

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

Compliments of:
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August 2022

Produced & Published by SnapStats® Publishing Co.
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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 - 700,000	0	0	NA
700,001 - 800,000	0	0	NA
800,001 - 900,000	0	0	NA
900,001 - 1,000,000	7	0	NA
1,000,001 - 1,250,000	42	27	64%
1,250,001 - 1,500,000	130	23	18%
1,500,001 - 1,750,000	152	14	9%
1,750,001 - 2,000,000	140	8	6%
2,000,001 - 2,250,000	71	5	7%
2,250,001 - 2,500,000	70	5	7%
2,500,001 - 2,750,000	38	1	3%
2,750,001 - 3,000,000	49	0	NA
3,000,001 - 3,500,000	18	0	NA
3,500,001 - 4,000,000	9	0	NA
4,000,001 - 4,500,000	3	0	NA
4,500,001 - 5,000,000	0	0	NA
5,000,001 - 5,500,000	1	0	NA
5,500,001 - 6,000,000	0	0	NA
6,000,001 - 6,500,000	0	0	NA
6,500,001 - 7,000,000	0	0	NA
7,000,001 & Greater	0	0	NA
TOTAL*	730	83	11%

2 Bedrooms & Less	31	2	6%
3 to 4 Bedrooms	240	37	15%
5 to 6 Bedrooms	247	26	11%
7 Bedrooms & More	212	18	8%
TOTAL*	730	83	11%

SnapStats®	July	August	Variance
Inventory	800	730	-9%
Solds	75	83	11%
Sale Price	\$1,580,000	\$1,400,000	-11%
Sale Price SQFT	\$622	\$525	-16%
Sale to List Price Ratio	99%	93%	-6%
Days on Market	15	28	87%

*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

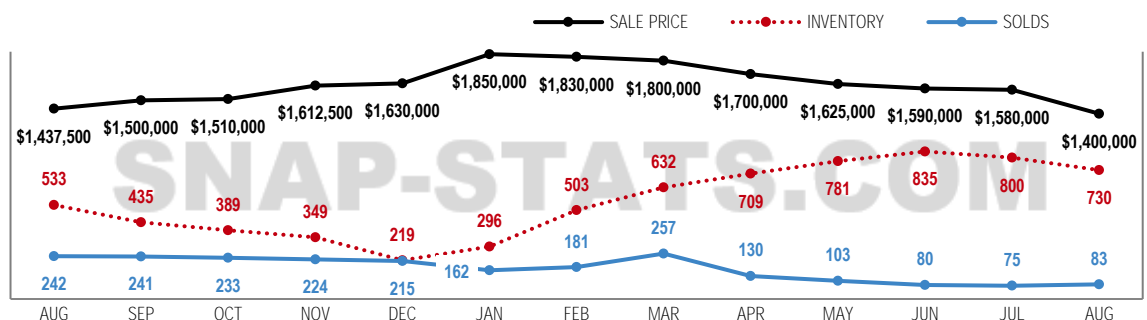
SnapStats®	Inventory	Sales	Sales Ratio
Bear Creek Green Timbers	38	4	11%
Bolivar Heights	70	8	11%
Bridgeview	20	0	NA
Cedar Hills	30	3	10%
East Newton	81	6	7%
Fleetwood Tynehead	102	24	24%
Fraser Heights	40	12	30%
Guildford	52	3	6%
Panorama Ridge	64	5	8%
Port Kells	0	0	NA
Queen Mary Park	44	2	5%
Royal Heights	11	2	18%
Sullivan Station	57	5	9%
West Newton	68	6	9%
Whalley	53	3	6%
TOTAL*	730	83	11%

Market Summary

- Market Type Indicator **SURREY DETACHED**: Buyers Market at 11% Sales Ratio average (1.1 in 10 homes selling rate)
- Homes are selling on average 7% below list price
- Most Active Price Band** \$1 mil to \$1.25 mil with average 64% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$2.5 mil to \$2.75 mil, Queen Mary Park and up to 2 bedroom properties
- Sellers Best Bet** Selling homes in Fraser Heights 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	2	0	NA
300,001 – 400,000	46	13	28%
400,001 – 500,000	117	49	42%
500,001 – 600,000	156	52	33%
600,001 – 700,000	126	34	27%
700,001 – 800,000	107	26	24%
800,001 – 900,000	137	17	12%
900,001 – 1,000,000	93	16	17%
1,000,001 – 1,250,000	57	1	2%
1,250,001 – 1,500,000	9	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*	850	208	24%

0 to 1 Bedroom	182	60	33%
2 Bedrooms	297	75	25%
3 Bedrooms	273	55	20%
4 Bedrooms & Greater	98	18	18%
TOTAL*	850	208	24%

SnapStats®	July	August	Variance
Inventory	960	850	-11%
Solds	193	208	8%
Sale Price	\$580,000	\$577,450	0%
Sale Price SQFT	\$634	\$586	-8%
Sale to List Price Ratio	97%	96%	-1%
Days on Market	15	19	27%

