

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

Compliments of:  
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**SnapStats**®

# FRASER VALLEY EDITION

Surrey  
South Surrey  
White Rock  
North Delta  
Cloverdale  
Langley  
Abbotsford  
Mission



## Price Band & Bedroom DETACHED HOUSES

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	1	0	NA
500,001 – 600,000	2	0	NA
600,001 – 700,000	7	2	29%
700,001 – 800,000	25	15	60%
800,001 – 900,000	64	38	59%
900,001 – 1,000,000	103	56	54%
1,000,001 – 1,250,000	204	67	33%
1,250,001 – 1,500,000	194	59	30%
1,500,001 – 1,750,000	99	16	16%
1,750,001 – 2,000,000	47	6	13%
2,000,001 – 2,250,000	20	0	NA
2,250,001 – 2,500,000	8	1	13%
2,500,001 – 2,750,000	8	0	NA
2,750,001 – 3,000,000	4	0	NA
3,000,001 – 3,500,000	1	0	NA
3,500,001 – 4,000,000	2	0	NA
4,000,001 & Greater	2	0	NA
<b>TOTAL*</b>	<b>791</b>	<b>260</b>	<b>33%</b>

2 Bedrooms & Less	23	4	17%
3 to 4 Bedrooms	229	86	38%
5 to 6 Bedrooms	263	98	37%
7 Bedrooms & More	276	72	26%
<b>TOTAL*</b>	<b>791</b>	<b>260</b>	<b>33%</b>

SnapStats®	June	July	Variance
Inventory	784	791	1%
Solds	166	260	57%
Sale Price	\$994,500	\$1,053,000	6%
Sale Price SQFT	\$390	\$386	-1%
Sale to List Price Ratio	100%	98%	-2%
Days on Market	15	14	-7%

\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

## Community DETACHED HOUSES

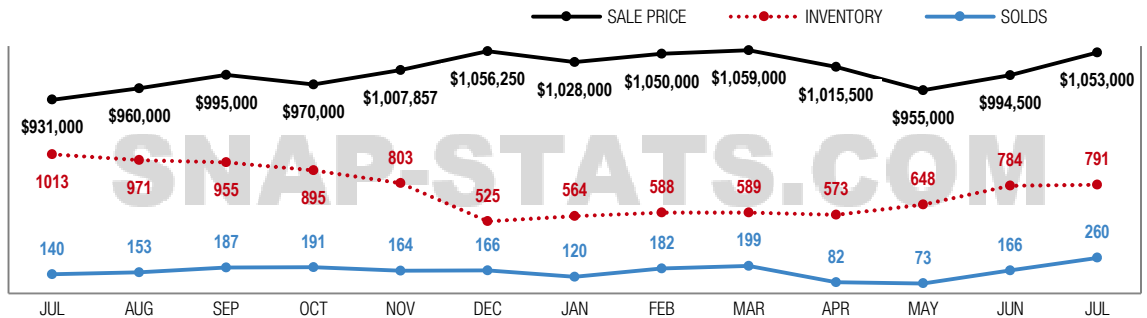
SnapStats®	Inventory	Sales	Sales Ratio
Bear Creek Green Timbers	48	18	38%
Bolivar Heights	58	15	26%
Bridgeview	11	4	36%
Cedar Hills	49	14	29%
East Newton	95	47	49%
Fleetwood Tynehead	94	35	37%
Fraser Heights	68	25	37%
Guildford	33	6	18%
Panorama Ridge	91	20	22%
Port Kells	4	0	NA
Queen Mary Park	41	17	41%
Royal Heights	9	3	33%
Sullivan Station	50	21	42%
West Newton	85	28	33%
Whalley	55	7	13%
<b>TOTAL*</b>	<b>791</b>	<b>260</b>	<b>33%</b>

## Market Summary

- Market Type Indicator **SURREY DETACHED**: Sellers Market at 33% Sales Ratio average (3.3 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band\*\* \$700,000 to \$900,000 with average 60% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.75 mil to \$2 mil / \$2.25 mil to \$2.5 mil, Guildford, Whalley and up to 2 bedrooms
- Sellers Best Bet\*\* Selling homes in East Newton, Queen Mary Park, Sullivan Station and 3 to 6 bedroom properties

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

## 13 Month Market Trend



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## Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	43	14	33%
300,001 – 400,000	225	58	26%
400,001 – 500,000	252	77	31%
500,001 – 600,000	206	72	35%
600,001 – 700,000	171	61	36%
700,001 – 800,000	52	7	13%
800,001 – 900,000	17	3	18%
900,001 – 1,000,000	11	4	36%
1,000,001 – 1,250,000	1	0	NA
1,250,001 – 1,500,000	0	0	NA
1,500,001 – 1,750,000	0	0	NA
1,750,001 – 2,000,000	1	0	NA
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	0	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	0	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	979	296	30%

0 to 1 Bedroom	216	61	28%
2 Bedrooms	379	99	26%
3 Bedrooms	271	100	37%
4 Bedrooms & Greater	113	36	32%
TOTAL*	979	296	30%

SnapStats®	June	July	Variance
Inventory	880	979	11%
Solds	270	296	10%
Sale Price	\$489,000	\$499,750	2%
Sale Price SQFT	\$414	\$419	1%
Sale to List Price Ratio	98%	98%	0%
Days on Market	17	14	-18%

