

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

Compliments of:
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SnapStats[®]

October 2015

Produced and Published by SnapStats® Publishing Co.
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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	2	2	100.00%
300,001 – 400,000	10	1	10.00%
400,001 – 500,000	34	27	79.41%
500,001 – 600,000	115	83	72.17%
600,001 – 700,000	116	66	56.90%
700,001 – 800,000	132	60	45.45%
800,001 – 900,000	112	42	37.50%
900,001 – 1,000,000	61	15	24.59%
1,000,001 – 1,250,000	65	13	20.00%
1,250,001 – 1,500,000	48	9	18.75%
1,500,001 – 1,750,000	8	0	NA
1,750,001 – 2,000,000	7	0	NA
2,000,001 – 2,250,000	2	0	NA
2,250,001 – 2,500,000	4	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	1	1	100.00%
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	721	319	44.24%

2 Bedrooms & Less	27	7	25.93%
3 to 4 Bedrooms	216	126	58.33%
5 to 6 Bedrooms	245	110	44.90%
7 Bedrooms & More	233	76	32.62%
TOTAL	721	319	44.24%

SnapStats® Median Data	September	October	Variance
Inventory	889	721	-18.90%
Solds	298	319	7.05%
Sale Price	\$660,000	\$675,000	2.27%
Sale Price SQFT	\$263	\$265	0.76%
Sale to List Price Ratio	99%	99%	NA
Days on Market	17	23	35.29%

Community STATS HOUSES (DETACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
Bear Creek Green Timbers	61	32	52.46%
Bolivar Heights	41	20	48.78%
Bridgeview	16	4	25.00%
Cedar Hills	47	15	31.91%
East Newton	100	43	43.00%
Fleetwood Tynehead	88	44	50.00%
Fraser Heights	47	28	59.57%
Guildford	15	15	100.00%
Panorama Ridge	64	21	32.81%
Port Kells	5	1	20.00%
Queen Mary Park	61	21	34.43%
Royal Heights	18	3	16.67%
Sullivan Station	56	15	26.79%
West Newton	63	45	71.43%
Whalley	39	12	30.77%
TOTAL	721	319	44.24%

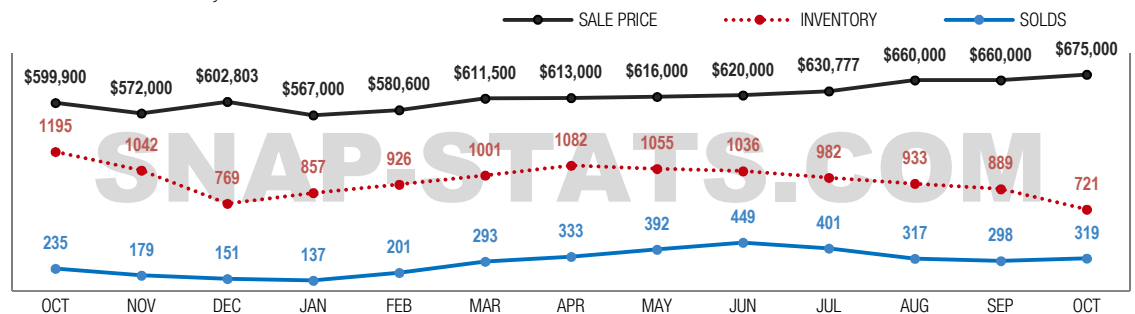
*Sales Ratio: Speed of homes selling (Sales to Inventory Ratio). Higher is faster.

Market Summary

- Official Market Type **SURREY DETACHED**: Sellers market at 44% Sales Ratio average (4.4 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band*: \$400,000 to \$600,000 with average 76% Sales Ratio (Sellers market)
- Buyers Best Bet*: Homes between \$300,000 to \$400,000, Bridgeview, Royal Heights and up to 2 bedroom properties
- Sellers Best Bet*: Selling homes in Guildford, West Newton 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	270	38	14.07%
200,001 – 300,000	411	72	17.52%
300,001 – 400,000	212	77	36.32%
400,001 – 500,000	39	16	41.03%
500,001 – 600,000	9	1	11.11%
600,001 – 700,000	1	0	NA
700,001 – 800,000	1	1	100.00%
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	949	206	21.71%

0 to 1 Bedroom	237	27	11.39%
2 Bedrooms	458	76	16.59%
3 Bedrooms	231	86	37.23%
4 Bedrooms & Greater	23	17	73.91%
TOTAL	949	206	21.71%

SnapStats® Median Data	September	October	Variance
Inventory	1037	949	-8.49%
Solds	174	206	18.39%
Sale Price	\$278,500	\$290,500	4.31%
Sale Price SQFT	\$222	\$219	-1.35%
Sale to List Price Ratio	97%	99%	2.06%
Days on Market	46	27	-41.30%

Community *STATS CONDO & TH (ATTACHED)*

SnapStats®	Inventory	Sales	Sales Ratio*
Bear Creek Green Timbers	11	2	18.18%
Bolivar Heights	12	0	NA
Bridgeview	2	1	50.00%
Cedar Hills	8	1	12.50%
East Newton	66	13	19.70%
Fleetwood Tynehead	81	29	35.80%
Fraser Heights	2	0	NA
Guildford	145	40	27.59%
Panorama Ridge	11	5	45.45%
Port Kells	0	0	NA
Queen Mary Park	77	15	19.48%
Royal Heights	1	1	100.00%
Sullivan Station	51	30	58.82%
West Newton	136	31	22.79%
Whalley	346	38	10.98%
TOTAL	949	206	21.71%