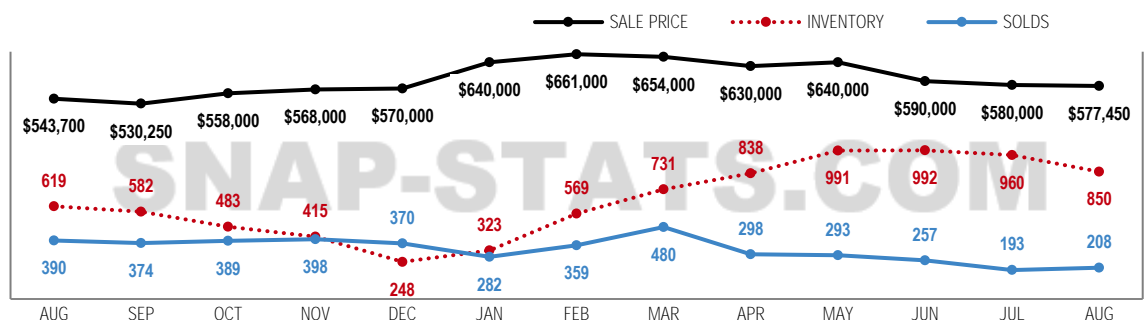
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **SURREY ATTACHED**: Sellers Market at 24% Sales Ratio average (2.4 in 10 homes selling rate)
- Homes are selling on average 4% below list price
- Most Active Price Band** \$400,000 to \$500,000 with average 42% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1 mil to \$1.25 mil, East Newton, Panorama Ridge, Sullivan Station and minimum 4 bedrooms
- Sellers Best Bet** Selling homes in Guildford and up to 1 bedroom properties

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Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 - 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	1	1	100%
1,250,001 - 1,500,000	18	8	44%
1,500,001 - 1,750,000	51	13	25%
1,750,001 - 2,000,000	52	5	10%
2,000,001 - 2,250,000	29	2	7%
2,250,001 - 2,500,000	54	4	7%
2,500,001 - 2,750,000	19	2	11%
2,750,001 - 3,000,000	28	2	7%
3,000,001 - 3,500,000	26	0	NA
3,500,001 - 4,000,000	19	2	11%
4,000,001 - 4,500,000	12	0	NA
4,500,001 - 5,000,000	11	1	9%
5,000,001 - 5,500,000	3	0	NA
5,500,001 - 6,000,000	3	0	NA
6,000,001 - 6,500,000	3	0	NA
6,500,001 - 7,000,000	5	1	20%
7,000,001 & Greater	8	0	NA
TOTAL*	342	41	12%

2 Bedrooms & Less	18	4	22%
3 to 4 Bedrooms	160	25	16%
5 to 6 Bedrooms	146	9	6%
7 Bedrooms & More	18	3	17%
TOTAL*	342	41	12%

SnapStats®	July	August	Variance
Inventory	388	342	-12%
Solds	40	41	3%
Sale Price	\$1,763,750	\$1,715,000	-3%
Sale Price SQFT	\$645	\$671	4%
Sale to List Price Ratio	98%	96%	-2%
Days on Market	17	42	147%

*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

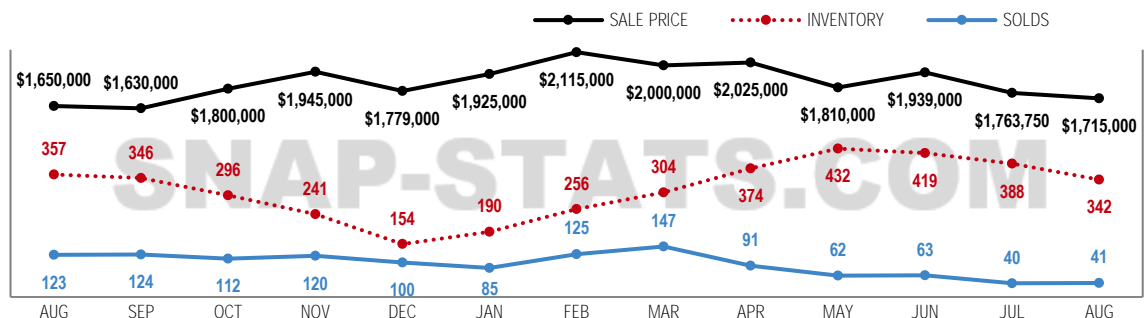
SnapStats®	Inventory	Sales	Sales Ratio
Crescent Beach Ocean Park	59	10	17%
Elgin Chantrell	46	4	9%
Grandview	30	3	10%
Hazelmere	3	0	NA
King George Corridor	52	3	6%
Morgan Creek	22	2	9%
Pacific Douglas	27	3	11%
Sunnyside Park	32	8	25%
White Rock	71	8	11%
TOTAL*	342	41	12%

Market Summary

- Market Type Indicator **S SURREY WHITE ROCK DETACHED**: Balanced Market at 12% Sales Ratio average (1.2 in 10 homes selling rate)
- Homes are selling on average 4% below list price
- Most Active Price Band** \$1.25 mil to \$1.5 mil with average 44% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$2 mil to \$2.5 mil and \$2.75 mil to \$3 mil, King George Corridor and 5 to 6 bedroom properties
- Sellers Best Bet** Selling homes in Sunnyside Park and up to 2 bedroom properties

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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	0	0	NA
300,001 – 400,000	10	3	30%
400,001 – 500,000	14	13	93%
500,001 – 600,000	41	16	39%
600,001 – 700,000	41	7	17%
700,001 – 800,000	37	24	65%
800,001 – 900,000	41	11	27%
900,001 – 1,000,000	58	16	28%
1,000,001 – 1,250,000	58	14	24%
1,250,001 – 1,500,000	26	3	12%
1,500,001 – 1,750,000	12	1	8%
1,750,001 – 2,000,000	3	1	33%
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	1	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	1	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	345	109	32%

0 to 1 Bedroom	36	10	28%
2 Bedrooms	166	56	34%
3 Bedrooms	82	31	38%
4 Bedrooms & Greater	61	12	20%
TOTAL*	345	109	32%