\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

## Community CONDOS & TOWNHOMES

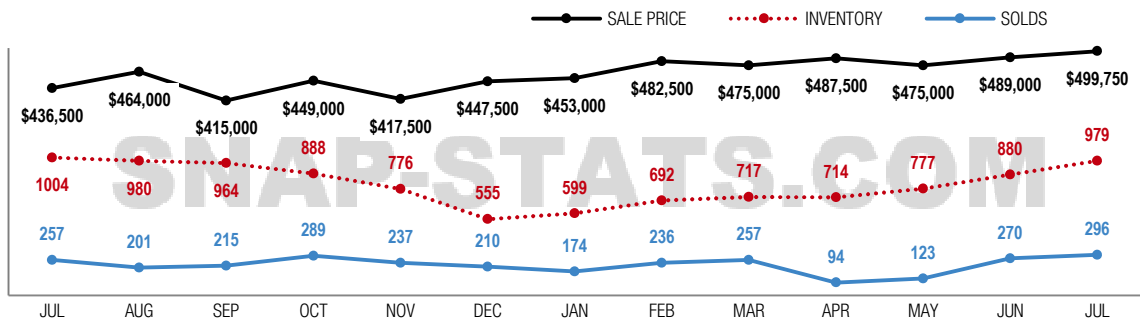
SnapStats®	Inventory	Sales	Sales Ratio
Bear Creek Green Timbers	8	7	88%
Bolivar Heights	14	0	NA
Bridgeview	3	0	NA
Cedar Hills	3	4	133%*
East Newton	88	22	25%
Fleetwood Tynehead	81	30	37%
Fraser Heights	17	3	18%
Guildford	131	41	31%
Panorama Ridge	32	15	47%
Port Kells	0	0	NA
Queen Mary Park	71	16	23%
Royal Heights	1	0	NA
Sullivan Station	83	45	54%
West Newton	103	28	27%
Whalley	344	85	25%
TOTAL*	979	296	30%

## Market Summary

- Market Type Indicator **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\*\* \$600,000 to \$700,000 / \$900,000 to \$1 mil with average 36% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$700,000 to \$800,000, Fraser Heights and 2 bedroom properties
- Sellers Best Bet\*\* Selling homes in Bear Creek Green Timbers, Panorama Ridge, Sullivan Station and 3 bedroom properties

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

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## Price Band & Bedroom DETACHED HOUSES

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	0	0	NA
500,001 – 600,000	0	0	NA
600,001 – 700,000	0	0	NA
700,001 – 800,000	0	1	NA*
800,001 – 900,000	4	3	75%
900,001 – 1,000,000	21	8	38%
1,000,001 – 1,250,000	74	35	47%
1,250,001 – 1,500,000	138	30	22%
1,500,001 – 1,750,000	61	23	38%
1,750,001 – 2,000,000	64	7	11%
2,000,001 – 2,250,000	38	3	8%
2,250,001 – 2,500,000	41	8	20%
2,500,001 – 2,750,000	22	6	27%
2,750,001 – 3,000,000	25	0	NA
3,000,001 – 3,500,000	20	4	20%
3,500,001 – 4,000,000	16	1	6%
4,000,001 & Greater	26	1	4%
TOTAL*	550	130	24%

2 Bedrooms & Less	27	4	15%
3 to 4 Bedrooms	252	64	25%
5 to 6 Bedrooms	222	58	26%
7 Bedrooms & More	49	4	8%
TOTAL*	550	130	24%

## Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Crescent Beach Ocean Park	80	24	30%
Elgin Chantrell	59	10	17%
Grandview	68	15	22%
Hazelmere	2	0	NA
King George Corridor	63	16	25%
Morgan Creek	54	14	26%
Pacific Douglas	42	15	36%
Sunnyside Park	55	11	20%
White Rock	127	25	20%
TOTAL*	550	130	24%

SnapStats®	June	July	Variance
Inventory	511	550	8%
Solds	99	130	31%
Sale Price	\$1,350,000	\$1,388,332	3%
Sale Price SQFT	\$476	\$441	-7%
Sale to List Price Ratio	100%	97%	-3%
Days on Market	19	33	74%

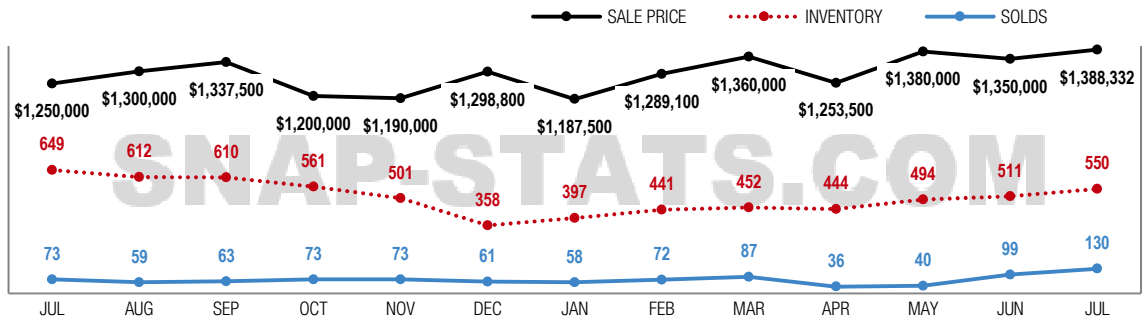
\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

## Market Summary

- Market Type Indicator **S SURREY WHITE ROCK DETACHED**: Sellers Market at 24% Sales Ratio average (2.4 in 10 homes selling rate)
- Homes are selling on average 3% below list price
- Most Active Price Band\*\* \$1 mil to \$1.25 mil with average 47% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes \$4 mil and greater, Elgin Chantrell and minimum 7 bedroom properties
- Sellers Best Bet\*\* Selling homes in Crescent Beach Ocean Park, Pacific Douglas and 3 to 6 bedroom properties

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

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## Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	10	3	30%
300,001 – 400,000	39	18	46%
400,001 – 500,000	101	30	30%
500,001 – 600,000	90	42	47%
600,001 – 700,000	93	30	32%
700,001 – 800,000	67	18	27%
800,001 – 900,000	72	9	13%
900,001 – 1,000,000	25	8	32%
1,000,001 – 1,250,000	34	4	12%
1,250,001 – 1,500,000	13	0	NA
1,500,001 – 1,750,000	6	1	17%
1,750,001 – 2,000,000	5	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	1	0	NA
3,500,001 – 4,000,000	1	0	NA
4,000,001 & Greater	0	1	NA*
TOTAL*	559	164	29%

