

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

Compliments of:
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SnapStats[®]

July 2015

Produced and Published by SnapStats® Publishing Co.
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FRASER VALLEY EDITION



Price Band & Bedroom STATS CONDO & TH (ATTACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
\$0 – 100,000	1	1	100.00%
100,001 – 200,000	312	40	12.82%
200,001 – 300,000	472	83	17.58%
300,001 – 400,000	298	79	26.51%
400,001 – 500,000	40	15	37.50%
500,001 – 600,000	5	2	40.00%
600,001 – 700,000	2	0	NA
700,001 – 800,000	3	0	NA
800,001 – 900,000	0	0	NA
900,001 – 1,000,000	1	0	NA
1,000,001 – 1,250,000	0	0	NA
1,250,001 – 1,500,000	0	0	NA
1,500,001 – 1,750,000	0	0	NA
1,750,001 – 2,000,000	0	0	NA
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	0	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	0	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
TOTAL	1134	220	19.40%

0 to 1 Bedroom	258	28	10.85%
2 Bedrooms	551	88	15.97%
3 Bedrooms	286	90	31.47%
4 Bedrooms & Greater	39	14	35.90%
TOTAL	1134	220	19.40%

SnapStats® Median Data	June	July	Variance
Inventory	1189	1134	-4.63%
Solds	232	220	-5.17%
Sale Price	\$300,000	\$290,000	-3.33%
Sale Price SQFT	\$222	\$221	-0.45%
Sale to List Price Ratio	98%	98%	NA
Days on Market	33	33	NA

Community STATS CONDO & TH (ATTACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
Bear Creek Green Timbers	12	5	41.67%
Bolivar Heights	18	0	NA
Bridgeview	2	0	NA
Cedar Hills	7	2	28.57%
East Newton	85	13	15.29%
Fleetwood Tynehead	108	34	31.48%
Fraser Heights	2	0	NA
Guildford	197	43	21.83%
Panorama Ridge	16	7	43.75%
Port Kells	0	0	NA
Queen Mary Park	103	17	16.50%
Royal Heights	0	0	NA
Sullivan Station	67	31	46.27%
West Newton	141	31	21.99%
Whalley	376	37	9.84%
TOTAL	1134	220	19.40%

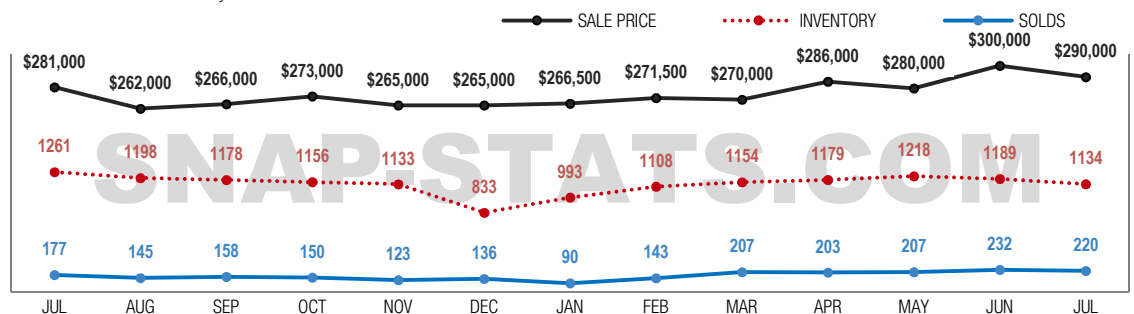
*Sales Ratio: Speed of homes selling (Sales to Inventory Ratio). Higher is faster.

Market Summary

- Official Market Type **SURREY ATTACHED**: Balanced market at 19% Sales Ratio average (1.9 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 38% Sales Ratio (Sellers market)
- Buyers Best Bet:* Homes between \$100,000 to \$200,000, East Newton, Queen Mary Park, Whalley and up to 1 bedroom properties
- Sellers Best Bet:* Selling homes in Bear Creek Timbers, Panorama Ridge, Sullivan Station and minimum 3 bedroom properties

* With a minimum inventory of 10 in most instances

13 Month Market Trend



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Price Band & Bedroom STATS HOUSES (DETACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	0	0	NA
300,001 – 400,000	1	0	NA
400,001 – 500,000	1	1	100.00%
500,001 – 600,000	2	1	50.00%
600,001 – 700,000	16	13	81.25%
700,001 – 800,000	29	20	68.97%
800,001 – 900,000	44	30	68.18%
900,001 – 1,000,000	28	20	71.43%
1,000,001 – 1,250,000	64	28	43.75%
1,250,001 – 1,500,000	52	18	34.62%
1,500,001 – 1,750,000	54	6	11.11%
1,750,001 – 2,000,000	53	6	11.32%
2,000,001 – 2,250,000	25	7	28.00%
2,250,001 – 2,500,000	37	5	13.51%
2,500,001 – 2,750,000	15	3	20.00%
2,750,001 – 3,000,000	22	0	NA
3,000,001 – 3,500,000	15	0	NA
3,500,001 – 4,000,000	15	0	NA
4,000,001 & Greater	15	1	6.67%
TOTAL	488	159	32.58%

