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

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SnapStats®

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FRASER VALLEY EDITION

Surrey
South Surrey
White Rock
North Delta
Cloverdale
Langley
Abbotsford
Mission

SnapStats® SURREY DECEMBER 2019

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	2	0	NA
500,001 – 600,000	2	1	50%
600,001 – 700,000	4	2	50%
700,001 – 800,000	28	20	71%
800,001 – 900,000	46	23	50%
900,001 – 1,000,000	72	27	38%
1,000,001 – 1,250,000	128	50	39%
1,250,001 – 1,500,000	124	28	23%
1,500,001 – 1,750,000	54	14	26%
1,750,001 – 2,000,000	39	1	3%
2,000,001 – 2,250,000	9	0	NA
2,250,001 – 2,500,000	6	0	NA
2,500,001 – 2,750,000	3	0	NA
2,750,001 – 3,000,000	6	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	2	0	NA
TOTAL*	525	166	32%
2 Bedrooms & Less	13	3	23%
3 to 4 Bedrooms	163	57	35%
5 to 6 Bedrooms	184	48	26%
7 Bedrooms & More	165	58	35%
TOTAL*	525	166	32%

SnapStats®	November	December	Variance
Inventory	803	525	-35%
Solds	164	166	1%
Sale Price	$1,007,857	$1,056,250	5%
Sale Price SQFT	$375	$350	-7%
Sale to List Price Ratio	96%	96%	0%
Days on Market	30	34	13%

Community *DETACHED HOUSES*

SnapStats®	Inventory	Sales	Sales Ratio
Bear Creek Green Timbers	31	16	52%
Bolivar Heights	37	9	24%
Bridgeview	9	2	22%
Cedar Hills	38	8	21%
East Newton	56	20	36%
Fleetwood Tynehead	48	26	54%
Fraser Heights	39	16	41%
Guildford	15	4	27%
Panorama Ridge	67	13	19%
Port Kells	0	2	NA*
Queen Mary Park	43	6	14%
Royal Heights	12	4	33%
Sullivan Station	35	16	46%
West Newton	50	21	42%
Whalley	45	3	7%
TOTAL*	525	166	32%

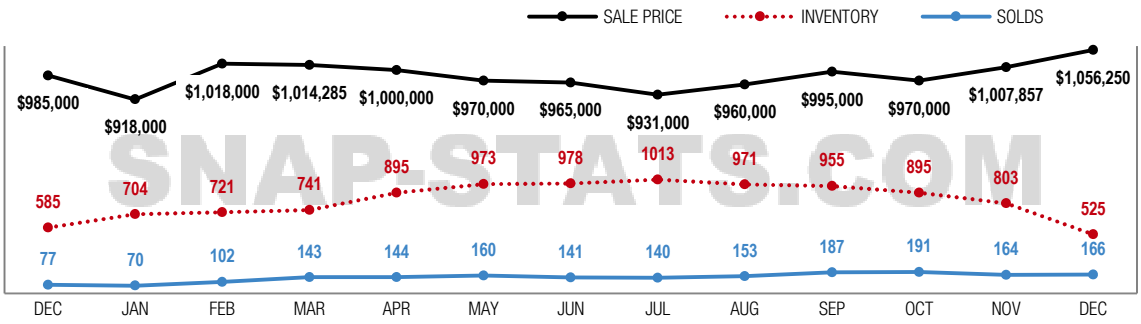
**Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.*

Market Summary

- Market Type Indicator **SURREY DETACHED**: Sellers Market at 32% Sales Ratio average (3.2 in 10 homes selling rate)
- Homes are selling on average 4% below list price
- Most Active Price Band** $700,000 to $800,000 with average 71% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between $1.75 mil to $2 mil, Panorama Ridge, Queen Mary Park, Whalley and up to 2 bedroom properties
- Sellers Best Bet** Selling homes in Bear Creek Green Timbers, Fleetwood Tynehead and 3 to 4 / minimum 7 bedroom properties

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

13 Month Market Trend



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SnapStats® SURREY DECEMBER 2019

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	23	13	57%
300,001 – 400,000	125	54	43%
400,001 – 500,000	132	67	51%
500,001 – 600,000	161	49	30%
600,001 – 700,000	75	22	29%
700,001 – 800,000	32	5	16%
800,001 – 900,000	4	0	NA
900,001 – 1,000,000	2	0	NA
1,000,001 – 1,250,000	1	0	NA
1,250,001 – 1,500,000	0	0	NA
1,500,001 – 1,750,000	0	0	NA
1,750,001 – 2,000,000	0	0	NA
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	0	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	0	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	555	210	38%
0 to 1 Bedroom	110	43	39%
2 Bedrooms	226	93	41%
3 Bedrooms	174	57	33%
4 Bedrooms & Greater	45	17	38%
TOTAL*	555	210	38%

SnapStats®	November	December	Variance
Inventory	776	555	-28%
Solds	237	210	-11%
Sale Price	$417,500	$447,500	7%
Sale Price SQFT	$418	$422	1%
Sale to List Price Ratio	97%	98%	1%
Days on Market	27	36	33%

Community *CONDOS & TOWNHOMES*

SnapStats®	Inventory	Sales	Sales Ratio
Bear Creek Green Timbers	7	4	57%
Bolivar Heights	13	1	8%
Bridgeview	2	0	NA
Cedar Hills	2	0	NA
East Newton	49	15	31%
Fleetwood Tynehead	42	13	31%
Fraser Heights	1	0	NA
Guildford	93	36	39%
Panorama Ridge	16	3	19%
Port Kells	0	0	NA
Queen Mary Park	36	11	31%
Royal Heights	0	1	NA*
Sullivan Station	50	27	54%
West Newton	57	24	42%
Whalley	187	75	40%
TOTAL*	555	210	38%

