

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 - 700,000	0	0	NA
700,001 - 800,000	1	0	NA
800,001 - 900,000	1	1	100%
900,001 - 1,000,000	8	0	NA
1,000,001 - 1,250,000	39	18	46%
1,250,001 - 1,500,000	205	22	11%
1,500,001 - 1,750,000	216	15	7%
1,750,001 - 2,000,000	225	11	5%
2,000,001 - 2,250,000	70	9	13%
2,250,001 - 2,500,000	110	2	2%
2,500,001 - 2,750,000	47	2	4%
2,750,001 - 3,000,000	49	1	2%
3,000,001 - 3,500,000	34	0	NA
3,500,001 - 4,000,000	16	0	NA
4,000,001 - 4,500,000	9	0	NA
4,500,001 - 5,000,000	5	0	NA
5,000,001 - 5,500,000	3	0	NA
5,500,001 - 6,000,000	10	0	NA
6,000,001 - 6,500,000	6	0	NA
6,500,001 - 7,000,000	1	0	NA
7,000,001 & Greater	1	0	NA
TOTAL*	1056	81	8%

2 Bedrooms & Less	24	1	4%
3 to 4 Bedrooms	311	34	11%
5 to 6 Bedrooms	381	24	6%
7 Bedrooms & More	340	22	6%
TOTAL*	1056	81	8%

Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Bear Creek Green Timbers	87	2	2%
Bolivar Heights	96	12	13%
Bridgeview	11	1	9%
Cedar Hills	60	6	10%
East Newton	117	8	7%
Fleetwood Tynehead	130	13	10%
Fraser Heights	96	8	8%
Guildford	48	4	8%
Panorama Ridge	92	6	7%
Port Kells	4	1	25%
Queen Mary Park	66	4	6%
Royal Heights	22	0	NA
Sullivan Station	79	5	6%
West Newton	99	10	10%
Whalley	49	1	2%
TOTAL*	1056	81	8%

SnapStats®	July	August	Variance
Inventory	1061	1056	0%
Solds	90	81	-10%
Sale Price	\$1,526,000	\$1,495,000	-2%
Sale Price SQFT	\$556	\$566	2%
Sale to List Price Ratio	98%	100%	2%
Days on Market	19	22	16%

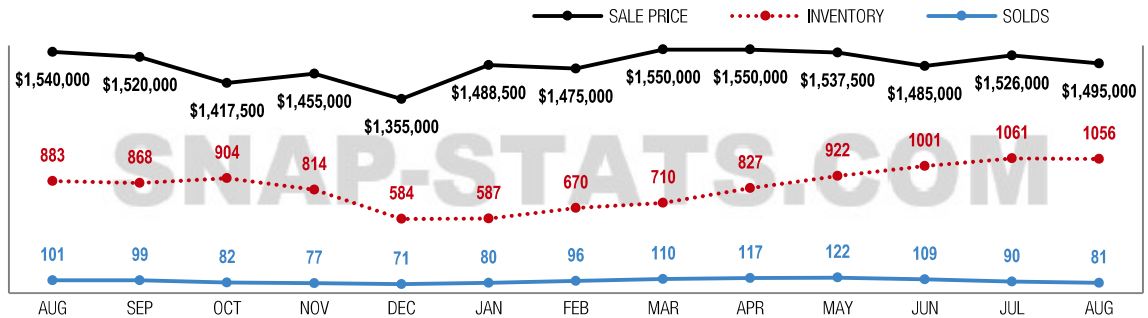
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **SURREY DETACHED**: Buyers Market at 8% Sales Ratio average (8 in 100 homes selling rate)
- Homes are selling on average 100% of list price
- Most Active Price Band** \$1 mil to \$1.25 mil with average 46% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$2.25 mil to \$2.5 mil / \$2.75 mil to \$3 mil, Bear Creek, Whalley and up to 2 bedroom properties
- Sellers Best Bet** Selling homes in Bolivar Heights and 3 to 4 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



