

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

*Compliments of:*  
Kathy Plante

604-329-1405  
kathy@kathyplante.com  
www.kathyplante.com

Sutton Group - West Coast Realty  
102 - 403 North Road  
Coquitlam, BC V3K 3V9



**SnapStats**<sup>®</sup>

December 2014

Produced and Published by SnapStats® Publishing Co.  
info@snap-stats.com | www.snap-stats.com

# FRASER VALLEY EDITION



## Price Band & Bedroom *STATS HOUSES (DETACHED)*

SnapStats®	Inventory	Sales	Sales Ratio*
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	2	2	100.00%
300,001 – 400,000	7	6	85.71%
400,001 – 500,000	108	32	29.63%
500,001 – 600,000	197	35	17.77%
600,001 – 700,000	153	41	26.80%
700,001 – 800,000	110	18	16.36%
800,001 – 900,000	82	13	15.85%
900,001 – 1,000,000	45	1	2.22%
1,000,001 – 1,250,000	33	3	9.09%
1,250,001 – 1,500,000	18	0	NA
1,500,001 – 1,750,000	5	0	NA
1,750,001 – 2,000,000	6	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	2	0	NA
4,000,001 & Greater	1	0	NA
<b>TOTAL</b>	<b>769</b>	<b>151</b>	<b>19.64%</b>

2 Bedrooms & Less	24	3	12.50%
3 to 4 Bedrooms	245	60	24.49%
5 to 6 Bedrooms	275	53	19.27%
7 Bedrooms & More	225	35	15.56%
<b>TOTAL</b>	<b>769</b>	<b>151</b>	<b>19.64%</b>

SnapStats® Median Data	November	December	Variance
Inventory	1042	769	-26.20%
Solds	179	151	-15.64%
Sale Price	\$572,000	\$602,803	5.39%
Sale Price SQFT	\$222	\$234	5.41%
Sale to List Price Ratio	97%	96%	-1.03%
Days on Market	37	44	18.92%

## Community *STATS HOUSES (DETACHED)*

SnapStats®	Inventory	Sales	Sales Ratio*
Bear Creek Green Timbers	73	7	9.59%
Bolivar Heights	34	14	41.18%
Bridgeview	9	2	22.22%
Cedar Hills	42	4	9.52%
East Newton	102	26	25.49%
Fleetwood Tynehead	75	20	26.67%
Fraser Heights	46	11	23.91%
Guildford	22	7	31.82%
Panorama Ridge	87	12	13.79%
Port Kells	3	1	33.33%
Queen Mary Park	65	7	10.77%
Royal Heights	12	4	33.33%
Sullivan Station	76	18	23.68%
West Newton	84	11	13.10%
Whalley	39	7	17.95%
<b>TOTAL</b>	<b>769</b>	<b>151</b>	<b>19.64%</b>

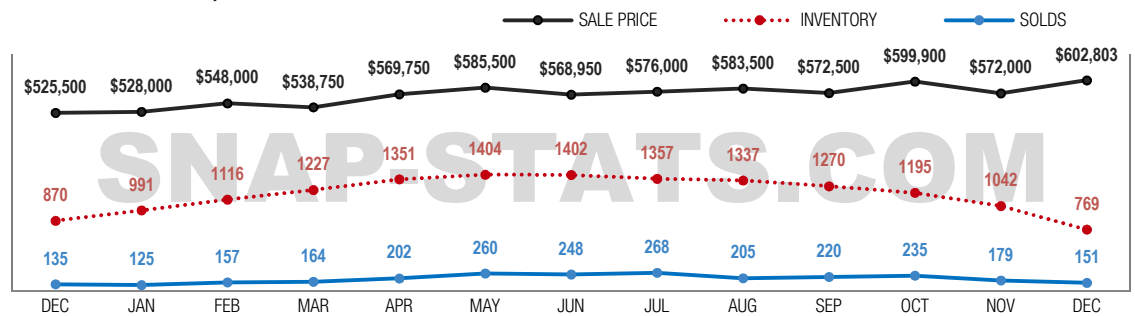
\*Sales Ratio: The percent of homes selling (Sales to Inventory Ratio)

## Market Summary

- Official Market Type **SURREY DETACHED**: Balanced market at 20% Sales Ratio average (2 in 10 homes selling)
- Homes are selling on average 4% below list price
- Most Active Price Band\*: \$400,000 to \$500,000 with average 30% Sales Ratio (Sellers market)
- Buyers Best Bet\*: Homes between \$900,000 to \$1 mil, Bear Creek Green Timbers, Cedar Hills and up to 2 bedroom properties
- Sellers Best Bet\*: Selling homes in Bolivar Heights, Guildford, Royal Heights and 3 to 4 bedroom properties

\* With a minimum inventory of 10

## 13 Month Market Trend



## Compliments of...

**Kathy Plante**  
Sutton Group - West Coast Realty  
604-329-1405

www.kathyplante.com  
kathy@kathyplante.com



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

SnapStats®	Inventory	Sales	Sales Ratio*
\$0 – 100,000	4	1	25.00%
100,001 – 200,000	211	37	17.54%
200,001 – 300,000	359	49	13.65%
300,001 – 400,000	222	44	19.82%
400,001 – 500,000	28	4	14.29%
500,001 – 600,000	6	1	16.67%
600,001 – 700,000	1	0	NA
700,001 – 800,000	1	0	NA
800,001 – 900,000	1	0	NA
900,001 – 1,000,000	0	0	NA
1,000,001 – 1,250,000	0	0	NA
1,250,001 – 1,500,000	0	0	NA
1,500,001 – 1,750,000	0	0	NA
1,750,001 – 2,000,000	0	0	NA
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	0	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	0	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
<b>TOTAL</b>	<b>833</b>	<b>136</b>	<b>16.33%</b>

0 to 1 Bedroom	201	19	9.45%
2 Bedrooms	392	57	14.54%
3 Bedrooms	208	57	27.40%
4 Bedrooms & Greater	32	3	9.38%
<b>TOTAL</b>	<b>833</b>	<b>136</b>	<b>16.33%</b>

SnapStats® Median Data	November	December	Variance
Inventory	1133	833	-26.48%
Solds	123	136	10.57%
Sale Price	\$265,000	\$265,000	NA
Sale Price SQFT	\$207	\$199	-3.86%
Sale to List Price Ratio	96%	99%	3.13%
Days on Market	46	55	19.57%

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

SnapStats®	Inventory	Sales	Sales Ratio*
Bear Creek Green Timbers	3	2	66.67%
Bolivar Heights	6	2	33.33%
Bridgeview	3	0	NA
Cedar Hills	3	0	NA
East Newton	66	14	21.21%
Fleetwood Tynehead	74	15	20.27%
Fraser Heights	3	2	66.67%
Guildford	151	22	14.57%
Panorama Ridge	13	3	23.08%
Port Kells	0	0	NA
Queen Mary Park	64	10	15.63%
Royal Heights	1	0	NA
Sullivan Station	71	24	33.80%
West Newton	106	16	15.09%
Whalley	269	26	9.67%
<b>TOTAL</b>	<b>833</b>	<b>136</b>	<b>16.33%</b>

