

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<sup>®</sup>**

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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	0	NA
300,001 – 400,000	11	0	NA
400,001 – 500,000	116	41	35.34%
500,001 – 600,000	212	36	16.98%
600,001 – 700,000	160	31	19.38%
700,001 – 800,000	137	14	10.22%
800,001 – 900,000	83	8	9.64%
900,001 – 1,000,000	59	5	8.47%
1,000,001 – 1,250,000	43	2	4.65%
1,250,001 – 1,500,000	19	0	NA
1,500,001 – 1,750,000	5	0	NA
1,750,001 – 2,000,000	5	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	1	0	NA
4,000,001 & Greater	2	0	NA
<b>TOTAL</b>	<b>857</b>	<b>137</b>	<b>15.99%</b>

2 Bedrooms & Less	37	2	5.41%
3 to 4 Bedrooms	280	57	20.36%
5 to 6 Bedrooms	288	55	19.10%
7 Bedrooms & More	252	23	9.13%
<b>TOTAL</b>	<b>857</b>	<b>137</b>	<b>15.99%</b>

SnapStats® Median Data	December	January	Variance
Inventory	769	857	11.44%
Solds	151	137	-9.27%
Sale Price	\$602,803	\$567,000	-5.94%
Sale Price SQFT	\$234	\$230	-1.71%
Sale to List Price Ratio	96%	95%	-1.04%
Days on Market	44	40	-9.09%

## Community STATS HOUSES (DETACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
Bear Creek Green Timbers	81	8	9.88%
Bolivar Heights	46	7	15.22%
Bridgeview	11	0	NA
Cedar Hills	44	6	13.64%
East Newton	131	11	8.40%
Fleetwood Tynehead	83	24	28.92%
Fraser Heights	52	10	19.23%
Guildford	27	4	14.81%
Panorama Ridge	79	20	25.32%
Port Kells	3	0	NA
Queen Mary Park	73	13	17.81%
Royal Heights	18	1	5.56%
Sullivan Station	81	11	13.58%
West Newton	77	17	22.08%
Whalley	51	5	9.80%
<b>TOTAL</b>	<b>857</b>	<b>137</b>	<b>15.99%</b>

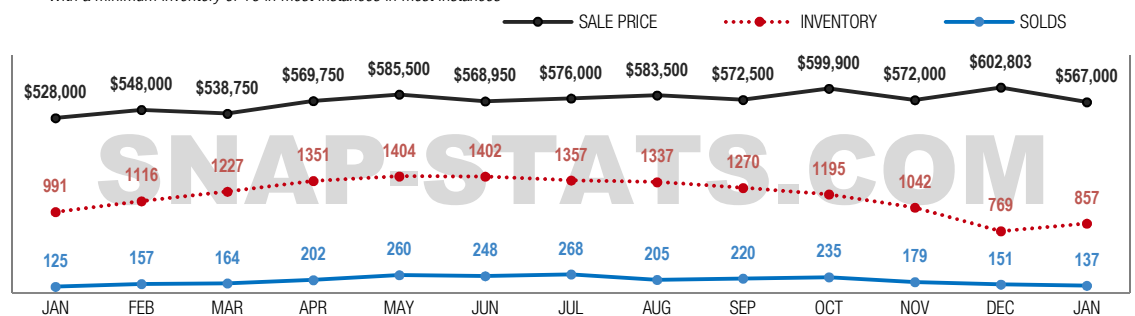
\*Sales Ratio: The percent of homes selling (Sales to Inventory Ratio)

## Market Summary

- Official Market Type **SURREY DETACHED**: Buyers market at 16% Sales Ratio average (1.6 in 10 homes selling)
- Homes are selling on average 5% below list price
- Most Active Price Band\*: \$400,000 to \$500,000 with average 35% Sales Ratio (Sellers market)
- Buyers Best Bet\*: Homes between \$1 mil to \$1.25 mil, Bear Creek, East Newton, Royal Heights, Whalley and up to 2 bedrooms
- Sellers Best Bet\*: Selling homes in Fleetwood Tynehead, Panorama Ridge, West Newton and 3 to 6 bedroom properties

\* With a minimum inventory of 10 in most instances in most instances

## 13 Month Market Trend



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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	258	26	10.08%
200,001 – 300,000	392	32	8.16%
300,001 – 400,000	288	25	8.68%
400,001 – 500,000	42	2	4.76%
500,001 – 600,000	6	2	33.33%
600,001 – 700,000	1	0	NA
700,001 – 800,000	1	0	NA
800,001 – 900,000	2	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
<b>TOTAL</b>	<b>993</b>	<b>90</b>	<b>9.06%</b>

0 to 1 Bedroom	250	13	5.20%
2 Bedrooms	439	41	9.34%
3 Bedrooms	262	32	12.21%
4 Bedrooms & Greater	42	4	9.52%
<b>TOTAL</b>	<b>993</b>	<b>90</b>	<b>9.06%</b>

SnapStats® Median Data	December	January	Variance
Inventory	833	993	19.21%
Solds	136	90	-33.82%
Sale Price	\$265,000	\$266,500	0.57%
Sale Price SQFT	\$199	\$220	10.55%
Sale to List Price Ratio	99%	97%	-2.02%
Days on Market	55	61	10.91%

## Community STATS CONDO & TH (ATTACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
Bear Creek Green Timbers	6	1	16.67%
Bolivar Heights	10	0	NA
Bridgeview	4	0	NA
Cedar Hills	2	0	NA
East Newton	78	6	7.69%
Fleetwood Tynehead	93	12	12.90%
Fraser Heights	3	0	NA
Guildford	182	15	8.24%
Panorama Ridge	13	3	23.08%
Port Kells	0	0	NA
Queen Mary Park	84	4	4.76%
Royal Heights	2	0	NA
Sullivan Station	79	17	21.52%
West Newton	126	10	7.94%
Whalley	311	22	7.07%
<b>TOTAL</b>	<b>993</b>	<b>90</b>	<b>9.06%</b>