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Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	9	3	33%
300,001 – 400,000	57	10	18%
400,001 – 500,000	292	42	14%
500,001 – 600,000	296	37	13%
600,001 – 700,000	231	39	17%
700,001 – 800,000	193	25	13%
800,001 – 900,000	166	26	16%
900,001 – 1,000,000	149	15	10%
1,000,001 – 1,250,000	65	3	5%
1,250,001 – 1,500,000	2	1	50%
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*	1460	201	14%

0 to 1 Bedroom	473	47	10%
2 Bedrooms	509	83	16%
3 Bedrooms	297	50	17%
4 Bedrooms & Greater	181	21	12%
TOTAL*	1460	201	14%

Community CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
Bear Creek Green Timbers	25	4	16%
Bolivar Heights	14	0	NA
Bridgeview	5	1	20%
Cedar Hills	13	0	NA
East Newton	93	17	18%
Fleetwood Tynehead	111	22	20%
Fraser Heights	16	3	19%
Guildford	106	32	30%
Panorama Ridge	40	8	20%
Port Kells	0	0	NA
Queen Mary Park	113	8	7%
Royal Heights	3	1	33%
Sullivan Station	134	18	13%
West Newton	112	11	10%
Whalley	675	76	11%
TOTAL*	1460	201	14%

SnapStats®	July	August	Variance
Inventory	1472	1460	-1%
Solds	231	201	-13%
Sale Price	\$612,000	\$620,000	1%
Sale Price SQFT	\$578	\$600	4%
Sale to List Price Ratio	99%	99%	0%
Days on Market	20	22	10%

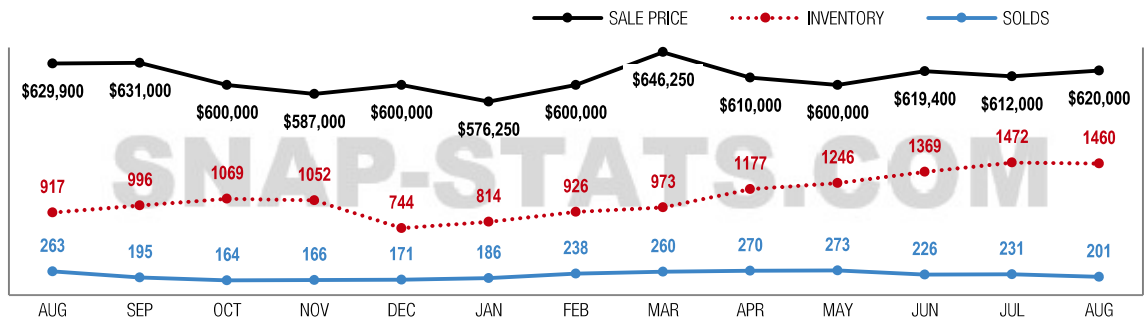
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **SURREY ATTACHED**: Balanced Market at 14% Sales Ratio average (1.4 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band** \$200,000 to \$300,000 with average 33% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1 mil to \$1.25 mil, Queen Mary Park and up to 1 bedroom properties
- Sellers Best Bet** Selling homes in Guildford and 2 to 3 bedroom properties

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13 Month Market Trend



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Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 - 700,000	0	0	NA
700,001 – 800,000	0	0	NA
800,001 – 900,000	0	0	NA
900,001 – 1,000,000	0	0	NA
1,000,001 – 1,250,000	6	1	17%
1,250,001 – 1,500,000	40	5	13%
1,500,001 – 1,750,000	66	21	32%
1,750,001 – 2,000,000	97	8	8%
2,000,001 – 2,250,000	47	4	9%
2,250,001 – 2,500,000	52	7	13%
2,500,001 – 2,750,000	29	5	17%
2,750,001 – 3,000,000	50	1	2%
3,000,001 – 3,500,000	59	5	8%
3,500,001 – 4,000,000	28	1	4%
4,000,001 – 4,500,000	13	0	NA
4,500,001 – 5,000,000	8	0	NA
5,000,001 – 5,500,000	1	0	NA
5,500,001 - 6,000,000	12	2	17%
6,000,001 - 6,500,000	5	0	NA
6,500,001 - 7,000,000	2	0	NA
7,000,001 & Greater	9	0	NA
TOTAL*	524	60	11%