2 Bedrooms & Less	25	11	44.00%
3 to 4 Bedrooms	250	99	39.60%
5 to 6 Bedrooms	181	46	25.41%
7 Bedrooms & More	32	3	9.38%
TOTAL	488	159	32.58%

SnapStats® Median Data	June	July	Variance
Inventory	501	488	-2.59%
Solds	215	159	-26.05%
Sale Price	\$975,000	\$970,000	-0.51%
Sale Price SQFT	\$338	\$349	3.25%
Sale to List Price Ratio	98%	97%	-1.02%
Days on Market	17	17	NA

Community STATS HOUSES (DETACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
Crescent Beach Ocean Park	64	24	37.50%
Elgin Chantrell	85	23	27.06%
Grandview	48	12	25.00%
Hazelmere	1	0	NA
King George Corridor	56	23	41.07%
Morgan Creek	35	9	25.71%
Pacific Douglas	24	17	70.83%
Sunnyside Park	45	20	44.44%
White Rock	130	31	23.85%
TOTAL	488	159	32.58%

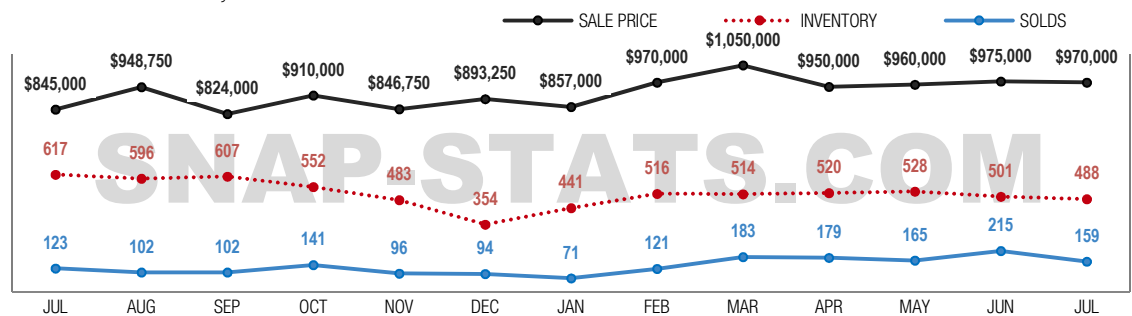
*Sales Ratio: Speed of homes selling (Sales to Inventory Ratio). Higher is faster.

Market Summary

- Official Market Type **SOUTH SURREY DETACHED**: Sellers market at 33% Sales Ratio average (3.3 in 10 homes selling rate)
- Homes are selling on average 3% below list price
- Most Active Price Band* (+/- \$1 mil): \$600,000 to \$700,000 (81% Sales Ratio)/\$1 mil to \$1.25 mil (44% Sales Ratio)
- Buyers Best Bet* (+/- \$1 mil): Homes below \$1 mil NA/\$1.5 mil to \$2 mil, White Rock and minimum 7 bedroom properties
- Sellers Best Bet*: Selling homes in King George Corridor, Pacific Douglas, Sunnyside Park and up to 2 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	0	NA
100,001 – 200,000	44	15	34.09%
200,001 – 300,000	124	37	29.84%
300,001 – 400,000	137	43	31.39%
400,001 – 500,000	66	30	45.45%
500,001 – 600,000	58	17	29.31%
600,001 – 700,000	51	10	19.61%
700,001 – 800,000	16	2	12.50%
800,001 – 900,000	8	3	37.50%
900,001 – 1,000,000	8	0	NA
1,000,001 – 1,250,000	3	1	33.33%
1,250,001 – 1,500,000	2	0	NA
1,500,001 – 1,750,000	0	0	NA
1,750,001 – 2,000,000	0	0	NA
2,000,001 – 2,250,000	1	0	NA
2,250,001 – 2,500,000	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	521	158	30.33%

0 to 1 Bedroom	79	14	17.72%
2 Bedrooms	273	87	31.87%
3 Bedrooms	111	46	41.44%
4 Bedrooms & Greater	58	11	18.97%
TOTAL	521	158	30.33%

SnapStats® Median Data	June	July	Variance
Inventory	556	521	-6.29%
Solds	165	158	-4.24%
Sale Price	\$380,000	\$358,375	-5.69%
Sale Price SQFT	\$295	\$285	-3.39%
Sale to List Price Ratio	95%	98%	3.16%
Days on Market	27	28	3.70%

Community STATS CONDO & TH (ATTACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
Crescent Beach Ocean Park	2	2	100.00%
Elgin Chantrell	9	1	11.11%
Grandview	117	32	27.35%
Hazelmere	1	0	NA
King George Corridor	123	44	35.77%
Morgan Creek	43	19	44.19%
Pacific Douglas	4	1	25.00%
Sunnyside Park	35	11	31.43%
White Rock	187	48	25.67%
TOTAL	521	158	30.33%