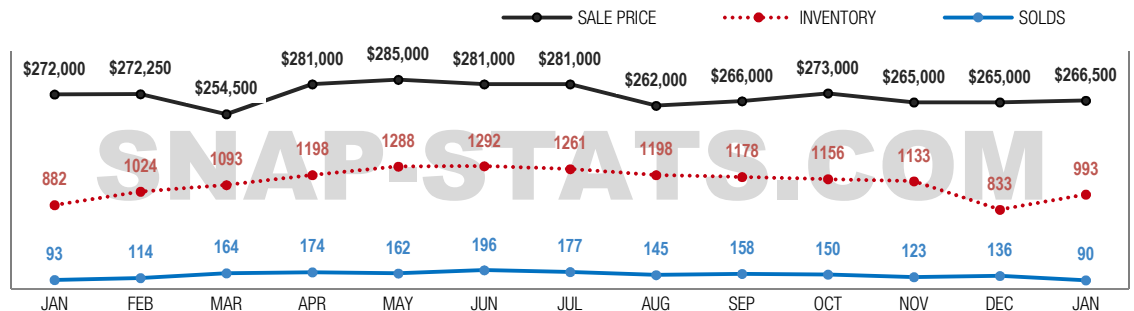
\*Sales Ratio: The percent of homes selling (Sales to Inventory Ratio)

## Market Summary

- Official Market Type **SURREY ATTACHED**: Buyers market at 9% Sales Ratio average (9 in 100 homes selling)
- Homes are selling on average 3% below list price
- Most Active Price Band\*: \$100,000 to \$200,000 with average 10% Sales Ratio (Buyers market)
- Buyers Best Bet\*: Homes between \$400,000 to \$500,000, E. & W. Newton, Guildford, Queen Mary Park, Whalley, up to 1 bedrooms
- Sellers Best Bet\*: Selling homes in Panorama Ridge, Sullivan Station and 3 bedroom properties

\*With a minimum inventory of 10 in most instances in most instances

## 13 Month Market Trend



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www.kathyplante.com  
kathy@kathyplante.com



# SnapStats® SOUTH SURREY/WHITE ROCK JANUARY 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	0	0	NA
400,001 – 500,000	2	1	50.00%
500,001 – 600,000	8	4	50.00%
600,001 – 700,000	33	9	27.27%
700,001 – 800,000	41	13	31.71%
800,001 – 900,000	35	10	28.57%
900,001 – 1,000,000	38	6	15.79%
1,000,001 – 1,250,000	62	9	14.52%
1,250,001 – 1,500,000	61	9	14.75%
1,500,001 – 1,750,000	40	3	7.50%
1,750,001 – 2,000,000	32	1	3.13%
2,000,001 – 2,250,000	13	3	23.08%
2,250,001 – 2,500,000	29	1	3.45%
2,500,001 – 2,750,000	9	1	11.11%
2,750,001 – 3,000,000	11	0	NA
3,000,001 – 3,500,000	16	0	NA
3,500,001 – 4,000,000	4	0	NA
4,000,001 & Greater	7	1	14.29%
<b>TOTAL</b>	<b>441</b>	<b>71</b>	<b>16.10%</b>

2 Bedrooms & Less	24	6	25.00%
3 to 4 Bedrooms	239	47	19.67%
5 to 6 Bedrooms	160	18	11.25%
7 Bedrooms & More	18	0	NA
<b>TOTAL</b>	<b>441</b>	<b>71</b>	<b>16.10%</b>

SnapStats® Median Data	December	January	Variance
Inventory	354	441	24.58%
Solds	94	71	-24.47%
Sale Price	\$893,250	\$857,000	-4.06%
Sale Price SQFT	\$294	\$328	11.56%
Sale to List Price Ratio	98%	97%	-1.02%
Days on Market	31	39	25.81%

## Community STATS HOUSES (DETACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
Crescent Beach Ocean Park	70	6	8.57%
Elgin Chantrell	63	7	11.11%
Grandview	38	14	36.84%
Hazelmere	3	0	NA
King George Corridor	42	12	28.57%
Morgan Creek	54	6	11.11%
Pacific Douglas	32	5	15.63%
Sunnyside Park	38	10	26.32%
White Rock	101	11	10.89%
<b>TOTAL</b>	<b>441</b>	<b>71</b>	<b>16.10%</b>

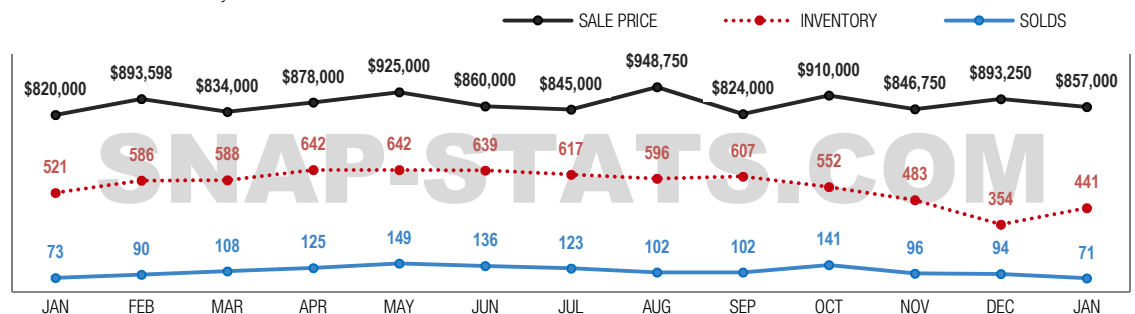
\*Sales Ratio: The percent of homes selling (Sales to Inventory Ratio)

## Market Summary

- Official Market Type **SOUTH SURREY DETACHED**: Buyers market at 16% Sales Ratio average (1.6 in 10 homes selling)
- Homes are selling on average 3% below list price
- Most Active Price Band\* (+/- \$1 mil): \$600,000 to \$900,000 (Sellers market); \$2 mil to \$2.25 mil (Sellers market)
- Buyers Best Bet\* (+/- \$1 mil): Homes \$900,000 to \$1 mil; \$1.75 mil to \$2 mil, Crescent Beach, Morgan Creek and White Rock
- Sellers Best Bet\*: Selling homes in Grandview, King George Corridor, Sunnyside Park and up to 2 bedroom properties