2 Bedrooms & Less	33	4	12%
3 to 4 Bedrooms	232	34	15%
5 to 6 Bedrooms	197	18	9%
7 Bedrooms & More	62	4	6%
TOTAL*	524	60	11%

SnapStats®	July	August	Variance
Inventory	567	524	-8%
Solds	49	60	22%
Sale Price	\$1,900,000	\$1,892,500	0%
Sale Price SQFT	\$645	\$610	-5%
Sale to List Price Ratio	103%	96%	-7%
Days on Market	23	27	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.

Community DETACHED HOUSES

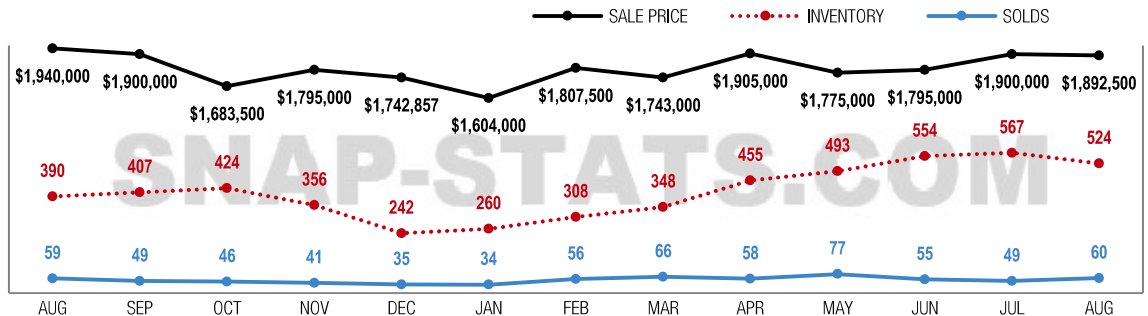
SnapStats®	Inventory	Sales	Sales Ratio
Crescent Beach Ocean Park	78	13	17%
Elgin Chantrell	74	8	11%
Grandview	47	7	15%
Hazelmere	2	0	NA
King George Corridor	70	5	7%
Morgan Creek	39	2	5%
Pacific Douglas	32	3	9%
Sunnyside Park	54	10	19%
White Rock	128	12	9%
TOTAL*	524	60	11%

Market Summary

- Market Type Indicator **S SURREY WHITE ROCK DETACHED**: Buyers Market at 11% Sales Ratio average (1.1 in 10 homes selling rate)
- Homes are selling on average 4% below list price
- Most Active Price Band** \$1.5 mil to \$1.75 mil with average 32% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$2.75 mil to \$3 mil, Morgan Creek and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Sunnyside Park and 3 to 4 bedroom properties

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Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	1	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	0	0	NA
300,001 – 400,000	3	1	33%
400,001 – 500,000	19	8	42%
500,001 – 600,000	52	8	15%
600,001 – 700,000	84	13	15%
700,001 – 800,000	59	7	12%
800,001 – 900,000	76	7	9%
900,001 – 1,000,000	68	8	12%
1,000,001 – 1,250,000	92	11	12%
1,250,001 – 1,500,000	56	6	11%
1,500,001 – 1,750,000	9	3	33%
1,750,001 – 2,000,000	7	0	NA
2,000,001 – 2,250,000	4	0	NA
2,250,001 – 2,500,000	3	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	3	1	33%
3,500,001 – 4,000,000	2	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	540	73	14%

0 to 1 Bedroom	63	10	16%
2 Bedrooms	265	34	13%
3 Bedrooms	133	20	15%
4 Bedrooms & Greater	79	9	11%
TOTAL*	540	73	14%