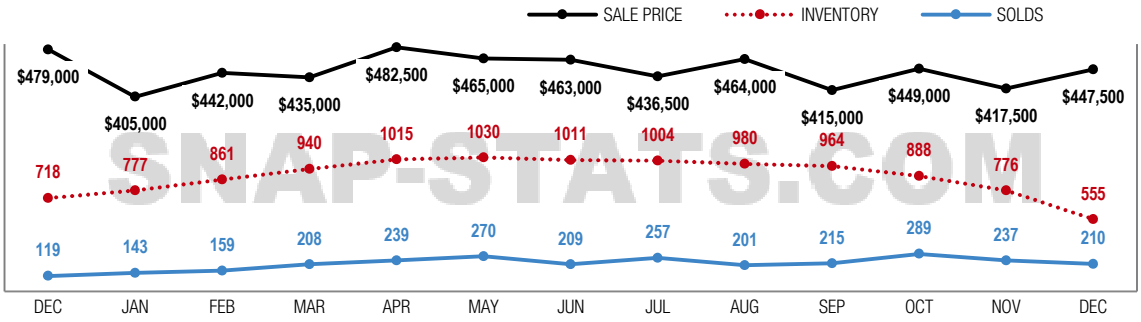
**Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.*

Market Summary

- Market Type Indicator **SURREY ATTACHED**: Sellers Market at 38% Sales Ratio average (3.8 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 57% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between $700,000 to $800,000, Bolivar Heights, Panorama Ridge and 3 bedroom properties
- Sellers Best Bet** Selling homes in Sullivan Station and 2 bedroom properties

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

13 Month Market Trend



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SnapStats® S SURREY WHITE ROCK DECEMBER 2019

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	1	NA*
600,001 – 700,000	0	0	NA
700,001 – 800,000	0	1	NA*
800,001 – 900,000	3	5	167%*
900,001 – 1,000,000	18	6	33%
1,000,001 – 1,250,000	47	13	28%
1,250,001 – 1,500,000	70	19	27%
1,500,001 – 1,750,000	41	7	17%
1,750,001 – 2,000,000	47	4	9%
2,000,001 – 2,250,000	28	1	4%
2,250,001 – 2,500,000	31	2	6%
2,500,001 – 2,750,000	13	2	15%
2,750,001 – 3,000,000	15	0	NA
3,000,001 – 3,500,000	11	0	NA
3,500,001 – 4,000,000	14	0	NA
4,000,001 & Greater	20	0	NA
TOTAL*	358	61	17%
2 Bedrooms & Less	15	9	60%
3 to 4 Bedrooms	164	25	15%
5 to 6 Bedrooms	151	22	15%
7 Bedrooms & More	28	5	18%
TOTAL*	358	61	17%

SnapStats®	November	December	Variance
Inventory	501	358	-29%
Solds	73	61	-16%
Sale Price	$1,190,000	$1,298,800	9%
Sale Price SQFT	$448	$419	-6%
Sale to List Price Ratio	93%	96%	3%
Days on Market	41	51	24%

Community *DETACHED HOUSES*

SnapStats®	Inventory	Sales	Sales Ratio
Crescent Beach Ocean Park	58	5	9%
Elgin Chantrell	47	6	13%
Grandview	39	7	18%
Hazelmere	2	0	NA
King George Corridor	32	8	25%
Morgan Creek	29	10	34%
Pacific Douglas	19	7	37%
Sunnyside Park	29	5	17%
White Rock	103	13	13%
TOTAL*	358	61	17%

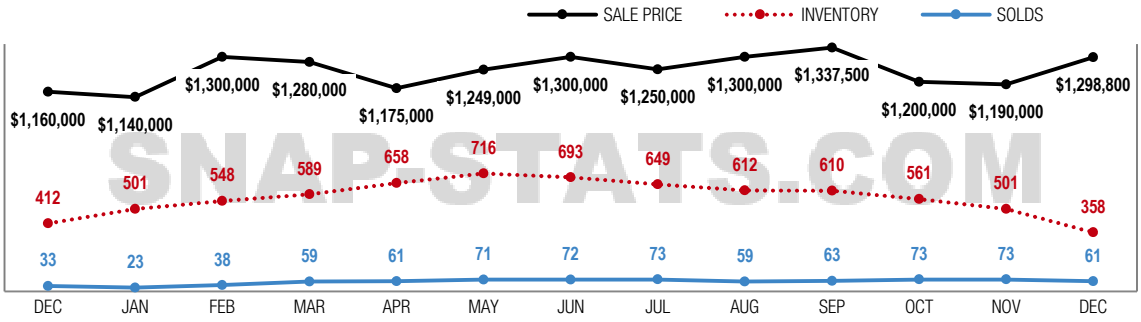
**Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.*

Market Summary

- Market Type Indicator **S SURREY WHITE ROCK DETACHED**: Balanced Market at 17% Sales Ratio average (1.7 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 33% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between $2 mil to $2.25 mil, Crescent Beach Ocean Park and 3 to 6 bedroom properties
- Sellers Best Bet** Selling homes in Morgan Creek, Pacific Douglas and up to 2 bedroom properties

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

13 Month Market Trend



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SnapStats® S SURREY WHITE ROCK DECEMBER 2019

