

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

Compliments of:
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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 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	0	0	NA
300,001 – 400,000	0	0	NA
400,001 – 500,000	3	0	NA
500,001 – 600,000	5	2	40%
600,001 – 700,000	7	4	57%
700,001 – 800,000	68	20	29%
800,001 – 900,000	126	28	22%
900,001 – 1,000,000	138	33	24%
1,000,001 – 1,250,000	247	54	22%
1,250,001 – 1,500,000	179	10	6%
1,500,001 – 1,750,000	87	4	5%
1,750,001 – 2,000,000	63	3	5%
2,000,001 – 2,250,000	15	1	7%
2,250,001 – 2,500,000	10	0	NA
2,500,001 – 2,750,000	9	0	NA
2,750,001 – 3,000,000	10	1	10%
3,000,001 – 3,500,000	3	0	NA
3,500,001 – 4,000,000	3	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	973	160	16%

2 Bedrooms & Less	35	6	17%
3 to 4 Bedrooms	353	74	21%
5 to 6 Bedrooms	332	49	15%
7 Bedrooms & More	253	31	12%
TOTAL*	973	160	16%

SnapStats®	April	May	Variance
Inventory	895	973	9%
Solds	144	160	11%
Sale Price	\$1,000,000	\$970,000	-3%
Sale Price SQFT	\$364	\$371	2%
Sale to List Price Ratio	98%	97%	-1%
Days on Market	22	19	-14%

*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

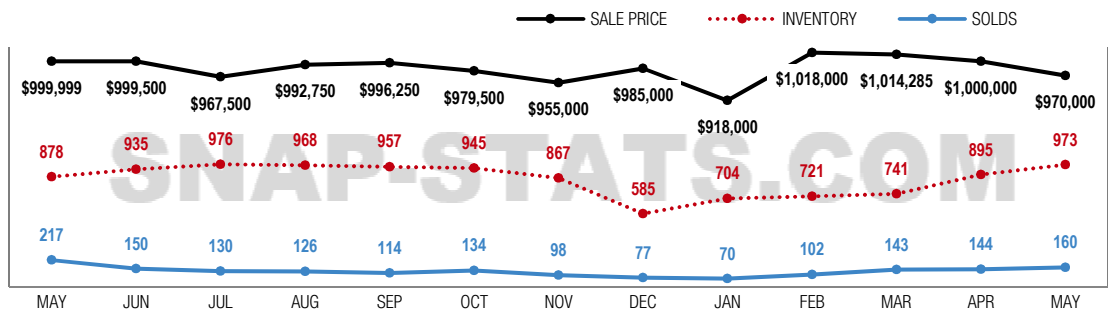
SnapStats®	Inventory	Sales	Sales Ratio
Bear Creek Green Timbers	61	16	26%
Bolivar Heights	73	9	12%
Bridgeview	9	3	33%
Cedar Hills	63	11	17%
East Newton	94	9	10%
Fleetwood Tynehead	128	28	22%
Fraser Heights	104	16	15%
Guildford	33	12	36%
Panorama Ridge	93	16	17%
Port Kells	6	0	NA
Queen Mary Park	63	9	14%
Royal Heights	16	2	13%
Sullivan Station	73	10	14%
West Newton	84	17	20%
Whalley	73	2	3%
TOTAL*	973	160	16%

Market Summary

- Market Type Indicator **SURREY DETACHED**: Balanced Market at 16% Sales Ratio average (1.6 in 10 homes selling rate)
- Homes are selling on average 3% below list price
- Most Active Price Band** \$700,000 to \$800,000 with average 29% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.5 mil to \$2 mil, Whalley and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Bridgeview, Guildford 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	37	19	51%
300,001 – 400,000	248	74	30%
400,001 – 500,000	265	64	24%
500,001 – 600,000	236	76	32%
600,001 – 700,000	179	31	17%
700,001 – 800,000	45	3	7%
800,001 – 900,000	14	2	14%
900,001 – 1,000,000	3	1	33%
1,000,001 – 1,250,000	0	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	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*	1030	270	26%

0 to 1 Bedroom	231	53	23%
2 Bedrooms	413	112	27%
3 Bedrooms	289	81	28%
4 Bedrooms & Greater	97	24	25%
TOTAL*	1030	270	26%

SnapStats®	April	May	Variance
Inventory	1015	1030	1%
Solds	239	270	13%
Sale Price	\$482,500	\$465,000	-4%
Sale Price SQFT	\$427	\$1,140	167%
Sale to List Price Ratio	97%	97%	0%
Days on Market	23	23	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