Community CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
Crescent Beach Ocean Park	5	0	NA
Elgin Chantrell	27	1	4%
Grandview	135	19	14%
Hazelmere	1	0	NA
King George Corridor	99	12	12%
Morgan Creek	31	7	23%
Pacific Douglas	35	4	11%
Sunnyside Park	34	8	24%
White Rock	173	22	13%
TOTAL*	540	73	14%

SnapStats®	July	August	Variance
Inventory	528	540	2%
Solds	89	73	-18%
Sale Price	\$839,900	\$799,000	-5%
Sale Price SQFT	\$652	\$675	4%
Sale to List Price Ratio	100%	100%	0%
Days on Market	18	20	11%

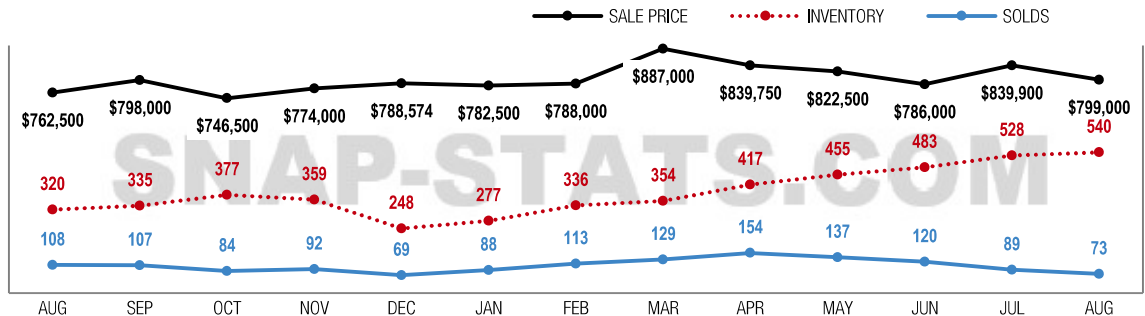
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **S SURREY WHITE ROCK ATTACHED**: Balanced Market at 14% Sales Ratio average (1.4 in 10 homes selling rate)
- Homes are selling on average 100% of list price
- Most Active Price Band** \$400,000 to \$500,000 with average 42% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$800,000 to \$900,000 mil, Elgin Chantrell and minimum 4 bedroom properties
- Sellers Best Bet** Selling homes in Morgan Creek, Sunnyside Park and up to 1 bedroom properties

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Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 - 700,000	0	0	NA
700,001 – 800,000	0	0	NA
800,001 – 900,000	0	0	NA
900,001 – 1,000,000	0	0	NA
1,000,001 – 1,250,000	6	7	117%*
1,250,001 – 1,500,000	64	18	28%
1,500,001 – 1,750,000	27	6	22%
1,750,001 – 2,000,000	27	2	7%
2,000,001 – 2,250,000	11	0	NA
2,250,001 – 2,500,000	12	0	NA
2,500,001 – 2,750,000	7	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 – 4,500,000	5	0	NA
4,500,001 – 5,000,000	2	0	NA
5,000,001 – 5,500,000	0	0	NA
5,500,001 - 6,000,000	0	0	NA
6,000,001 - 6,500,000	0	0	NA
6,500,001 - 7,000,000	0	0	NA
7,000,001 & Greater	0	0	NA
TOTAL*	165	33	20%
2 Bedrooms & Less	3	0	NA
3 to 4 Bedrooms	56	17	30%
5 to 6 Bedrooms	78	15	19%
7 Bedrooms & More	28	1	4%
TOTAL*	165	33	20%

SnapStats®	July	August	Variance
Inventory	189	165	-13%
Solds	22	33	50%
Sale Price	\$1,385,000	\$1,360,000	-2%
Sale Price SQFT	\$617	\$591	-4%
Sale to List Price Ratio	99%	98%	-1%
Days on Market	13	17	31%

Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Annieville	44	7	16%
Nordel	45	12	27%
Scottsdale	53	7	13%
Sunshine Hills Woods	23	7	30%
TOTAL*	165	33	20%

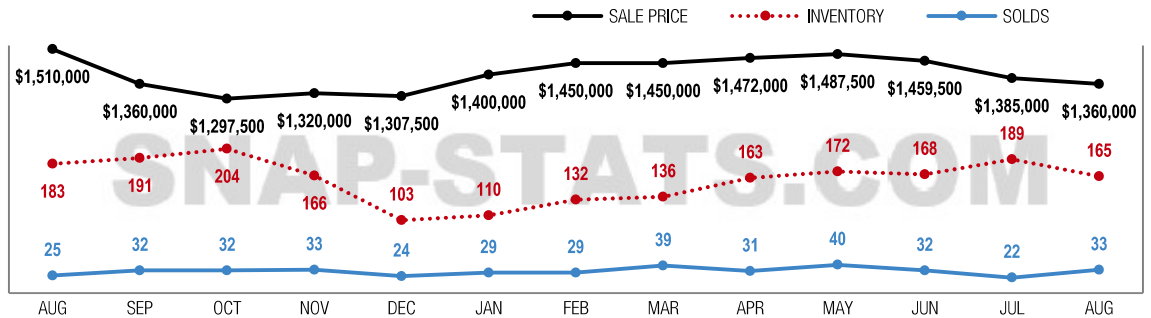
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Market Summary

- Market Type Indicator **NORTH DELTA DETACHED**: 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** \$1.25 mil to \$1.5 mil with average 28% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.75 mil to \$2 mil, Annieville, Scottsdale and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Nordel, Sunshine Hills Woods 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	0	0	NA
300,001 – 400,000	0	1	NA*
400,001 – 500,000	13	0	NA
500,001 – 600,000	16	3	19%
600,001 – 700,000	14	6	43%
700,001 – 800,000	7	2	29%
800,001 – 900,000	13	0	NA
900,001 – 1,000,000	5	0	NA
1,000,001 – 1,250,000	6	2	33%
1,250,001 – 1,500,000	3	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*	77	14	18%

0 to 1 Bedroom	19	2	11%
2 Bedrooms	25	7	28%
3 Bedrooms	22	3	14%
4 Bedrooms & Greater	11	2	18%
TOTAL*	77	14	18%

Community CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
Annieville	22	5	23%
Nordel	12	2	17%
Scottsdale	26	6	23%
Sunshine Hills Woods	17	1	6%
TOTAL*	77	14	18%

SnapStats®	July	August	Variance
Inventory	78	77	-1%
Solds	17	14	-18%
Sale Price	\$645,000	\$660,000	2%
Sale Price SQFT	\$714	\$622	-13%
Sale to List Price Ratio	98%	102%	4%
Days on Market	11	16	45%

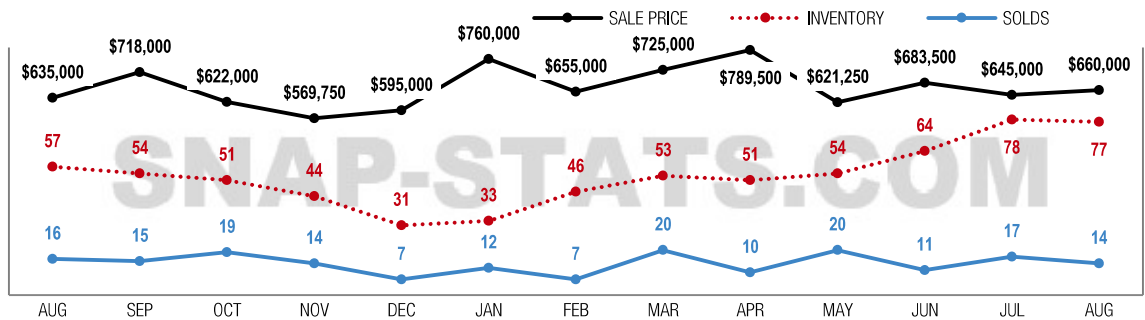
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Market Summary