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	9	6	67%
300,001 – 400,000	25	14	56%
400,001 – 500,000	63	22	35%
500,001 – 600,000	45	13	29%
600,001 – 700,000	62	17	27%
700,001 – 800,000	62	9	15%
800,001 – 900,000	26	7	27%
900,001 – 1,000,000	11	3	27%
1,000,001 – 1,250,000	10	0	NA
1,250,001 – 1,500,000	5	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	1	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*	325	92	28%
0 to 1 Bedroom	37	16	43%
2 Bedrooms	156	40	26%
3 Bedrooms	80	22	28%
4 Bedrooms & Greater	52	14	27%
TOTAL*	325	92	28%

SnapStats®	November	December	Variance
Inventory	478	325	-32%
Solds	120	92	-23%
Sale Price	$563,750	$536,500	-5%
Sale Price SQFT	$435	$427	-2%
Sale to List Price Ratio	97%	98%	1%
Days on Market	26	32	23%

Community *CONDOS & TOWNHOMES*

SnapStats®	Inventory	Sales	Sales Ratio
Crescent Beach Ocean Park	5	2	40%
Elgin Chantrell	4	1	25%
Grandview	100	29	29%
Hazelmere	1	0	NA
King George Corridor	64	20	31%
Morgan Creek	27	5	19%
Pacific Douglas	15	4	27%
Sunnyside Park	31	10	32%
White Rock	78	21	27%
TOTAL*	325	92	28%

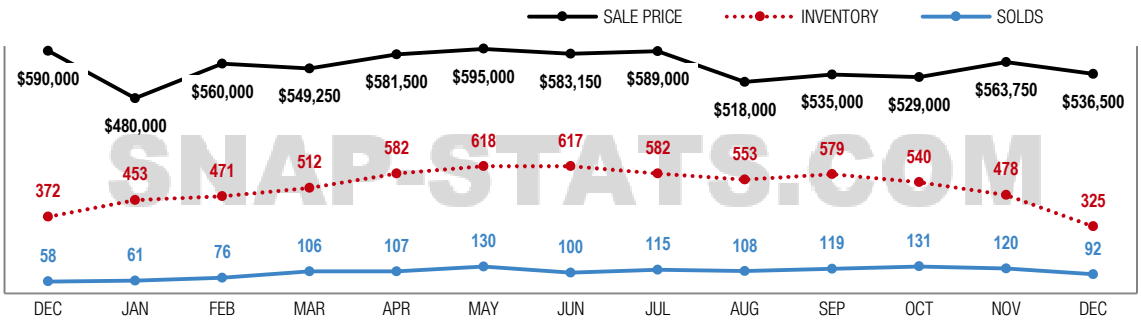
**Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.*

Market Summary

- Market Type Indicator **S SURREY WHITE ROCK 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 67% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between $700,000 to $800,000, Morgan Creek and 2 bedroom properties
- Sellers Best Bet** Selling homes in Crescent Beach Ocean Park and up to 1 bedroom properties

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

13 Month Market Trend



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SnapStats® NORTH DELTA DECEMBER 2019

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	3	3	100%
800,001 – 900,000	7	19	271%*
900,001 – 1,000,000	13	5	38%
1,000,001 – 1,250,000	22	12	55%
1,250,001 – 1,500,000	18	4	22%
1,500,001 – 1,750,000	16	1	6%
1,750,001 – 2,000,000	4	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
TOTAL*	84	45	54%
2 Bedrooms & Less	2	0	NA
3 to 4 Bedrooms	37	26	70%
5 to 6 Bedrooms	32	17	53%
7 Bedrooms & More	13	2	15%
TOTAL*	84	45	54%

SnapStats®	November	December	Variance
Inventory	141	84	-40%
Solds	33	45	36%
Sale Price	$937,000	$900,000	-4%
Sale Price SQFT	$395	$380	-4%
Sale to List Price Ratio	98%	101%	3%
Days on Market	31	24	-23%

Community *DETACHED HOUSES*

SnapStats®	Inventory	Sales	Sales Ratio
Annieville	20	9	45%
Nordel	20	16	80%
Scottsdale	26	12	46%
Sunshine Hills Woods	18	8	44%
TOTAL*	84	45	54%

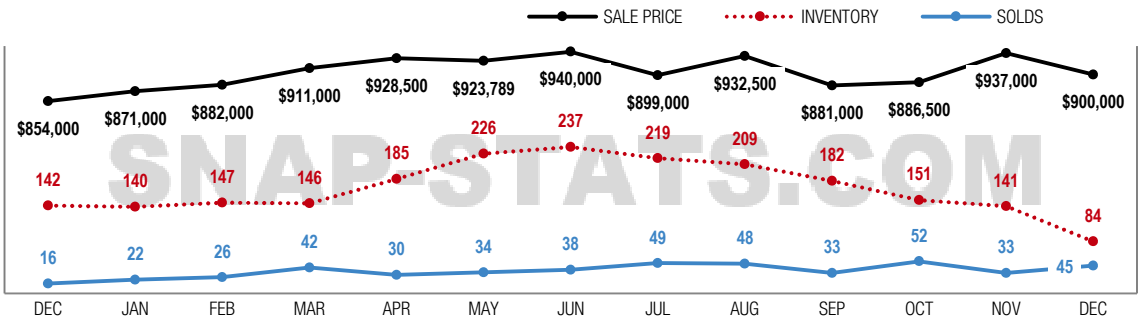
**Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.*

Market Summary

- Market Type Indicator **NORTH DELTA DETACHED**: Sellers Market at 54% Sales Ratio average (5.4 in 10 homes selling rate)
- Homes are selling on average 1% above list price
- Most Active Price Band** $800,000 to $900,000 with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between $1.5 mil to $1.75 mil, Annieville, Scottsdale, Sunshine Hills Woods and minimum 7 bedrooms
- Sellers Best Bet** Selling homes in Nordel and 3 to 4 bedrooms