0 to 1 Bedroom	56	12	21%
2 Bedrooms	297	83	28%
3 Bedrooms	119	50	42%
4 Bedrooms & Greater	87	19	22%
TOTAL*	559	164	29%

SnapStats®	June	July	Variance
Inventory	526	559	6%
Solds	147	164	12%
Sale Price	\$583,000	\$589,000	1%
Sale Price SQFT	\$454	\$454	0%
Sale to List Price Ratio	97%	99%	2%
Days on Market	21	22	5%

\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

## Community CONDOS & TOWNHOMES

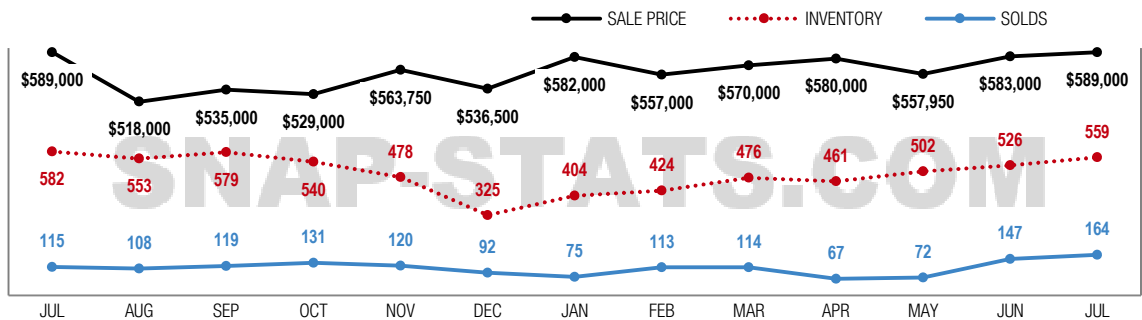
SnapStats®	Inventory	Sales	Sales Ratio
Crescent Beach Ocean Park	10	3	30%
Elgin Chantrell	16	4	25%
Grandview	129	57	44%
Hazelmere	1	0	NA
King George Corridor	119	25	21%
Morgan Creek	60	18	30%
Pacific Douglas	30	6	20%
Sunnyside Park	36	14	39%
White Rock	158	37	23%
TOTAL*	559	164	29%

## Market Summary

- Market Type Indicator **S SURREY WHITE ROCK ATTACHED**: Sellers Market at 29% Sales Ratio average (2.9 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 47% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1 mil to \$1.25 mil, King George Corridor, Pacific Douglas and up to 1 bedroom properties
- Sellers Best Bet\*\* Selling homes in Grandview, Sunnyside Park and 3 bedroom properties

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

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## Price Band & Bedroom DETACHED HOUSES

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	0	0	NA
500,001 – 600,000	0	0	NA
600,001 – 700,000	0	0	NA
700,001 – 800,000	4	1	25%
800,001 – 900,000	16	12	75%
900,001 – 1,000,000	35	26	74%
1,000,001 – 1,250,000	42	14	33%
1,250,001 – 1,500,000	28	4	14%
1,500,001 – 1,750,000	8	2	25%
1,750,001 – 2,000,000	9	1	11%
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
<b>TOTAL*</b>	<b>143</b>	<b>60</b>	<b>42%</b>

2 Bedrooms & Less	2	0	NA
3 to 4 Bedrooms	63	40	63%
5 to 6 Bedrooms	59	17	29%
7 Bedrooms & More	19	3	16%
<b>TOTAL*</b>	<b>143</b>	<b>60</b>	<b>42%</b>

## Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Annieville	32	17	53%
Nordel	46	17	37%
Scottsdale	34	17	50%
Sunshine Hills Woods	31	9	29%
<b>TOTAL*</b>	<b>143</b>	<b>60</b>	<b>42%</b>

SnapStats®	June	July	Variance
Inventory	143	143	0%
Solds	43	60	40%
Sale Price	\$963,000	\$976,500	1%
Sale Price SQFT	\$409	\$423	3%
Sale to List Price Ratio	98%	99%	1%
Days on Market	10	7	-30%

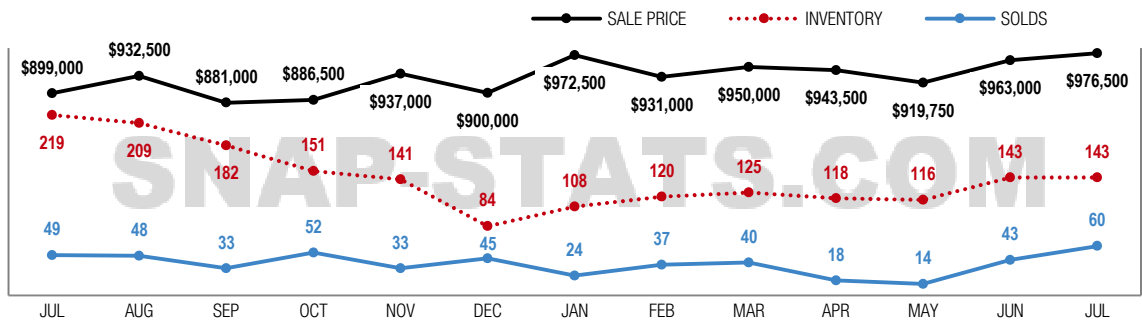
\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

## Market Summary

- Market Type Indicator **NORTH DELTA DETACHED**: Sellers Market at 42% Sales Ratio average (4.2 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band\*\* \$800,000 to \$1 mil with average 75% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.75 mil to \$2 mil, Sunshine Hills Woods and minimum 7 bedroom properties
- Sellers Best Bet\*\* Selling homes in Annieville, Scottsdale and 3 to 4 bedroom properties