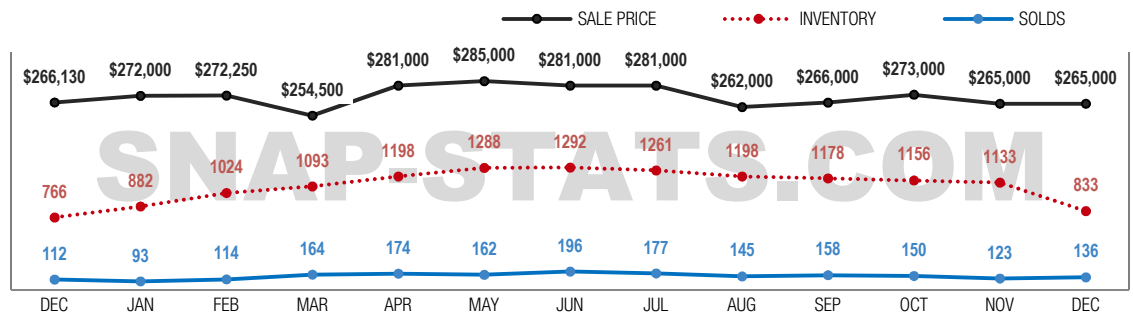
\*Sales Ratio: The percent of homes selling (Sales to Inventory Ratio)

## Market Summary

- Official Market Type **SURREY ATTACHED**: Buyers market at 16% Sales Ratio average (1.6 in 10 homes selling)
- Homes are selling on average 1% below list price
- Most Active Price Band\*: \$300,000 to \$400,000 with average 20% Sales Ratio (Balanced market)
- Buyers Best Bet\*: Homes between \$200,000 to \$300,000, Whalley and up to 1 bedroom, and 4 plus bedroom properties
- Sellers Best Bet\*: Selling homes in Sullivan Station and 3 bedroom properties

\* With a minimum inventory of 10

## 13 Month Market Trend



## Compliments of...

**Kathy Plante**  
Sutton Group - West Coast Realty  
604-329-1405

www.kathyplante.com  
kathy@kathyplante.com



## Price Band & Bedroom STATS HOUSES (DETACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	0	0	NA
300,001 – 400,000	1	1	100.00%
400,001 – 500,000	3	3	100.00%
500,001 – 600,000	7	5	71.43%
600,001 – 700,000	30	11	36.67%
700,001 – 800,000	35	16	45.71%
800,001 – 900,000	36	12	33.33%
900,001 – 1,000,000	24	6	25.00%
1,000,001 – 1,250,000	44	17	38.64%
1,250,001 – 1,500,000	39	8	20.51%
1,500,001 – 1,750,000	30	5	16.67%
1,750,001 – 2,000,000	24	1	4.17%
2,000,001 – 2,250,000	12	3	25.00%
2,250,001 – 2,500,000	23	1	4.35%
2,500,001 – 2,750,000	10	0	NA
2,750,001 – 3,000,000	8	2	25.00%
3,000,001 – 3,500,000	16	1	6.25%
3,500,001 – 4,000,000	4	1	25.00%
4,000,001 & Greater	8	1	12.50%
<b>TOTAL</b>	<b>354</b>	<b>94</b>	<b>26.55%</b>

2 Bedrooms & Less	25	11	44.00%
3 to 4 Bedrooms	195	56	28.72%
5 to 6 Bedrooms	113	25	22.12%
7 Bedrooms & More	21	2	9.52%
<b>TOTAL</b>	<b>354</b>	<b>94</b>	<b>26.55%</b>

SnapStats® Median Data	November	December	Variance
Inventory	483	354	-26.71%
Solds	96	94	-2.08%
Sale Price	\$846,750	\$893,250	5.49%
Sale Price SQFT	\$292	\$294	0.68%
Sale to List Price Ratio	96%	98%	2.08%
Days on Market	33	31	-6.06%

## Community STATS HOUSES (DETACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
Crescent Beach Ocean Park	52	14	26.92%
Elgin Chantrell	49	10	20.41%
Grandview	35	16	45.71%
Hazelmere	3	1	33.33%
King George Corridor	38	14	36.84%
Morgan Creek	37	4	10.81%
Pacific Douglas	28	9	32.14%
Sunnyside Park	26	8	30.77%
White Rock	86	18	20.93%
<b>TOTAL</b>	<b>354</b>	<b>94</b>	<b>26.55%</b>

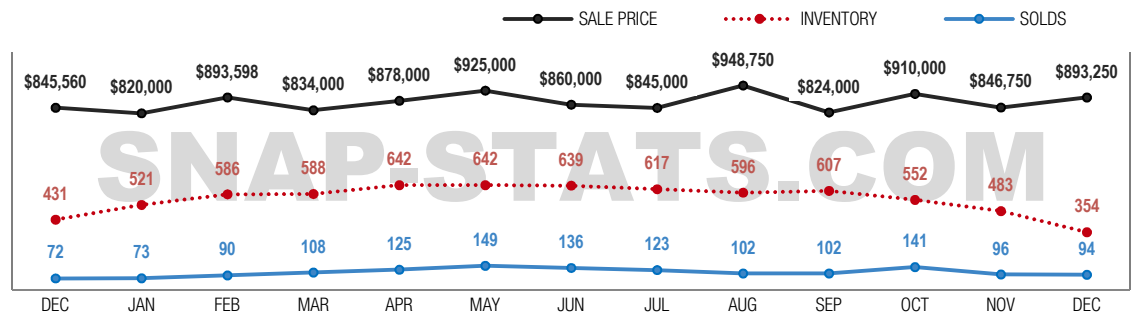
\*Sales Ratio: The percent of homes selling (Sales to Inventory Ratio)

## Market Summary

- Official Market Type **SOUTH SURREY DETACHED**: Sellers market at 27% Sales Ratio average (2.7 in 10 homes selling)
- Homes are selling on average 2% below list price
- Most Active Price Band\* (+/- \$1 mil): \$700,000 to \$800,000 (Sellers market); \$1 mil to \$1.25 mil (Sellers market)
- Buyers Best Bet\* (+/- \$1 mil): Homes \$900,000 to \$1 mil; \$1.75 mil to \$2 mil/\$2.25 mil to \$2.5 mil, Morgan Creek and 7+ bdrms
- Sellers Best Bet\*: Selling homes in Grandview and up to 2 bedroom properties

\* With a minimum inventory of 10

## 13 Month Market Trend



## Compliments of...

**Kathy Plante**  
Sutton Group - West Coast Realty  
604-329-1405

www.kathyplante.com  
kathy@kathyplante.com



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

SnapStats®	Inventory	Sales	Sales Ratio*
\$0 – 100,000	2	2	100.00%
100,001 – 200,000	36	6	16.67%
200,001 – 300,000	104	26	25.00%
300,001 – 400,000	126	19	15.08%
400,001 – 500,000	66	7	10.61%
500,001 – 600,000	47	5	10.64%
600,001 – 700,000	35	5	14.29%
700,001 – 800,000	19	1	5.26%
800,001 – 900,000	4	1	25.00%
900,001 – 1,000,000	2	1	50.00%
1,000,001 – 1,250,000	4	1	25.00%
1,250,001 – 1,500,000	2	0	NA
1,500,001 – 1,750,000	0	0	NA
1,750,001 – 2,000,000	0	0	NA
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	1	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	0	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
<b>TOTAL</b>	<b>448</b>	<b>74</b>	<b>16.52%</b>
0 to 1 Bedroom	78	8	10.26%
2 Bedrooms	255	46	18.04%
3 Bedrooms	88	13	14.77%
4 Bedrooms & Greater	27	7	25.93%
<b>TOTAL</b>	<b>448</b>	<b>74</b>	<b>16.52%</b>