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

13 Month Market Trend



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SnapStats® NORTH DELTA DECEMBER 2019

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	3	2	67%
300,001 – 400,000	0	3	NA*
400,001 – 500,000	10	1	10%
500,001 – 600,000	10	1	10%
600,001 – 700,000	9	3	33%
700,001 – 800,000	5	2	40%
800,001 – 900,000	4	0	NA
900,001 – 1,000,000	1	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*	42	12	29%
0 to 1 Bedroom	3	2	67%
2 Bedrooms	17	3	18%
3 Bedrooms	16	4	25%
4 Bedrooms & Greater	6	3	50%
TOTAL*	42	12	29%

SnapStats®	November	December	Variance
Inventory	60	42	-30%
Solds	17	12	-29%
Sale Price	$468,000	$499,950	7%
Sale Price SQFT	$561	$436	-22%
Sale to List Price Ratio	96%	100%	4%
Days on Market	25	40	60%

Community *CONDOS & TOWNHOMES*

SnapStats®	Inventory	Sales	Sales Ratio
Annieville	13	5	38%
Nordel	10	3	30%
Scottsdale	12	2	17%
Sunshine Hills Woods	7	2	29%
TOTAL*	42	12	29%

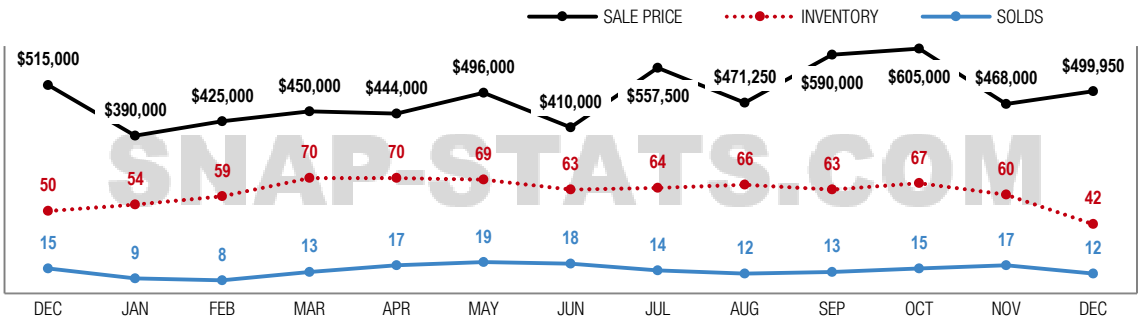
**Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.*

Market Summary

- Market Type Indicator **NORTH DELTA ATTACHED**: Sellers Market at 29% Sales Ratio average (2.9 in 10 homes selling rate)
- Homes are selling on average 100% of list price
- Most Active Price Band** $600,000 to $700,000 with average 33% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between $400,000 to $600,000, Scottsdale and 2 bedroom properties
- Sellers Best Bet** Selling homes in Annieville and 3 bedroom properties

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

13 Month Market Trend



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SnapStats® CLOVERDALE DECEMBER 2019

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	0	2	NA*
800,001 – 900,000	12	5	42%
900,001 – 1,000,000	15	10	67%
1,000,001 – 1,250,000	13	8	62%
1,250,001 – 1,500,000	11	3	27%
1,500,001 – 1,750,000	10	1	10%
1,750,001 – 2,000,000	3	0	NA
2,000,001 – 2,250,000	3	0	NA
2,250,001 – 2,500,000	0	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*	70	30	43%
2 Bedrooms & Less	7	0	NA
3 to 4 Bedrooms	19	13	68%
5 to 6 Bedrooms	28	12	43%
7 Bedrooms & More	16	5	31%
TOTAL*	70	30	43%

SnapStats®	November	December	Variance
Inventory	115	70	-39%
Solds	35	30	-14%
Sale Price	$960,000	$977,500	2%
Sale Price SQFT	$358	$349	-3%
Sale to List Price Ratio	98%	97%	-1%
Days on Market	63	18	-71%

Community *DETACHED HOUSES*

SnapStats®	Inventory	Sales	Sales Ratio
Clayton	10	3	30%
Cloverdale	60	27	45%
Serpentine	0	0	NA
TOTAL*	70	30	43%

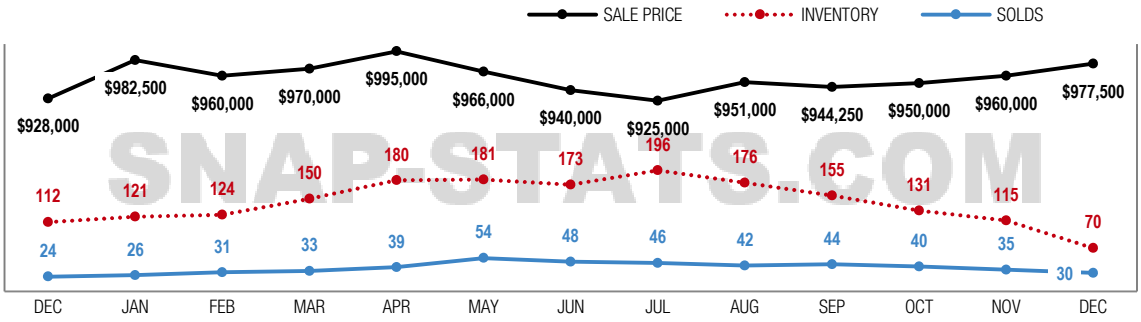
**Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.*

Market Summary

- Market Type Indicator **CLOVERDALE DETACHED**: Sellers Market at 43% Sales Ratio average (4.3 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 67% 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