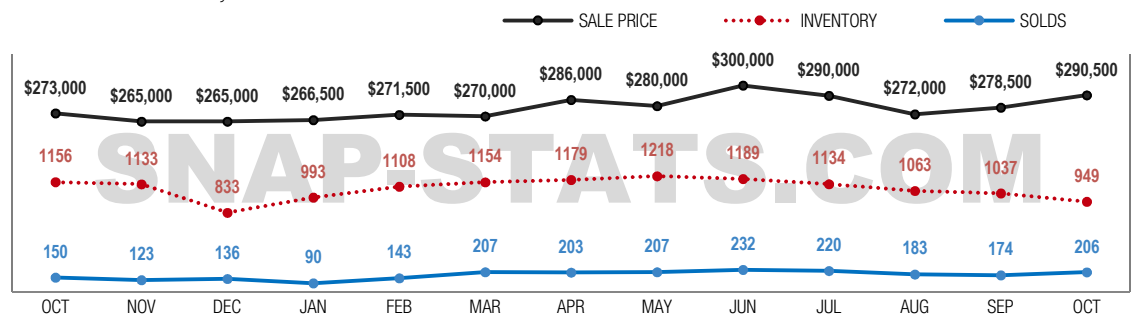
*Sales Ratio: Speed of homes selling (Sales to Inventory Ratio). Higher is faster.

Market Summary

- Official Market Type **SURREY ATTACHED**: Sellers market at 22% Sales Ratio average (2.2 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band*: \$300,000 to \$500,000 with average 39% Sales Ratio (Sellers market)
- Buyers Best Bet:* Homes between \$500,000 to \$600,000, Cedar Hills, Whalley and up to 1 bedroom properties
- Sellers Best Bet:* Selling homes in Panorama Ridge, Sullivan Station and minimum 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 OCTOBER 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	2	2	100.00%
600,001 – 700,000	6	6	100.00%
700,001 – 800,000	26	13	50.00%
800,001 – 900,000	39	13	33.33%
900,001 – 1,000,000	33	23	69.70%
1,000,001 – 1,250,000	41	23	56.10%
1,250,001 – 1,500,000	48	18	37.50%
1,500,001 – 1,750,000	49	20	40.82%
1,750,001 – 2,000,000	41	12	29.27%
2,000,001 – 2,250,000	24	3	12.50%
2,250,001 – 2,500,000	29	3	10.34%
2,500,001 – 2,750,000	12	2	16.67%
2,750,001 – 3,000,000	17	2	11.76%
3,000,001 – 3,500,000	15	1	6.67%
3,500,001 – 4,000,000	15	0	NA
4,000,001 & Greater	9	1	11.11%
TOTAL	407	142	34.89%

2 Bedrooms & Less	35	7	20.00%
3 to 4 Bedrooms	184	86	46.74%
5 to 6 Bedrooms	164	45	27.44%
7 Bedrooms & More	24	4	16.67%
TOTAL	407	142	34.89%

SnapStats® Median Data	September	October	Variance
Inventory	485	407	-16.08%
Solds	122	142	16.39%
Sale Price	\$1,123,500	\$1,128,300	0.43%
Sale Price SQFT	\$388	\$377	-2.84%
Sale to List Price Ratio	100%	100%	NA
Days on Market	19	29	52.63%

Community STATS HOUSES (DETACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
Crescent Beach Ocean Park	53	32	60.38%
Elgin Chantrell	66	19	28.79%
Grandview	32	13	40.63%
Hazelmere	2	1	50.00%
King George Corridor	44	25	56.82%
Morgan Creek	42	8	19.05%
Pacific Douglas	18	5	27.78%
Sunnyside Park	25	18	72.00%
White Rock	125	21	16.80%
TOTAL	407	142	34.89%

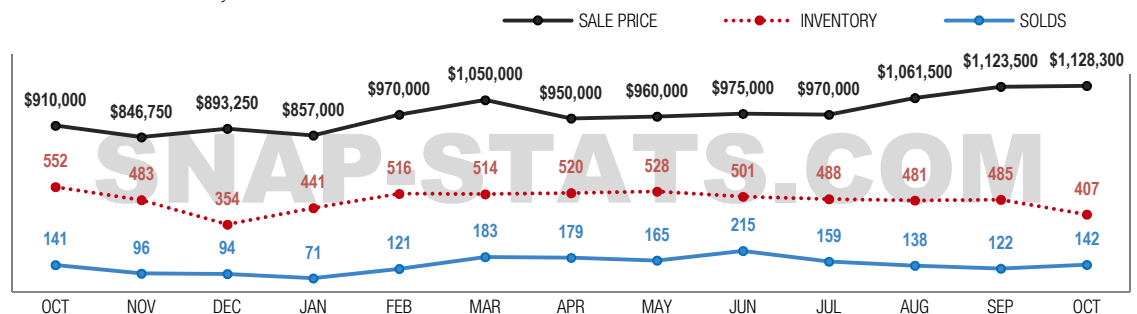
*Sales Ratio: Speed of homes selling (Sales to Inventory Ratio). Higher is faster.

Market Summary

- Official Market Type **SOUTH SURREY DETACHED**: Sellers market at 35% Sales Ratio average (3.5 in 10 homes selling rate)
- Homes are selling on average at list price
- Most Active Price Band* (+/- \$1 mil): \$900,000 to \$1 mil (70% Sales Ratio)/\$1 mil to \$1.25 mil (56% Sales Ratio)
- Buyers Best Bet* (+/- \$1 mil): Homes \$800,000 to \$900,000/\$3 mil to \$3.5 mil, Morgan Creek, White Rock and 7+ bedrooms
- Sellers Best Bet*: Selling homes in Crescent Beach, King George Corridor, 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	5	2	40.00%
100,001 – 200,000	34	6	17.65%
200,001 – 300,000	96	23	23.96%
300,001 – 400,000	110	38	34.55%
400,001 – 500,000	57	22	38.60%
500,001 – 600,000	36	11	30.56%
600,001 – 700,000	42	10	23.81%
700,001 – 800,000	16	7	43.75%
800,001 – 900,000	6	5	83.33%
900,001 – 1,000,000	4	2	50.00%
1,000,001 – 1,250,000	2	1	50.00%
1,250,001 – 1,500,000	1	0	NA
1,500,001 – 1,750,000	2	0	NA
1,750,001 – 2,000,000	1	0	NA
2,000,001 – 2,250,000	1	0	NA
2,250,001 – 2,500,000	3	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	416	127	30.53%