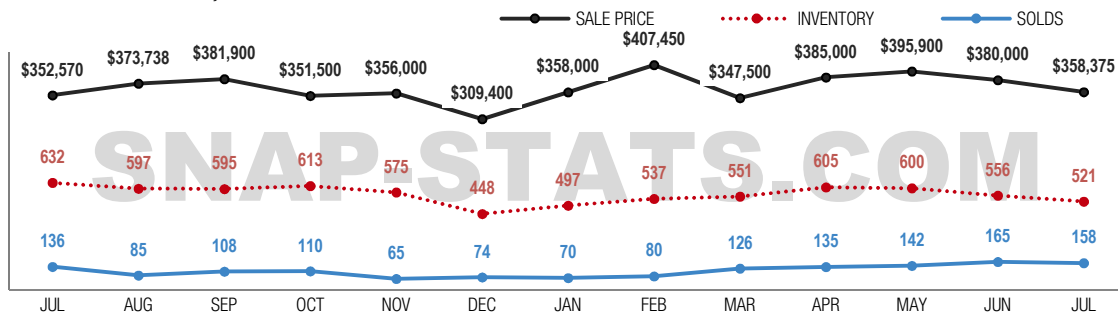
*Sales Ratio: Speed of homes selling (Sales to Inventory Ratio). Higher is faster.

Market Summary

- Official Market Type **SOUTH SURREY ATTACHED**: Sellers market at 30% Sales Ratio average (3 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band*: \$400,000 to \$500,000 with average 45% Sales Ratio (Sellers market)
- Buyers Best Bet*: Homes between \$700,000 to \$800,000, Elgin Chantrell, up to 1 bedroom and 4 plus bedroom properties
- Sellers Best Bet*: Selling homes in Morgan Creek 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	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	22	22	100.00%
600,001 – 700,000	29	28	96.55%
700,001 – 800,000	14	10	71.43%
800,001 – 900,000	10	10	100.00%
900,001 – 1,000,000	12	6	50.00%
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	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	99	78	78.79%

2 Bedrooms & Less	3	2	66.67%
3 to 4 Bedrooms	47	47	100.00%
5 to 6 Bedrooms	39	28	71.79%
7 Bedrooms & More	10	1	10.00%
TOTAL	99	78	78.79%

SnapStats® Median Data	June	July	Variance
Inventory	118	99	-16.10%
Solds	82	78	-4.88%
Sale Price	\$640,500	\$651,000	1.64%
Sale Price SQFT	\$282	\$285	1.06%
Sale to List Price Ratio	102%	100%	-1.96%
Days on Market	7	9	28.57%

Community STATS HOUSES (DETACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
Annieville	26	26	100.00%
Nordel	25	21	84.00%
Scottsdale	28	11	39.29%
Sunshine Hills Woods	20	20	100.00%
TOTAL	99	78	78.79%

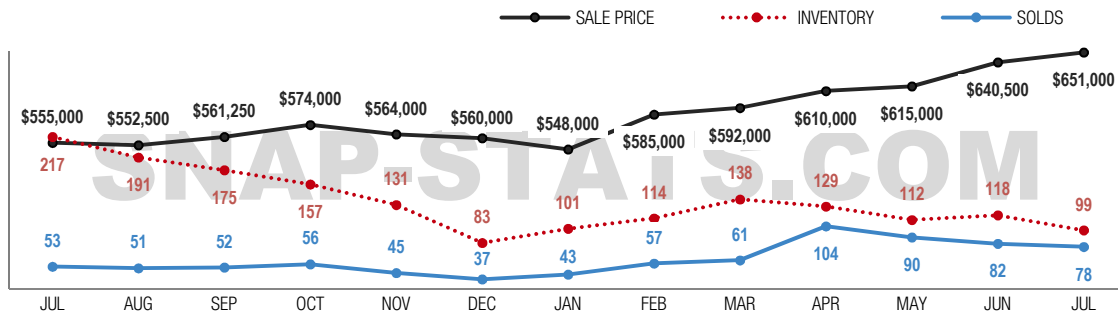
*Sales Ratio: Speed of homes selling (Sales to Inventory Ratio). Higher is faster.

Market Summary

- Official Market Type **NORTH DELTA DETACHED**: Sellers market at 79% Sales Ratio average (7.9 in 10 homes selling rate)
- Homes are selling on average at list price
- Most Active Price Band*: \$500,000 to \$700,000/\$800,000 to \$900,000, with average 99% Sales Ratio (Sellers market)
- Buyers Best Bet*: Homes between \$900,000 to \$1 mil, Scottsdale and minimum 7 bedroom properties
- Sellers Best Bet*: Selling homes in Annieville, Nordel, 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	6	2	33.33%
100,001 – 200,000	12	0	NA
200,001 – 300,000	17	4	23.53%
300,001 – 400,000	10	5	50.00%
400,001 – 500,000	9	9	100.00%
500,001 – 600,000	6	6	100.00%
600,001 – 700,000	1	1	100.00%
700,001 – 800,000	0	0	NA
800,001 – 900,000	1	1	100.00%
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	62	28	45.16%