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

## 13 Month Market Trend



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## Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	7	1	14%
300,001 – 400,000	3	3	100%
400,001 – 500,000	10	3	30%
500,001 – 600,000	22	4	18%
600,001 – 700,000	13	2	15%
700,001 – 800,000	7	3	43%
800,001 – 900,000	4	2	50%
900,001 – 1,000,000	1	1	100%
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>67</b>	<b>19</b>	<b>28%</b>

0 to 1 Bedroom	9	1	11%
2 Bedrooms	35	4	11%
3 Bedrooms	17	13	76%
4 Bedrooms & Greater	6	1	17%
<b>TOTAL*</b>	<b>67</b>	<b>19</b>	<b>28%</b>

SnapStats®	June	July	Variance
Inventory	77	67	-13%
Solds	15	19	27%
Sale Price	\$539,888	\$555,000	3%
Sale Price SQFT	\$409	\$400	-2%
Sale to List Price Ratio	96%	99%	3%
Days on Market	14	19	36%

\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

## Community CONDOS & TOWNHOMES

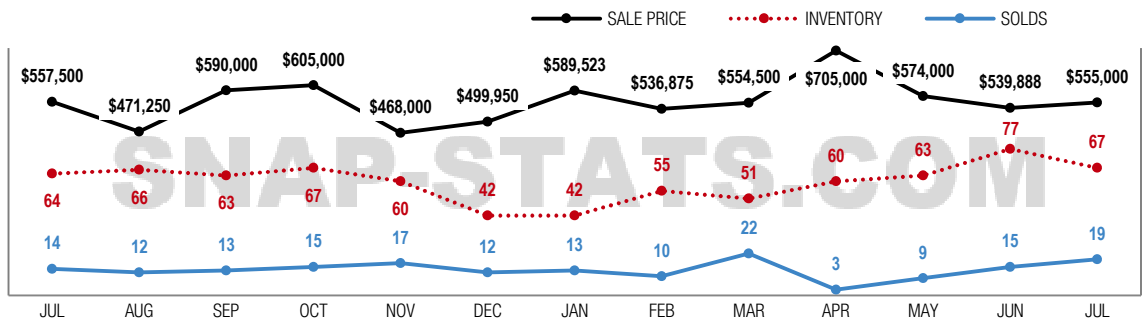
SnapStats®	Inventory	Sales	Sales Ratio
Annieville	21	7	33%
Nordel	11	4	36%
Scottsdale	24	2	8%
Sunshine Hills Woods	11	6	55%
<b>TOTAL*</b>	<b>67</b>	<b>19</b>	<b>28%</b>

## Market Summary

- Market Type Indicator **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\*\* \$400,000 to \$500,000 with average 30% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$600,000 to \$700,000, Scottsdale and up to 2 bedroom properties
- Sellers Best Bet\*\* Selling homes in Sunshine Hills Woods and 3 bedroom properties

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

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## Price Band & Bedroom DETACHED HOUSES

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	0	0	NA
500,001 – 600,000	0	0	NA
600,001 – 700,000	0	0	NA
700,001 – 800,000	0	6	NA*
800,001 – 900,000	17	5	29%
900,001 – 1,000,000	38	21	55%
1,000,001 – 1,250,000	60	21	35%
1,250,001 – 1,500,000	24	9	38%
1,500,001 – 1,750,000	18	6	33%
1,750,001 – 2,000,000	7	0	NA
2,000,001 – 2,250,000	4	1	25%
2,250,001 – 2,500,000	1	0	NA
2,500,001 – 2,750,000	1	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
<b>TOTAL*</b>	<b>172</b>	<b>69</b>	<b>40%</b>

2 Bedrooms & Less	6	1	17%
3 to 4 Bedrooms	63	29	46%
5 to 6 Bedrooms	60	28	47%
7 Bedrooms & More	43	11	26%
<b>TOTAL*</b>	<b>172</b>	<b>69</b>	<b>40%</b>

## Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Clayton	37	14	38%
Cloverdale	135	54	40%
Serpentine	0	1	NA*
<b>TOTAL*</b>	<b>172</b>	<b>69</b>	<b>40%</b>

SnapStats®	June	July	Variance
Inventory	149	172	15%
Solds	48	69	44%
Sale Price	\$980,000	\$1,020,000	4%
Sale Price SQFT	\$358	\$361	1%
Sale to List Price Ratio	97%	97%	0%
Days on Market	13	11	-15%

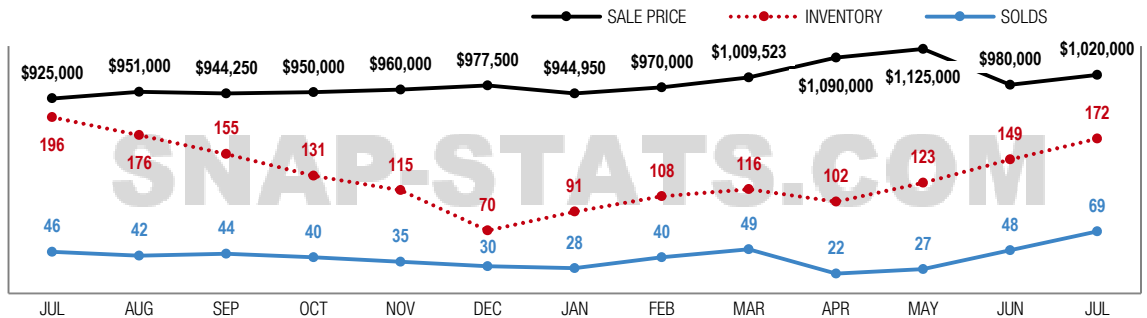
\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