SnapStats® Median Data	November	December	Variance
Inventory	575	448	-22.09%
Solds	65	74	13.85%
Sale Price	\$356,000	\$309,400	-13.09%
Sale Price SQFT	\$291	\$276	-5.15%
Sale to List Price Ratio	97%	97%	NA
Days on Market	37	61	64.86%

## Community STATS CONDO & TH (ATTACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
Crescent Beach Ocean Park	9	2	22.22%
Elgin Chantrell	15	0	NA
Grandview	91	17	18.68%
Hazelmere	1	2	200.00%
King George Corridor	77	17	22.08%
Morgan Creek	46	4	8.70%
Pacific Douglas	4	1	25.00%
Sunnyside Park	33	8	24.24%
White Rock	172	23	13.37%
<b>TOTAL</b>	<b>448</b>	<b>74</b>	<b>16.52%</b>

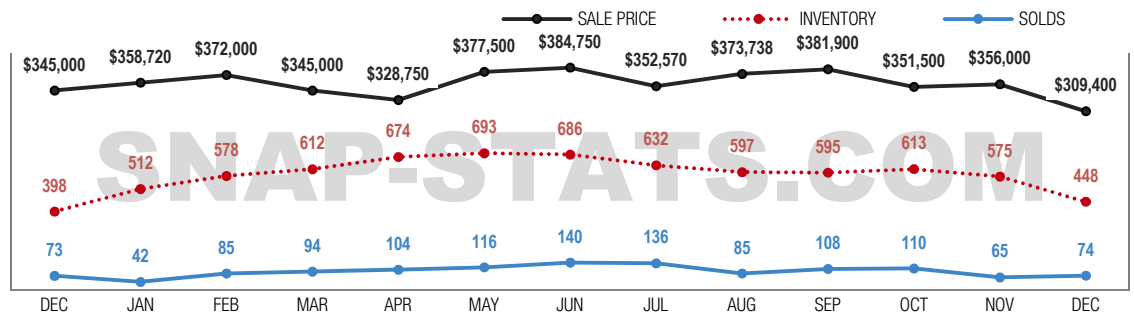
\*Sales Ratio: The percent of homes selling (Sales to Inventory Ratio)

## Market Summary

- Official Market Type **SOUTH SURREY ATTACHED**: Buyers market at 17% Sales Ratio average (18% is a Balanced market)
- Homes are selling on average 3% below list price
- Most Active Price Band\*: \$200,000 to \$300,000 with average 25% Sales Ratio (Sellers market)
- Buyers Best Bet\*: Homes between \$700,000 to \$800,000, Morgan Creek and up to 1 bedroom properties
- Sellers Best Bet\*: Selling homes in Crescent Beach Ocean Park, King George Corridor, Sunnyside Park and 4 plus bedrooms

\* With a minimum inventory of 10

## 13 Month Market Trend



## Compliments of...

**Kathy Plante**  
Sutton Group - West Coast Realty  
604-329-1405

www.kathyplante.com  
kathy@kathyplante.com



## Price Band & Bedroom **STATS HOUSES (DETACHED)**

SnapStats®	Inventory	Sales	Sales Ratio*
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	0	0	NA
300,001 – 400,000	1	1	100.00%
400,001 – 500,000	10	9	90.00%
500,001 – 600,000	24	12	50.00%
600,001 – 700,000	22	10	45.45%
700,001 – 800,000	11	3	27.27%
800,001 – 900,000	8	2	25.00%
900,001 – 1,000,000	4	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
<b>TOTAL</b>	<b>83</b>	<b>37</b>	<b>44.58%</b>

2 Bedrooms & Less	1	1	100.00%
3 to 4 Bedrooms	44	26	59.09%
5 to 6 Bedrooms	34	9	26.47%
7 Bedrooms & More	4	1	25.00%
<b>TOTAL</b>	<b>83</b>	<b>37</b>	<b>44.58%</b>

SnapStats® Median Data	November	December	Variance
Inventory	131	83	-36.64%
Solds	45	37	-17.78%
Sale Price	\$564,000	\$560,000	-0.71%
Sale Price SQFT	\$241	\$251	4.15%
Sale to List Price Ratio	97%	97%	NA
Days on Market	25	36	44.00%

## Community **STATS HOUSES (DETACHED)**

SnapStats®	Inventory	Sales	Sales Ratio*
Annieville	25	10	40.00%
Nordel	22	12	54.55%
Scottsdale	22	9	40.91%
Sunshine Hills Woods	14	6	42.86%
<b>TOTAL</b>	<b>83</b>	<b>37</b>	<b>44.58%</b>

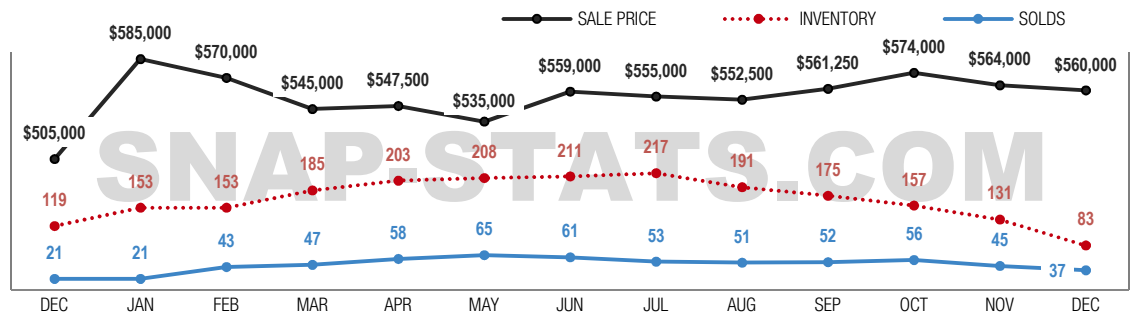
\*Sales Ratio: The percent of homes selling (Sales to Inventory Ratio)

## Market Summary

- Official Market Type **NORTH DELTA DETACHED**: Sellers market at 45% Sales Ratio average (4.5 in 10 homes selling)
- Homes are selling on average 3% below list price
- Most Active Price Band\*: \$400,000 to \$500,000 with average 90% Sales Ratio (Sellers market)
- Buyers Best Bet\*: Homes between \$700,000 to \$900,000 and 5 to 6 bedroom properties
- Sellers Best Bet\*: Selling homes in Nordel (Note all neighbourhoods are strong Sellers market) and 3 to 4 bedroom properties