0 to 1 Bedroom	68	18	26.47%
2 Bedrooms	243	53	21.81%
3 Bedrooms	74	37	50.00%
4 Bedrooms & Greater	31	19	61.29%
TOTAL	416	127	30.53%

SnapStats® Median Data	September	October	Variance
Inventory	470	416	-11.49%
Solds	122	127	4.10%
Sale Price	\$392,500	\$378,000	-3.69%
Sale Price SQFT	\$310	\$293	-5.48%
Sale to List Price Ratio	98%	100%	2.04%
Days on Market	29	38	31.03%

Community STATS CONDO & TH (ATTACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
Crescent Beach Ocean Park	7	3	42.86%
Elgin Chantrell	7	7	100.00%
Grandview	92	41	44.57%
Hazelmere	0	0	NA
King George Corridor	74	18	24.32%
Morgan Creek	30	16	53.33%
Pacific Douglas	3	1	33.33%
Sunnyside Park	27	11	40.74%
White Rock	176	30	17.05%
TOTAL	416	127	30.53%

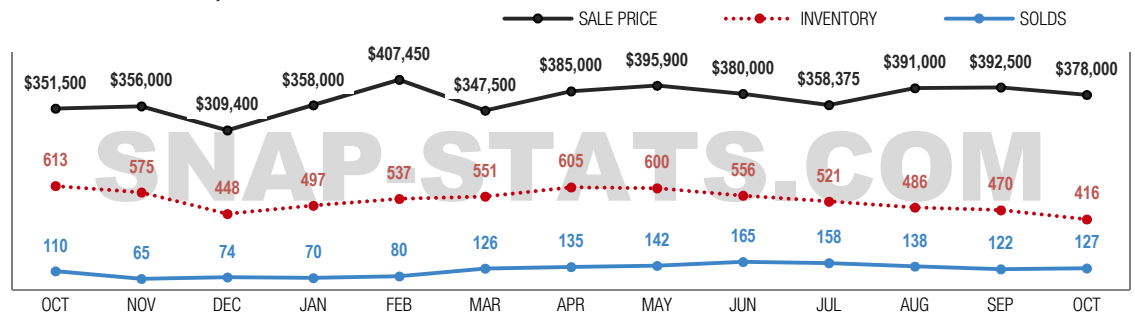
*Sales Ratio: Speed of homes selling (Sales to Inventory Ratio). Higher is faster.

Market Summary

- Official Market Type **SOUTH SURREY ATTACHED**: Sellers market at 31% Sales Ratio average (3.1 in 10 homes selling rate)
- Homes are selling on average at list price
- Most Active Price Band*: \$700,000 to \$800,000 with average 44% Sales Ratio (Sellers market)
- Buyers Best Bet*: Homes between \$100,000 to \$200,000, King George Corridor, White Rock and up to 2 bedroom properties
- Sellers Best Bet*: Selling homes in Grandview, Morgan Creek, Sunnyside Park and minimum 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	0	NA
400,001 – 500,000	3	0	NA
500,001 – 600,000	13	10	76.92%
600,001 – 700,000	27	19	70.37%
700,001 – 800,000	16	10	62.50%
800,001 – 900,000	10	10	100.00%
900,001 – 1,000,000	16	5	31.25%
1,000,001 – 1,250,000	12	3	25.00%
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	1	1	100.00%
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	101	58	57.43%

2 Bedrooms & Less	1	3	300.00%
3 to 4 Bedrooms	49	34	69.39%
5 to 6 Bedrooms	40	19	47.50%
7 Bedrooms & More	11	2	18.18%
TOTAL	101	58	57.43%

SnapStats® Median Data	September	October	Variance
Inventory	114	101	-11.40%
Solds	54	58	7.41%
Sale Price	\$659,750	\$693,750	5.15%
Sale Price SQFT	\$287	\$308	7.32%
Sale to List Price Ratio	99%	101%	2.02%
Days on Market	13	8	-38.46%

Community STATS HOUSES (DETACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
Annieville	28	5	17.86%
Nordel	40	14	35.00%
Scottsdale	17	21	123.53%
Sunshine Hills Woods	16	18	112.50%
TOTAL	101	58	57.43%

NOTE: October 2015 numbers reported as per the REBGV MLS® and are correct.
In some instances sales recorded exceed listings active as at November 2, 2015 reflecting the speed of the current market.

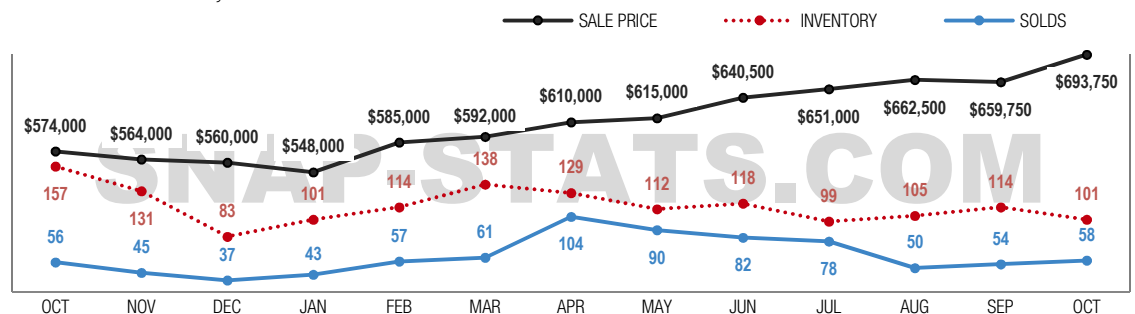
*Sales Ratio: Speed of homes selling (Sales to Inventory Ratio). Higher is faster.