\* With a minimum inventory of 10 in most instances in most instances

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

SnapStats®	Inventory	Sales	Sales Ratio*
\$0 – 100,000	3	0	NA
100,001 – 200,000	38	6	15.79%
200,001 – 300,000	125	16	12.80%
300,001 – 400,000	127	21	16.54%
400,001 – 500,000	77	9	11.69%
500,001 – 600,000	50	11	22.00%
600,001 – 700,000	38	5	13.16%
700,001 – 800,000	19	2	10.53%
800,001 – 900,000	9	0	NA
900,001 – 1,000,000	3	0	NA
1,000,001 – 1,250,000	5	0	NA
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	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
<b>TOTAL</b>	<b>497</b>	<b>70</b>	<b>14.08%</b>

0 to 1 Bedroom	75	9	12.00%
2 Bedrooms	274	43	15.69%
3 Bedrooms	114	17	14.91%
4 Bedrooms & Greater	34	1	2.94%
<b>TOTAL</b>	<b>497</b>	<b>70</b>	<b>14.08%</b>

SnapStats® Median Data	December	January	Variance
Inventory	448	497	10.94%
Solds	74	70	-5.41%
Sale Price	\$309,400	\$358,000	15.71%
Sale Price SQFT	\$276	\$285	3.26%
Sale to List Price Ratio	97%	96%	-1.03%
Days on Market	61	68	11.48%

## Community STATS CONDO & TH (ATTACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
Crescent Beach Ocean Park	12	0	NA
Elgin Chantrell	16	2	12.50%
Grandview	104	18	17.31%
Hazelmere	3	0	NA
King George Corridor	86	9	10.47%
Morgan Creek	48	9	18.75%
Pacific Douglas	7	0	NA
Sunnyside Park	37	9	24.32%
White Rock	184	23	12.50%
<b>TOTAL</b>	<b>497</b>	<b>70</b>	<b>14.08%</b>

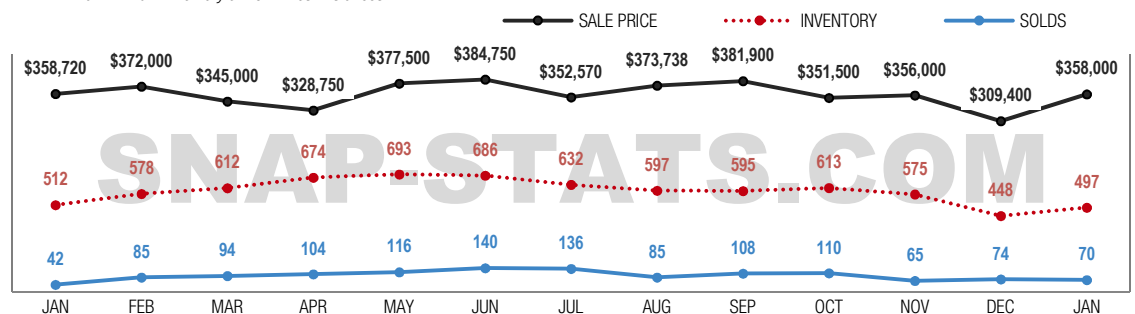
\*Sales Ratio: The percent of homes selling (Sales to Inventory Ratio)

## Market Summary

- Official Market Type **SOUTH SURREY ATTACHED**: Buyers market at 14% Sales Ratio average (1.4 in 10 homes selling)
- Homes are selling on average 4% below list price
- Most Active Price Band\*: \$500,000 to \$600,000 with average 22% Sales Ratio (23% is a Sellers market)
- Buyers Best Bet\*: Homes between \$400,000 to \$500,000, Elgin Chantrell, King George Corridor, White Rock and 4+ bedrooms
- Sellers Best Bet\*: Selling homes in Sunnyside Park 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	0	NA
400,001 – 500,000	8	8	100.00%
500,001 – 600,000	33	22	66.67%
600,001 – 700,000	28	7	25.00%
700,001 – 800,000	16	2	12.50%
800,001 – 900,000	7	3	42.86%
900,001 – 1,000,000	3	1	33.33%
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	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
<b>TOTAL</b>	<b>101</b>	<b>43</b>	<b>42.57%</b>

2 Bedrooms & Less	1	1	100.00%
3 to 4 Bedrooms	58	28	48.28%
5 to 6 Bedrooms	36	13	36.11%
7 Bedrooms & More	6	1	16.67%
<b>TOTAL</b>	<b>101</b>	<b>43</b>	<b>42.57%</b>

SnapStats® Median Data	December	January	Variance
Inventory	83	101	21.69%
Solds	37	43	16.22%
Sale Price	\$560,000	\$548,000	-2.14%
Sale Price SQFT	\$251	\$261	3.98%
Sale to List Price Ratio	97%	98%	1.03%
Days on Market	36	11	-69.44%

## Community STATS HOUSES (DETACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
Annieville	24	12	50.00%
Nordel	31	9	29.03%
Scottsdale	27	11	40.74%
Sunshine Hills Woods	19	11	57.89%
<b>TOTAL</b>	<b>101</b>	<b>43</b>	<b>42.57%</b>

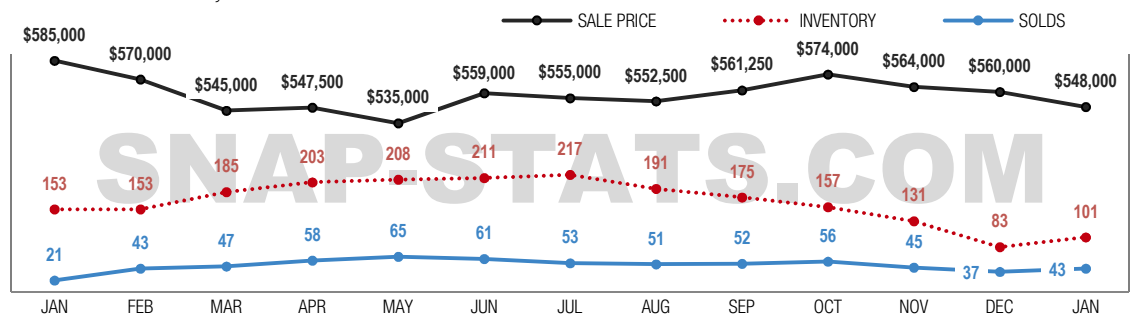
\*Sales Ratio: The percent of homes selling (Sales to Inventory Ratio)