\* With a minimum inventory of 10

## 13 Month Market Trend



## Compliments of...

**Kathy Plante**  
Sutton Group - West Coast Realty  
604-329-1405

www.kathyplante.com  
kathy@kathyplante.com



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

SnapStats®	Inventory	Sales	Sales Ratio*
\$0 – 100,000	2	0	NA
100,001 – 200,000	10	1	10.00%
200,001 – 300,000	8	0	NA
300,001 – 400,000	4	0	NA
400,001 – 500,000	11	3	27.27%
500,001 – 600,000	6	0	NA
600,001 – 700,000	3	1	33.33%
700,001 – 800,000	4	0	NA
800,001 – 900,000	0	0	NA
900,001 – 1,000,000	0	0	NA
1,000,001 – 1,250,000	0	0	NA
1,250,001 – 1,500,000	0	0	NA
1,500,001 – 1,750,000	0	0	NA
1,750,001 – 2,000,000	0	0	NA
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	0	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	0	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
<b>TOTAL</b>	<b>48</b>	<b>5</b>	<b>10.42%</b>

0 to 1 Bedroom	6	0	NA
2 Bedrooms	11	0	NA
3 Bedrooms	22	4	18.18%
4 Bedrooms & Greater	9	1	11.11%
<b>TOTAL</b>	<b>48</b>	<b>5</b>	<b>10.42%</b>

SnapStats® Median Data	November	December	Variance
Inventory	64	48	-25.00%
Solds	9	5	-44.44%
Sale Price	\$298,000	\$425,000	42.62%
Sale Price SQFT	\$220	\$274	24.55%
Sale to List Price Ratio	99%	96%	-3.03%
Days on Market	77	27	-64.94%

## Community STATS CONDO & TH (ATTACHED)

SnapStats®	Inventory	Sales	Sales Ratio*
Annieville	10	1	10.00%
Nordel	23	4	17.39%
Scottsdale	11	0	NA
Sunshine Hills Woods	4	0	NA
<b>TOTAL</b>	<b>48</b>	<b>5</b>	<b>10.42%</b>

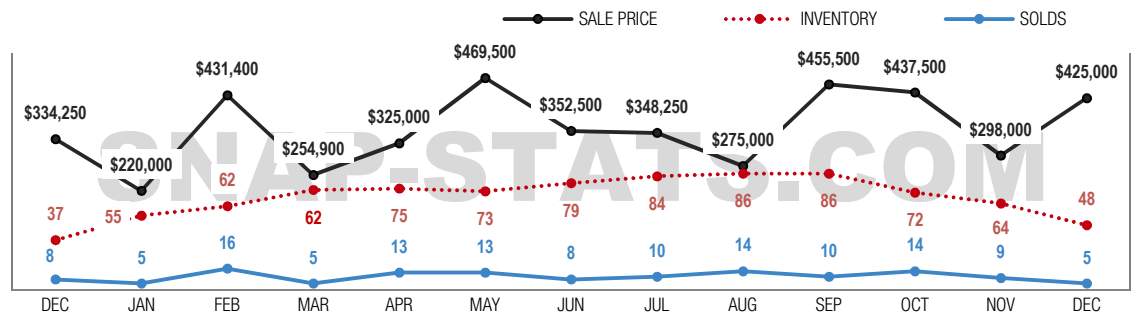
\*Sales Ratio: The percent of homes selling (Sales to Inventory Ratio)

## Market Summary

- Official Market Type **NORTH DELTA ATTACHED**: Buyers market at 10% Sales Ratio average (1 in 10 homes selling)
- Homes are selling on average 4% below list price
- Most Active Price Band\*: \$400,000 to \$500,000 with average 27% Sales Ratio (Sellers market)
- Buyers Best Bet\*: Homes between \$100,000 to \$200,000, Annieville and minimum 4 bedroom properties
- Sellers Best Bet\*: Selling homes in Nordel and 3 bedroom properties

\*With a minimum inventory of 10

## 13 Month Market Trend



## Compliments of...

**Kathy Plante**  
Sutton Group - West Coast Realty  
604-329-1405

www.kathyplante.com  
kathy@kathyplante.com



## Price Band & Bedroom **STATS HOUSES (DETACHED)**

SnapStats®	Inventory	Sales	Sales Ratio*
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	0	0	NA
300,001 – 400,000	1	1	100.00%
400,001 – 500,000	7	2	28.57%
500,001 – 600,000	30	11	36.67%
600,001 – 700,000	32	16	50.00%
700,001 – 800,000	28	2	7.14%
800,001 – 900,000	9	0	NA
900,001 – 1,000,000	3	1	33.33%
1,000,001 – 1,250,000	8	0	NA
1,250,001 – 1,500,000	0	0	NA
1,500,001 – 1,750,000	3	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	1	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
<b>TOTAL</b>	<b>123</b>	<b>33</b>	<b>26.83%</b>

2 Bedrooms & Less	3	1	33.33%
3 to 4 Bedrooms	40	11	27.50%
5 to 6 Bedrooms	62	20	32.26%
7 Bedrooms & More	18	1	5.56%
<b>TOTAL</b>	<b>123</b>	<b>33</b>	<b>26.83%</b>

SnapStats® Median Data	November	December	Variance
Inventory	168	123	-26.79%
Solds	50	33	-34.00%
Sale Price	\$605,309	\$616,190	1.80%
Sale Price SQFT	\$207	\$205	-0.97%
Sale to List Price Ratio	99%	99%	NA
Days on Market	45	27	-40.00%

## Community **STATS HOUSES (DETACHED)**

SnapStats®	Inventory	Sales	Sales Ratio*
Clayton	23	15	65.22%
Cloverdale	99	18	18.18%
Serpentine	1	0	NA
<b>TOTAL</b>	<b>123</b>	<b>33</b>	<b>26.83%</b>

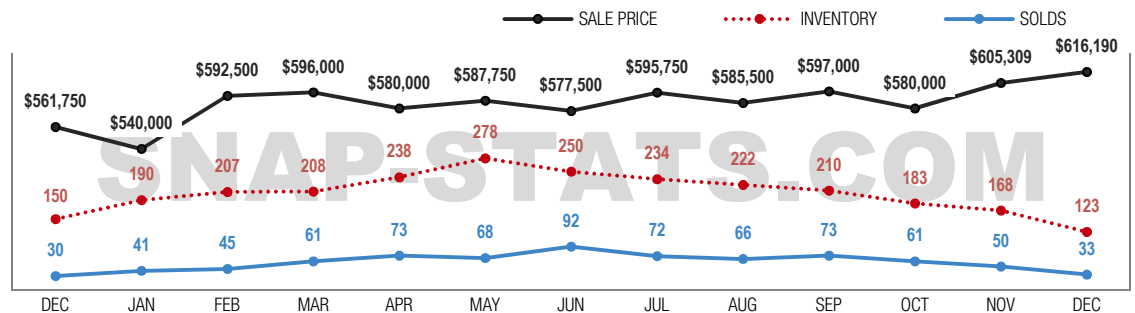
\*Sales Ratio: The percent of homes selling (Sales to Inventory Ratio)

## Market Summary

- Official Market Type **CLOVERDALE DETACHED**: Sellers market at 27% Sales Ratio average (2.7 in 10 homes selling)
- Homes are selling on average 1% below list price
- Most Active Price Band\*: \$600,000 to \$700,000 with average 50% Sales Ratio (Sellers market)
- Buyers Best Bet\*: Homes between \$700,000 to \$800,000, Cloverdale and minimum 7 bedroom properties
- Sellers Best Bet\*: Selling homes in Clayton and 5 to 6 bedroom properties