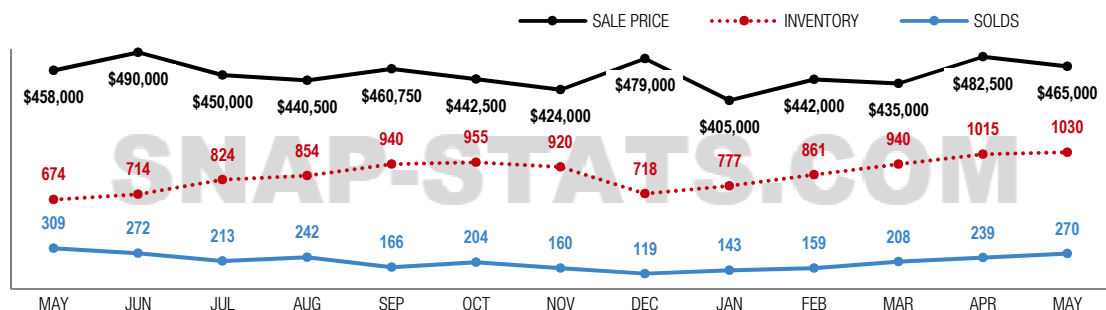
SnapStats®	Inventory	Sales	Sales Ratio
Bear Creek Green Timbers	24	2	8%
Bolivar Heights	12	0	NA
Bridgeview	2	0	NA
Cedar Hills	6	1	17%
East Newton	90	31	34%
Fleetwood Tynehead	90	27	30%
Fraser Heights	10	3	30%
Guildford	175	53	30%
Panorama Ridge	30	7	23%
Port Kells	0	0	NA
Queen Mary Park	68	16	24%
Royal Heights	1	0	NA
Sullivan Station	95	35	37%
West Newton	107	29	27%
Whalley	320	66	21%
TOTAL*	1030	270	26%

Market Summary

- Market Type Indicator **SURREY ATTACHED**: Sellers Market at 26% Sales Ratio average (2.6 in 10 homes selling rate)
- Homes are selling on average 3% below list price
- Most Active Price Band** \$200,000 to \$300,000 with average 51% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$700,000 to \$800,000, Bear Creek Green Timbers and up to 1 bedroom properties
- Sellers Best Bet** Selling homes in East Newton, Sullivan Station and 3 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	0	0	NA
300,001 – 400,000	0	0	NA
400,001 – 500,000	0	0	NA
500,001 – 600,000	3	0	NA
600,001 – 700,000	1	0	NA
700,001 – 800,000	4	1	25%
800,001 – 900,000	8	2	25%
900,001 – 1,000,000	31	8	26%
1,000,001 – 1,250,000	118	27	23%
1,250,001 – 1,500,000	124	11	9%
1,500,001 – 1,750,000	70	7	10%
1,750,001 – 2,000,000	117	6	5%
2,000,001 – 2,250,000	43	5	12%
2,250,001 – 2,500,000	73	2	3%
2,500,001 – 2,750,000	20	0	NA
2,750,001 – 3,000,000	33	1	3%
3,000,001 – 3,500,000	24	1	4%
3,500,001 – 4,000,000	16	0	NA
4,000,001 & Greater	31	0	NA
TOTAL*	716	71	10%

2 Bedrooms & Less	41	1	2%
3 to 4 Bedrooms	353	43	12%
5 to 6 Bedrooms	266	25	9%
7 Bedrooms & More	56	2	4%
TOTAL*	716	71	10%

SnapStats®	April	May	Variance
Inventory	658	716	9%
Solds	61	71	16%
Sale Price	\$1,175,000	\$1,249,000	6%
Sale Price SQFT	\$445	\$430	-3%
Sale to List Price Ratio	93%	97%	4%
Days on Market	35	33	-6%

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Community DETACHED HOUSES

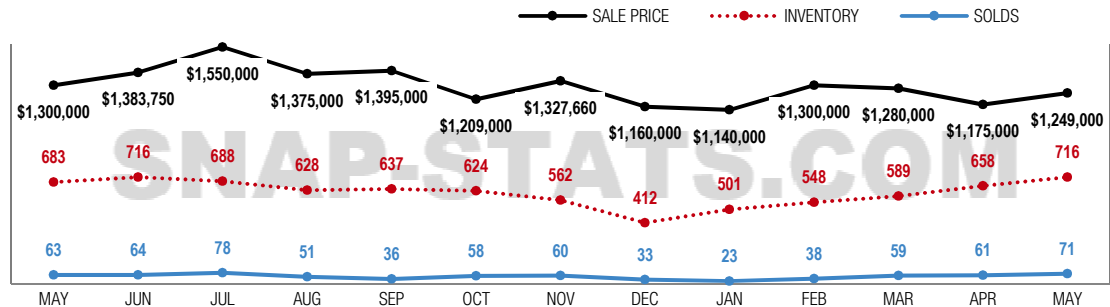
SnapStats®	Inventory	Sales	Sales Ratio
Crescent Beach Ocean Park	146	16	11%
Elgin Chantrell	99	2	2%
Grandview	66	7	11%
Hazelmere	1	0	NA
King George Corridor	78	8	10%
Morgan Creek	66	5	8%
Pacific Douglas	30	6	20%
Sunnyside Park	69	10	14%
White Rock	161	17	11%
TOTAL*	716	71	10%