SnapStats®	July	August	Variance
Inventory	382	345	-10%
Solds	107	109	2%
Sale Price	\$790,000	\$785,000	-1%
Sale Price SQFT	\$625	\$590	-6%
Sale to List Price Ratio	99%	98%	-1%
Days on Market	14	18	29%

*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

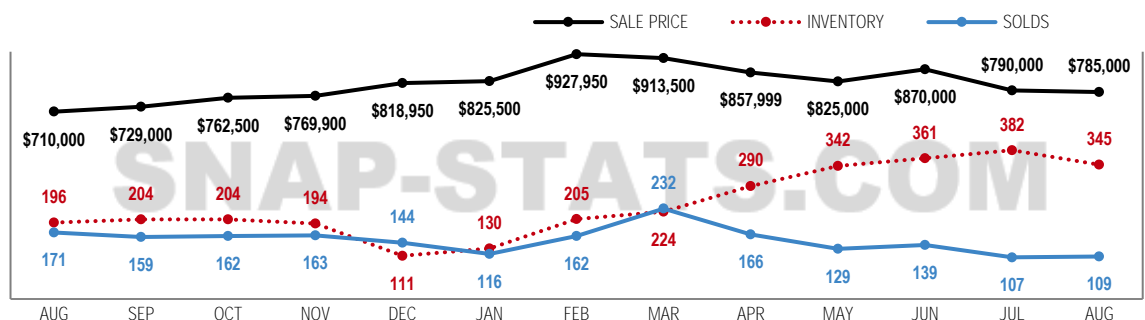
SnapStats®	Inventory	Sales	Sales Ratio
Crescent Beach Ocean Park	4	3	75%
Elgin Chantrell	7	3	43%
Grandview	87	23	26%
Hazelmere	1	0	NA
King George Corridor	65	23	35%
Morgan Creek	22	12	55%
Pacific Douglas	22	4	18%
Sunnyside Park	14	16	114%*
White Rock	123	25	20%
TOTAL*	345	109	32%

Market Summary

- Market Type Indicator **S SURREY WHITE ROCK 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 93% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.5 mil to \$1.75 mil, Pacific Douglas and minimum 4 bedroom properties
- Sellers Best Bet** Selling homes in Sunnyside Park and 3 bedroom properties

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13 Month Market Trend



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Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 - 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	1	NA*
1,000,001 - 1,250,000	8	13	163%*
1,250,001 - 1,500,000	30	12	40%
1,500,001 - 1,750,000	30	2	7%
1,750,001 - 2,000,000	18	1	6%
2,000,001 - 2,250,000	5	0	NA
2,250,001 - 2,500,000	8	0	NA
2,500,001 - 2,750,000	4	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	1	0	NA
4,000,001 - 4,500,000	0	0	NA
4,500,001 - 5,000,000	0	0	NA
5,000,001 - 5,500,000	0	0	NA
5,500,001 - 6,000,000	0	0	NA
6,000,001 - 6,500,000	0	0	NA
6,500,001 - 7,000,000	0	0	NA
7,000,001 & Greater	0	0	NA
TOTAL*	109	29	27%

2 Bedrooms & Less	2	1	50%
3 to 4 Bedrooms	59	16	27%
5 to 6 Bedrooms	32	11	34%
7 Bedrooms & More	16	1	6%
TOTAL*	109	29	27%

SnapStats®	July	August	Variance
Inventory	143	109	-24%
Solds	24	29	21%
Sale Price	\$1,290,000	\$1,255,000	-3%
Sale Price SQFT	\$598	\$575	-4%
Sale to List Price Ratio	94%	93%	-1%
Days on Market	18	13	-28%

*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

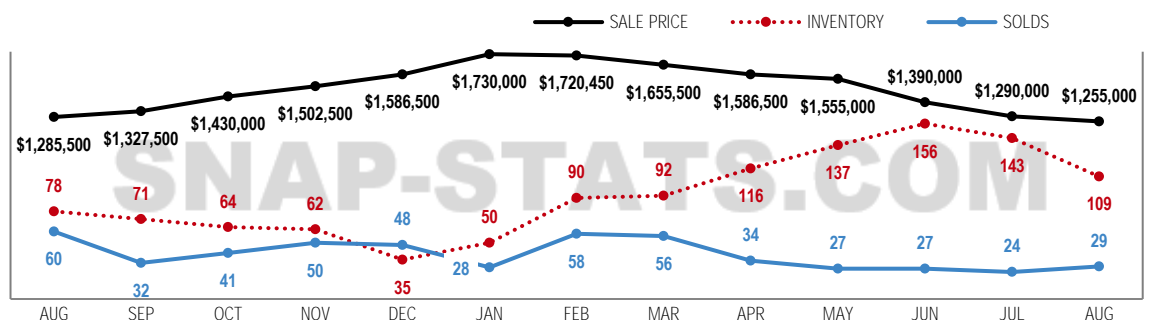
SnapStats®	Inventory	Sales	Sales Ratio
Annieville	22	8	36%
Nordel	28	11	39%
Scottsdale	31	3	10%
Sunshine Hills Woods	28	7	25%
TOTAL*	109	29	27%

Market Summary

- Market Type Indicator **NORTH DELTA DETACHED**: Sellers Market at 27% Sales Ratio average (2.7 in 10 homes selling rate)
- Homes are selling on average 7% below list price
- Most Active Price Band** \$1 mil to \$1.25mil with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.5 mil to \$2 mil, Scottsdale and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Annieville, Nordel and 5 to 6 bedroom properties