\*With a minimum inventory of 10

## 13 Month Market Trend



## Compliments of...

**Kathy Plante**  
Sutton Group - West Coast Realty  
604-329-1405

www.kathyplante.com  
kathy@kathyplante.com



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

SnapStats®	Inventory	Sales	Sales Ratio*
\$0 – 100,000	3	0	NA
100,001 – 200,000	20	2	10.00%
200,001 – 300,000	58	11	18.97%
300,001 – 400,000	63	16	25.40%
400,001 – 500,000	29	2	6.90%
500,001 – 600,000	5	1	20.00%
600,001 – 700,000	0	0	NA
700,001 – 800,000	0	0	NA
800,001 – 900,000	0	0	NA
900,001 – 1,000,000	0	0	NA
1,000,001 – 1,250,000	0	0	NA
1,250,001 – 1,500,000	0	0	NA
1,500,001 – 1,750,000	0	0	NA
1,750,001 – 2,000,000	0	0	NA
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	0	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	0	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
<b>TOTAL</b>	<b>178</b>	<b>32</b>	<b>17.98%</b>

0 to 1 Bedroom	26	1	3.85%
2 Bedrooms	63	9	14.29%
3 Bedrooms	74	19	25.68%
4 Bedrooms & Greater	15	3	20.00%
<b>TOTAL</b>	<b>178</b>	<b>32</b>	<b>17.98%</b>

SnapStats® Median Data	November	December	Variance
Inventory	224	178	-20.54%
Solds	36	32	-11.11%
Sale Price	\$324,200	\$325,821	0.50%
Sale Price SQFT	\$223	\$226	1.35%
Sale to List Price Ratio	98%	98%	NA
Days on Market	55	44	-20.00%

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

SnapStats®	Inventory	Sales	Sales Ratio*
Clayton	104	18	17.31%
Cloverdale	74	14	18.92%
Serpentine	0	0	NA
<b>TOTAL</b>	<b>178</b>	<b>32</b>	<b>17.98%</b>

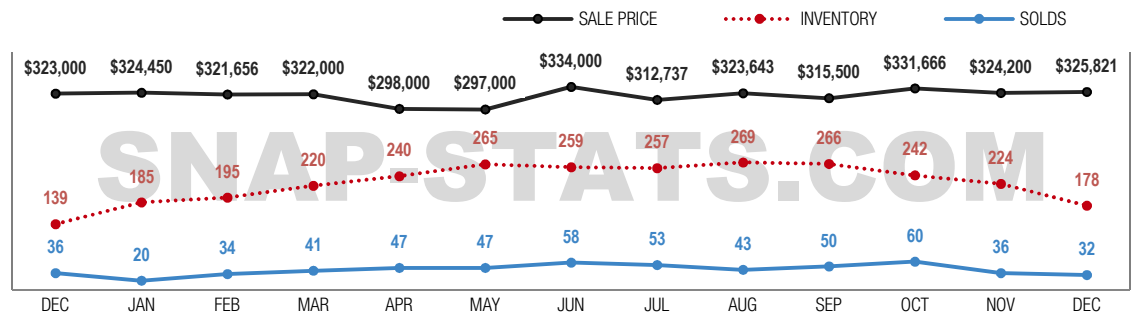
\*Sales Ratio: The percent of homes selling (Sales to Inventory Ratio)

## Market Summary

- Official Market Type **CLOVERDALE ATTACHED**: Balanced market at 18% Sales Ratio average (17% is a Buyers market)
- Homes are selling on average 2% below list price
- Most Active Price Band\*: \$300,000 to \$400,000 with average 25% Sales Ratio (Sellers market)
- Buyers Best Bet\*: Homes between \$400,000 to \$500,000 and up to 1 bedroom properties
- Sellers Best Bet\*: Selling homes with 3 bedrooms

\* With a minimum inventory of 10

## 13 Month Market Trend



## Compliments of...

**Kathy Plante**  
Sutton Group - West Coast Realty  
604-329-1405

www.kathyplante.com  
kathy@kathyplante.com



## Price Band & Bedroom **STATS HOUSES (DETACHED)**

SnapStats®	Inventory	Sales	Sales Ratio*
\$0 – 100,000	1	1	100.00%
100,001 – 200,000	0	0	NA
200,001 – 300,000	1	1	100.00%
300,001 – 400,000	14	1	7.14%
400,001 – 500,000	15	6	40.00%
500,001 – 600,000	38	27	71.05%
600,001 – 700,000	49	21	42.86%
700,001 – 800,000	46	10	21.74%
800,001 – 900,000	18	6	33.33%
900,001 – 1,000,000	14	1	7.14%
1,000,001 – 1,250,000	8	1	12.50%
1,250,001 – 1,500,000	8	0	NA
1,500,001 – 1,750,000	4	0	NA
1,750,001 – 2,000,000	2	2	100.00%
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	2	0	NA
2,500,001 – 2,750,000	2	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	0	0	NA
4,000,001 & Greater	0	0	NA
<b>TOTAL</b>	<b>226</b>	<b>77</b>	<b>34.07%</b>

2 Bedrooms & Less	3	3	100.00%
3 to 4 Bedrooms	106	40	37.74%
5 to 6 Bedrooms	94	33	35.11%
7 Bedrooms & More	23	1	4.35%
<b>TOTAL</b>	<b>226</b>	<b>77</b>	<b>34.07%</b>

SnapStats® Median Data	November	December	Variance
Inventory	298	226	-24.16%
Solds	94	77	-18.09%
Sale Price	\$580,450	\$614,000	5.78%
Sale Price SQFT	\$240	\$235	-2.08%
Sale to List Price Ratio	98%	97%	-1.02%
Days on Market	29	16	-44.83%

## Community **STATS HOUSES (DETACHED)**

SnapStats®	Inventory	Sales	Sales Ratio*
Aldergrove	23	5	21.74%
Brookwood	23	9	39.13%
Campbell Valley	15	1	6.67%
County Line Glen Valley	0	0	NA
Fort Langley	15	4	26.67%
Langley City	25	7	28.00%
Murrayville	19	6	31.58%
Otter District	1	0	NA
Salmon River	7	2	28.57%
Walnut Grove	20	16	80.00%
Willoughby Heights	78	27	34.62%
<b>TOTAL</b>	<b>226</b>	<b>77</b>	<b>34.07%</b>

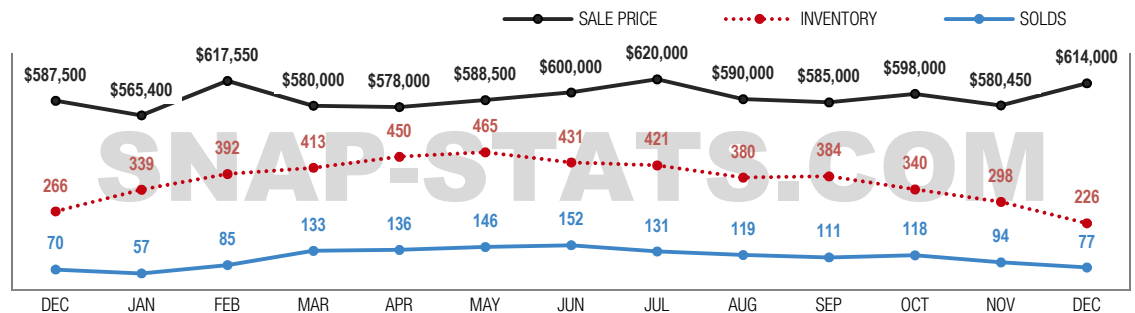
\*Sales Ratio: The percent of homes selling (Sales to Inventory Ratio)