- Market Type Indicator **NORTH DELTA ATTACHED**: Balanced Market at 18% Sales Ratio average (1.8 in 10 homes selling rate)
- Homes are selling on average 2% above list price
- Most Active Price Band** \$600,000 to \$700,000 with average 43% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$500,000 to \$600,000, Sunshine Hills Woods and up to 1 bedroom properties
- Sellers Best Bet** Selling homes in Annieville, Scottsdale and 2 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 - 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	5	3	60%
1,250,001 – 1,500,000	55	17	31%
1,500,001 – 1,750,000	58	11	19%
1,750,001 – 2,000,000	23	3	13%
2,000,001 – 2,250,000	17	2	12%
2,250,001 – 2,500,000	15	1	7%
2,500,001 – 2,750,000	6	0	NA
2,750,001 – 3,000,000	6	0	NA
3,000,001 – 3,500,000	4	0	NA
3,500,001 – 4,000,000	1	0	NA
4,000,001 – 4,500,000	2	0	NA
4,500,001 – 5,000,000	0	0	NA
5,000,001 – 5,500,000	0	0	NA
5,500,001 - 6,000,000	1	0	NA
6,000,001 - 6,500,000	0	0	NA
6,500,001 - 7,000,000	0	0	NA
7,000,001 & Greater	1	0	NA
TOTAL*	194	37	19%

2 Bedrooms & Less	2	1	50%
3 to 4 Bedrooms	62	18	29%
5 to 6 Bedrooms	76	12	16%
7 Bedrooms & More	54	6	11%
TOTAL*	194	37	19%

Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Clayton	38	11	29%
Cloverdale	153	26	17%
Serpentine	3	0	NA
TOTAL*	194	37	19%

SnapStats®	July	August	Variance
Inventory	212	194	-8%
Solds	37	37	0%
Sale Price	\$1,410,000	\$1,498,000	6%
Sale Price SQFT	\$558	\$519	-7%
Sale to List Price Ratio	96%	99%	3%
Days on Market	12	18	50%

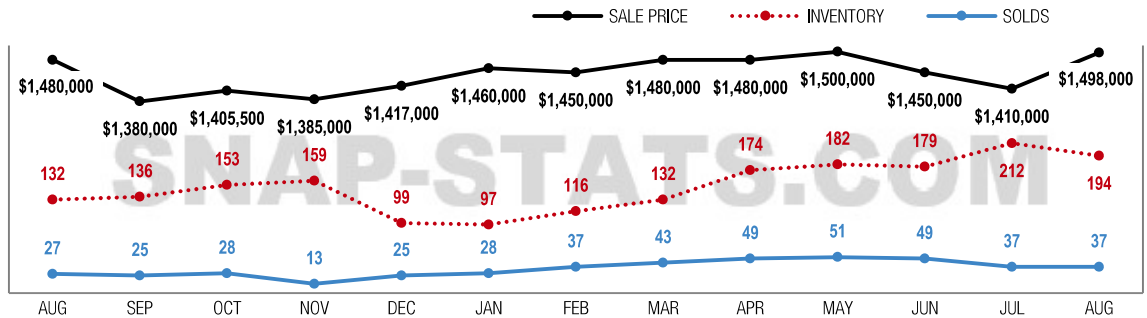
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **CLOVERDALE DETACHED**: Balanced Market at 19% Sales Ratio average (1.9 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band** \$1.25 mil to \$1.5 mil with average 31% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$2.25 mil to \$2.5 mil, Cloverdale and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Clayton 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	0	0	NA
300,001 – 400,000	4	0	NA
400,001 – 500,000	11	4	36%
500,001 – 600,000	24	6	25%
600,001 – 700,000	20	3	15%
700,001 – 800,000	34	12	35%
800,001 – 900,000	38	11	29%
900,001 – 1,000,000	28	6	21%
1,000,001 – 1,250,000	17	1	6%
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*	176	43	24%