## Market Summary

- Official Market Type **NORTH DELTA DETACHED**: Sellers market at 43% Sales Ratio average (4.3 in 10 homes selling)
- Homes are selling on average 2% below list price
- Most Active Price Band\*: \$400,000 to \$600,000 with average 83% Sales Ratio (Sellers market)
- Buyers Best Bet\*: Homes between \$700,000 to \$800,000, Nordel and 7 plus bedroom properties
- Sellers Best Bet\*: Selling homes in Anneville, Scottsdale, Sunshine Hills Woods 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	2	0	NA
100,001 – 200,000	13	0	NA
200,001 – 300,000	15	1	6.67%
300,001 – 400,000	6	2	33.33%
400,001 – 500,000	23	1	4.35%
500,001 – 600,000	6	0	NA
600,001 – 700,000	2	1	50.00%
700,001 – 800,000	4	1	25.00%
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
<b>TOTAL</b>	<b>71</b>	<b>6</b>	<b>8.45%</b>

0 to 1 Bedroom	10	1	10.00%
2 Bedrooms	14	2	14.29%
3 Bedrooms	36	3	8.33%
4 Bedrooms & Greater	11	0	NA
<b>TOTAL</b>	<b>71</b>	<b>6</b>	<b>8.45%</b>

SnapStats® Median Data	December	January	Variance
Inventory	48	71	47.92%
Solds	5	6	20.00%
Sale Price	\$425,000	\$392,500	-7.65%
Sale Price SQFT	\$274	\$274	NA
Sale to List Price Ratio	96%	98%	2.08%
Days on Market	27	50	85.19%

## Community STATS CONDO & TH (ATTACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
Annieville	13	0	NA
Nordel	36	3	8.33%
Scottsdale	15	2	13.33%
Sunshine Hills Woods	7	1	14.29%
<b>TOTAL</b>	<b>71</b>	<b>6</b>	<b>8.45%</b>

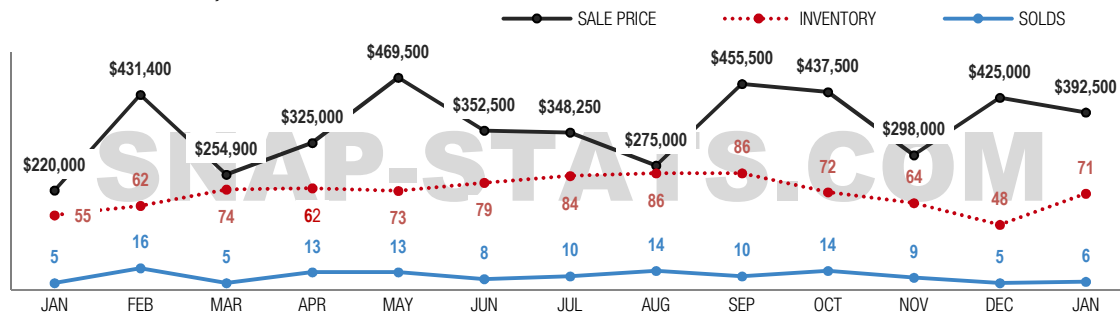
\*Sales Ratio: The percent of homes selling (Sales to Inventory Ratio)

## Market Summary

- Official Market Type **NORTH DELTA ATTACHED**: Buyers market at 8% Sales Ratio average (8 in 100 homes selling)
- Homes are selling on average 2% below list price
- Most Active Price Band\*: \$200,000 to \$300,000 with average 4% Sales Ratio (Buyers market)
- Buyers Best Bet\*: Homes between \$400,000 to \$500,000, Nordel and 3 bedroom properties
- Sellers Best Bet\*: Selling homes in Scottsdale, Sunshine Hills Woods and 2 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	10	2	20.00%
500,001 – 600,000	36	5	13.89%
600,001 – 700,000	39	13	33.33%
700,001 – 800,000	23	5	21.74%
800,001 – 900,000	10	0	NA
900,001 – 1,000,000	5	1	20.00%
1,000,001 – 1,250,000	8	1	12.50%
1,250,001 – 1,500,000	0	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	1	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
<b>TOTAL</b>	<b>136</b>	<b>27</b>	<b>19.85%</b>

2 Bedrooms & Less	4	0	NA
3 to 4 Bedrooms	44	9	20.45%
5 to 6 Bedrooms	66	16	24.24%
7 Bedrooms & More	22	2	9.09%
<b>TOTAL</b>	<b>136</b>	<b>27</b>	<b>19.85%</b>

SnapStats® Median Data	December	January	Variance
Inventory	123	136	10.57%
Solds	33	27	-18.18%
Sale Price	\$616,190	\$650,000	5.49%
Sale Price SQFT	\$205	\$198	-3.41%
Sale to List Price Ratio	99%	98%	-1.01%
Days on Market	27	21	-22.22%

## Community STATS HOUSES (DETACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
Clayton	33	5	15.15%
Cloverdale	101	22	21.78%
Serpentine	2	0	NA
<b>TOTAL</b>	<b>136</b>	<b>27</b>	<b>19.85%</b>

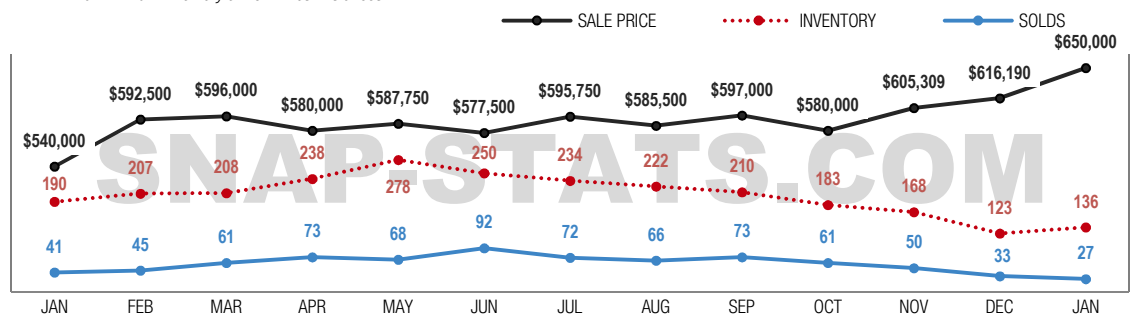
\*Sales Ratio: The percent of homes selling (Sales to Inventory Ratio)