0 to 1 Bedroom	18	1	5.56%
2 Bedrooms	22	5	22.73%
3 Bedrooms	18	18	100.00%
4 Bedrooms & Greater	4	4	100.00%
TOTAL	62	28	45.16%

SnapStats® Median Data	June	July	Variance
Inventory	72	62	-13.89%
Solds	14	28	100.00%
Sale Price	\$402,000	\$464,900	15.65%
Sale Price SQFT	\$286	\$328	14.69%
Sale to List Price Ratio	99%	100%	1.01%
Days on Market	15	29	93.33%

Community STATS CONDO & TH (ATTACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
Annieville	18	4	22.22%
Nordel	17	17	100.00%
Scottsdale	19	3	15.79%
Sunshine Hills Woods	8	4	50.00%
TOTAL	62	28	45.16%

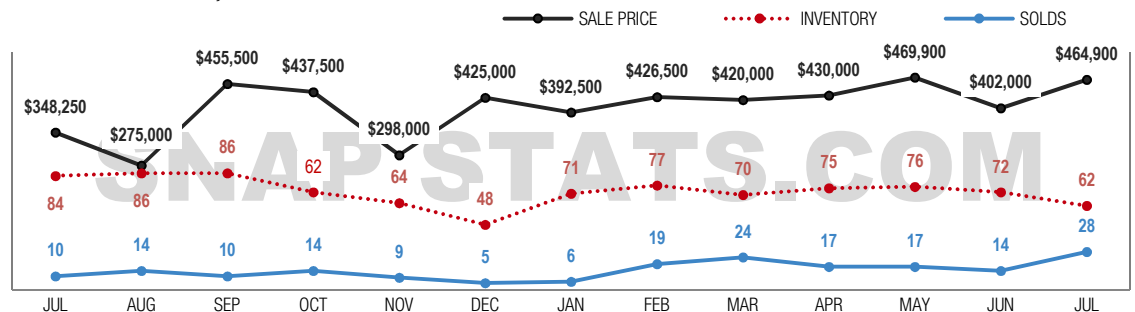
*Sales Ratio: Speed of homes selling (Sales to Inventory Ratio). Higher is faster.

Market Summary

- Official Market Type **NORTH DELTA ATTACHED**: Sellers market at 45% Sales Ratio average (4.5 in 10 homes selling rate)
- Homes are selling on average at list price
- Most Active Price Band*: \$400,000 to \$500,000 with average 100% Sales Ratio (Sellers market)
- Buyers Best Bet*: Homes between \$200,000 to \$300,000, Annieville, 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



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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	8	42.11%
200,001 – 300,000	69	20	28.99%
300,001 – 400,000	71	39	54.93%
400,001 – 500,000	21	18	85.71%
500,001 – 600,000	5	5	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	189	90	47.62%

0 to 1 Bedroom	32	6	18.75%
2 Bedrooms	78	27	34.62%
3 Bedrooms	64	47	73.44%
4 Bedrooms & Greater	15	10	66.67%
TOTAL	189	90	47.62%

SnapStats® Median Data	June	July	Variance
Inventory	214	189	-11.68%
Solds	87	90	3.45%
Sale Price	\$328,100	\$346,934	5.74%
Sale Price SQFT	\$229	\$236	3.06%
Sale to List Price Ratio	99%	98%	-1.01%
Days on Market	28	16	-42.86%

Community STATS CONDO & TH (ATTACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
Clayton	100	47	47.00%
Cloverdale	89	43	48.31%
Serpentine	0	0	NA
TOTAL	189	90	47.62%

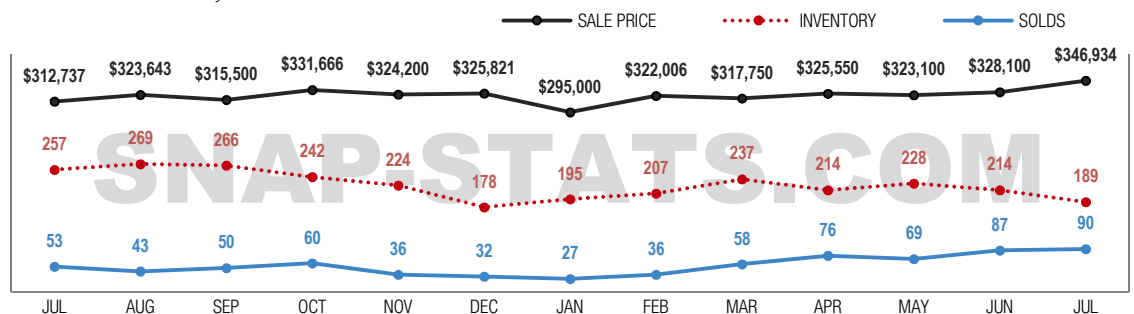
*Sales Ratio: Speed of homes selling (Sales to Inventory Ratio). Higher is faster.