## Market Summary

- Market Type Indicator **CLOVERDALE DETACHED**: Sellers Market at 40% Sales Ratio average (4 in 10 homes selling rate)
- Homes are selling on average 3% below list price
- Most Active Price Band\*\* \$900,000 to \$1 mil with average 55% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$800,000 to \$900,000, Clayton and minimum 7 bedroom properties
- Sellers Best Bet\*\* Selling homes in Cloverdale and 3 to 6 bedroom properties

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

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## Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	1	0	NA
200,001 – 300,000	5	1	20%
300,001 – 400,000	31	7	23%
400,001 – 500,000	38	23	61%
500,001 – 600,000	36	32	89%
600,001 – 700,000	60	23	38%
700,001 – 800,000	15	6	40%
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>188</b>	<b>92</b>	<b>49%</b>

0 to 1 Bedroom	26	4	15%
2 Bedrooms	66	40	61%
3 Bedrooms	66	33	50%
4 Bedrooms & Greater	30	15	50%
<b>TOTAL*</b>	<b>188</b>	<b>92</b>	<b>49%</b>

SnapStats®	June	July	Variance
Inventory	181	188	4%
Solds	69	92	33%
Sale Price	\$542,000	\$544,000	0%
Sale Price SQFT	\$381	\$407	7%
Sale to List Price Ratio	99%	99%	0%
Days on Market	10	11	10%

\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

## Community CONDOS & TOWNHOMES

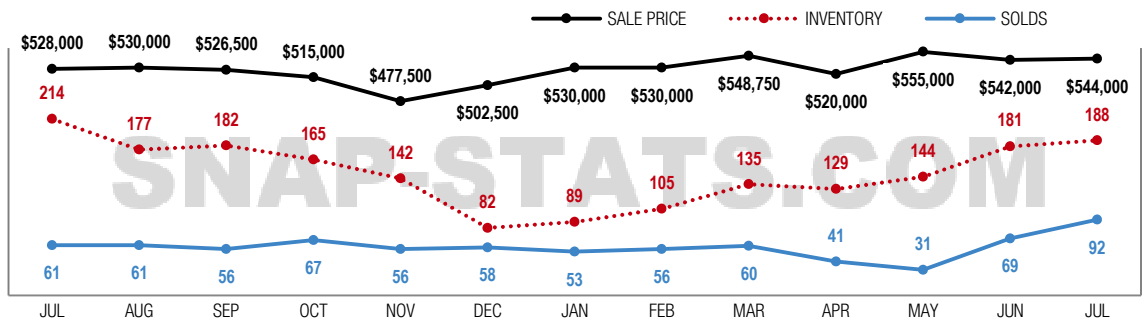
SnapStats®	Inventory	Sales	Sales Ratio
Clayton	100	60	60%
Cloverdale	88	32	36%
Serpentine	0	0	NA
<b>TOTAL*</b>	<b>188</b>	<b>92</b>	<b>49%</b>

## Market Summary

- Market Type Indicator **CLOVERDALE ATTACHED**: Sellers Market at 49% Sales Ratio average (4.9 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 89% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$300,000 to \$400,000, Cloverdale and up to 1 bedroom properties
- Sellers Best Bet\*\* Selling homes in Clayton and 2 bedroom properties

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

## 13 Month Market Trend



## Compliments of...

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## Price Band & Bedroom DETACHED HOUSES

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	0	0	NA
500,001 – 600,000	0	0	NA
600,001 – 700,000	3	2	67%
700,001 – 800,000	17	9	53%
800,001 – 900,000	32	23	72%
900,001 – 1,000,000	39	29	74%
1,000,001 – 1,250,000	79	44	56%
1,250,001 – 1,500,000	49	14	29%
1,500,001 – 1,750,000	23	4	17%
1,750,001 – 2,000,000	17	1	6%
2,000,001 – 2,250,000	2	0	NA
2,250,001 – 2,500,000	11	2	18%
2,500,001 – 2,750,000	2	1	50%
2,750,001 – 3,000,000	4	0	NA
3,000,001 – 3,500,000	3	0	NA
3,500,001 – 4,000,000	8	0	NA
4,000,001 & Greater	5	0	NA
<b>TOTAL*</b>	<b>294</b>	<b>129</b>	<b>44%</b>

2 Bedrooms & Less	17	2	12%
3 to 4 Bedrooms	139	80	58%
5 to 6 Bedrooms	111	40	36%
7 Bedrooms & More	27	7	26%
<b>TOTAL*</b>	<b>294</b>	<b>129</b>	<b>44%</b>

SnapStats®	June	July	Variance
Inventory	285	294	3%
Solds	142	129	-9%
Sale Price	\$998,450	\$1,015,000	2%
Sale Price SQFT	\$408	\$424	4%
Sale to List Price Ratio	100%	97%	-3%
Days on Market	12	15	25%

\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

## Community DETACHED HOUSES

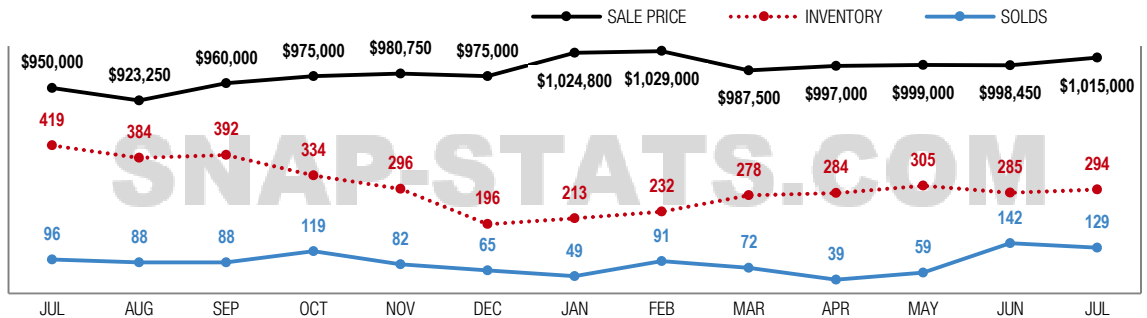
SnapStats®	Inventory	Sales	Sales Ratio
Aldergrove	28	18	64%
Brookwood	47	23	49%
Campbell Valley	12	1	8%
County Line Glen Valley	2	0	NA
Fort Langley	17	3	18%
Langley City	56	13	23%
Murrayville	12	9	75%
Otter District	1	0	NA
Salmon River	18	4	22%
Walnut Grove	37	28	76%
Willoughby Heights	64	30	47%
<b>TOTAL*</b>	<b>294</b>	<b>129</b>	<b>44%</b>