## Market Summary

- Official Market Type **CLOVERDALE DETACHED**: Balanced market at 20% Sales Ratio average (2 in 10 homes selling)
- Homes are selling on average 2% below list price
- Most Active Price Band\*: \$600,000 to \$700,000 with average 33% Sales Ratio (Sellers market)
- Buyers Best Bet\*: Homes between \$500,000 to \$600,000, Clayton and minimum 7 bedroom properties
- Sellers Best Bet\*: Selling homes in Cloverdale and 5 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	2	1	50.00%
100,001 – 200,000	21	4	19.05%
200,001 – 300,000	71	10	14.08%
300,001 – 400,000	65	8	12.31%
400,001 – 500,000	27	3	11.11%
500,001 – 600,000	9	1	11.11%
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
<b>TOTAL</b>	<b>195</b>	<b>27</b>	<b>13.85%</b>

0 to 1 Bedroom	24	3	12.50%
2 Bedrooms	76	11	14.47%
3 Bedrooms	82	11	13.41%
4 Bedrooms & Greater	13	2	15.38%
<b>TOTAL</b>	<b>195</b>	<b>27</b>	<b>13.85%</b>

SnapStats® Median Data	December	January	Variance
Inventory	178	195	9.55%
Solds	32	27	-15.63%
Sale Price	\$325,821	\$295,000	-9.46%
Sale Price SQFT	\$226	\$217	-3.98%
Sale to List Price Ratio	98%	97%	-1.02%
Days on Market	44	81	84.09%

## Community STATS CONDO & TH (ATTACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
Clayton	116	13	11.21%
Cloverdale	79	14	17.72%
Serpentine	0	0	NA
<b>TOTAL</b>	<b>195</b>	<b>27</b>	<b>13.85%</b>

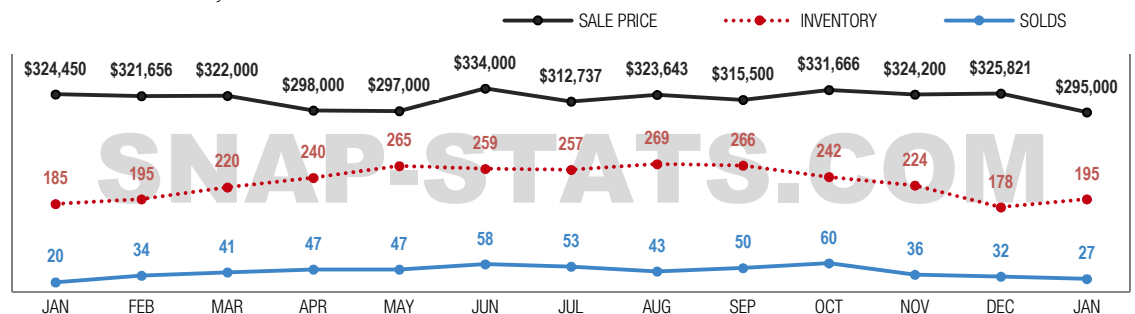
\*Sales Ratio: The percent of homes selling (Sales to Inventory Ratio)

## Market Summary

- Official Market Type **CLOVERDALE ATTACHED**: Buyers market at 14% Sales Ratio average (1.4 in 10 homes selling)
- Homes are selling on average 3% below list price
- Most Active Price Band\*: \$100,000 to \$200,000 with average 19% Sales Ratio (Balanced market)
- Buyers Best Bet\*: Homes between \$400,000 to \$600,000, Clayton and up to 1 bedroom properties
- Sellers Best Bet\*: Selling homes in Cloverdale and minimum 4 bedroom properties

\*With a minimum inventory of 10 in most instances

## 13 Month Market Trend



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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	2	2	100.00%
300,001 – 400,000	16	4	25.00%
400,001 – 500,000	17	10	58.82%
500,001 – 600,000	52	16	30.77%
600,001 – 700,000	68	15	22.06%
700,001 – 800,000	44	8	18.18%
800,001 – 900,000	18	7	38.89%
900,001 – 1,000,000	13	2	15.38%
1,000,001 – 1,250,000	10	1	10.00%
1,250,001 – 1,500,000	8	0	NA
1,500,001 – 1,750,000	3	1	33.33%
1,750,001 – 2,000,000	0	0	NA
2,000,001 – 2,250,000	1	0	NA
2,250,001 – 2,500,000	4	0	NA
2,500,001 – 2,750,000	2	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	0	0	NA
4,000,001 & Greater	0	0	NA
<b>TOTAL</b>	<b>261</b>	<b>66</b>	<b>25.29%</b>

2 Bedrooms & Less	6	0	NA
3 to 4 Bedrooms	126	47	37.30%
5 to 6 Bedrooms	100	14	14.00%
7 Bedrooms & More	29	5	17.24%
<b>TOTAL</b>	<b>261</b>	<b>66</b>	<b>25.29%</b>

SnapStats® Median Data	December	January	Variance
Inventory	226	261	15.49%
Solds	77	66	-14.29%
Sale Price	\$614,000	\$608,162	-0.95%
Sale Price SQFT	\$235	\$242	2.98%
Sale to List Price Ratio	97%	98%	1.03%
Days on Market	16	34	112.50%

## Community STATS HOUSES (DETACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
Aldergrove	20	9	45.00%
Brookwood	27	4	14.81%
Campbell Valley	15	1	6.67%
County Line Glen Valley	0	0	NA
Fort Langley	14	3	21.43%
Langley City	38	5	13.16%
Murrayville	22	2	9.09%
Otter District	1	0	NA
Salmon River	9	1	11.11%
Walnut Grove	31	14	45.16%
Willoughby Heights	84	27	32.14%
<b>TOTAL</b>	<b>261</b>	<b>66</b>	<b>25.29%</b>