Market Summary

- Official Market Type **CLOVERDALE ATTACHED**: Sellers market at 48% Sales Ratio average (4.8 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 86% 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 Clayton, Cloverdale 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	0	0	NA
100,001 – 200,000	2	0	NA
200,001 – 300,000	0	0	NA
300,001 – 400,000	7	7	100.00%
400,001 – 500,000	19	16	84.21%
500,001 – 600,000	38	36	94.74%
600,001 – 700,000	52	49	94.23%
700,001 – 800,000	42	30	71.43%
800,001 – 900,000	22	18	81.82%
900,001 – 1,000,000	14	9	64.29%
1,000,001 – 1,250,000	14	4	28.57%
1,250,001 – 1,500,000	8	1	12.50%
1,500,001 – 1,750,000	3	2	66.67%
1,750,001 – 2,000,000	4	0	NA
2,000,001 – 2,250,000	3	1	33.33%
2,250,001 – 2,500,000	4	0	NA
2,500,001 – 2,750,000	4	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	238	173	72.69%

2 Bedrooms & Less	6	3	50.00%
3 to 4 Bedrooms	112	99	88.39%
5 to 6 Bedrooms	102	65	63.73%
7 Bedrooms & More	18	6	33.33%
TOTAL	238	173	72.69%

SnapStats® Median Data	June	July	Variance
Inventory	267	238	-10.86%
Solds	212	173	-18.40%
Sale Price	\$654,400	\$650,000	-0.67%
Sale Price SQFT	\$247	\$259	4.86%
Sale to List Price Ratio	98%	100%	2.04%
Days on Market	11	9	-18.18%

Community STATS HOUSES (DETACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
Aldergrove	32	17	53.13%
Brookswood	21	20	95.24%
Campbell Valley	20	1	5.00%
County Line Glen Valley	1	0	NA
Fort Langley	14	10	71.43%
Langley City	36	26	72.22%
Murrayville	17	10	58.82%
Otter District	0	0	NA
Salmon River	10	6	60.00%
Walnut Grove	35	35	100.00%
Willoughby Heights	52	48	92.31%
TOTAL	238	173	72.69%

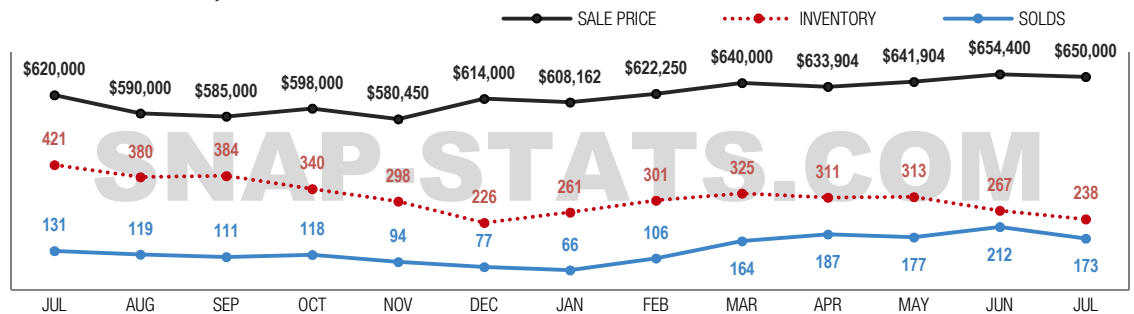
*Sales Ratio: Speed of homes selling (Sales to Inventory Ratio). Higher is faster.

Market Summary

- Official Market Type **LANGLEY DETACHED**: Sellers market at 73% Sales Ratio average (7.3 in 10 homes selling rate)
- Homes are selling on average at list price
- Most Active Price Band*: \$500,000 to \$700,000 with average 94% Sales Ratio (Sellers market)
- Buyers Best Bet*: Homes between \$1 mil to \$1.25 mil, Campbell Valley and minimum 7 bedroom properties
- Sellers Best Bet*: Selling homes in Brookswood, Fort Langley, Langley City, Walnut Grove, Willoughby Heights and 3 to 4 bedrooms

* 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	0	0	NA
100,001 – 200,000	99	24	24.24%
200,001 – 300,000	161	48	29.81%
300,001 – 400,000	82	48	58.54%
400,001 – 500,000	23	23	100.00%
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	368	144	39.13%

0 to 1 Bedroom	63	14	22.22%
2 Bedrooms	200	66	33.00%
3 Bedrooms	87	60	68.97%
4 Bedrooms & Greater	18	4	22.22%
TOTAL	368	144	39.13%

SnapStats® Median Data	June	July	Variance
Inventory	397	368	-7.30%
Solds	163	144	-11.66%
Sale Price	\$312,500	\$302,000	-3.36%
Sale Price SQFT	\$238	\$233	-2.10%
Sale to List Price Ratio	99%	97%	-2.02%
Days on Market	28	25	-10.71%