## Market Summary

- Market Type Indicator **LANGLEY DETACHED**: Sellers Market at 44% Sales Ratio average (4.4 in 10 homes selling rate)
- Homes are selling on average 3% below list price
- Most Active Price Band\*\* \$900,000 to \$1 mil with average 74% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.75 mil to \$2 mil, Campbell Valley, Fort Langley and up to 2 bedroom properties
- Sellers Best Bet\*\* Selling homes in Aldergrove, Brookwood, Murrayville, Walnut Grove and 3 to 4 bedroom properties

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

## 13 Month Market Trend



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## Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	6	15	250%*
300,001 – 400,000	141	53	38%
400,001 – 500,000	163	57	35%
500,001 – 600,000	166	66	40%
600,001 – 700,000	109	43	39%
700,001 – 800,000	39	5	13%
800,001 – 900,000	10	9	90%
900,001 – 1,000,000	8	3	38%
1,000,001 – 1,250,000	2	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*	645	251	39%

0 to 1 Bedroom	103	38	37%
2 Bedrooms	336	115	34%
3 Bedrooms	165	72	44%
4 Bedrooms & Greater	41	26	63%
TOTAL*	645	251	39%

SnapStats®	June	July	Variance
Inventory	654	645	-1%
Solds	194	251	29%
Sale Price	\$488,950	\$504,900	3%
Sale Price SQFT	\$418	\$401	-4%
Sale to List Price Ratio	98%	100%	2%
Days on Market	16	15	-6%

\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

## Community CONDOS & TOWNHOMES

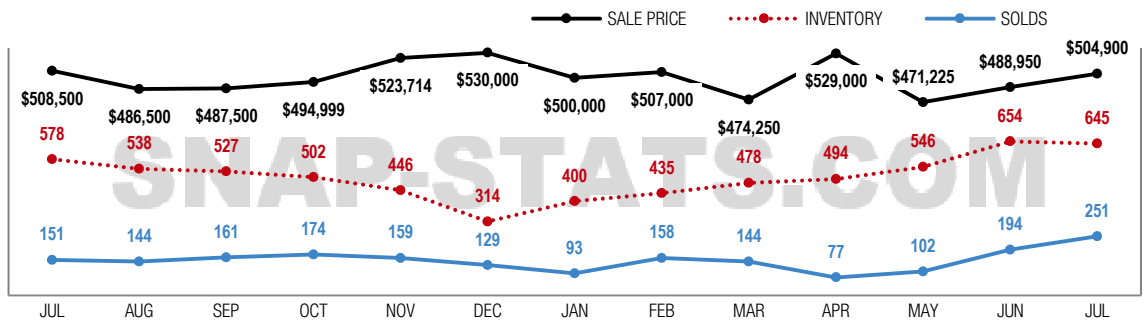
SnapStats®	Inventory	Sales	Sales Ratio
Aldergrove	19	10	53%
Brookwood	0	0	NA
Campbell Valley	0	0	NA
County Line Glen Valley	0	0	NA
Fort Langley	7	2	29%
Langley City	198	72	36%
Murrayville	36	23	64%
Otter District	0	0	NA
Salmon River	2	3	150%*
Walnut Grove	49	40	82%
Willoughby Heights	334	101	30%
TOTAL*	645	251	39%

## Market Summary

- Market Type Indicator **LANGLEY ATTACHED**: Sellers Market at 39% Sales Ratio average (3.9 in 10 homes selling rate)
- Homes are selling on average 100% of list price
- Most Active Price Band\*\* \$200,000 to \$300,000 with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$700,000 to \$800,000, Langley City, Willoughby Heights and 2 bedroom properties
- Sellers Best Bet\*\* Selling homes in Aldergrove, Murrayville, Walnut Grove and minimum 4 bedroom properties

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

## 13 Month Market Trend



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## Price Band & Bedroom DETACHED HOUSES

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	0	0	NA
500,001 – 600,000	6	5	83%
600,001 – 700,000	30	15	50%
700,001 – 800,000	76	39	51%
800,001 – 900,000	69	36	52%
900,001 – 1,000,000	56	20	36%
1,000,001 – 1,250,000	65	20	31%
1,250,001 – 1,500,000	27	5	19%
1,500,001 – 1,750,000	13	1	8%
1,750,001 – 2,000,000	2	1	50%
2,000,001 – 2,250,000	3	0	NA
2,250,001 – 2,500,000	1	0	NA
2,500,001 – 2,750,000	1	0	NA
2,750,001 – 3,000,000	2	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>351</b>	<b>142</b>	<b>40%</b>

2 Bedrooms & Less	16	3	19%
3 to 4 Bedrooms	154	69	45%
5 to 6 Bedrooms	143	58	41%
7 Bedrooms & More	38	12	32%
<b>TOTAL*</b>	<b>351</b>	<b>142</b>	<b>40%</b>

SnapStats®	June	July	Variance
Inventory	335	351	5%
Solds	115	142	23%
Sale Price	\$797,500	\$839,900	5%
Sale Price SQFT	\$302	\$323	7%
Sale to List Price Ratio	100%	99%	-1%
Days on Market	11	12	9%