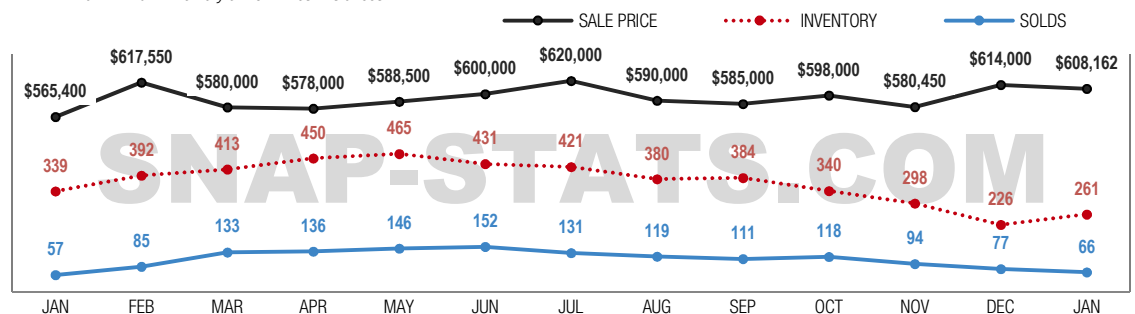
\*Sales Ratio: The percent of homes selling (Sales to Inventory Ratio)

## Market Summary

- Official Market Type **LANGLEY DETACHED**: Sellers market at 25% Sales Ratio average (2.5 in 10 homes selling)
- Homes are selling on average 2% below list price
- Most Active Price Band\*: \$400,000 to \$500,000 with average 59% Sales Ratio (Sellers market)
- Buyers Best Bet\*: Homes between \$1 mil to \$1.25 mil, Campbell Valley, Murrayville and 5 to 6 bedroom properties
- Sellers Best Bet\*: Selling homes in Aldergrove, 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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**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	82	15	18.29%
200,001 – 300,000	181	15	8.29%
300,001 – 400,000	119	23	19.33%
400,001 – 500,000	29	8	27.59%
500,001 – 600,000	2	1	50.00%
600,001 – 700,000	2	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
<b>TOTAL</b>	<b>420</b>	<b>63</b>	<b>15.00%</b>

0 to 1 Bedroom	45	10	22.22%
2 Bedrooms	214	22	10.28%
3 Bedrooms	129	21	16.28%
4 Bedrooms & Greater	32	10	31.25%
<b>TOTAL</b>	<b>420</b>	<b>63</b>	<b>15.00%</b>

SnapStats® Median Data	December	January	Variance
Inventory	369	420	13.82%
Solds	85	63	-25.88%
Sale Price	\$298,134	\$315,000	5.66%
Sale Price SQFT	\$217	\$242	11.52%
Sale to List Price Ratio	99%	99%	NA
Days on Market	34	55	61.76%

## Community STATS CONDO & TH (ATTACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
Aldergrove	30	1	3.33%
Brookwood	1	0	NA
Campbell Valley	0	0	NA
County Line Glen Valley	0	0	NA
Fort Langley	11	6	54.55%
Langley City	137	15	10.95%
Murrayville	24	3	12.50%
Otter District	0	0	NA
Salmon River	8	3	37.50%
Walnut Grove	56	6	10.71%
Willoughby Heights	153	29	18.95%
<b>TOTAL</b>	<b>420</b>	<b>63</b>	<b>15.00%</b>

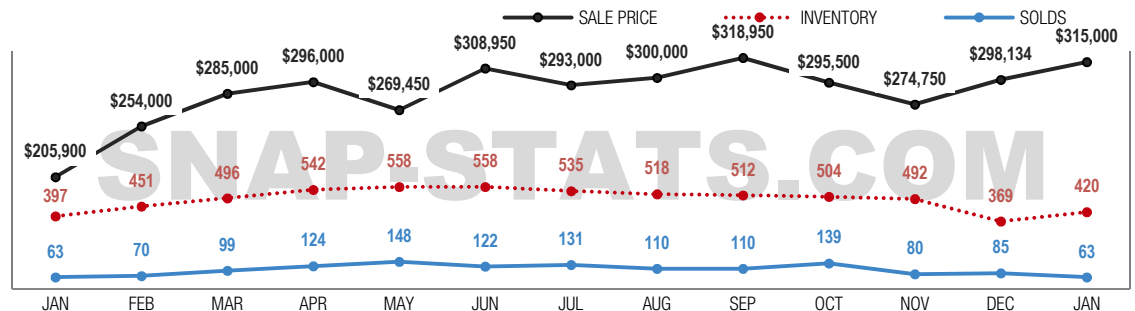
\*Sales Ratio: The percent of homes selling (Sales to Inventory Ratio)

## Market Summary

- Official Market Type **LANGLEY ATTACHED**: Buyers market at 15% Sales Ratio average (1.5 in 10 homes selling)
- Homes are selling on average 1% below list price
- Most Active Price Band\*: \$400,000 to \$500,000 with average 28% Sales Ratio (Sellers market)
- Buyers Best Bet\*: Homes between \$200,000 to \$300,000, Aldergrove and 2 bedroom properties
- Sellers Best Bet\*: Selling homes in Fort Langley, Salmon River and minimum 4 bedroom properties

\*With a minimum inventory of 10 in most instances

## 13 Month Market Trend



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**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	12	3	25.00%
300,001 – 400,000	82	17	20.73%
400,001 – 500,000	86	16	18.60%
500,001 – 600,000	51	10	19.61%
600,001 – 700,000	54	3	5.56%
700,001 – 800,000	20	0	NA
800,001 – 900,000	17	1	5.88%
900,001 – 1,000,000	5	0	NA
1,000,001 – 1,250,000	6	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
<b>TOTAL</b>	<b>335</b>	<b>50</b>	<b>14.93%</b>

2 Bedrooms & Less	15	1	6.67%
3 to 4 Bedrooms	173	32	18.50%
5 to 6 Bedrooms	121	16	13.22%
7 Bedrooms & More	26	1	3.85%
<b>TOTAL</b>	<b>335</b>	<b>50</b>	<b>14.93%</b>

SnapStats® Median Data	December	January	Variance
Inventory	292	335	14.73%
Solds	80	50	-37.50%
Sale Price	\$410,000	\$443,500	8.17%
Sale Price SQFT	\$160	\$173	8.13%
Sale to List Price Ratio	97%	98%	1.03%
Days on Market	44	42	-4.55%