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

13 Month Market Trend



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SnapStats® CLOVERDALE DECEMBER 2019

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	4	3	75%
300,001 – 400,000	11	12	109%*
400,001 – 500,000	13	14	108%*
500,001 – 600,000	25	16	64%
600,001 – 700,000	22	9	41%
700,001 – 800,000	4	4	100%
800,001 – 900,000	3	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*	82	58	71%
0 to 1 Bedroom	10	8	80%
2 Bedrooms	31	24	77%
3 Bedrooms	26	22	85%
4 Bedrooms & Greater	15	4	27%
TOTAL*	82	58	71%

SnapStats®	November	December	Variance
Inventory	142	82	-42%
Solds	56	58	4%
Sale Price	$477,500	$502,500	5%
Sale Price SQFT	$447	$396	-11%
Sale to List Price Ratio	99%	100%	1%
Days on Market	27	29	7%

Community *CONDOS & TOWNHOMES*

SnapStats®	Inventory	Sales	Sales Ratio
Clayton	40	34	85%
Cloverdale	42	24	57%
Serpentine	0	0	NA
TOTAL*	82	58	71%

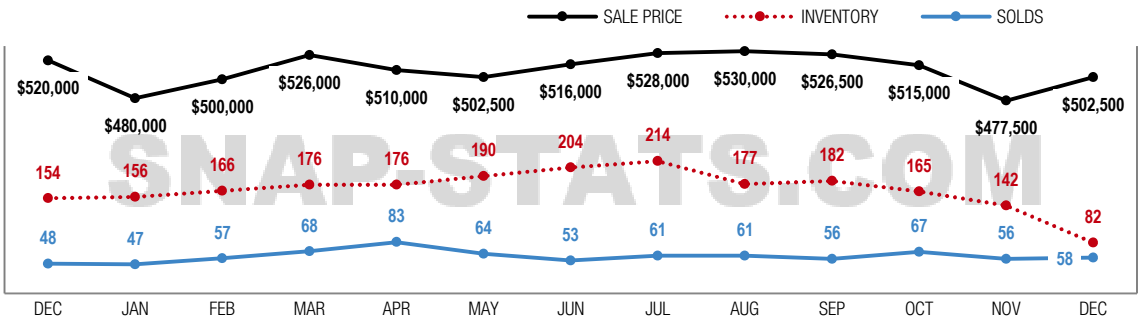
**Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.*

Market Summary

- Market Type Indicator **CLOVERDALE ATTACHED**: Sellers Market at 71% Sales Ratio average (7.1 in 10 homes selling rate)
- Homes are selling on average 100% of list price
- Most Active Price Band** $300,000 to $500,000 with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between $600,000 to $700,000, Cloverdale and minimum 4 bedroom properties
- Sellers Best Bet** Selling homes in Clayton and 3 bedroom properties

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

13 Month Market Trend



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SnapStats® LANGLEY DECEMBER 2019

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	1	0	NA
300,001 – 400,000	1	0	NA
400,001 – 500,000	0	0	NA
500,001 – 600,000	1	2	200%*
600,001 – 700,000	2	5	250%*
700,001 – 800,000	18	9	50%
800,001 – 900,000	21	9	43%
900,001 – 1,000,000	12	10	83%
1,000,001 – 1,250,000	48	22	46%
1,250,001 – 1,500,000	37	4	11%
1,500,001 – 1,750,000	14	2	14%
1,750,001 – 2,000,000	13	2	15%
2,000,001 – 2,250,000	3	0	NA
2,250,001 – 2,500,000	4	0	NA
2,500,001 – 2,750,000	4	0	NA
2,750,001 – 3,000,000	2	0	NA
3,000,001 – 3,500,000	4	0	NA
3,500,001 – 4,000,000	3	0	NA
4,000,001 & Greater	8	0	NA
TOTAL*	196	65	33%
2 Bedrooms & Less	16	1	6%
3 to 4 Bedrooms	92	40	43%
5 to 6 Bedrooms	72	22	31%
7 Bedrooms & More	16	2	13%
TOTAL*	196	65	33%

SnapStats®	November	December	Variance
Inventory	296	196	-34%
Solds	82	65	-21%
Sale Price	$980,750	$975,000	-1%
Sale Price SQFT	$420	$416	-1%
Sale to List Price Ratio	100%	98%	-2%
Days on Market	27	36	33%

Community *DETACHED HOUSES*

SnapStats®	Inventory	Sales	Sales Ratio
Aldergrove	23	15	65%
Brookswood	19	11	58%
Campbell Valley	14	1	7%
County Line Glen Valley	4	0	NA
Fort Langley	7	2	29%
Langley City	41	5	12%
Murrayville	9	3	33%
Otter District	1	0	NA
Salmon River	12	3	25%
Walnut Grove	21	12	57%
Willoughby Heights	45	13	29%
TOTAL*	196	65	33%

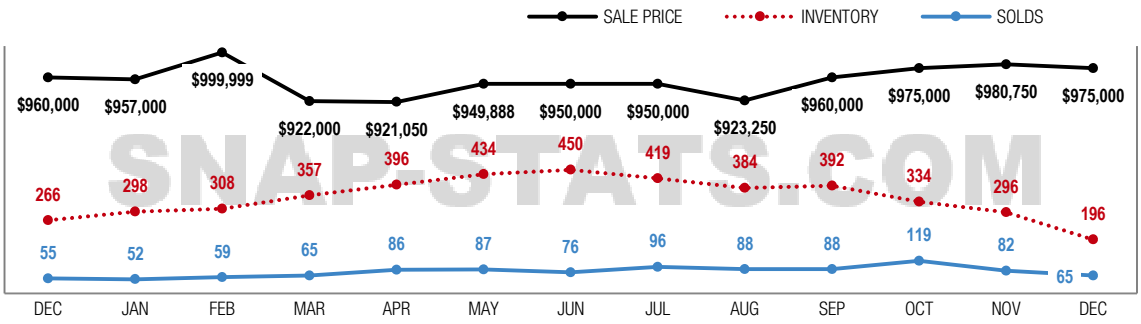
**Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.*