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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	0	0	NA
300,001 – 400,000	3	0	NA
400,001 – 500,000	3	0	NA
500,001 – 600,000	7	3	43%
600,001 – 700,000	6	5	83%
700,001 – 800,000	3	2	67%
800,001 – 900,000	8	1	13%
900,001 – 1,000,000	7	1	14%
1,000,001 – 1,250,000	6	4	67%
1,250,001 – 1,500,000	3	1	33%
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*	46	17	37%

0 to 1 Bedroom	10	1	10%
2 Bedrooms	10	8	80%
3 Bedrooms	18	2	11%
4 Bedrooms & Greater	8	6	75%
TOTAL*	46	17	37%

SnapStats®	July	August	Variance
Inventory	61	46	-25%
Solds	13	17	31%
Sale Price	\$715,000	\$720,000	1%
Sale Price SQFT	\$564	\$491	-13%
Sale to List Price Ratio	99%	96%	-3%
Days on Market	9	28	211%

*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

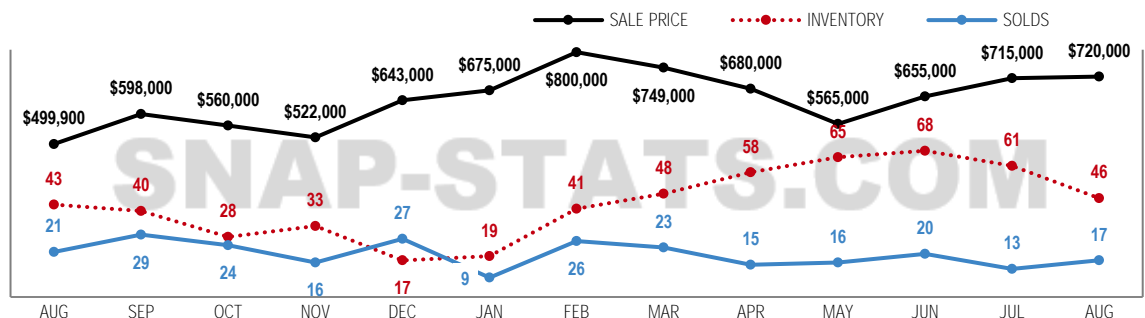
SnapStats®	Inventory	Sales	Sales Ratio
Annieville	10	2	20%
Nordel	10	7	70%
Scottsdale	15	7	47%
Sunshine Hills Woods	11	1	9%
TOTAL*	46	17	37%

Market Summary

- Market Type Indicator **NORTH DELTA ATTACHED**: Sellers Market at 37% Sales Ratio average (3.7 in 10 homes selling rate)
- Homes are selling on average 4% below list price
- Most Active Price Band** \$600,000 to \$700,000 with average 83% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$800,000 to \$900,000, Sunshine Hills Woods and up to 1 bedroom properties
- Sellers Best Bet** Selling homes in Nordel and 2 bedroom properties

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13 Month Market Trend



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Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 - 700,000	0	0	NA
700,001 - 800,000	0	0	NA
800,001 - 900,000	0	0	NA
900,001 - 1,000,000	2	1	50%
1,000,001 - 1,250,000	9	17	189%*
1,250,001 - 1,500,000	40	11	28%
1,500,001 - 1,750,000	45	4	9%
1,750,001 - 2,000,000	10	2	20%
2,000,001 - 2,250,000	3	0	NA
2,250,001 - 2,500,000	6	0	NA
2,500,001 - 2,750,000	5	0	NA
2,750,001 - 3,000,000	2	1	50%
3,000,001 - 3,500,000	2	0	NA
3,500,001 - 4,000,000	0	0	NA
4,000,001 - 4,500,000	0	0	NA
4,500,001 - 5,000,000	0	0	NA
5,000,001 - 5,500,000	0	0	NA
5,500,001 - 6,000,000	0	0	NA
6,000,001 - 6,500,000	0	0	NA
6,500,001 - 7,000,000	1	0	NA
7,000,001 & Greater	2	0	NA
TOTAL*	127	36	28%

2 Bedrooms & Less	2	0	NA
3 to 4 Bedrooms	45	19	42%
5 to 6 Bedrooms	61	16	26%
7 Bedrooms & More	19	1	5%
TOTAL*	127	36	28%

SnapStats®	July	August	Variance
Inventory	148	127	-14%
Solds	29	36	24%
Sale Price	\$1,405,000	\$1,265,000	-10%
Sale Price SQFT	\$531	\$522	-2%
Sale to List Price Ratio	99%	95%	-4%
Days on Market	15	24	60%

*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

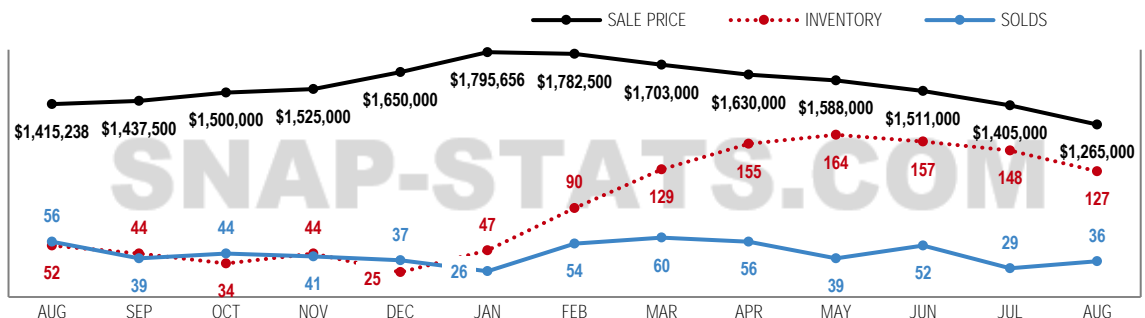
SnapStats®	Inventory	Sales	Sales Ratio
Clayton	31	4	13%
Cloverdale	95	32	34%
Serpentine	1	0	NA
TOTAL*	127	36	28%