Market Summary

- Market Type Indicator **S SURREY WHITE ROCK DETACHED**: Buyers Market at 10% Sales Ratio average (1 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 26% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$2.25 mil to \$2.5 mil / \$2.75 mil to \$3 mil, Elgin Chantrell and up to 2 bedroom properties
- Sellers Best Bet** Selling homes in Pacific Douglas and 3 to 4 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	12	4	33%
300,001 – 400,000	58	10	17%
400,001 – 500,000	115	21	18%
500,001 – 600,000	117	32	27%
600,001 – 700,000	94	27	29%
700,001 – 800,000	83	16	19%
800,001 – 900,000	45	9	20%
900,001 – 1,000,000	43	1	2%
1,000,001 – 1,250,000	30	7	23%
1,250,001 – 1,500,000	8	1	13%
1,500,001 – 1,750,000	2	1	50%
1,750,001 – 2,000,000	3	0	NA
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	3	0	NA
2,500,001 – 2,750,000	1	1	100%
2,750,001 – 3,000,000	1	0	NA
3,000,001 – 3,500,000	1	0	NA
3,500,001 – 4,000,000	2	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	618	130	21%

0 to 1 Bedroom	55	14	25%
2 Bedrooms	345	60	17%
3 Bedrooms	136	37	27%
4 Bedrooms & Greater	82	19	23%
TOTAL*	618	130	21%

SnapStats®	April	May	Variance
Inventory	582	618	6%
Solds	107	130	21%
Sale Price	\$581,500	\$595,000	2%
Sale Price SQFT	\$452	\$423	-6%
Sale to List Price Ratio	97%	97%	0%
Days on Market	25	24	-4%

*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

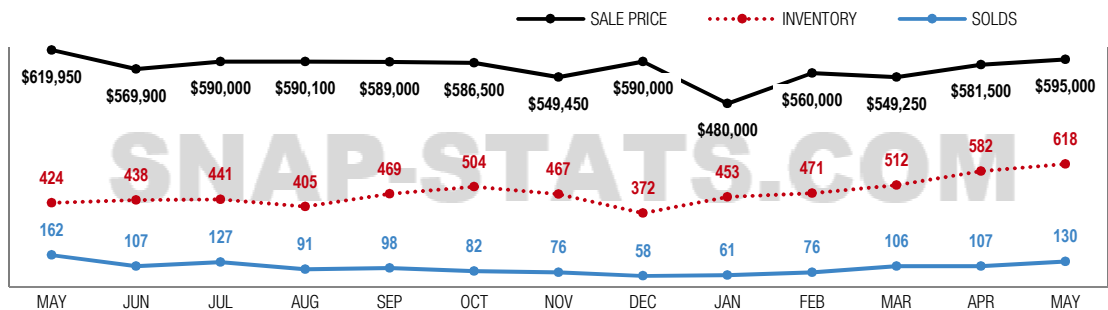
SnapStats®	Inventory	Sales	Sales Ratio
Crescent Beach Ocean Park	12	3	25%
Elgin Chantrell	13	2	15%
Grandview	157	41	26%
Hazelmere	2	0	NA
King George Corridor	104	22	21%
Morgan Creek	62	16	26%
Pacific Douglas	15	3	20%
Sunnyside Park	54	10	19%
White Rock	199	33	17%
TOTAL*	618	130	21%

Market Summary

- Market Type Indicator **S SURREY WHITE ROCK ATTACHED**: Sellers Market at 21% Sales Ratio average (2.1 in 10 homes selling rate)
- Homes are selling on average 3% below list price
- Most Active Price Band** \$200,000 to \$300,000 with average 33% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$900,000 to \$1 mil, Elgin Chantrell and 2 bedroom properties
- Sellers Best Bet** Selling homes in Crescent Beach, Grandview, Morgan Creek and 3 bedroom properties

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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	1	NA*
700,001 – 800,000	13	5	38%
800,001 – 900,000	38	8	21%
900,001 – 1,000,000	49	9	18%
1,000,001 – 1,250,000	58	10	17%
1,250,001 – 1,500,000	35	0	NA
1,500,001 – 1,750,000	21	1	5%
1,750,001 – 2,000,000	9	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	2	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*	226	34	15%

2 Bedrooms & Less	6	0	NA
3 to 4 Bedrooms	129	20	16%
5 to 6 Bedrooms	75	14	19%
7 Bedrooms & More	16	0	NA
TOTAL*	226	34	15%

SnapStats®	April	May	Variance
Inventory	185	226	22%
Solds	30	34	13%
Sale Price	\$928,500	\$923,789	-1%
Sale Price SQFT	\$410	\$380	-7%
Sale to List Price Ratio	97%	98%	1%
Days on Market	18	17	-6%

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Community DETACHED HOUSES

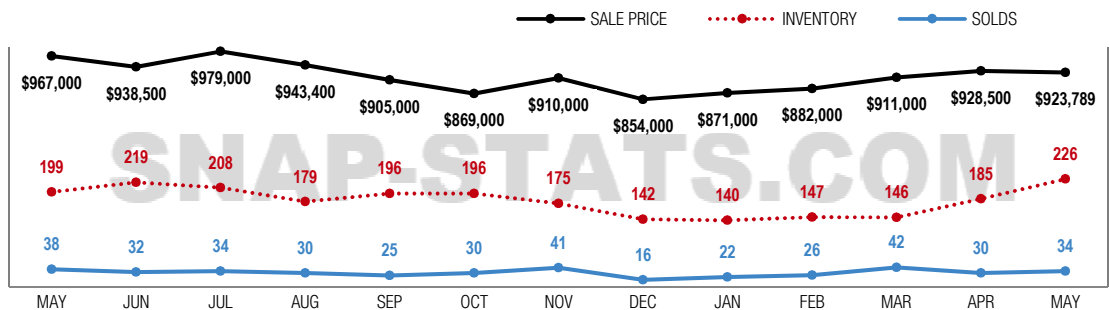
SnapStats®	Inventory	Sales	Sales Ratio
Annieville	56	10	18%
Nordel	69	8	12%
Scottsdale	48	8	17%
Sunshine Hills Woods	53	8	15%
TOTAL*	226	34	15%