## Community STATS HOUSES (DETACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
Abbotsford East	128	20	15.63%
Abbotsford West	110	13	11.82%
Aberdeen	23	4	17.39%
Bradner	2	0	NA
Central Abbotsford	50	10	20.00%
Matsqui	2	0	NA
Poplar	15	3	20.00%
Sumas Mountain	3	0	NA
Sumas Prairie	2	0	NA
<b>TOTAL</b>	<b>335</b>	<b>50</b>	<b>14.93%</b>

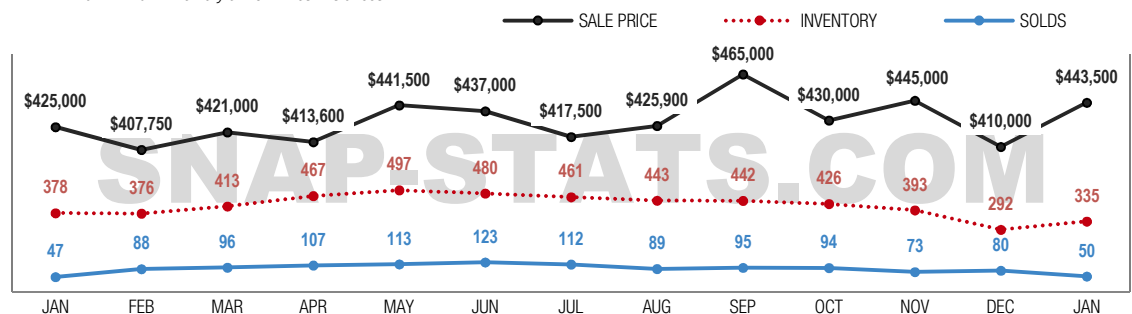
\*Sales Ratio: The percent of homes selling (Sales to Inventory Ratio)

## Market Summary

- Official Market Type **ABBOTSFORD DETACHED**: Buyers market at 15% Sales Ratio average (1.5 in 10 homes selling)
- Homes are selling on average 2% below list price
- Most Active Price Band\*: \$200,000 to \$300,000 with average 25% Sales Ratio (Sellers market)
- Buyers Best Bet\*: Homes between \$600,000 to \$700,000/\$800,000 to \$900,000, Abbotsford West and 7 plus bedroom properties
- Sellers Best Bet\*: Selling homes in Central Abbotsford, Poplar and 3 to 4 bedroom properties

\* With a minimum inventory of 10 in most instances

## 13 Month Market Trend



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**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	24	3	12.50%
100,001 – 200,000	178	21	11.80%
200,001 – 300,000	141	15	10.64%
300,001 – 400,000	59	6	10.17%
400,001 – 500,000	9	3	33.33%
500,001 – 600,000	1	0	NA
600,001 – 700,000	2	0	NA
700,001 – 800,000	0	0	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	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
<b>TOTAL</b>	<b>415</b>	<b>49</b>	<b>11.81%</b>

0 to 1 Bedroom	44	4	9.09%
2 Bedrooms	227	27	11.89%
3 Bedrooms	123	16	13.01%
4 Bedrooms & Greater	21	2	9.52%
<b>TOTAL</b>	<b>415</b>	<b>49</b>	<b>11.81%</b>

SnapStats® Median Data	December	January	Variance
Inventory	350	415	18.57%
Solds	53	49	-7.55%
Sale Price	\$195,000	\$206,000	5.64%
Sale Price SQFT	\$180	\$183	1.67%
Sale to List Price Ratio	98%	98%	NA
Days on Market	47	59	25.53%

## Community *STATS CONDO & TH (ATTACHED)*

SnapStats®	Inventory	Sales	Sales Ratio*
Abbotsford East	47	8	17.02%
Abbotsford West	173	21	12.14%
Aberdeen	1	2	200.00%
Bradner	0	0	NA
Central Abbotsford	174	17	9.77%
Matsqui	0	0	NA
Poplar	20	1	5.00%
Sumas Mountain	0	0	NA
Sumas Prairie	0	0	NA
<b>TOTAL</b>	<b>415</b>	<b>49</b>	<b>11.81%</b>

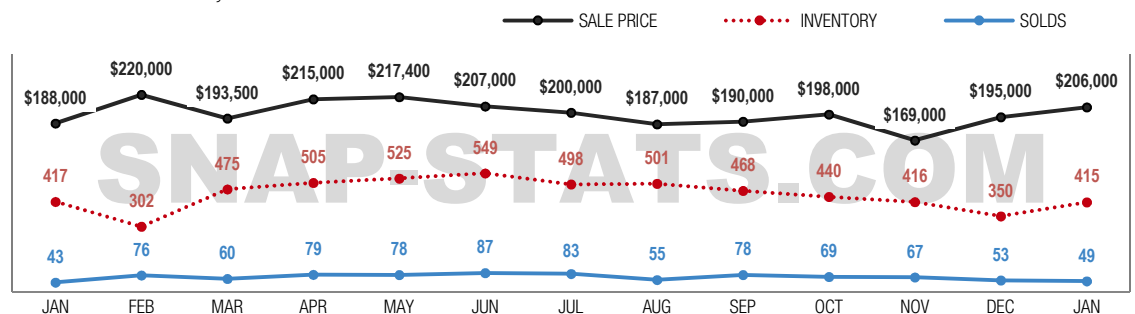
\*Sales Ratio: The percent of homes selling (Sales to Inventory Ratio)

## Market Summary

- Official Market Type **ABBOTSFORD ATTACHED**: Buyers market at 12% Sales Ratio average (1.2 in 10 homes selling)
- Homes are selling on average 2% below list price
- Most Active Price Band\*: \$400,000 to \$500,000 with average 33% Sales Ratio (Sellers market)
- Buyers Best Bet\*: Homes between \$200,000 to \$400,000, Poplar, up to 1 bedrooms and 4 plus bedroom properties
- Sellers Best Bet\*: Selling homes in Abbotsford East and 3 bedroom properties

\*With a minimum inventory of 10 in most instances

## 13 Month Market Trend



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Sutton Group - West Coast Realty  
604-329-1405