Market Summary

- Market Type Indicator **LANGLEY DETACHED**: Sellers Market at 33% Sales Ratio average (3.3 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band** $900,000 to $1 mil with average 83% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between $1.25 mil to $1.5 mil, Campbell Valley, Langley City and up to 2 bedroom properties
- Sellers Best Bet** Selling homes in Aldergrove, Brookswood, Walnut Grove and 3 to 4 bedroom properties

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

13 Month Market Trend



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SnapStats® LANGLEY DECEMBER 2019

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	4	6	150%*
300,001 – 400,000	80	29	36%
400,001 – 500,000	81	24	30%
500,001 – 600,000	79	36	46%
600,001 – 700,000	59	26	44%
700,001 – 800,000	5	8	160%*
800,001 – 900,000	3	0	NA
900,001 – 1,000,000	1	0	NA
1,000,001 – 1,250,000	1	0	NA
1,250,001 – 1,500,000	1	0	NA
1,500,001 – 1,750,000	0	0	NA
1,750,001 – 2,000,000	0	0	NA
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	0	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	0	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	314	129	41%
0 to 1 Bedroom	59	12	20%
2 Bedrooms	167	66	40%
3 Bedrooms	68	38	56%
4 Bedrooms & Greater	20	13	65%
TOTAL*	314	129	41%

SnapStats®	November	December	Variance
Inventory	446	314	-30%
Solds	159	129	-19%
Sale Price	$523,714	$530,000	1%
Sale Price SQFT	$400	$432	8%
Sale to List Price Ratio	99%	97%	-2%
Days on Market	23	26	13%

Community *CONDOS & TOWNHOMES*

SnapStats®	Inventory	Sales	Sales Ratio
Aldergrove	6	4	67%
Brookswood	0	0	NA
Campbell Valley	0	0	NA
County Line Glen Valley	0	0	NA
Fort Langley	3	1	33%
Langley City	121	36	30%
Murrayville	29	7	24%
Otter District	0	0	NA
Salmon River	1	2	200%*
Walnut Grove	20	12	60%
Willoughby Heights	134	67	50%
TOTAL*	314	129	41%

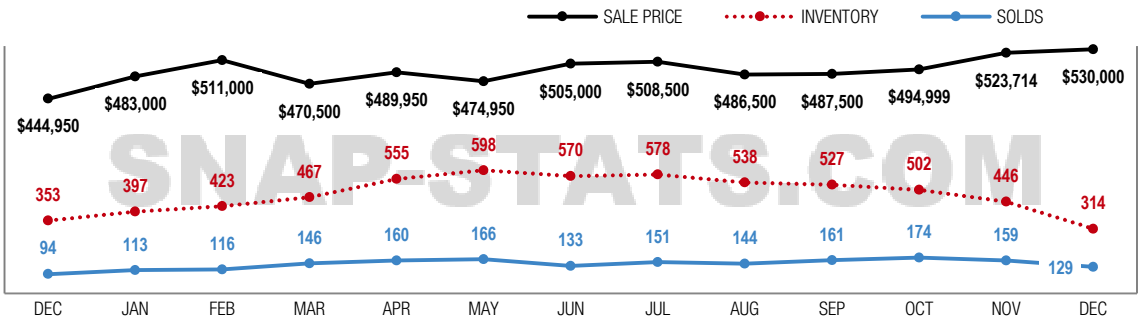
**Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.*

Market Summary

- Market Type Indicator **LANGLEY ATTACHED**: Sellers Market at 41% Sales Ratio average (4.1 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 >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between $400,000 to $500,000, Murrayville and up to 1 bedroom properties
- Sellers Best Bet** Selling homes in Walnut Grove, Willoughby Heights and minimum 4 bedroom properties

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

13 Month Market Trend



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SnapStats® ABBOTSFORD DECEMBER 2019

Price Band & Bedroom *DETACHED HOUSES*

SnapStats®	Inventory	Sales	Sales Ratio
$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	0	0	NA
300,001 – 400,000	1	0	NA
400,001 – 500,000	0	0	NA
500,001 – 600,000	4	5	125%*
600,001 – 700,000	24	20	83%
700,001 – 800,000	51	26	51%
800,001 – 900,000	40	9	23%
900,001 – 1,000,000	25	7	28%
1,000,001 – 1,250,000	35	7	20%
1,250,001 – 1,500,000	22	0	NA
1,500,001 – 1,750,000	5	1	20%
1,750,001 – 2,000,000	3	0	NA
2,000,001 – 2,250,000	2	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
TOTAL*	213	75	35%
2 Bedrooms & Less	5	2	40%
3 to 4 Bedrooms	98	39	40%
5 to 6 Bedrooms	89	29	33%
7 Bedrooms & More	21	5	24%
TOTAL*	213	75	35%

SnapStats®	November	December	Variance
Inventory	375	213	-43%
Solds	74	75	1%
Sale Price	$763,250	$750,000	-2%
Sale Price SQFT	$296	$297	0%
Sale to List Price Ratio	98%	99%	1%
Days on Market	42	53	26%