Market Summary

- Market Type Indicator **NORTH DELTA DETACHED**: Balanced Market at 15% Sales Ratio average (1.5 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band** \$700,000 to \$800,000 with average 38% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.5 mil to \$1.75 mil, Nordel and 3 to 4 bedroom properties
- Sellers Best Bet** Selling homes in Annieville 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	1	0	NA
200,001 – 300,000	4	4	100%
300,001 – 400,000	13	1	8%
400,001 – 500,000	8	5	63%
500,001 – 600,000	10	4	40%
600,001 – 700,000	12	4	33%
700,001 – 800,000	11	1	9%
800,001 – 900,000	8	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*	69	19	28%

0 to 1 Bedroom	13	5	38%
2 Bedrooms	24	7	29%
3 Bedrooms	21	7	33%
4 Bedrooms & Greater	11	0	NA
TOTAL*	69	19	28%

SnapStats®	April	May	Variance
Inventory	70	69	-1%
Solds	17	19	12%
Sale Price	\$444,000	\$496,000	12%
Sale Price SQFT	\$535	\$538	1%
Sale to List Price Ratio	99%	99%	0%
Days on Market	22	27	23%

*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

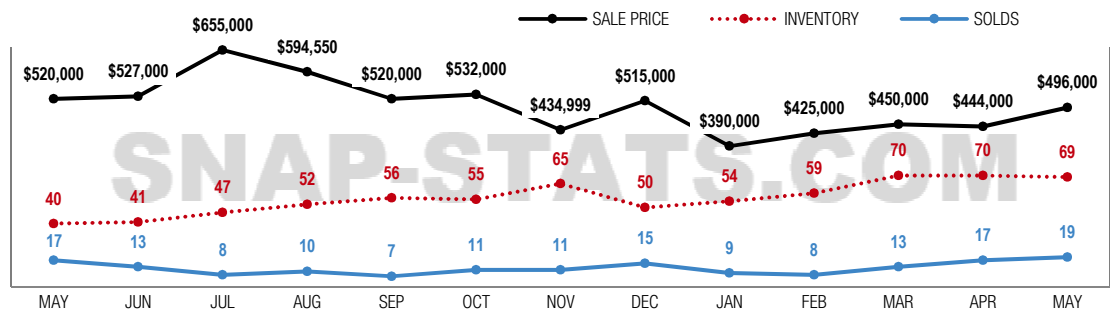
SnapStats®	Inventory	Sales	Sales Ratio
Annieville	18	8	44%
Nordel	19	7	37%
Scottsdale	24	4	17%
Sunshine Hills Woods	8	0	NA
TOTAL*	69	19	28%

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 63% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$300,000 to \$400,000, Scottsdale and 2 bedroom properties
- Sellers Best Bet** Selling homes in Annieville and up to 1 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 – 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	11	2	18%
800,001 – 900,000	39	16	41%
900,001 – 1,000,000	38	12	32%
1,000,001 – 1,250,000	50	16	32%
1,250,001 – 1,500,000	20	5	25%
1,500,001 – 1,750,000	13	3	23%
1,750,001 – 2,000,000	3	0	NA
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	3	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	3	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	181	54	30%

2 Bedrooms & Less	3	0	NA
3 to 4 Bedrooms	84	29	35%
5 to 6 Bedrooms	75	18	24%
7 Bedrooms & More	19	7	37%
TOTAL*	181	54	30%

SnapStats®	April	May	Variance
Inventory	180	181	1%
Solds	39	54	38%
Sale Price	\$995,000	\$966,000	-3%
Sale Price SQFT	\$372	\$349	-6%
Sale to List Price Ratio	100%	99%	-1%
Days on Market	20	16	-20%

*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

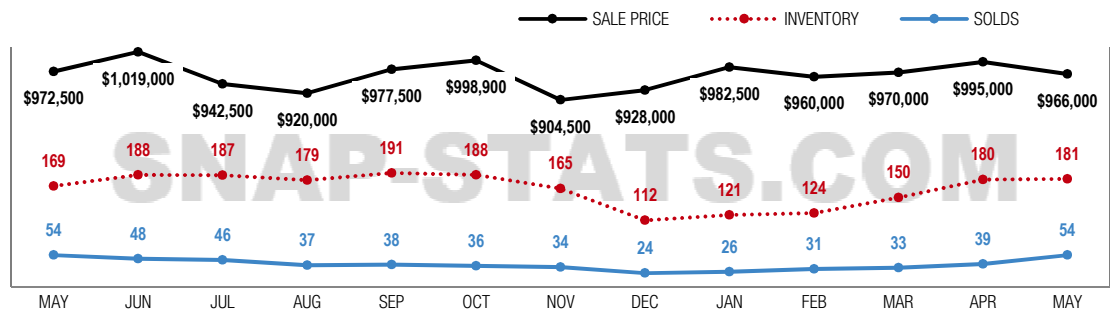
SnapStats®	Inventory	Sales	Sales Ratio
Clayton	30	17	57%
Cloverdale	150	37	25%
Serpentine	1	0	NA
TOTAL*	181	54	30%