\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

## Community DETACHED HOUSES

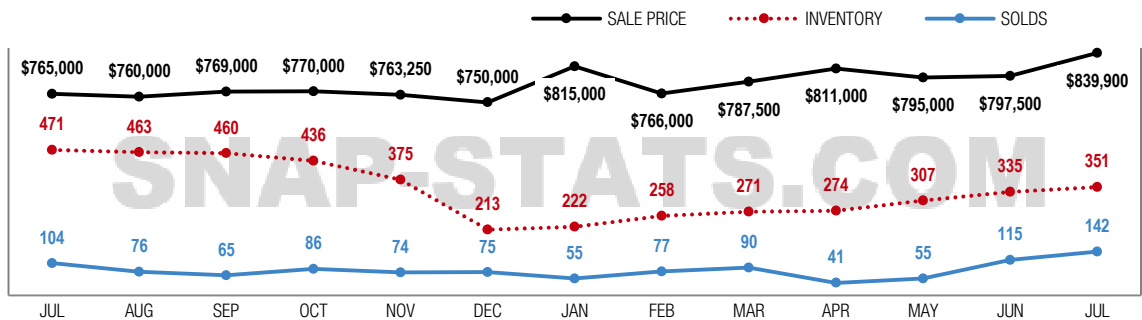
SnapStats®	Inventory	Sales	Sales Ratio
Abbotsford East	144	52	36%
Abbotsford West	112	43	38%
Aberdeen	29	16	55%
Bradner	0	0	NA
Central Abbotsford	41	23	56%
Matsqui	2	3	150%*
Poplar	14	4	29%
Sumas Mountain	7	1	14%
Sumas Prairie	2	0	NA
<b>TOTAL*</b>	<b>351</b>	<b>142</b>	<b>40%</b>

## Market Summary

- Market Type Indicator **ABBOTSFORD DETACHED**: Sellers Market at 40% Sales Ratio average (4 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band\*\* \$600,000 to \$900,000 with average 51% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.5 mil to \$1.75 mil, Poplar and up to 2 bedroom properties
- Sellers Best Bet\*\* Selling homes in Aberdeen, Central Abbotsford and 3 to 4 bedroom properties

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

## 13 Month Market Trend



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## Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	24	3	13%
200,001 – 300,000	122	33	27%
300,001 – 400,000	116	25	22%
400,001 – 500,000	115	45	39%
500,001 – 600,000	65	29	45%
600,001 – 700,000	25	9	36%
700,001 – 800,000	9	1	11%
800,001 – 900,000	1	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	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*	478	145	30%

0 to 1 Bedroom	59	21	36%
2 Bedrooms	298	67	22%
3 Bedrooms	90	43	48%
4 Bedrooms & Greater	31	14	45%
TOTAL*	478	145	30%

SnapStats®	June	July	Variance
Inventory	412	478	16%
Solds	148	145	-2%
Sale Price	\$379,950	\$435,000	14%
Sale Price SQFT	\$326	\$358	10%
Sale to List Price Ratio	98%	99%	1%
Days on Market	17	17	0%

\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

## Community CONDOS & TOWNHOMES

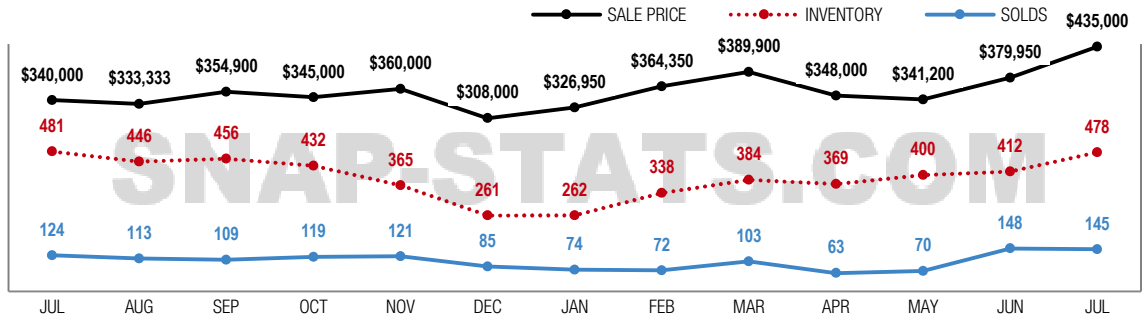
SnapStats®	Inventory	Sales	Sales Ratio
Abbotsford East	47	27	57%
Abbotsford West	190	57	30%
Aberdeen	3	2	67%
Bradner	0	0	NA
Central Abbotsford	223	51	23%
Matsqui	0	0	NA
Poplar	15	8	53%
Sumas Mountain	0	0	NA
Sumas Prairie	0	0	NA
TOTAL*	478	145	30%

## Market Summary

- Market Type Indicator **ABBOTSFORD ATTACHED**: Sellers Market at 30% Sales Ratio average (3 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 45% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$700,000 to \$800,000, Abbotsford West, Central Abbotsford and 2 bedroom properties
- Sellers Best Bet\*\* Selling homes in Abbotsford East, Poplar and 3 bedroom properties

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

## 13 Month Market Trend



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## Price Band & Bedroom DETACHED HOUSES

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	3	300%*
400,001 – 500,000	9	2	22%
500,001 – 600,000	15	8	53%
600,001 – 700,000	26	20	77%
700,001 – 800,000	24	18	75%
800,001 – 900,000	52	17	33%
900,001 – 1,000,000	13	4	31%
1,000,001 – 1,250,000	19	1	5%
1,250,001 – 1,500,000	7	2	29%
1,500,001 – 1,750,000	0	0	NA
1,750,001 – 2,000,000	6	1	17%
2,000,001 – 2,250,000	2	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	2	0	NA
<b>TOTAL*</b>	<b>176</b>	<b>76</b>	<b>43%</b>
2 Bedrooms & Less	19	5	26%
3 to 4 Bedrooms	67	45	67%
5 to 6 Bedrooms	74	24	32%
7 Bedrooms & More	16	2	13%
<b>TOTAL*</b>	<b>176</b>	<b>76</b>	<b>43%</b>