Market Summary

- Official Market Type **NORTH DELTA DETACHED**: Sellers market at 57% Sales Ratio average (5.7 in 10 homes selling rate)
- Homes are selling on average 1% above list price
- Most Active Price Band*: \$800,000 to \$900,000 with average 100% Sales Ratio (Sellers market)
- Buyers Best Bet*: Homes between \$1 mil to \$1.25 mil, Annieville, Nordel and minimum 7 bedroom properties
- 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



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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	12	0	NA
200,001 – 300,000	14	2	14.29%
300,001 – 400,000	2	6	300.00%
400,001 – 500,000	6	2	33.33%
500,001 – 600,000	4	2	50.00%
600,001 – 700,000	2	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	43	12	27.91%

0 to 1 Bedroom	15	0	NA
2 Bedrooms	13	3	23.08%
3 Bedrooms	9	6	66.67%
4 Bedrooms & Greater	6	3	50.00%
TOTAL	43	12	27.91%

SnapStats® Median Data	September	October	Variance
Inventory	29	43	48.28%
Solds	15	12	-20.00%
Sale Price	\$298,500	\$381,450	27.79%
Sale Price SQFT	\$224	\$271	20.98%
Sale to List Price Ratio	98%	99%	1.02%
Days on Market	25	24	-4.00%

Community STATS CONDO & TH (ATTACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
Annieville	13	2	15.38%
Nordel	6	5	83.33%
Scottsdale	23	4	17.39%
Sunshine Hills Woods	1	1	100.00%
TOTAL	43	12	27.91%

*NOTE: October 2015 numbers reported as per the REBGV MLS® and are correct.
In some instances sales recorded exceed listings active as at November 2, 2015 reflecting the speed of the current market.*

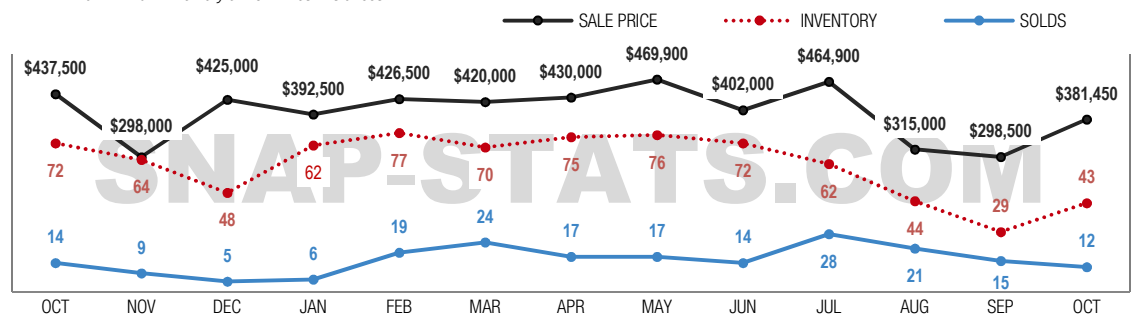
*Sales Ratio: Speed of homes selling (Sales to Inventory Ratio). Higher is faster.

Market Summary

- Official Market Type **NORTH DELTA ATTACHED**: 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*: \$300,000 to \$400,000 with average >100% Sales Ratio (Sellers market with 6 sales)
- Buyers Best Bet*: Homes between \$200,000 to \$300,000, Annieville, Scottsdale and 2 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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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	0	NA
400,001 – 500,000	2	2	100.00%
500,001 – 600,000	20	17	85.00%
600,001 – 700,000	39	29	74.36%
700,001 – 800,000	25	20	80.00%
800,001 – 900,000	15	8	53.33%
900,001 – 1,000,000	6	3	50.00%
1,000,001 – 1,250,000	7	1	14.29%
1,250,001 – 1,500,000	7	2	28.57%
1,500,001 – 1,750,000	4	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	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	129	82	63.57%

2 Bedrooms & Less	5	2	40.00%
3 to 4 Bedrooms	46	37	80.43%
5 to 6 Bedrooms	55	35	63.64%
7 Bedrooms & More	23	8	34.78%
TOTAL	129	82	63.57%

SnapStats® Median Data	September	October	Variance
Inventory	141	129	-8.51%
Solds	75	82	9.33%
Sale Price	\$640,884	\$674,000	5.17%
Sale Price SQFT	\$248	\$235	-5.24%
Sale to List Price Ratio	99%	99%	NA
Days on Market	11	11	NA

Community STATS HOUSES (DETACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
Clayton	29	16	55.17%
Cloverdale	100	66	66.00%
Serpentine	0	0	NA
TOTAL	129	82	63.57%

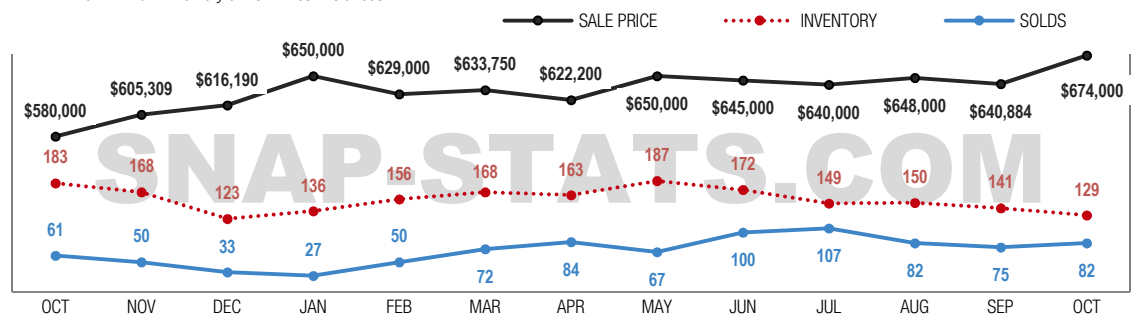
*Sales Ratio: Speed of homes selling (Sales to Inventory Ratio). Higher is faster.