Community *STATS CONDO & TH (ATTACHED)*

SnapStats®	Inventory	Sales	Sales Ratio*
Aldergrove	23	10	43.48%
Brookwood	0	0	NA
Campbell Valley	0	0	NA
County Line Glen Valley	0	0	NA
Fort Langley	5	5	100.00%
Langley City	162	30	18.52%
Murrayville	26	10	38.46%
Otter District	0	0	NA
Salmon River	5	3	60.00%
Walnut Grove	44	40	90.91%
Willoughby Heights	103	46	44.66%
TOTAL	368	144	39.13%

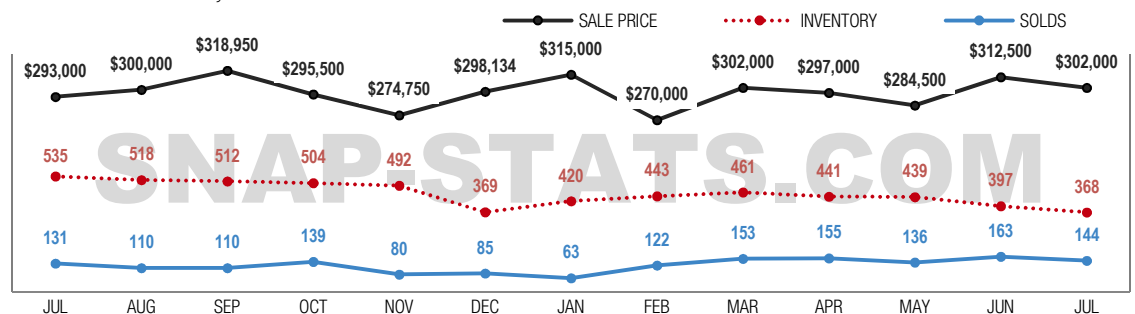
*Sales Ratio: Speed of homes selling (Sales to Inventory Ratio). Higher is faster.

Market Summary

- Official Market Type **LANGLEY ATTACHED**: Sellers market at 39% Sales Ratio average (3.9 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 100% Sales Ratio (Sellers market)
- Buyers Best Bet*: Homes between \$100,000 to \$200,000, Langley City and up to 1 bedroom/4 plus bedroom properties
- Sellers Best Bet*: Selling homes in Walnut Grove 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	0	0	NA
100,001 – 200,000	1	0	NA
200,001 – 300,000	6	3	50.00%
300,001 – 400,000	72	34	47.22%
400,001 – 500,000	91	53	58.24%
500,001 – 600,000	79	40	50.63%
600,001 – 700,000	47	18	38.30%
700,001 – 800,000	28	5	17.86%
800,001 – 900,000	22	1	4.55%
900,001 – 1,000,000	13	0	NA
1,000,001 – 1,250,000	3	3	100.00%
1,250,001 – 1,500,000	3	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	368	157	42.66%

2 Bedrooms & Less	19	4	21.05%
3 to 4 Bedrooms	183	94	51.37%
5 to 6 Bedrooms	126	48	38.10%
7 Bedrooms & More	40	11	27.50%
TOTAL	368	157	42.66%

SnapStats® Median Data	June	July	Variance
Inventory	376	368	-2.13%
Solds	166	157	-5.42%
Sale Price	\$453,250	\$475,000	4.80%
Sale Price SQFT	\$180	\$187	3.89%
Sale to List Price Ratio	99%	99%	NA
Days on Market	21	12	-42.86%

Community STATS HOUSES (DETACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
Abbotsford East	140	64	45.71%
Abbotsford West	115	53	46.09%
Aberdeen	33	8	24.24%
Bradner	2	1	50.00%
Central Abbotsford	48	19	39.58%
Matsqui	9	0	NA
Poplar	16	12	75.00%
Sumas Mountain	3	0	NA
Sumas Prairie	2	0	NA
TOTAL	368	157	42.66%

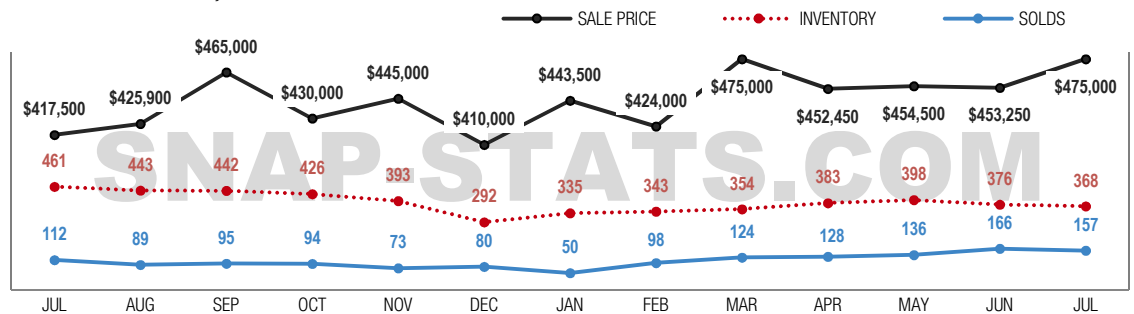
*Sales Ratio: Speed of homes selling (Sales to Inventory Ratio). Higher is faster.