SnapStats®	June	July	Variance
Inventory	180	176	-2%
Solds	43	76	77%
Sale Price	\$695,000	\$746,200	7%
Sale Price SQFT	\$285	\$332	16%
Sale to List Price Ratio	98%	100%	2%
Days on Market	16	19	19%

\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

## Community DETACHED HOUSES

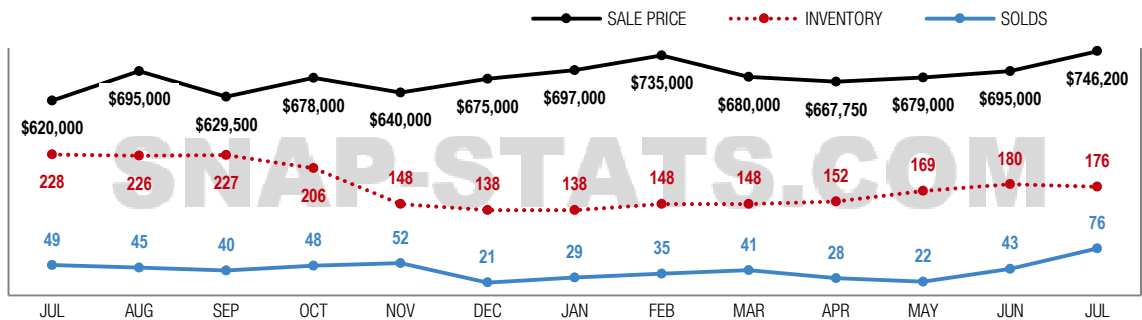
SnapStats®	Inventory	Sales	Sales Ratio
Dewdney Deroche	3	0	NA
Durieu	2	0	NA
Hatzic	13	5	38%
Hemlock	5	0	NA
Lake Errock	12	8	67%
Mission	127	58	46%
Mission West	11	4	36%
Stave Falls	3	1	33%
Steelhead	0	0	NA
<b>TOTAL*</b>	<b>176</b>	<b>76</b>	<b>43%</b>

## Market Summary

- Market Type Indicator **MISSION DETACHED**: Sellers Market at 43% Sales Ratio average (4.3 in 10 homes selling rate)
- Homes are selling on average 100% of list price
- Most Active Price Band\*\* \$600,000 to \$700,000 with average 77% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1 mil to \$1.25 mil, Hatzic, Mission West and minimum 7 bedroom properties
- Sellers Best Bet\*\* Selling homes in Lake Errock and 3 to 4 bedroom properties

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

## 13 Month Market Trend



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## Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	2	1	50%
200,001 – 300,000	12	4	33%
300,001 – 400,000	20	3	15%
400,001 – 500,000	12	3	25%
500,001 – 600,000	12	6	50%
600,001 – 700,000	1	1	100%
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*	59	18	31%

0 to 1 Bedroom	3	1	33%
2 Bedrooms	31	6	19%
3 Bedrooms	22	10	45%
4 Bedrooms & Greater	3	1	33%
TOTAL*	59	18	31%

SnapStats®	June	July	Variance
Inventory	45	59	31%
Solds	15	18	20%
Sale Price	\$430,000	\$432,500	1%
Sale Price SQFT	\$277	\$298	8%
Sale to List Price Ratio	96%	98%	2%
Days on Market	82	26	-68%

\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

## Community CONDOS & TOWNHOMES

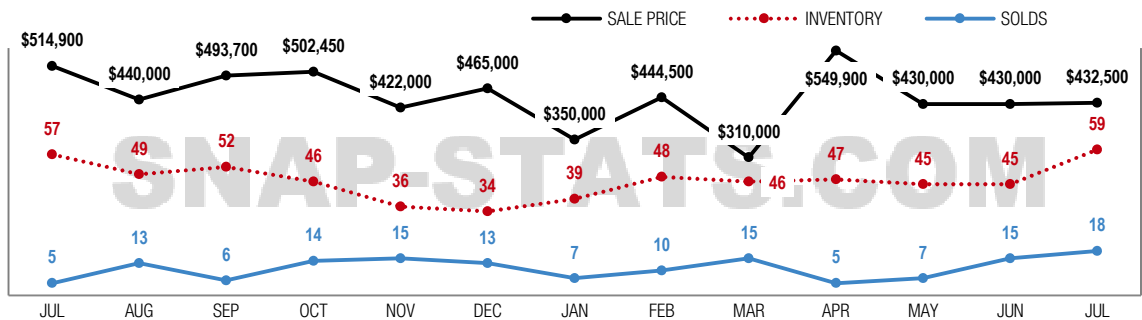
SnapStats®	Inventory	Sales	Sales Ratio
Dewdney Deroche	0	0	NA
Durieu	0	0	NA
Hatzic	0	0	NA
Hemlock	5	0	NA
Lake Errock	0	0	NA
Mission	49	17	35%
Mission West	5	1	20%
Stave Falls	0	0	NA
Steelhead	0	0	NA
TOTAL*	59	18	31%

## Market Summary

- Market Type Indicator **MISSION ATTACHED**: Sellers Market at 31% Sales Ratio average (3.1 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band\*\* \$500,000 to \$600,000 with average 50% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$300,000 to \$400,000, Mission West and 2 bedroom properties
- Sellers Best Bet\*\* Selling homes in Mission and 3 bedroom properties

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

## 13 Month Market Trend



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