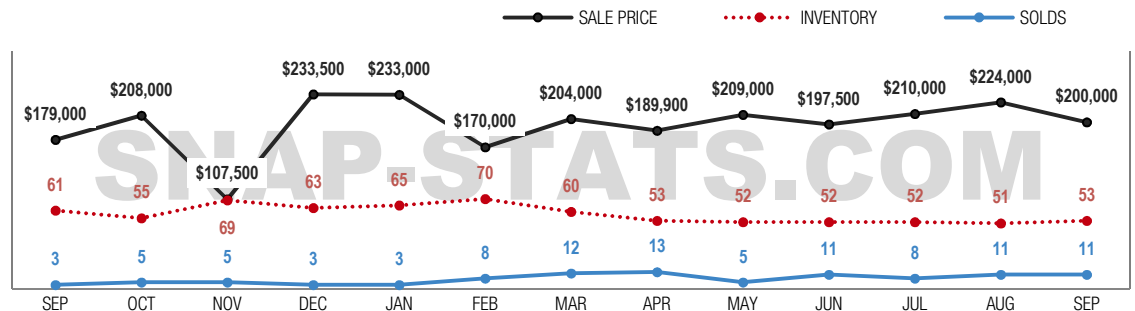
*Sales Ratio: Speed of homes selling (Sales to Inventory Ratio). Higher is faster.

Market Summary

- Official Market Type **MISSION ATTACHED**: Sellers market at 21% Sales Ratio average (20% is a Balanced market)
- Homes are selling on average 5% below list price
- Most Active Price Band*: \$100,000 to \$200,000 with average 40% Sales Ratio (Sellers market)
- Buyers Best Bet*: Homes between \$200,000 to \$300,000 and up to 1 bedroom properties
- Sellers Best Bet*: Selling homes in Mission and 2 bedroom properties

*With a minimum inventory of 10 in most instances

13 Month Market Trend



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