Market Summary

- Market Type Indicator **CLOVERDALE DETACHED**: 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** \$800,000 to \$900,000 with average 41% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$700,000 to \$800,000, Cloverdale and 5 to 6 bedroom properties
- Sellers Best Bet** Selling homes in Clayton and minimum 7 bedroom properties

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SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	1	NA*
200,001 – 300,000	2	4	200%*
300,001 – 400,000	30	16	53%
400,001 – 500,000	36	10	28%
500,001 – 600,000	51	19	37%
600,001 – 700,000	58	13	22%
700,001 – 800,000	7	1	14%
800,001 – 900,000	6	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*	190	64	34%

0 to 1 Bedroom	22	11	50%
2 Bedrooms	64	24	38%
3 Bedrooms	82	21	26%
4 Bedrooms & Greater	22	8	36%
TOTAL*	190	64	34%

SnapStats®	April	May	Variance
Inventory	176	190	8%
Solds	83	64	-23%
Sale Price	\$510,000	\$502,500	-1%
Sale Price SQFT	\$380	\$409	8%
Sale to List Price Ratio	98%	99%	1%
Days on Market	15	17	13%

*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

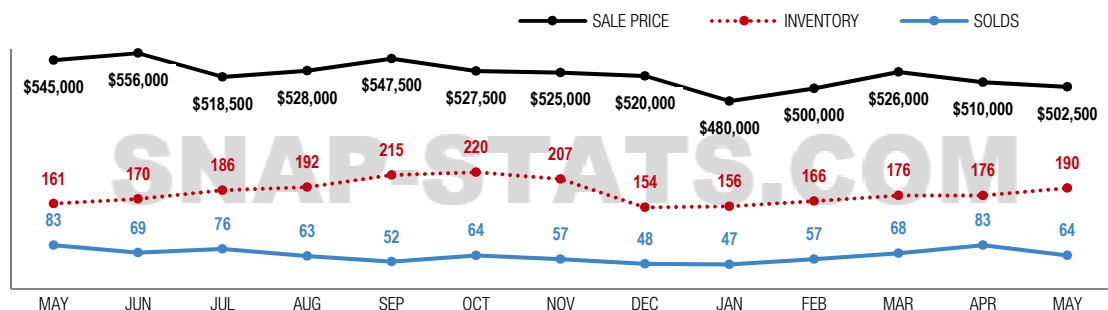
SnapStats®	Inventory	Sales	Sales Ratio
Clayton	103	36	35%
Cloverdale	87	28	32%
Serpentine	0	0	NA
TOTAL*	190	64	34%

Market Summary

- Market Type Indicator **CLOVERDALE ATTACHED**: Sellers Market at 34% Sales Ratio average (3.4 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band** \$300,000 to \$400,000 with average 53% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$600,000 to \$700,000, Cloverdale and 3 bedroom properties
- Sellers Best Bet** Selling homes in Clayton 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 – 100,000	0	0	NA
100,001 – 200,000	1	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	3	0	NA
600,001 – 700,000	7	4	57%
700,001 – 800,000	40	12	30%
800,001 – 900,000	50	15	30%
900,001 – 1,000,000	57	24	42%
1,000,001 – 1,250,000	126	13	10%
1,250,001 – 1,500,000	65	12	18%
1,500,001 – 1,750,000	30	4	13%
1,750,001 – 2,000,000	18	0	NA
2,000,001 – 2,250,000	6	1	17%
2,250,001 – 2,500,000	4	1	25%
2,500,001 – 2,750,000	6	0	NA
2,750,001 – 3,000,000	4	0	NA
3,000,001 – 3,500,000	5	0	NA
3,500,001 – 4,000,000	1	1	100%
4,000,001 & Greater	11	0	NA
TOTAL*	434	87	20%

2 Bedrooms & Less	22	4	18%
3 to 4 Bedrooms	230	59	26%
5 to 6 Bedrooms	165	23	14%
7 Bedrooms & More	17	1	6%
TOTAL*	434	87	20%

SnapStats®	April	May	Variance
Inventory	396	434	10%
Solds	86	87	1%
Sale Price	\$921,050	\$949,888	3%
Sale Price SQFT	\$390	\$418	7%
Sale to List Price Ratio	99%	97%	-2%
Days on Market	17	13	-24%