## Market Summary

- Official Market Type **LANGLEY DETACHED**: Sellers market at 34% Sales Ratio average (3.4 in 10 homes selling)
- Homes are selling on average 3% below list price
- Most Active Price Band\*: \$500,000 to \$600,000 with average 71% Sales Ratio (Sellers market)
- Buyers Best Bet\*: Homes between \$300,000 to \$400,000/\$900,000 to \$1 mil, Campbell Valley and minimum 7 bedroom properties
- Sellers Best Bet\*: Selling homes in Walnut Grove and 3 to 6 bedroom properties

\* With a minimum inventory of 10

## 13 Month Market Trend



## Compliments of...

**Kathy Plante**  
Sutton Group - West Coast Realty  
604-329-1405

www.kathyplante.com  
kathy@kathyplante.com



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

SnapStats®	Inventory	Sales	Sales Ratio*
\$0 – 100,000	4	1	25.00%
100,001 – 200,000	88	16	18.18%
200,001 – 300,000	143	26	18.18%
300,001 – 400,000	95	31	32.63%
400,001 – 500,000	32	6	18.75%
500,001 – 600,000	2	2	100.00%
600,001 – 700,000	2	2	100.00%
700,001 – 800,000	3	1	33.33%
800,001 – 900,000	0	0	NA
900,001 – 1,000,000	0	0	NA
1,000,001 – 1,250,000	0	0	NA
1,250,001 – 1,500,000	0	0	NA
1,500,001 – 1,750,000	0	0	NA
1,750,001 – 2,000,000	0	0	NA
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	0	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	0	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
<b>TOTAL</b>	<b>369</b>	<b>85</b>	<b>23.04%</b>

0 to 1 Bedroom	50	14	28.00%
2 Bedrooms	183	35	19.13%
3 Bedrooms	104	27	25.96%
4 Bedrooms & Greater	32	9	28.13%
<b>TOTAL</b>	<b>369</b>	<b>85</b>	<b>23.04%</b>

SnapStats® Median Data	November	December	Variance
Inventory	492	369	-25.00%
Solds	80	85	6.25%
Sale Price	\$274,750	\$298,134	8.51%
Sale Price SQFT	\$224	\$217	-3.13%
Sale to List Price Ratio	98%	99%	1.02%
Days on Market	39	34	-12.82%

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

SnapStats®	Inventory	Sales	Sales Ratio*
Aldergrove	31	6	19.35%
Brookwood	0	0	NA
Campbell Valley	0	0	NA
County Line Glen Valley	0	0	NA
Fort Langley	11	8	72.73%
Langley City	123	24	19.51%
Murrayville	13	3	23.08%
Otter District	0	0	NA
Salmon River	6	2	33.33%
Walnut Grove	49	13	26.53%
Willoughby Heights	136	29	21.32%
<b>TOTAL</b>	<b>369</b>	<b>85</b>	<b>23.04%</b>

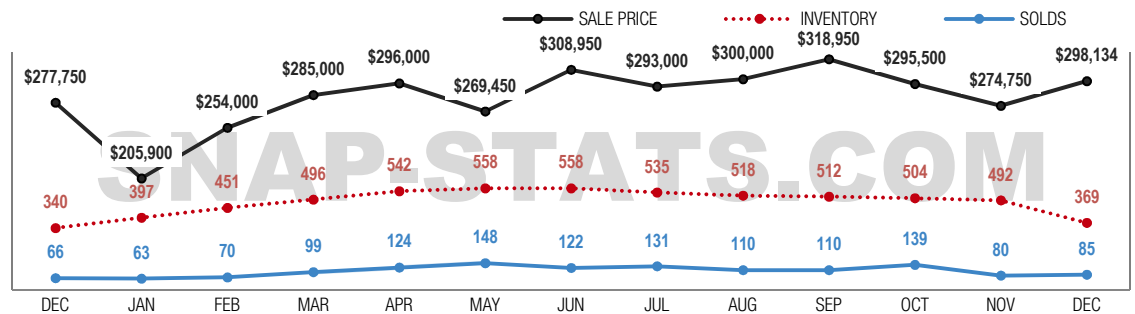
\*Sales Ratio: The percent of homes selling (Sales to Inventory Ratio)

## Market Summary

- Official Market Type **LANGLEY ATTACHED**: Sellers market at 23% Sales Ratio average (22% is a Balanced market)
- Homes are selling on average 1% below list price
- Most Active Price Band\*: \$300,000 to \$400,000 with average 33% Sales Ratio (Sellers market)
- Buyers Best Bet\*: Homes between \$100,000 to \$300,000/\$400,000 to \$500,000, Aldergrove, Langley City and 2 bedrooms
- Sellers Best Bet\*: Selling homes in Fort Langley, up to 1 bedroom and minimum 4 bedroom properties

\* With a minimum inventory of 10

## 13 Month Market Trend



## Compliments of...

**Kathy Plante**  
Sutton Group - West Coast Realty  
604-329-1405

www.kathyplante.com  
kathy@kathyplante.com



## Price Band & Bedroom *STATS HOUSES (DETACHED)*

SnapStats®	Inventory	Sales	Sales Ratio*
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	11	5	45.45%
300,001 – 400,000	74	33	44.59%
400,001 – 500,000	69	17	24.64%
500,001 – 600,000	58	18	31.03%
600,001 – 700,000	34	3	8.82%
700,001 – 800,000	17	3	17.65%
800,001 – 900,000	15	0	NA
900,001 – 1,000,000	8	0	NA
1,000,001 – 1,250,000	4	1	25.00%
1,250,001 – 1,500,000	1	0	NA
1,500,001 – 1,750,000	0	0	NA
1,750,001 – 2,000,000	0	0	NA
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	0	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	1	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
<b>TOTAL</b>	<b>292</b>	<b>80</b>	<b>27.40%</b>

2 Bedrooms & Less	14	3	21.43%
3 to 4 Bedrooms	144	49	34.03%
5 to 6 Bedrooms	108	26	24.07%
7 Bedrooms & More	26	2	7.69%
<b>TOTAL</b>	<b>292</b>	<b>80</b>	<b>27.40%</b>

SnapStats® Median Data	November	December	Variance
Inventory	393	292	-25.70%
Solds	73	80	9.59%
Sale Price	\$445,000	\$410,000	-7.87%
Sale Price SQFT	\$168	\$160	-4.76%
Sale to List Price Ratio	98%	97%	-1.02%
Days on Market	27	44	62.96%