Market Summary

- Official Market Type **ABBOTSFORD DETACHED**: Sellers market at 43% Sales Ratio average (4.3 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 \$800,000 to \$900,000, Aberdeen and up to 2 bedroom properties
- Sellers Best Bet*: Selling homes in Poplar 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	31	7	22.58%
100,001 – 200,000	187	39	20.86%
200,001 – 300,000	116	38	32.76%
300,001 – 400,000	52	17	32.69%
400,001 – 500,000	20	3	15.00%
500,001 – 600,000	2	2	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	410	106	25.85%

0 to 1 Bedroom	53	8	15.09%
2 Bedrooms	229	62	27.07%
3 Bedrooms	101	28	27.72%
4 Bedrooms & Greater	27	8	29.63%
TOTAL	410	106	25.85%

SnapStats® Median Data	June	July	Variance
Inventory	433	410	-5.31%
Solds	124	106	-14.52%
Sale Price	\$194,600	\$219,000	12.54%
Sale Price SQFT	\$165	\$179	8.48%
Sale to List Price Ratio	98%	97%	-1.02%
Days on Market	44	36	-18.18%

Community STATS CONDO & TH (ATTACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
Abbotsford East	43	22	51.16%
Abbotsford West	167	40	23.95%
Aberdeen	0	0	NA
Bradner	0	0	NA
Central Abbotsford	186	39	20.97%
Matsqui	1	0	NA
Poplar	13	5	38.46%
Sumas Mountain	0	0	NA
Sumas Prairie	0	0	NA
TOTAL	410	106	25.85%

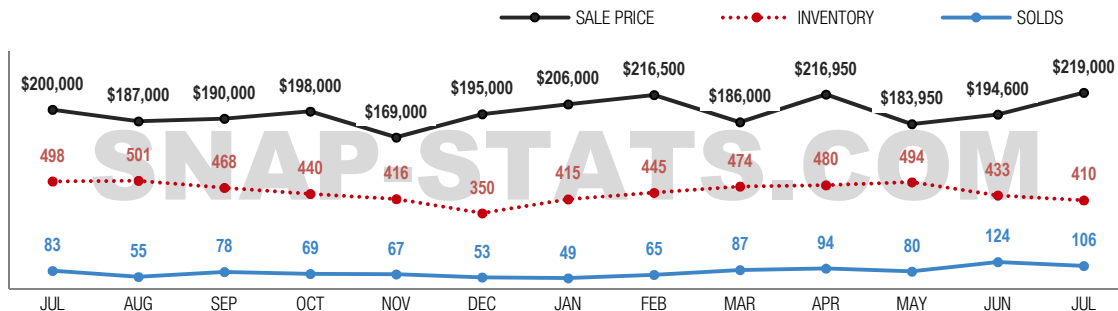
*Sales Ratio: Speed of homes selling (Sales to Inventory Ratio). Higher is faster.

Market Summary

- Official Market Type **ABBOTSFORD ATTACHED**: Sellers market at 26% Sales Ratio average (2.6 in 10 homes selling rate)
- Homes are selling on average 3% below list price
- Most Active Price Band*: \$200,000 to \$400,000 with average 33% Sales Ratio (Sellers market)
- Buyers Best Bet*: Homes between \$400,000 to \$500,000, Abbotsford West, Central Abbotsford and up to 1 bedroom properties
- Sellers Best Bet*: Selling homes in Abbotsford East and minimum 2 bedroom properties

*With a minimum inventory of 10 in most instances

13 Month Market Trend



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Price Band & Bedroom STATS HOUSES (DETACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
\$0 – 100,000	0	0	NA
100,001 – 200,000	3	1	33.33%
200,001 – 300,000	30	12	40.00%
300,001 – 400,000	51	35	68.63%
400,001 – 500,000	65	32	49.23%
500,001 – 600,000	30	16	53.33%
600,001 – 700,000	15	8	53.33%
700,001 – 800,000	5	0	NA
800,001 – 900,000	4	1	25.00%
900,001 – 1,000,000	0	0	NA
1,000,001 – 1,250,000	2	0	NA
1,250,001 – 1,500,000	0	0	NA
1,500,001 – 1,750,000	0	0	NA
1,750,001 – 2,000,000	0	0	NA
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	0	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	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	205	105	51.22%

2 Bedrooms & Less	24	8	33.33%
3 to 4 Bedrooms	110	59	53.64%
5 to 6 Bedrooms	60	34	56.67%
7 Bedrooms & More	11	4	36.36%
TOTAL	205	105	51.22%

SnapStats® Median Data	June	July	Variance
Inventory	230	205	-10.87%
Solds	83	105	26.51%
Sale Price	\$410,000	\$412,187	0.53%
Sale Price SQFT	\$167	\$176	5.39%
Sale to List Price Ratio	96%	98%	2.08%
Days on Market	32	17	-46.88%

Community STATS HOUSES (DETACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
Dewdney Deroche	7	1	14.29%
Durieu	3	3	100.00%
Hatzic	23	7	30.43%
Hemlock	5	1	20.00%
Lake Errock	19	4	21.05%
Mission	144	86	59.72%
Mission West	2	1	50.00%
Stave Falls	2	2	100.00%
Steelhead	0	0	NA
TOTAL	205	105	51.22%