Market Summary

- Official Market Type **CLOVERDALE DETACHED**: Sellers market at 64% Sales Ratio average (6.4 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band*: \$500,000 to \$600,000 with average 85% Sales Ratio (Sellers market)
- Buyers Best Bet*: Homes between \$800,000 to \$900,000 and minimum 7 bedroom properties
- Sellers Best Bet*: Selling homes in Clayton, Cloverdale 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	0	NA
100,001 – 200,000	20	6	30.00%
200,001 – 300,000	52	15	28.85%
300,001 – 400,000	52	37	71.15%
400,001 – 500,000	15	7	46.67%
500,001 – 600,000	6	1	16.67%
600,001 – 700,000	1	1	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	152	67	44.08%

0 to 1 Bedroom	25	7	28.00%
2 Bedrooms	74	19	25.68%
3 Bedrooms	48	39	81.25%
4 Bedrooms & Greater	5	2	40.00%
TOTAL	152	67	44.08%

SnapStats® Median Data	September	October	Variance
Inventory	158	152	-3.80%
Solds	63	67	6.35%
Sale Price	\$315,000	\$343,800	9.14%
Sale Price SQFT	\$230	\$243	5.65%
Sale to List Price Ratio	99%	100%	1.01%
Days on Market	27	12	-55.56%

Community STATS CONDO & TH (ATTACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
Clayton	66	45	68.18%
Cloverdale	86	22	25.58%
Serpentine	0	0	NA
TOTAL	152	67	44.08%

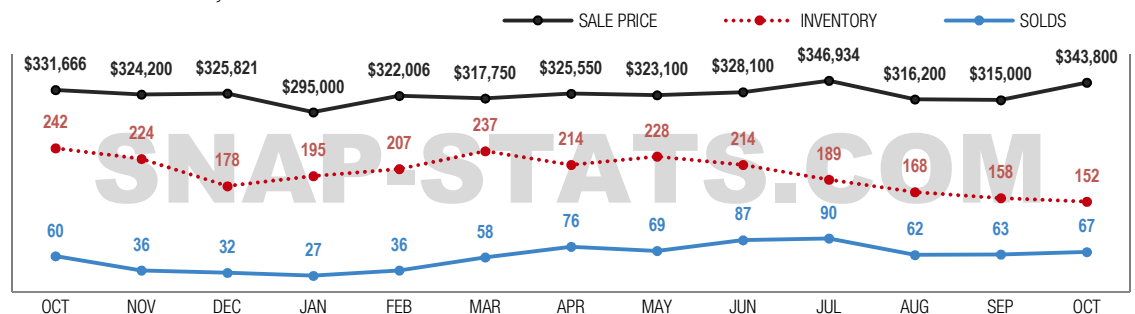
*Sales Ratio: Speed of homes selling (Sales to Inventory Ratio). Higher is faster.

Market Summary

- Official Market Type **CLOVERDALE ATTACHED**: Sellers market at 44% Sales Ratio average (4.4 in 10 homes selling rate)
- Homes are selling on average at list price
- Most Active Price Band*: \$300,000 to \$400,000 with average 71% Sales Ratio (Sellers market)
- Buyers Best Bet*: Homes between \$100,000 to \$300,000, Cloverdale and up to 2 bedroom properties
- Sellers Best Bet*: Selling homes in Clayton 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	1	NA
200,001 – 300,000	0	0	NA
300,001 – 400,000	0	1	NA
400,001 – 500,000	11	15	136.36%
500,001 – 600,000	28	24	85.71%
600,001 – 700,000	34	40	117.65%
700,001 – 800,000	24	21	87.50%
800,001 – 900,000	20	17	85.00%
900,001 – 1,000,000	14	6	42.86%
1,000,001 – 1,250,000	16	5	31.25%
1,250,001 – 1,500,000	7	0	NA
1,500,001 – 1,750,000	4	0	NA
1,750,001 – 2,000,000	3	0	NA
2,000,001 – 2,250,000	2	1	50.00%
2,250,001 – 2,500,000	3	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	1	0	NA
4,000,001 & Greater	1	0	NA
TOTAL	169	131	77.51%

2 Bedrooms & Less	10	2	20.00%
3 to 4 Bedrooms	80	84	105.00%
5 to 6 Bedrooms	64	41	64.06%
7 Bedrooms & More	15	4	26.67%
TOTAL	169	131	77.51%

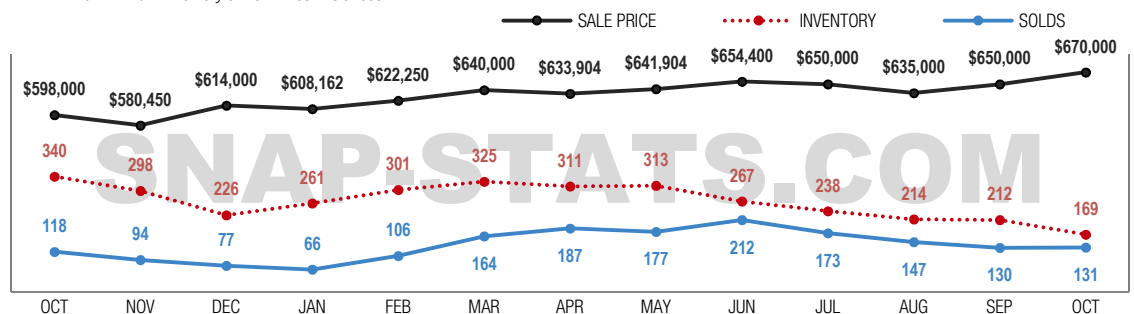
SnapStats® Median Data	September	October	Variance
Inventory	212	169	-20.28%
Solds	130	131	0.77%
Sale Price	\$650,000	\$670,000	3.08%
Sale Price SQFT	\$273	\$272	-0.37%
Sale to List Price Ratio	98%	100%	2.04%
Days on Market	12	10	-16.67%