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kathy@kathyplante.com



## Price Band & Bedroom STATS HOUSES (DETACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
\$0 – 100,000	0	0	NA
100,001 – 200,000	4	2	50.00%
200,001 – 300,000	34	3	8.82%
300,001 – 400,000	74	11	14.86%
400,001 – 500,000	82	12	14.63%
500,001 – 600,000	26	0	NA
600,001 – 700,000	9	1	11.11%
700,001 – 800,000	2	0	NA
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
<b>TOTAL</b>	<b>235</b>	<b>29</b>	<b>12.34%</b>

2 Bedrooms & Less	26	3	11.54%
3 to 4 Bedrooms	120	19	15.83%
5 to 6 Bedrooms	83	6	7.23%
7 Bedrooms & More	6	1	16.67%
<b>TOTAL</b>	<b>235</b>	<b>29</b>	<b>12.34%</b>

SnapStats® Median Data	December	January	Variance
Inventory	204	235	15.20%
Solds	36	29	-19.44%
Sale Price	\$365,250	\$387,000	5.95%
Sale Price SQFT	\$148	\$151	2.03%
Sale to List Price Ratio	94%	97%	3.19%
Days on Market	69	51	-26.09%

## Community STATS HOUSES (DETACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
Dewdney Deroche	1	0	NA
Durieu	4	1	25.00%
Hatzic	28	1	3.57%
Hemlock	5	0	NA
Lake Errock	9	2	22.22%
Mission	182	25	13.74%
Mission West	2	0	NA
Stave Falls	4	0	NA
Steelhead	0	0	NA
<b>TOTAL</b>	<b>235</b>	<b>29</b>	<b>12.34%</b>

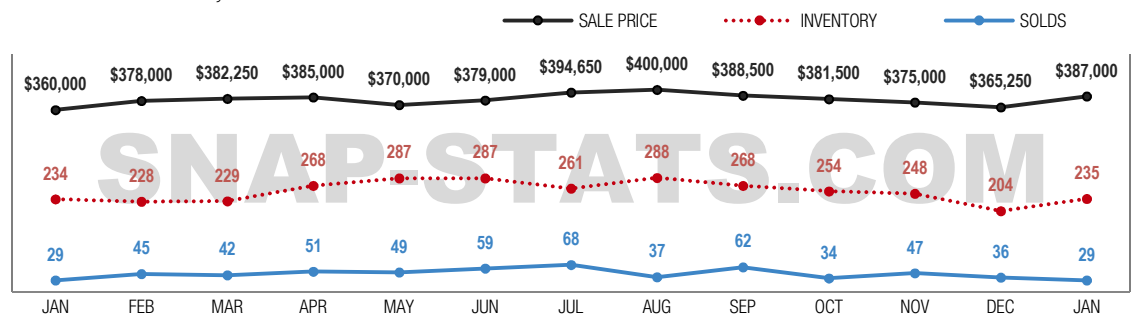
\*Sales Ratio: The percent of homes selling (Sales to Inventory Ratio)

## Market Summary

- Official Market Type **MISSION DETACHED**: Buyers market at 12% Sales Ratio average (1.2 in 10 homes selling)
- Homes are selling on average 3% below list price
- Most Active Price Band\*: \$300,000 to \$500,000 with average 15% Sales Ratio (Buyers market)
- Buyers Best Bet\*: Homes between \$200,000 to \$300,000, Hatzic and 5 to 6 bedroom properties
- Sellers Best Bet\*: Selling homes in Lake Errock and minimum 7 bedroom properties

\*With a minimum inventory of 10 in most instances

## 13 Month Market Trend



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**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	30	1	3.33%
200,001 – 300,000	29	2	6.90%
300,001 – 400,000	2	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
<b>TOTAL</b>	<b>65</b>	<b>3</b>	<b>4.62%</b>

0 to 1 Bedroom	12	0	NA
2 Bedrooms	36	0	NA
3 Bedrooms	16	3	18.75%
4 Bedrooms & Greater	1	0	NA
<b>TOTAL</b>	<b>65</b>	<b>3</b>	<b>4.62%</b>

SnapStats® Median Data	December	January	Variance
Inventory	63	65	3.17%
Solds	3	3	NA
Sale Price	\$233,500	\$233,000	-0.21%
Sale Price SQFT	\$193	\$158	-18.13%
Sale to List Price Ratio	97%	99%	2.06%
Days on Market	86	171	98.84%

## 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	55	3	5.45%
Mission West	0	0	NA
Stave Falls	0	0	NA
Steelhead	0	0	NA
<b>TOTAL</b>	<b>65</b>	<b>3</b>	<b>4.62%</b>

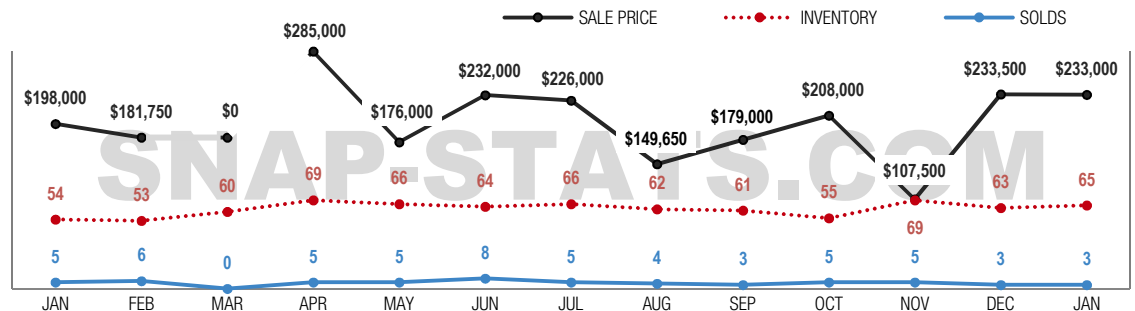
\*Sales Ratio: The percent of homes selling (Sales to Inventory Ratio)

## Market Summary

- Official Market Type **MISSION ATTACHED**: Buyers market at 5% Sales Ratio average (5 in 100 homes selling)
- Homes are selling on average 1% below list price
- Most Active Price Band\*: \$200,000 to \$300,000 with average 7% Sales Ratio (Buyers market)
- Buyers Best Bet\*: Homes between \$100,000 to \$200,000
- Sellers Best Bet\*: *Insufficient Data*

\*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