## Community *STATS HOUSES (DETACHED)*

SnapStats®	Inventory	Sales	Sales Ratio*
Abbotsford East	104	36	34.62%
Abbotsford West	102	26	25.49%
Aberdeen	21	4	19.05%
Bradner	1	0	NA
Central Abbotsford	45	9	20.00%
Matsqui	1	1	100.00%
Poplar	15	4	26.67%
Sumas Mountain	2	0	NA
Sumas Prairie	1	0	NA
<b>TOTAL</b>	<b>292</b>	<b>80</b>	<b>27.40%</b>

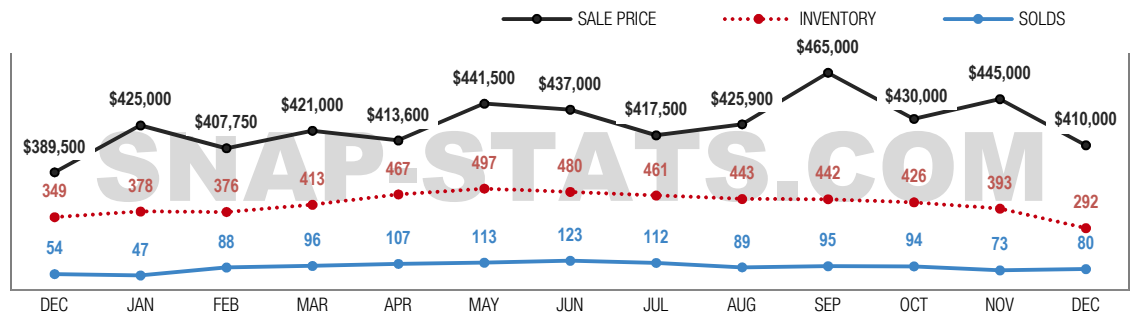
\*Sales Ratio: The percent of homes selling (Sales to Inventory Ratio)

## Market Summary

- Official Market Type **ABBOTSFORD DETACHED**: Sellers market at 27% Sales Ratio average (2.7 in 10 homes selling)
- Homes are selling on average 3% below list price
- Most Active Price Band\*: \$200,000 to \$400,000 with average 45% Sales Ratio (Sellers market)
- Buyers Best Bet\*: Homes between \$600,000 to \$700,000, Aberdeen, Central Abbotsford and minimum 7 bedroom properties
- Sellers Best Bet\*: Selling homes in Abbotsford East and 3 to 4 bedroom properties

\* With a minimum inventory of 10

## 13 Month Market Trend



## Compliments of...

**Kathy Plante**  
Sutton Group - West Coast Realty  
604-329-1405

www.kathyplante.com  
kathy@kathyplante.com



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

SnapStats®	Inventory	Sales	Sales Ratio*
\$0 – 100,000	20	3	15.00%
100,001 – 200,000	154	27	17.53%
200,001 – 300,000	115	18	15.65%
300,001 – 400,000	49	3	6.12%
400,001 – 500,000	8	2	25.00%
500,001 – 600,000	0	0	NA
600,001 – 700,000	2	0	NA
700,001 – 800,000	1	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	1	0	NA
1,750,001 – 2,000,000	0	0	NA
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	0	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	0	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
<b>TOTAL</b>	<b>350</b>	<b>53</b>	<b>15.14%</b>

0 to 1 Bedroom	38	3	7.89%
2 Bedrooms	185	33	17.84%
3 Bedrooms	110	16	14.55%
4 Bedrooms & Greater	17	1	5.88%
<b>TOTAL</b>	<b>350</b>	<b>53</b>	<b>15.14%</b>

SnapStats® Median Data	November	December	Variance
Inventory	416	350	-15.87%
Solds	67	53	-20.90%
Sale Price	\$169,000	\$195,000	15.38%
Sale Price SQFT	\$145	\$180	24.14%
Sale to List Price Ratio	95%	98%	3.16%
Days on Market	49	47	-4.08%

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

SnapStats®	Inventory	Sales	Sales Ratio*
Abbotsford East	45	8	17.78%
Abbotsford West	147	15	10.20%
Aberdeen	3	2	66.67%
Bradner	0	0	NA
Central Abbotsford	143	26	18.18%
Matsqui	0	0	NA
Poplar	12	2	16.67%
Sumas Mountain	0	0	NA
Sumas Prairie	0	0	NA
<b>TOTAL</b>	<b>350</b>	<b>53</b>	<b>15.14%</b>

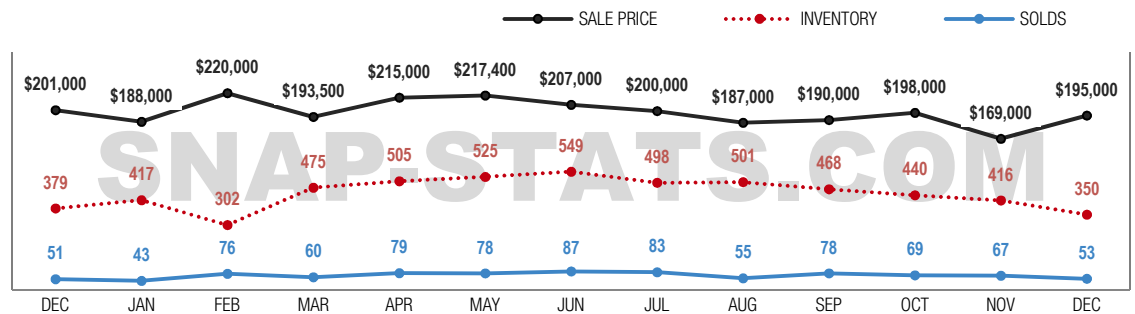
\*Sales Ratio: The percent of homes selling (Sales to Inventory Ratio)

## Market Summary

- Official Market Type **ABBOTSFORD ATTACHED**: Buyers market at 15% Sales Ratio average (1.5 in 10 homes selling)
- Homes are selling on average 2% below list price
- Most Active Price Band\*: \$100,000 to \$200,000 with average 18% Sales Ratio (Balanced market)
- Buyers Best Bet\*: Homes between \$300,000 to \$400,000, Abbotsford West and minimum 4 bedroom properties
- Sellers Best Bet\*: Selling homes in Abbotsford East, Central Abbotsford, Poplar and 2 bedroom properties

\* With a minimum inventory of 10

## 13 Month Market Trend



## Compliments of...

**Kathy Plante**  
Sutton Group - West Coast Realty  
604-329-1405

www.kathyplante.com  
kathy@kathyplante.com



## Price Band & Bedroom *STATS HOUSES (DETACHED)*

SnapStats®	Inventory	Sales	Sales Ratio*
\$0 – 100,000	0	0	NA
100,001 – 200,000	5	1	20.00%
200,001 – 300,000	30	6	20.00%
300,001 – 400,000	69	13	18.84%
400,001 – 500,000	60	11	18.33%
500,001 – 600,000	25	4	16.00%
600,001 – 700,000	9	1	11.11%
700,001 – 800,000	2	0	NA
800,001 – 900,000	2	0	NA
900,001 – 1,000,000	0	0	NA
1,000,001 – 1,250,000	1	0	NA
1,250,001 – 1,500,000	0	0	NA
1,500,001 – 1,750,000	0	0	NA
1,750,001 – 2,000,000	1	0	NA
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	0	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	0	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
<b>TOTAL</b>	<b>204</b>	<b>36</b>	<b>17.65%</b>