Market Summary

- Official Market Type **LANGLEY DETACHED**: Sellers market at 78% Sales Ratio average (7.8 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 \$1 mil to \$1.25 mil, Campbell Valley, Salmon River and up to 2 bedroom properties
- Sellers Best Bet*: Selling homes in Aldergrove, Fort Langley, Walnut Grove, Willoughby Heights and 3 to 4 bedroom properties

*With a minimum inventory of 10 in most instances

13 Month Market Trend



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Community STATS HOUSES (DETACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
Aldergrove	17	14	82.35%
Brookwood	20	13	65.00%
Campbell Valley	13	2	15.38%
County Line Glen Valley	0	0	NA
Fort Langley	8	8	100.00%
Langley City	30	19	63.33%
Murrayville	14	10	71.43%
Otter District	0	1	NA
Salmon River	12	2	16.67%
Walnut Grove	18	26	144.44%
Willoughby Heights	37	36	97.30%
TOTAL	169	131	77.51%

NOTE: October 2015 numbers reported as per the REBGV MLS® and are correct.
In some instances sales recorded exceed listings active as at November 2, 2015 reflecting the speed of the current market.

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

Price Band & Bedroom STATS CONDO & TH (ATTACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
\$0 – 100,000	0	1	NA
100,001 – 200,000	93	22	23.66%
200,001 – 300,000	129	29	22.48%
300,001 – 400,000	60	22	36.67%
400,001 – 500,000	17	14	82.35%
500,001 – 600,000	3	6	200.00%
600,001 – 700,000	1	0	NA
700,001 – 800,000	0	1	NA
800,001 – 900,000	0	1	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	303	96	31.68%

0 to 1 Bedroom	64	14	21.88%
2 Bedrooms	169	41	24.26%
3 Bedrooms	64	33	51.56%
4 Bedrooms & Greater	6	8	133.33%
TOTAL	303	96	31.68%

SnapStats® Median Data	September	October	Variance
Inventory	316	303	-4.11%
Solds	120	96	-20.00%
Sale Price	\$260,200	\$291,750	12.13%
Sale Price SQFT	\$210	\$229	9.05%
Sale to List Price Ratio	99%	98%	-1.01%
Days on Market	28	21	-25.00%

Community STATS CONDO & TH (ATTACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
Aldergrove	18	2	11.11%
Brookwood	0	0	NA
Campbell Valley	0	0	NA
County Line Glen Valley	0	0	NA
Fort Langley	1	3	300.00%
Langley City	125	31	24.80%
Murrayville	22	10	45.45%
Otter District	0	0	NA
Salmon River	7	0	NA
Walnut Grove	44	20	45.45%
Willoughby Heights	86	30	34.88%
TOTAL	303	96	31.68%

*NOTE: October 2015 numbers reported as per the REBGV MLS® and are correct.
In some instances sales recorded exceed listings active as at November 2, 2015 reflecting the speed of the current market.*

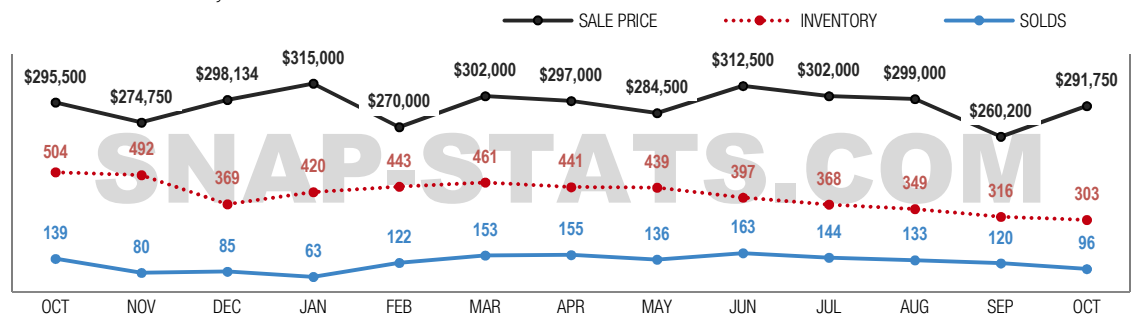
*Sales Ratio: Speed of homes selling (Sales to Inventory Ratio). Higher is faster.

Market Summary

- Official Market Type **LANGLEY ATTACHED**: Sellers market at 32% Sales Ratio average (3.2 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 82% Sales Ratio (Sellers market)
- Buyers Best Bet*: Homes between \$100,000 to \$300,000, Aldergrove, Langley City and up to 2 bedroom properties
- Sellers Best Bet*: Selling homes in Murrayville, 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	7	2	28.57%
300,001 – 400,000	64	18	28.13%
400,001 – 500,000	78	50	64.10%
500,001 – 600,000	78	36	46.15%
600,001 – 700,000	60	18	30.00%
700,001 – 800,000	21	10	47.62%
800,001 – 900,000	20	3	15.00%
900,001 – 1,000,000	10	0	NA
1,000,001 – 1,250,000	6	0	NA
1,250,001 – 1,500,000	4	0	NA
1,500,001 – 1,750,000	0	0	NA
1,750,001 – 2,000,000	0	0	NA
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	0	0	NA
2,500,001 – 2,750,000	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	351	137	39.03%

2 Bedrooms & Less	20	6	30.00%
3 to 4 Bedrooms	150	77	51.33%
5 to 6 Bedrooms	149	46	30.87%
7 Bedrooms & More	32	8	25.00%
TOTAL	351	137	39.03%

SnapStats® Median Data	September	October	Variance
Inventory	367	351	-4.36%
Solds	135	137	1.48%
Sale Price	\$462,000	\$499,000	8.01%
Sale Price SQFT	\$179	\$194	8.38%
Sale to List Price Ratio	98%	100%	2.04%
Days on Market	20	13	-35.00%