*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

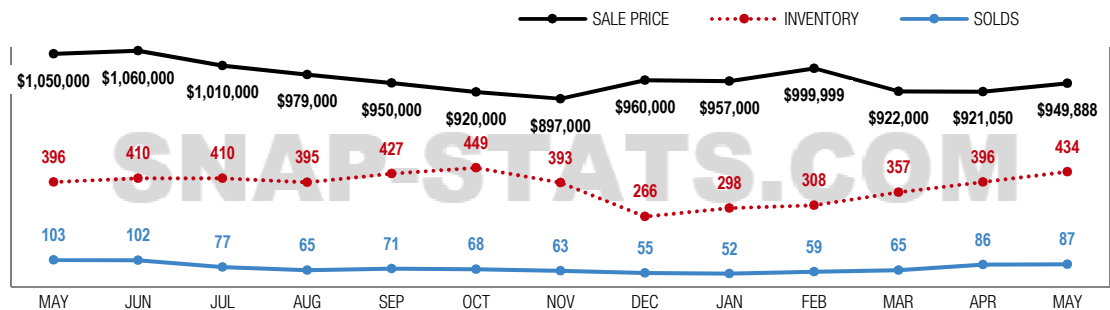
SnapStats®	Inventory	Sales	Sales Ratio
Aldergrove	41	9	22%
Brookswood	51	12	24%
Campbell Valley	18	1	6%
County Line Glen Valley	0	0	NA
Fort Langley	26	4	15%
Langley City	90	13	14%
Murrayville	16	8	50%
Otter District	3	1	33%
Salmon River	22	8	36%
Walnut Grove	60	15	25%
Willoughby Heights	107	16	15%
TOTAL*	434	87	20%

Market Summary

- Market Type Indicator **LANGLEY DETACHED**: Balanced Market at 20% Sales Ratio average (2 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 42% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1 mil to \$1.25 mil, Campbell Valley and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Murrayville 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	13	9	69%
300,001 – 400,000	132	49	37%
400,001 – 500,000	147	35	24%
500,001 – 600,000	153	36	24%
600,001 – 700,000	113	29	26%
700,001 – 800,000	24	5	21%
800,001 – 900,000	10	2	20%
900,001 – 1,000,000	3	1	33%
1,000,001 – 1,250,000	1	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	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*	598	166	28%

0 to 1 Bedroom	70	32	46%
2 Bedrooms	311	75	24%
3 Bedrooms	186	46	25%
4 Bedrooms & Greater	31	13	42%
TOTAL*	598	166	28%

SnapStats®	April	May	Variance
Inventory	555	598	8%
Solds	160	166	4%
Sale Price	\$489,950	\$474,950	-3%
Sale Price SQFT	\$413	\$398	-4%
Sale to List Price Ratio	98%	98%	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 CONDOS & TOWNHOMES

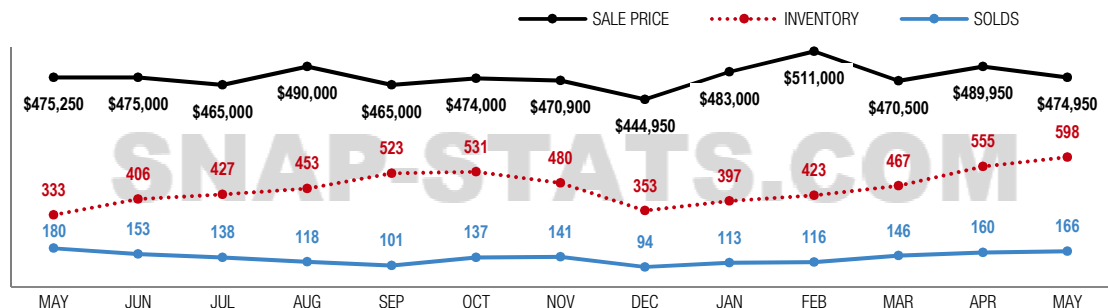
SnapStats®	Inventory	Sales	Sales Ratio
Aldergrove	24	6	25%
Brookwood	0	0	NA
Campbell Valley	0	0	NA
County Line Glen Valley	0	0	NA
Fort Langley	15	2	13%
Langley City	230	52	23%
Murrayville	33	12	36%
Otter District	0	0	NA
Salmon River	5	2	40%
Walnut Grove	71	26	37%
Willoughby Heights	220	66	30%
TOTAL*	598	166	28%

Market Summary

- Market Type Indicator **LANGLEY ATTACHED**: Sellers Market at 28% Sales Ratio average (2.8 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band** \$200,000 to \$300,000 with average 69% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$800,000 to \$900,000, Fort Langley and 2 bedroom properties
- Sellers Best Bet** Selling homes in Murrayville, Walnut Grove and up to 1 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	4	1	25%
500,001 – 600,000	10	4	40%
600,001 – 700,000	59	26	44%
700,001 – 800,000	115	23	20%
800,001 – 900,000	94	25	27%
900,001 – 1,000,000	51	8	16%
1,000,001 – 1,250,000	79	9	11%
1,250,001 – 1,500,000	35	3	9%
1,500,001 – 1,750,000	7	1	14%
1,750,001 – 2,000,000	6	0	NA
2,000,001 – 2,250,000	5	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	1	0	NA
3,500,001 – 4,000,000	2	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	472	100	21%

2 Bedrooms & Less	15	2	13%
3 to 4 Bedrooms	227	49	22%
5 to 6 Bedrooms	180	47	26%
7 Bedrooms & More	50	2	4%
TOTAL*	472	100	21%

SnapStats®	April	May	Variance
Inventory	396	472	19%
Solds	87	100	15%
Sale Price	\$777,500	\$790,500	2%
Sale Price SQFT	\$306	\$291	-5%
Sale to List Price Ratio	98%	99%	1%
Days on Market	16	13	-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