Market Summary

- Market Type Indicator **CLOVERDALE DETACHED**: Sellers Market at 28% Sales Ratio average (2.8 in 10 homes selling rate)
- Homes are selling on average 5% below list price
- Most Active Price Band** \$1 mil to \$1.25 mil with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.5 mil to \$1.75 mil, Clayton and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Cloverdale and 3 to 4 bedroom properties

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SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	1	2	200%*
300,001 – 400,000	5	2	40%
400,001 – 500,000	12	4	33%
500,001 – 600,000	18	5	28%
600,001 – 700,000	16	4	25%
700,001 – 800,000	30	10	33%
800,001 – 900,000	36	9	25%
900,001 – 1,000,000	16	7	44%
1,000,001 – 1,250,000	9	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*	143	43	30%

0 to 1 Bedroom	21	9	43%
2 Bedrooms	44	11	25%
3 Bedrooms	57	19	33%
4 Bedrooms & Greater	21	4	19%
TOTAL*	143	43	30%

SnapStats®	July	August	Variance
Inventory	170	143	-16%
Solds	44	43	-2%
Sale Price	\$738,000	\$755,000	2%
Sale Price SQFT	\$562	\$532	-5%
Sale to List Price Ratio	98%	99%	1%
Days on Market	12	18	50%

*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

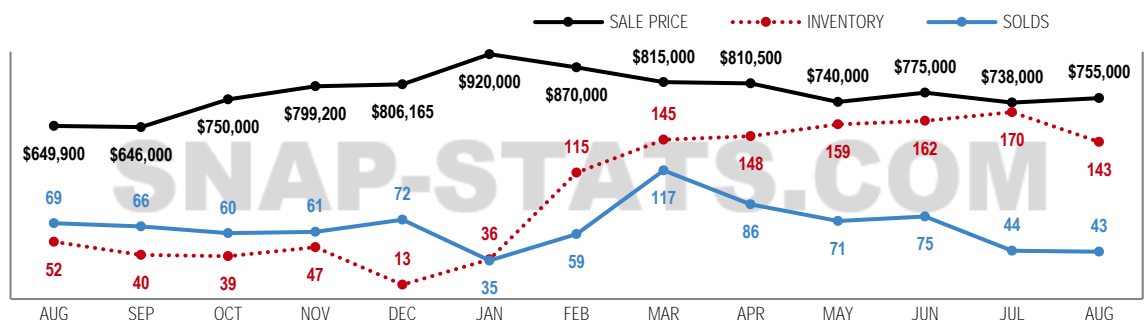
SnapStats®	Inventory	Sales	Sales Ratio
Clayton	83	25	30%
Cloverdale	60	18	30%
Serpentine	0	0	NA
TOTAL*	143	43	30%

Market Summary

- Market Type Indicator **CLOVERDALE 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** \$900,000 to \$1 mil with average 44% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$600,000 to \$700,000 / \$800,000 to \$900,000 and minimum 4 bedroom properties
- Sellers Best Bet** Selling homes in Clayton, Cloverdale and up to 1 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 - 700,000	2	0	NA
700,001 - 800,000	0	0	NA
800,001 - 900,000	2	3	150%*
900,001 - 1,000,000	8	5	63%
1,000,001 - 1,250,000	31	17	55%
1,250,001 - 1,500,000	83	28	34%
1,500,001 - 1,750,000	79	6	8%
1,750,001 - 2,000,000	57	0	NA
2,000,001 - 2,250,000	16	2	13%
2,250,001 - 2,500,000	22	2	9%
2,500,001 - 2,750,000	14	2	14%
2,750,001 - 3,000,000	10	1	10%
3,000,001 - 3,500,000	11	0	NA
3,500,001 - 4,000,000	9	0	NA
4,000,001 - 4,500,000	0	0	NA
4,500,001 - 5,000,000	2	0	NA
5,000,001 - 5,500,000	2	0	NA
5,500,001 - 6,000,000	1	0	NA
6,000,001 - 6,500,000	0	0	NA
6,500,001 - 7,000,000	0	0	NA
7,000,001 & Greater	4	0	NA
TOTAL*	353	66	19%

2 Bedrooms & Less	15	1	7%
3 to 4 Bedrooms	191	41	21%
5 to 6 Bedrooms	112	23	21%
7 Bedrooms & More	35	1	3%
TOTAL*	353	66	19%

SnapStats®	July	August	Variance
Inventory	398	353	-11%
Solds	59	66	12%
Sale Price	\$1,400,000	\$1,317,500	-6%
Sale Price SQFT	\$550	\$557	1%
Sale to List Price Ratio	93%	94%	1%
Days on Market	18	25	39%