Community *DETACHED HOUSES*

SnapStats®	Inventory	Sales	Sales Ratio
Abbotsford East	79	29	37%
Abbotsford West	61	23	38%
Aberdeen	24	3	13%
Bradner	2	0	NA
Central Abbotsford	28	15	54%
Matsqui	4	1	25%
Poplar	9	4	44%
Sumas Mountain	6	0	NA
Sumas Prairie	0	0	NA
TOTAL*	213	75	35%

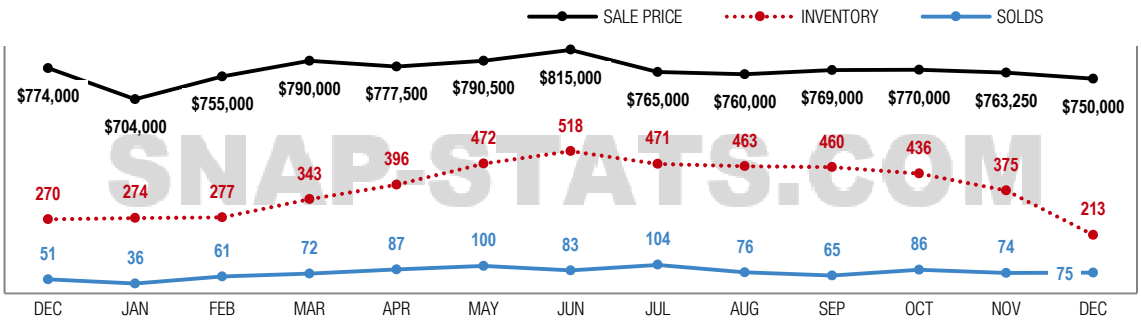
**Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.*

Market Summary

- Market Type Indicator **ABBOTSFORD DETACHED**: Sellers Market at 35% Sales Ratio average (3.5 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 83% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between $1 mil to $1.25 mil, Aberdeen and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Central Abbotsford, Poplar and up to 4 bedroom properties

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

13 Month Market Trend



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SnapStats® ABBOTSFORD DECEMBER 2019

Price Band & Bedroom *CONDOS & TOWNHOMES*

SnapStats®	Inventory	Sales	Sales Ratio
$0 – 100,000	0	0	NA
100,001 – 200,000	6	2	33%
200,001 – 300,000	82	38	46%
300,001 – 400,000	55	22	40%
400,001 – 500,000	58	14	24%
500,001 – 600,000	38	5	13%
600,001 – 700,000	19	2	11%
700,001 – 800,000	3	1	33%
800,001 – 900,000	0	0	NA
900,001 – 1,000,000	0	1	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*	261	85	33%
0 to 1 Bedroom	30	8	27%
2 Bedrooms	152	56	37%
3 Bedrooms	65	17	26%
4 Bedrooms & Greater	14	4	29%
TOTAL*	261	85	33%

SnapStats®	November	December	Variance
Inventory	365	261	-28%
Solds	121	85	-30%
Sale Price	$360,000	$308,000	-14%
Sale Price SQFT	$335	$296	-12%
Sale to List Price Ratio	97%	97%	0%
Days on Market	23	39	70%

Community *CONDOS & TOWNHOMES*

SnapStats®	Inventory	Sales	Sales Ratio
Abbotsford East	26	11	42%
Abbotsford West	111	40	36%
Aberdeen	1	1	100%
Bradner	0	0	NA
Central Abbotsford	115	28	24%
Matsqui	0	0	NA
Poplar	8	5	63%
Sumas Mountain	0	0	NA
Sumas Prairie	0	0	NA
TOTAL*	261	85	33%

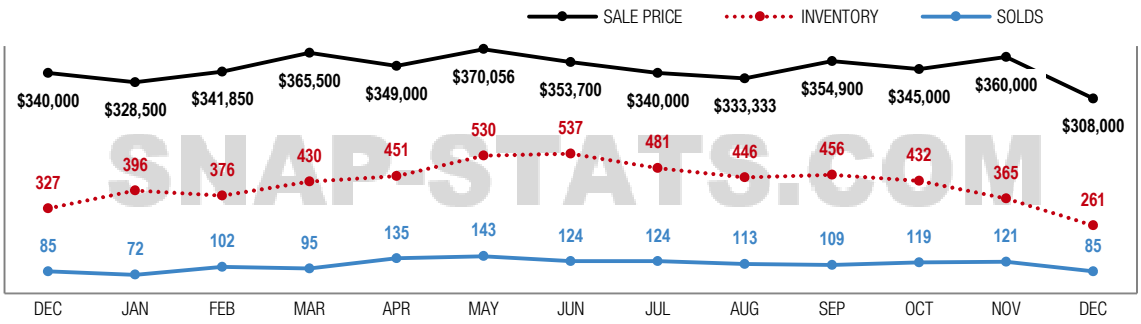
**Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.*

Market Summary

- Market Type Indicator **ABBOTSFORD ATTACHED**: Sellers Market at 33% Sales Ratio average (3.3 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 46% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between $600,000 to $700,000, Central Abbotsford and 3 bedroom properties
- Sellers Best Bet** Selling homes in Poplar and 2 bedroom properties

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

13 Month Market Trend



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SnapStats® MISSION DECEMBER 2019