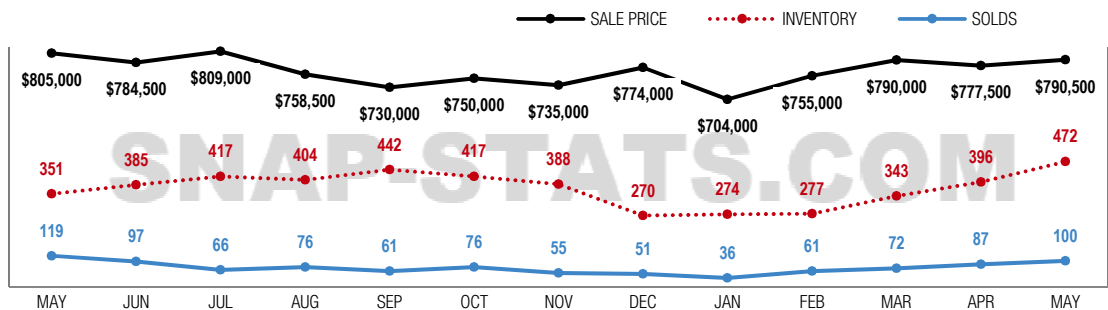
SnapStats®	Inventory	Sales	Sales Ratio
Abbotsford East	198	50	25%
Abbotsford West	122	30	25%
Aberdeen	39	6	15%
Bradner	1	0	NA
Central Abbotsford	78	11	14%
Matsqui	8	0	NA
Poplar	19	3	16%
Sumas Mountain	6	0	NA
Sumas Prairie	1	0	NA
TOTAL*	472	100	21%

Market Summary

- Market Type Indicator **ABBOTSFORD DETACHED**: Sellers Market at 21% Sales Ratio average (2.1 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band** \$600,000 to \$700,000 with average 44% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.25 mil to \$1.5 mil, Central Abbotsford and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Abbotsford East / West 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	16	6	38%
200,001 – 300,000	131	32	24%
300,001 – 400,000	121	43	36%
400,001 – 500,000	117	42	36%
500,001 – 600,000	83	14	17%
600,001 – 700,000	43	5	12%
700,001 – 800,000	14	1	7%
800,001 – 900,000	2	0	NA
900,001 – 1,000,000	0	0	NA
1,000,001 – 1,250,000	3	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*	530	143	27%

0 to 1 Bedroom	63	18	29%
2 Bedrooms	314	77	25%
3 Bedrooms	120	40	33%
4 Bedrooms & Greater	33	8	24%
TOTAL*	530	143	27%

SnapStats®	April	May	Variance
Inventory	451	530	18%
Solds	135	143	6%
Sale Price	\$349,000	\$370,056	6%
Sale Price SQFT	\$298	\$305	2%
Sale to List Price Ratio	97%	98%	1%
Days on Market	22	27	23%

*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

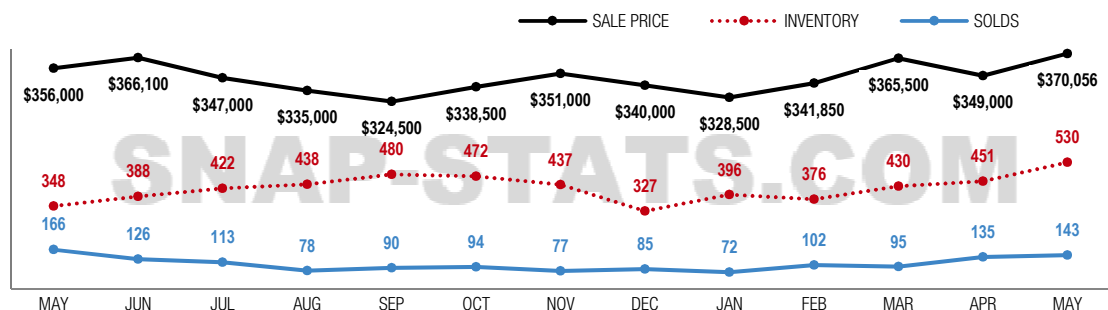
SnapStats®	Inventory	Sales	Sales Ratio
Abbotsford East	66	19	29%
Abbotsford West	215	61	28%
Aberdeen	3	0	NA
Bradner	0	0	NA
Central Abbotsford	224	52	23%
Matsqui	0	0	NA
Poplar	22	11	50%
Sumas Mountain	0	0	NA
Sumas Prairie	0	0	NA
TOTAL*	530	143	27%

Market Summary

- Market Type Indicator **ABBOTSFORD ATTACHED**: Sellers Market at 27% Sales Ratio average (2.7 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band** \$100,000 to \$200,000 with average 38% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$700,000 to \$800,000, Central Abbotsford and minimum 4 bedroom properties
- Sellers Best Bet** Selling homes in 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	1	NA*
200,001 – 300,000	0	0	NA
300,001 – 400,000	1	1	100%
400,001 – 500,000	6	6	100%
500,001 – 600,000	26	8	31%
600,001 – 700,000	58	21	36%
700,001 – 800,000	56	8	14%
800,001 – 900,000	31	7	23%
900,001 – 1,000,000	18	1	6%
1,000,001 – 1,250,000	21	2	10%
1,250,001 – 1,500,000	5	0	NA
1,500,001 – 1,750,000	2	0	NA
1,750,001 – 2,000,000	1	0	NA
2,000,001 – 2,250,000	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*	225	55	24%