2 Bedrooms & Less	24	1	4.17%
3 to 4 Bedrooms	114	25	21.93%
5 to 6 Bedrooms	60	9	15.00%
7 Bedrooms & More	6	1	16.67%
<b>TOTAL</b>	<b>204</b>	<b>36</b>	<b>17.65%</b>

SnapStats® Median Data	November	December	Variance
Inventory	248	204	-17.74%
Solds	47	36	-23.40%
Sale Price	\$375,000	\$365,250	-2.60%
Sale Price SQFT	\$156	\$148	-5.13%
Sale to List Price Ratio	98%	94%	-4.08%
Days on Market	49	69	40.82%

## Community *STATS HOUSES (DETACHED)*

SnapStats®	Inventory	Sales	Sales Ratio*
Dewdney Deroche	1	0	NA
Durieu	5	0	NA
Hatzic	24	4	16.67%
Hemlock	5	1	20.00%
Lake Errock	10	1	10.00%
Mission	152	30	19.74%
Mission West	2	0	NA
Stave Falls	4	0	NA
Steelhead	1	0	NA
<b>TOTAL</b>	<b>204</b>	<b>36</b>	<b>17.65%</b>

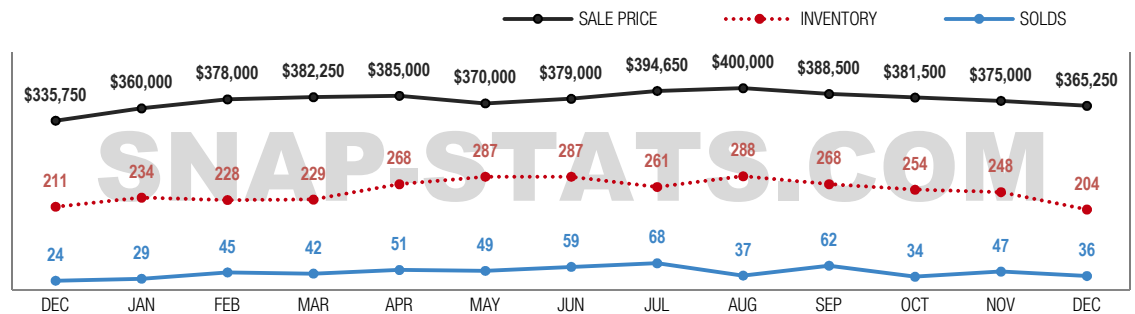
\*Sales Ratio: The percent of homes selling (Sales to Inventory Ratio)

## Market Summary

- Official Market Type **MISSION DETACHED**: Balanced market at 18% Sales Ratio average (17% is a Buyers market)
- Homes are selling on average 6% below list price
- Most Active Price Band\*: \$200,000 to \$300,000 with average 20% Sales Ratio (Balanced market)
- Buyers Best Bet\*: Homes between \$600,000 to \$700,000, Lake Errock and up to 2 bedroom properties
- Sellers Best Bet\*: Selling homes in Mission and 3 to 4 bedroom properties

\* With a minimum inventory of 10

## 13 Month Market Trend



## Compliments of...

**Kathy Plante**  
Sutton Group - West Coast Realty  
604-329-1405

www.kathyplante.com  
kathy@kathyplante.com



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

SnapStats®	Inventory	Sales	Sales Ratio*
\$0 – 100,000	3	0	NA
100,001 – 200,000	32	1	3.13%
200,001 – 300,000	26	2	7.69%
300,001 – 400,000	2	0	NA
400,001 – 500,000	0	0	NA
500,001 – 600,000	0	0	NA
600,001 – 700,000	0	0	NA
700,001 – 800,000	0	0	NA
800,001 – 900,000	0	0	NA
900,001 – 1,000,000	0	0	NA
1,000,001 – 1,250,000	0	0	NA
1,250,001 – 1,500,000	0	0	NA
1,500,001 – 1,750,000	0	0	NA
1,750,001 – 2,000,000	0	0	NA
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	0	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	0	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
<b>TOTAL</b>	<b>63</b>	<b>3</b>	<b>4.76%</b>

0 to 1 Bedroom	12	1	8.33%
2 Bedrooms	36	0	NA
3 Bedrooms	14	2	14.29%
4 Bedrooms & Greater	1	0	NA
<b>TOTAL</b>	<b>63</b>	<b>3</b>	<b>4.76%</b>

SnapStats® Median Data	November	December	Variance
Inventory	69	63	-8.70%
Solds	5	3	-40.00%
Sale Price	\$107,500	\$233,500	117.21%
Sale Price SQFT	\$104	\$193	85.58%
Sale to List Price Ratio	98%	97%	-1.02%
Days on Market	245	86	-64.90%

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

SnapStats®	Inventory	Sales	Sales Ratio*
Dewdney Deroche	0	0	NA
Durieu	0	0	NA
Hatzic	0	0	NA
Hemlock	9	0	NA
Lake Errock	0	0	NA
Mission	54	3	5.56%
Mission West	0	0	NA
Stave Falls	0	0	NA
Steelhead	0	0	NA
<b>TOTAL</b>	<b>63</b>	<b>3</b>	<b>4.76%</b>

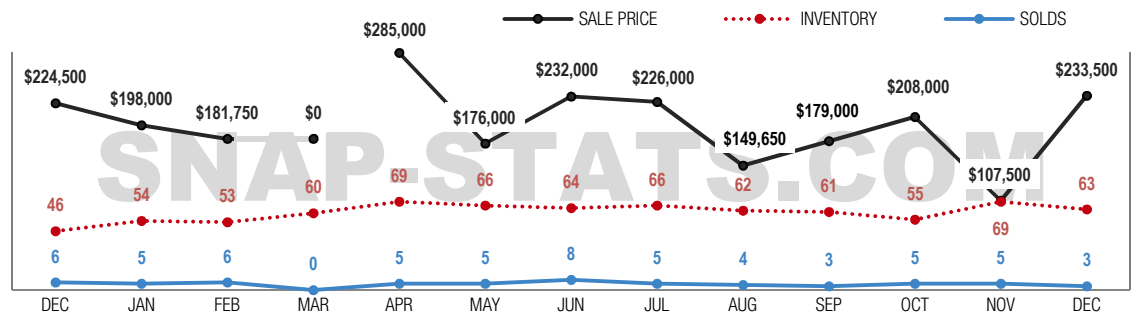
\*Sales Ratio: The percent of homes selling (Sales to Inventory Ratio)

## Market Summary

- Official Market Type **MISSION ATTACHED**: Buyers market at 5% Sales Ratio average (5 in 100 homes selling)
- Homes are selling on average 3% below list price
- Most Active Price Band\*: \$200,000 to \$300,000 with average 8% Sales Ratio (Buyers market)
- Buyers Best Bet\*: Homes between \$100,000 to \$200,000 and up to 1 bedroom properties
- Sellers Best Bet\*: Selling homes in Mission and 3 bedroom properties

\* With a minimum inventory of 10

## 13 Month Market Trend



## Compliments of...

**Kathy Plante**  
Sutton Group - West Coast Realty  
604-329-1405

www.kathyplante.com  
kathy@kathyplante.com