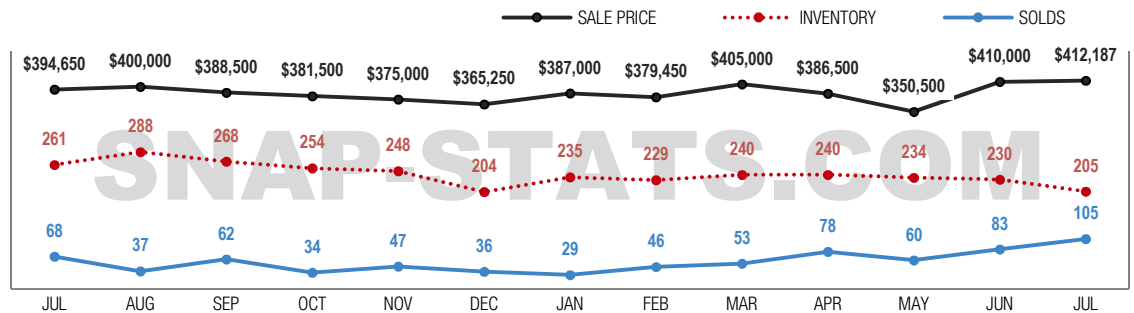
*Sales Ratio: Speed of homes selling (Sales to Inventory Ratio). Higher is faster.

Market Summary

- Official Market Type **MISSION DETACHED**: Sellers market at 51% Sales Ratio average (5.1 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band*: \$300,000 to \$400,000 with average 69% Sales Ratio (Sellers market)
- Buyers Best Bet*: Homes between \$200,000 to \$300,000, Lake Errock and up to 2 bedroom properties
- Sellers Best Bet*: Selling homes in Mission and 5 to 6 bedroom properties

*With a minimum inventory of 10 in most instances

13 Month Market Trend



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Price Band & Bedroom STATS CONDO & TH (ATTACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
\$0 – 100,000	4	1	25.00%
100,001 – 200,000	22	3	13.64%
200,001 – 300,000	25	4	16.00%
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	52	8	15.38%

0 to 1 Bedroom	8	0	NA
2 Bedrooms	23	5	21.74%
3 Bedrooms	18	3	16.67%
4 Bedrooms & Greater	3	0	NA
TOTAL	52	8	15.38%

SnapStats® Median Data	June	July	Variance
Inventory	52	52	NA
Solds	11	8	-27.27%
Sale Price	\$197,500	\$210,000	6.33%
Sale Price SQFT	\$163	\$160	-1.84%
Sale to List Price Ratio	99%	97%	-2.02%
Days on Market	50	71	42.00%

Community STATS CONDO & TH (ATTACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
Dewdney Deroche	0	0	NA
Durieu	0	0	NA
Hatzic	0	0	NA
Hemlock	8	1	12.50%
Lake Errock	0	0	NA
Mission	44	7	15.91%
Mission West	0	0	NA
Stave Falls	0	0	NA
Steelhead	0	0	NA
TOTAL	52	8	15.38%

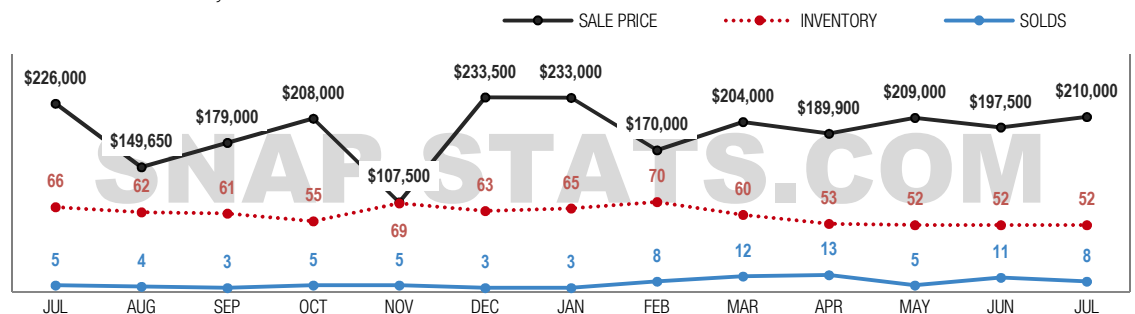
*Sales Ratio: Speed of homes selling (Sales to Inventory Ratio). Higher is faster.

Market Summary

- Official Market Type **MISSION ATTACHED**: Balanced market at 15% Sales Ratio average (1.5 in 10 homes selling rate)
- Homes are selling on average 3% below list price
- Most Active Price Band*: \$100,000 to \$300,000 with average 15% Sales Ratio (Balanced market)
- Buyers Best Bet*: Homes with 3 bedrooms
- Sellers Best Bet*: Selling homes with 2 bedrooms

*With a minimum inventory of 10 in most instances

13 Month Market Trend



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