*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

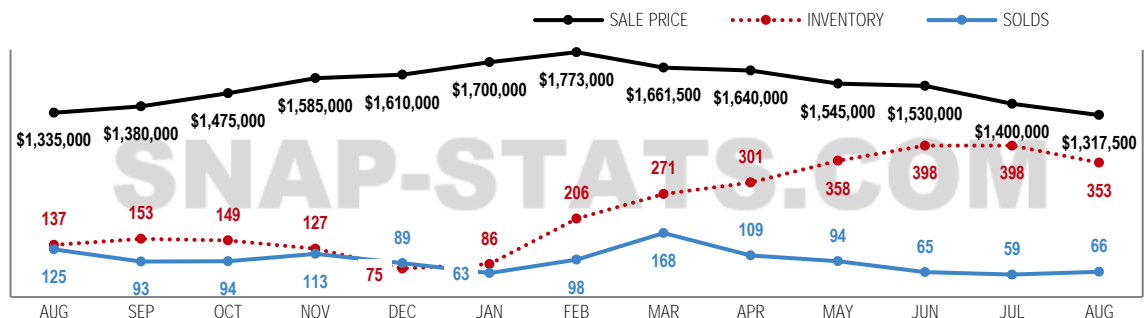
SnapStats®	Inventory	Sales	Sales Ratio
Aldergrove	40	14	35%
Brookwood	62	9	15%
Campbell Valley	6	0	NA
County Line Glen Valley	2	0	NA
Fort Langley	16	4	25%
Langley City	73	13	18%
Murrayville	39	5	13%
Otter District	1	0	NA
Salmon River	14	1	7%
Walnut Grove	37	8	22%
Willoughby Heights	63	12	19%
TOTAL*	353	66	19%

Market Summary

- Market Type Indicator **LANGLEY DETACHED**: Balanced Market at 19% Sales Ratio average (1.9 in 10 homes selling rate)
- Homes are selling on average 6% below list price
- Most Active Price Band** \$900,000 to \$1 mil with average 63% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.5 mil to \$1.75 mil, Salmon River and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Aldergrove and 3 to 6 bedroom properties

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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	0	0	NA
300,001 – 400,000	9	0	NA
400,001 – 500,000	48	20	42%
500,001 – 600,000	84	25	30%
600,001 – 700,000	80	23	29%
700,001 – 800,000	73	33	45%
800,001 – 900,000	66	21	32%
900,001 – 1,000,000	39	7	18%
1,000,001 – 1,250,000	31	2	6%
1,250,001 – 1,500,000	9	1	11%
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
TOTAL*	440	132	30%

0 to 1 Bedroom	64	12	19%
2 Bedrooms	193	72	37%
3 Bedrooms	131	42	32%
4 Bedrooms & Greater	52	6	12%
TOTAL*	440	132	30%

SnapStats®	July	August	Variance
Inventory	510	440	-14%
Solds	152	132	-13%
Sale Price	\$639,000	\$690,500	8%
Sale Price SQFT	\$619	\$579	-6%
Sale to List Price Ratio	98%	99%	1%
Days on Market	13	15	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.

Community CONDOS & TOWNHOMES

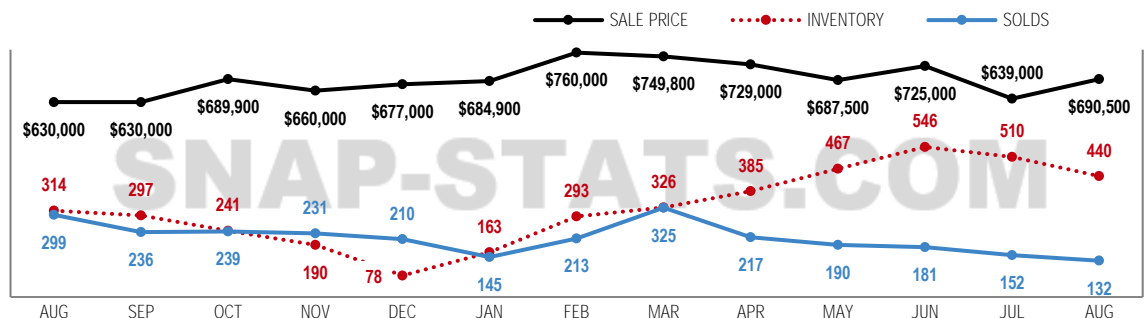
SnapStats®	Inventory	Sales	Sales Ratio
Aldergrove	19	5	26%
Brookwood	0	0	NA
Campbell Valley	0	0	NA
County Line Glen Valley	0	0	NA
Fort Langley	7	1	14%
Langley City	132	36	27%
Murrayville	21	7	33%
Otter District	0	0	NA
Salmon River	3	1	33%
Walnut Grove	42	12	29%
Willoughby Heights	216	70	32%
TOTAL*	440	132	30%

Market Summary

- Market Type Indicator **LANGLEY 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** \$700,000 to \$800,000 with average 45% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1 mil to \$1.25 mil, Aldergrove and minimum 4 bedroom properties
- Sellers Best Bet** Selling homes in Murrayville, Salmon River, Willoughby Heights and 2 bedroom properties

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13 Month Market Trend



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Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 - 700,000	1	0	NA
700,001 - 800,000	4	3	75%
800,001 - 900,000	14	4	29%
900,001 - 1,000,000	27	10	37%
1,000,001 - 1,250,000	98	15	15%
1,250,001 - 1,500,000	117	8	7%
1,500,001 - 1,750,000	35	3	9%
1,750,001 - 2,000,000	20	1	5%
2,000,001 - 2,250,000	7	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	5	0	NA
3,000,001 - 3,500,000	5	1	20%
3,500,001 - 4,000,000	0	0	NA
4,000,001 - 4,500,000	0	0	NA
4,500,001 - 5,000,000	0	0	NA
5,000,001 - 5,500,000	0	0	NA
5,500,001 - 6,000,000	0	0	NA
6,000,001 - 6,500,000	0	0	NA
6,500,001 - 7,000,000	0	0	NA
7,000,001 & Greater	1	0	NA
TOTAL*	340	45	13%

2 Bedrooms & Less	8	1	13%
3 to 4 Bedrooms	169	23	14%
5 to 6 Bedrooms	132	21	16%
7 Bedrooms & More	31	0	NA
TOTAL*	340	45	13%