2 Bedrooms & Less	10	4	40%
3 to 4 Bedrooms	134	26	19%
5 to 6 Bedrooms	69	24	35%
7 Bedrooms & More	12	1	8%
TOTAL*	225	55	24%

SnapStats®	April	May	Variance
Inventory	205	225	10%
Solds	42	55	31%
Sale Price	\$622,500	\$640,000	3%
Sale Price SQFT	\$289	\$261	-10%
Sale to List Price Ratio	98%	98%	0%
Days on Market	13	20	54%

*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

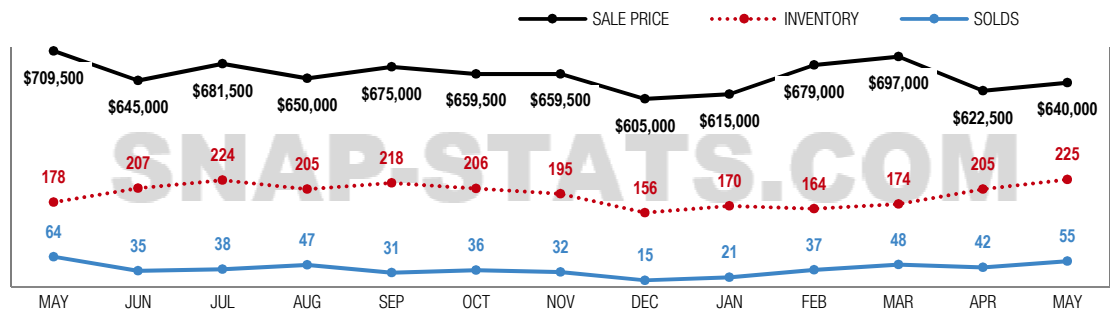
SnapStats®	Inventory	Sales	Sales Ratio
Dewdney Deroche	0	1	NA*
Durieu	3	1	33%
Hatzic	26	2	8%
Hemlock	3	0	NA
Lake Errock	16	3	19%
Mission	169	48	28%
Mission West	6	0	NA
Stave Falls	1	0	NA
Steelhead	1	0	NA
TOTAL*	225	55	24%

Market Summary

- Market Type Indicator **MISSION DETACHED**: Sellers Market at 24% Sales Ratio average (2.4 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band** \$600,000 to \$700,000 with average 36% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$900,000 to \$1 mil, Hatzic and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Mission and up to 2 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	5	0	NA
200,001 – 300,000	12	2	17%
300,001 – 400,000	8	2	25%
400,001 – 500,000	13	3	23%
500,001 – 600,000	10	3	30%
600,001 – 700,000	6	1	17%
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*	54	11	20%

0 to 1 Bedroom	5	0	NA
2 Bedrooms	16	6	38%
3 Bedrooms	22	4	18%
4 Bedrooms & Greater	11	1	9%
TOTAL*	54	11	20%

SnapStats®	April	May	Variance
Inventory	46	54	17%
Solds	12	11	-8%
Sale Price	\$365,000	\$440,000	21%
Sale Price SQFT	\$296	\$318	7%
Sale to List Price Ratio	97%	98%	1%
Days on Market	14	14	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

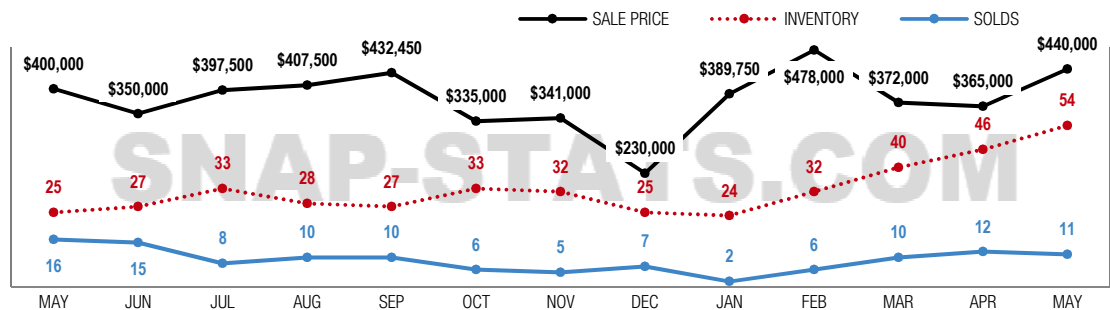
SnapStats®	Inventory	Sales	Sales Ratio
Dewdney Deroche	0	0	NA
Durieu	0	0	NA
Hatzic	0	0	NA
Hemlock	9	0	NA
Lake Errock	0	0	NA
Mission	45	11	24%
Mission West	0	0	NA
Stave Falls	0	0	NA
Steelhead	0	0	NA
TOTAL*	54	11	20%

Market Summary

- Market Type Indicator **MISSION ATTACHED**: Balanced Market at 20% Sales Ratio average (2 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 30% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$200,000 to \$300,000 and minimum 4 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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