Community STATS HOUSES (DETACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
Abbotsford East	118	58	49.15%
Abbotsford West	113	45	39.82%
Aberdeen	35	11	31.43%
Bradner	2	0	NA
Central Abbotsford	41	17	41.46%
Matsqui	7	0	NA
Poplar	28	6	21.43%
Sumas Mountain	5	0	NA
Sumas Prairie	2	0	NA
TOTAL	351	137	39.03%

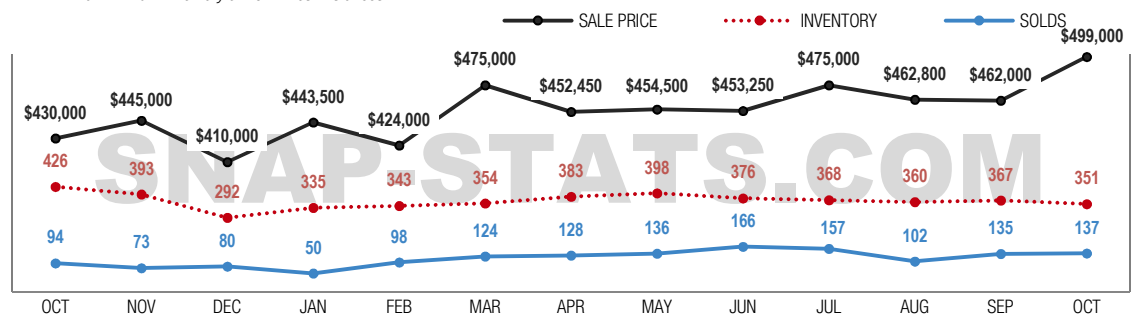
*Sales Ratio: Speed of homes selling (Sales to Inventory Ratio). Higher is faster.

Market Summary

- Official Market Type **ABBOTSFORD DETACHED**: Sellers market at 39% Sales Ratio average (3.9 in 10 homes selling rate)
- Homes are selling on average at list price
- Most Active Price Band*: \$400,000 to \$500,000 with average 64% 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/Central 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	32	9	28.13%
100,001 – 200,000	143	29	20.28%
200,001 – 300,000	122	28	22.95%
300,001 – 400,000	68	17	25.00%
400,001 – 500,000	12	3	25.00%
500,001 – 600,000	1	0	NA
600,001 – 700,000	1	1	100.00%
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	380	87	22.89%

0 to 1 Bedroom	46	6	13.04%
2 Bedrooms	204	53	25.98%
3 Bedrooms	96	24	25.00%
4 Bedrooms & Greater	34	4	11.76%
TOTAL	380	87	22.89%

SnapStats® Median Data	September	October	Variance
Inventory	366	380	3.83%
Solds	111	87	-21.62%
Sale Price	\$191,000	\$205,000	7.33%
Sale Price SQFT	\$167	\$164	-1.80%
Sale to List Price Ratio	96%	95%	-1.04%
Days on Market	39	37	-5.13%

Community *STATS CONDO & TH (ATTACHED)*

SnapStats®	Inventory	Sales	Sales Ratio*
Abbotsford East	32	14	43.75%
Abbotsford West	160	27	16.88%
Aberdeen	0	0	NA
Bradner	0	0	NA
Central Abbotsford	171	38	22.22%
Matsqui	1	0	NA
Poplar	16	8	50.00%
Sumas Mountain	0	0	NA
Sumas Prairie	0	0	NA
TOTAL	380	87	22.89%

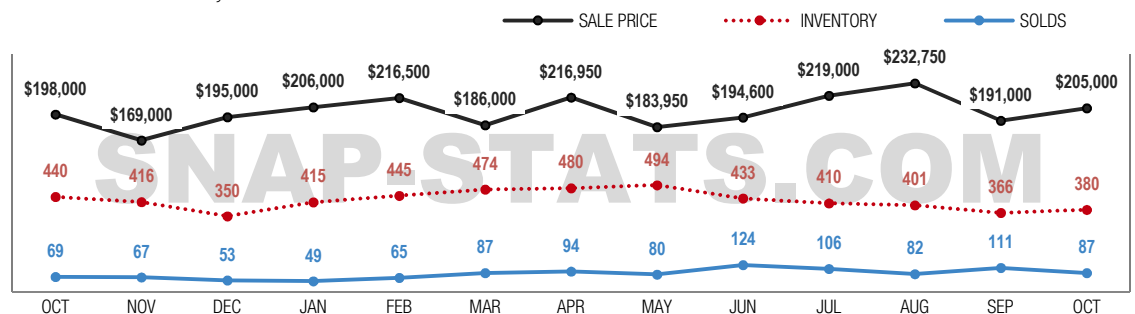
*Sales Ratio: Speed of homes selling (Sales to Inventory Ratio). Higher is faster.

Market Summary

- Official Market Type **ABBOTSFORD ATTACHED**: Sellers market at 23% Sales Ratio average (2.3 in 10 homes selling rate)
- Homes are selling on average 5% below list price
- Most Active Price Band*: \$0 to \$100,000 with average 28% Sales Ratio (Sellers market)
- Buyers Best Bet*: Homes between \$100,000 to \$200,000, Abbotsford West/Central and up to 1/minimum 4 bedroom properties
- Sellers Best Bet*: Selling homes in Abbotsford East, Poplar and 2 to 3 bedroom properties

*With a minimum inventory of 10 in most instances

13 Month Market Trend



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Price Band & Bedroom STATS HOUSES (DETACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
\$0 – 100,000	1	0	NA
100,001 – 200,000	4	1	25.00%
200,001 – 300,000	26	11	42.31%
300,001 – 400,000	37	20	54.05%
400,001 – 500,000	40	26	65.00%
500,001 – 600,000	41	6	14.63%
600,001 – 700,000	14	1	7.14%
700,001 – 800,000	2	2	100.00%
800,001 – 900,000	2	1	50.00%
900,001 – 1,000,000	0	0	NA
1,000,001 – 1,250,000	4	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	172	68	39.53%