SnapStats®	July	August	Variance
Inventory	368	340	-8%
Solds	49	45	-8%
Sale Price	\$1,150,000	\$1,100,000	-4%
Sale Price SQFT	\$428	\$389	-9%
Sale to List Price Ratio	96%	96%	0%
Days on Market	17	20	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 DETACHED HOUSES

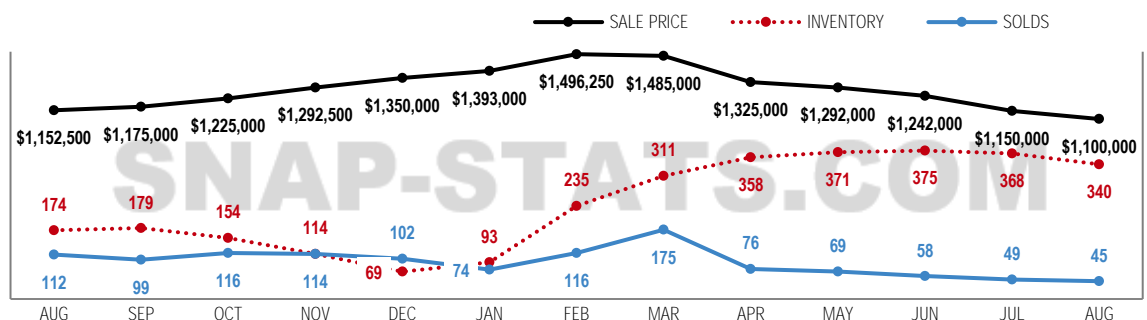
SnapStats®	Inventory	Sales	Sales Ratio
Abbotsford East	128	29	23%
Abbotsford West	94	7	7%
Aberdeen	17	2	12%
Bradner	1	0	NA
Central Abbotsford	68	5	7%
Matsqui	2	0	NA
Poplar	24	1	4%
Sumas Mountain	5	1	20%
Sumas Prairie	1	0	NA
TOTAL*	340	45	13%

Market Summary

- Market Type Indicator **ABBOTSFORD DETACHED**: Balanced Market at 13% Sales Ratio average (1.3 in 10 homes selling rate)
- Homes are selling on average 4% below list price
- Most Active Price Band** \$900,000 to \$1 mil with average 37% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.75 mil to \$2 mil, Abbotsford West, Central Abbotsford, Poplar and up to 2 bedroom properties
- Sellers Best Bet** Selling homes in Abbotsford East and 5 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	14	3	21%
300,001 – 400,000	76	14	18%
400,001 – 500,000	109	19	17%
500,001 – 600,000	51	11	22%
600,001 – 700,000	66	13	20%
700,001 – 800,000	59	4	7%
800,001 – 900,000	36	2	6%
900,001 – 1,000,000	9	0	NA
1,000,001 – 1,250,000	4	1	25%
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*	424	67	16%

0 to 1 Bedroom	42	6	14%
2 Bedrooms	245	42	17%
3 Bedrooms	101	16	16%
4 Bedrooms & Greater	36	3	8%
TOTAL*	424	67	16%

SnapStats®	July	August	Variance
Inventory	421	424	1%
Solds	78	67	-14%
Sale Price	\$477,500	\$495,000	4%
Sale Price SQFT	\$461	\$439	-5%
Sale to List Price Ratio	96%	99%	3%
Days on Market	22	28	27%

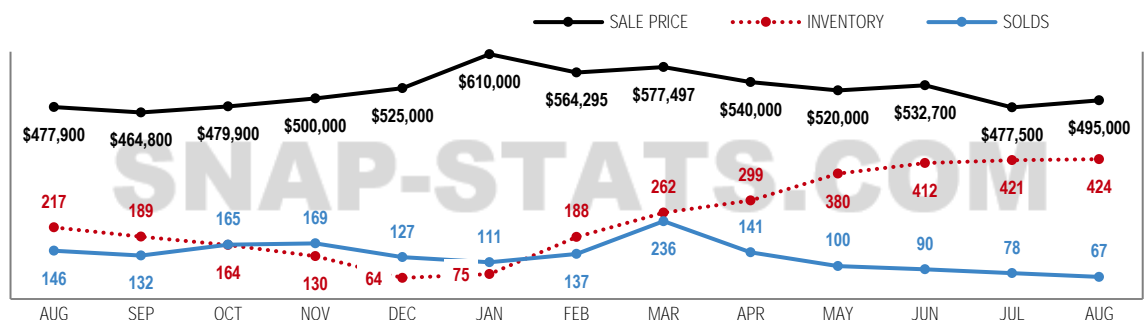
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **ABBOTSFORD ATTACHED**: Balanced Market at 16% Sales Ratio average (1.6 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 22% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$700,000 to \$900,000, Abbotsford East, Aberdeen and minimum 4 bedroom properties
- Sellers Best Bet** Selling homes in Poplar and 2 bedroom properties

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Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 - 700,000	7	0	NA
700,001 - 800,000	11	3	27%
800,001 - 900,000	20	3	15%
900,001 - 1,000,000	47	4	9%
1,000,001 - 1,250,000	53	1	2%
1,250,001 - 1,500,000	44	3	7%
1,500,001 - 1,750,000	19	0	NA
1,750,001 - 2,000,000	10	0	NA
2,000,001 - 2,250,000	4	0	NA
2,250,001 - 2,500,000	0	0	NA
2,500,001 - 2,750,000	3	0	NA
2,750,001 - 3,000,000	4	0	NA
3,000,001 - 3,500,000	0	0	NA
3,500,001 - 4,000,000	1	0	NA
4,000,001 - 4,500,000	0	0	NA
4,500,001 - 5,000,000	0	0	NA
5,000,001 - 5,500,000	0	0	NA
5,500,001 - 6,000,000	1	0	NA
6,000,001 - 6,500,000	0	0	NA
6,500,001 - 7,000,000	0	0	NA
7,000,001 & Greater	1	0	NA
TOTAL*	225	14	6%