Price Band & Bedroom *DETACHED HOUSES*

SnapStats®	Inventory	Sales	Sales Ratio
$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	0	0	NA
300,001 – 400,000	1	0	NA
400,001 – 500,000	4	1	25%
500,001 – 600,000	16	4	25%
600,001 – 700,000	31	7	23%
700,001 – 800,000	22	4	18%
800,001 – 900,000	24	1	4%
900,001 – 1,000,000	14	3	21%
1,000,001 – 1,250,000	13	1	8%
1,250,001 – 1,500,000	7	0	NA
1,500,001 – 1,750,000	3	0	NA
1,750,001 – 2,000,000	2	0	NA
2,000,001 – 2,250,000	1	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*	138	21	15%
2 Bedrooms & Less	11	3	27%
3 to 4 Bedrooms	69	6	9%
5 to 6 Bedrooms	49	9	18%
7 Bedrooms & More	9	3	33%
TOTAL*	138	21	15%

SnapStats®	November	December	Variance
Inventory	148	138	-7%
Solds	52	21	-60%
Sale Price	$640,000	$675,000	5%
Sale Price SQFT	$250	$254	2%
Sale to List Price Ratio	98%	99%	1%
Days on Market	34	71	109%

Community *DETACHED HOUSES*

SnapStats®	Inventory	Sales	Sales Ratio
Dewdney Deroche	1	0	NA
Durieu	2	1	50%
Hatzic	14	1	7%
Hemlock	1	0	NA
Lake Errock	9	1	11%
Mission	107	18	17%
Mission West	3	0	NA
Stave Falls	1	0	NA
Steelhead	0	0	NA
TOTAL*	138	21	15%

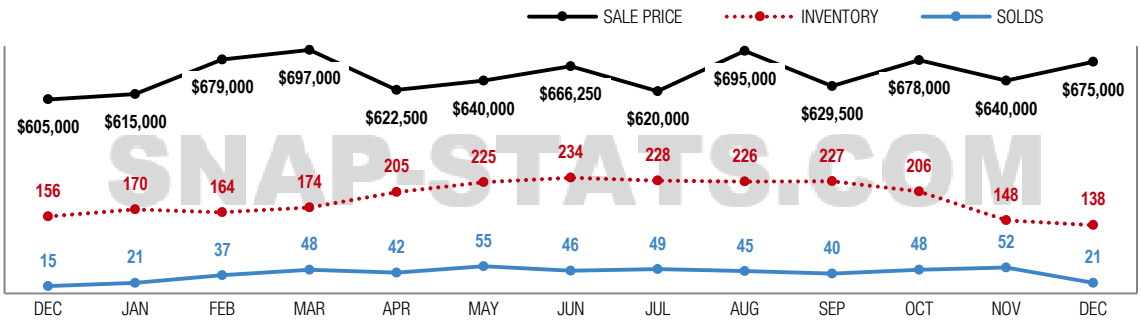
**Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.*

Market Summary

- Market Type Indicator **MISSION DETACHED**: Balanced Market at 15% Sales Ratio average (1.5 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 25% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between $800,000 to $900,000, Hatzic and 3 to 4 bedroom properties
- Sellers Best Bet** Selling homes in Mission and minimum 7 bedroom properties

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

13 Month Market Trend



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SnapStats® MISSION DECEMBER 2019

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	8	3	38%
300,001 – 400,000	12	2	17%
400,001 – 500,000	8	5	63%
500,001 – 600,000	6	3	50%
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
TOTAL*	34	13	38%
0 to 1 Bedroom	2	2	100%
2 Bedrooms	13	3	23%
3 Bedrooms	17	8	47%
4 Bedrooms & Greater	2	0	NA
TOTAL*	34	13	38%

SnapStats®	November	December	Variance
Inventory	36	34	-6%
Solds	15	13	-13%
Sale Price	$422,000	$465,000	10%
Sale Price SQFT	$278	$286	3%
Sale to List Price Ratio	99%	97%	-2%
Days on Market	44	11	-75%

Community *CONDOS & TOWNHOMES*

SnapStats®	Inventory	Sales	Sales Ratio
Dewdney Deroche	0	0	NA
Durieu	0	0	NA
Hatzic	0	0	NA
Hemlock	2	0	NA
Lake Errock	0	0	NA
Mission	32	13	41%
Mission West	0	0	NA
Stave Falls	0	0	NA
Steelhead	0	0	NA
TOTAL*	34	13	38%

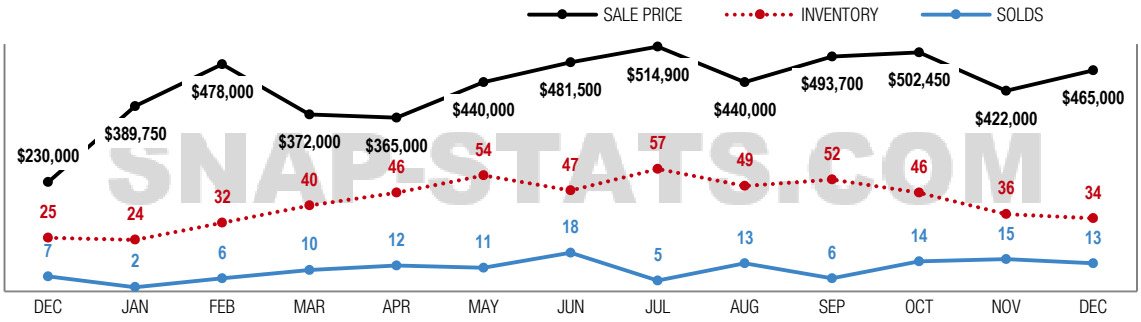
**Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.*

Market Summary

- Market Type Indicator **MISSION ATTACHED**: Sellers Market at 38% Sales Ratio average (3.8 in 10 homes selling rate)
- Homes are selling on average 3% 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 and 2 bedroom properties
- Sellers Best Bet** Selling homes in Mission and 3 bedroom properties

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

13 Month Market Trend



Compliments of...

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