2 Bedrooms & Less	28	5	17.86%
3 to 4 Bedrooms	88	39	44.32%
5 to 6 Bedrooms	47	24	51.06%
7 Bedrooms & More	9	0	NA
TOTAL	172	68	39.53%

SnapStats® Median Data	September	October	Variance
Inventory	182	172	-5.49%
Solds	71	68	-4.23%
Sale Price	\$382,500	\$418,500	9.41%
Sale Price SQFT	\$174	\$188	8.05%
Sale to List Price Ratio	99%	98%	-1.01%
Days on Market	22	16	-27.27%

Community STATS HOUSES (DETACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
Dewdney Deroche	5	0	NA
Durieu	2	2	100.00%
Hatzic	18	6	33.33%
Hemlock	3	0	NA
Lake Errock	14	6	42.86%
Mission	124	54	43.55%
Mission West	2	0	NA
Stave Falls	3	0	NA
Steelhead	1	0	NA
TOTAL	172	68	39.53%

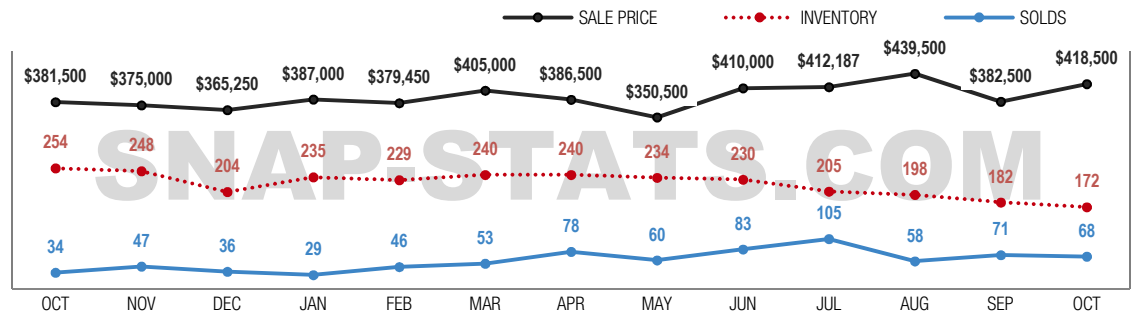
*Sales Ratio: Speed of homes selling (Sales to Inventory Ratio). Higher is faster.

Market Summary

- Official Market Type **MISSION DETACHED**: Sellers market at 40% Sales Ratio average (4 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 65% Sales Ratio (Sellers market)
- Buyers Best Bet*: Homes between \$600,000 to \$700,000 and up to 2 bedroom properties
- Sellers Best Bet*: Selling homes in Lake Errock, 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	5	0	NA
100,001 – 200,000	18	1	5.56%
200,001 – 300,000	13	12	92.31%
300,001 – 400,000	15	1	6.67%
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	14	27.45%

0 to 1 Bedroom	9	0	NA
2 Bedrooms	19	6	31.58%
3 Bedrooms	21	8	38.10%
4 Bedrooms & Greater	2	0	NA
TOTAL	51	14	27.45%

SnapStats® Median Data	September	October	Variance
Inventory	53	51	-3.77%
Solds	11	14	27.27%
Sale Price	\$200,000	\$250,500	25.25%
Sale Price SQFT	\$182	\$180	-1.10%
Sale to List Price Ratio	95%	99%	4.21%
Days on Market	60	34	-43.33%

Community *STATS CONDO & TH (ATTACHED)*

SnapStats®	Inventory	Sales	Sales Ratio*
Dewdney Deroche	0	0	NA
Durieu	0	0	NA
Hatzic	0	0	NA
Hemlock	9	0	NA
Lake Errock	0	0	NA
Mission	42	14	33.33%
Mission West	0	0	NA
Stave Falls	0	0	NA
Steelhead	0	0	NA
TOTAL	51	14	27.45%

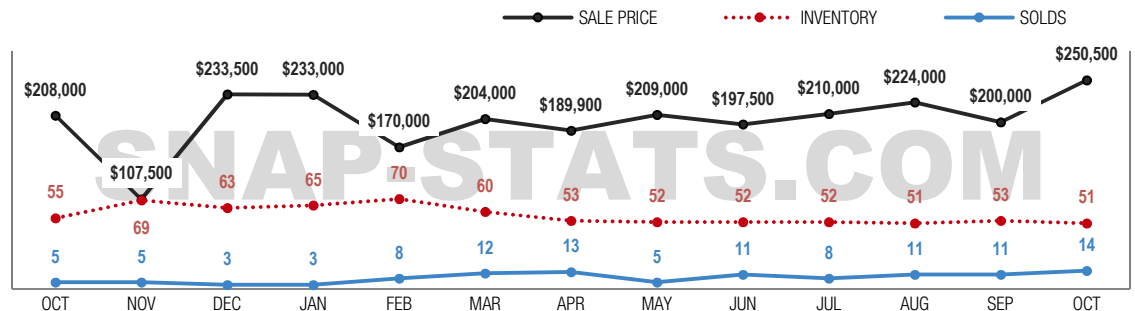
*Sales Ratio: Speed of homes selling (Sales to Inventory Ratio). Higher is faster.

Market Summary

- Official Market Type **MISSION ATTACHED**: Sellers market at 27% Sales Ratio average (2.7 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band*: \$200,000 to \$300,000 with average 92% Sales Ratio (Sellers market)
- Buyers Best Bet*: Homes between \$100,000 to \$200,000 and \$300,000 to \$400,000
- Sellers Best Bet*: Selling homes in Mission and 3 bedroom properties

*With a minimum inventory of 10 in most instances

13 Month Market Trend



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