2 Bedrooms & Less	20	0	NA
3 to 4 Bedrooms	108	9	8%
5 to 6 Bedrooms	82	4	5%
7 Bedrooms & More	15	1	7%
TOTAL*	225	14	6%

SnapStats®	July	August	Variance
Inventory	224	225	0%
Solds	21	14	-33%
Sale Price	\$960,000	\$957,500	0%
Sale Price SQFT	\$412	\$416	1%
Sale to List Price Ratio	96%	96%	0%
Days on Market	24	17	-29%

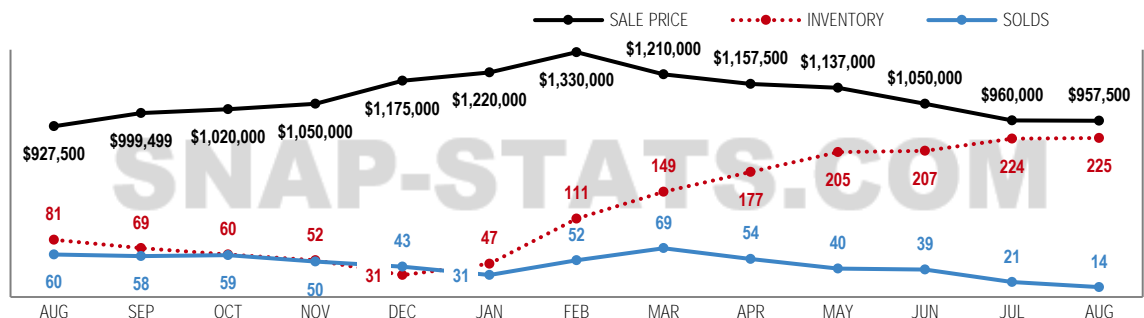
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **MISSION DETACHED**: Buyers Market at 6% Sales Ratio average (6 in 100 homes selling rate)
- Homes are selling on average 4% below list price
- Most Active Price Band** \$700,000 to \$800,000 with average 27% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1 mil to \$1.25 mil, Mission and 5 to 6 bedroom properties
- Sellers Best Bet** Selling homes in Lake Errock and 3 to 4 bedroom properties

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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	0	0	NA
300,001 – 400,000	7	4	57%
400,001 – 500,000	8	2	25%
500,001 – 600,000	13	0	NA
600,001 – 700,000	12	1	8%
700,001 – 800,000	6	1	17%
800,001 – 900,000	3	0	NA
900,001 – 1,000,000	2	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	8	16%

0 to 1 Bedroom	11	0	NA
2 Bedrooms	17	7	41%
3 Bedrooms	20	1	5%
4 Bedrooms & Greater	3	0	NA
TOTAL*	51	8	16%

SnapStats®	July	August	Variance
Inventory	51	51	0%
Solds	3	8	167%
Sale Price	\$525,000	\$417,500	-20%
Sale Price SQFT	\$317	\$387	22%
Sale to List Price Ratio	97%	93%	-4%
Days on Market	17	56	229%

*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

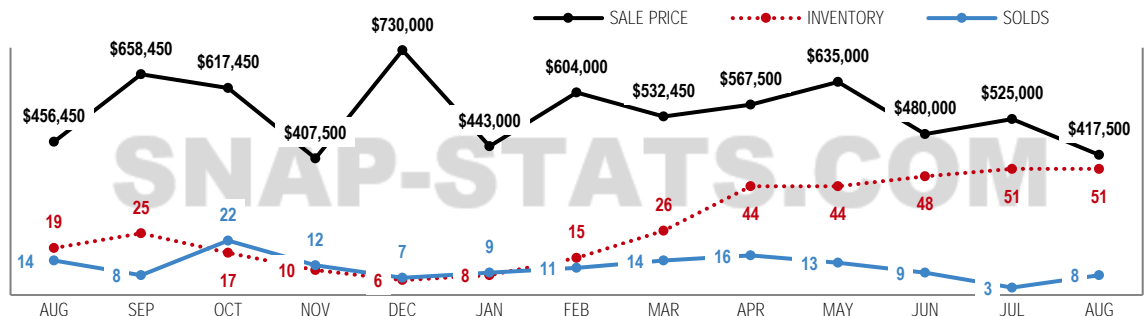
SnapStats®	Inventory	Sales	Sales Ratio
Dewdney Deroche	0	0	NA
Durieu	0	0	NA
Hatzic	0	0	NA
Hemlock	7	0	NA
Lake Errock	0	0	NA
Mission	40	8	20%
Mission West	4	0	NA
Stave Falls	0	0	NA
Steelhead	0	0	NA
TOTAL*	51	8	16%

Market Summary

- Market Type Indicator **MISSION ATTACHED**: Balanced Market at 16% Sales Ratio average (1.6 in 10 homes selling rate)
- Homes are selling on average 7% below list price
- Most Active Price Band** \$400,000 to \$500,000 with average 25% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$600,000 to \$700,000 and 3 bedroom properties
- Sellers Best Bet** Selling homes in Mission and 2 bedroom properties

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13 Month Market Trend



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