0 to 1 Bedroom	15	5	33%
2 Bedrooms	71	18	25%
3 Bedrooms	66	17	26%
4 Bedrooms & Greater	24	3	13%
TOTAL*	176	43	24%

Community CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
Clayton	112	26	23%
Cloverdale	64	17	27%
Serpentine	0	0	NA
TOTAL*	176	43	24%

SnapStats®	July	August	Variance
Inventory	176	176	0%
Solds	56	43	-23%
Sale Price	\$800,000	\$760,000	-5%
Sale Price SQFT	\$559	\$585	5%
Sale to List Price Ratio	100%	99%	-1%
Days on Market	15	16	7%

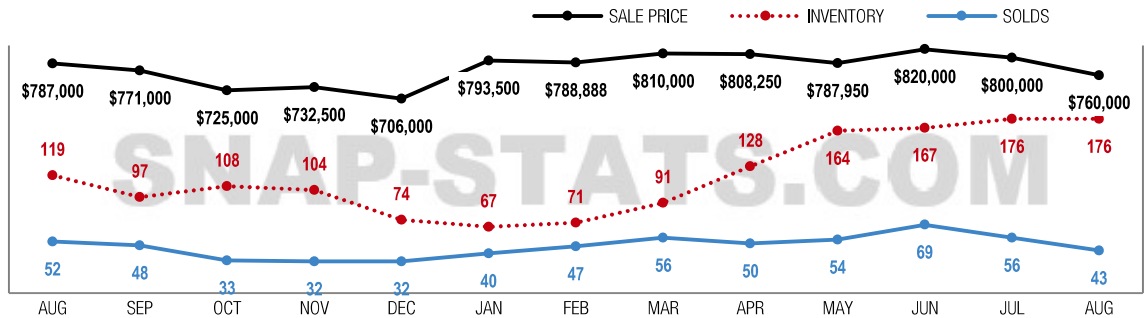
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **CLOVERDALE ATTACHED**: Sellers Market at 24% Sales Ratio average (2.4 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 36% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1 mil to \$1.25 mil, Clayton and minimum 4 bedroom properties
- Sellers Best Bet** Selling homes in Cloverdale 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 - 700,000	1	0	NA
700,001 – 800,000	0	0	NA
800,001 – 900,000	1	1	100%
900,001 – 1,000,000	7	2	29%
1,000,001 – 1,250,000	33	8	24%
1,250,001 – 1,500,000	96	23	24%
1,500,001 – 1,750,000	91	21	23%
1,750,001 – 2,000,000	79	10	13%
2,000,001 – 2,250,000	26	5	19%
2,250,001 – 2,500,000	38	3	8%
2,500,001 – 2,750,000	24	1	4%
2,750,001 – 3,000,000	20	1	5%
3,000,001 – 3,500,000	13	0	NA
3,500,001 – 4,000,000	12	0	NA
4,000,001 – 4,500,000	3	0	NA
4,500,001 – 5,000,000	3	0	NA
5,000,001 – 5,500,000	0	0	NA
5,500,001 - 6,000,000	2	0	NA
6,000,001 - 6,500,000	0	0	NA
6,500,001 - 7,000,000	0	0	NA
7,000,001 & Greater	3	0	NA
TOTAL*	456	75	16%

2 Bedrooms & Less	26	1	4%
3 to 4 Bedrooms	187	34	18%
5 to 6 Bedrooms	169	37	22%
7 Bedrooms & More	74	3	4%
TOTAL*	456	75	16%

SnapStats®	July	August	Variance
Inventory	472	456	-3%
Solds	78	75	-4%
Sale Price	\$1,515,000	\$1,539,000	2%
Sale Price SQFT	\$596	\$550	-8%
Sale to List Price Ratio	98%	99%	1%
Days on Market	20	24	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

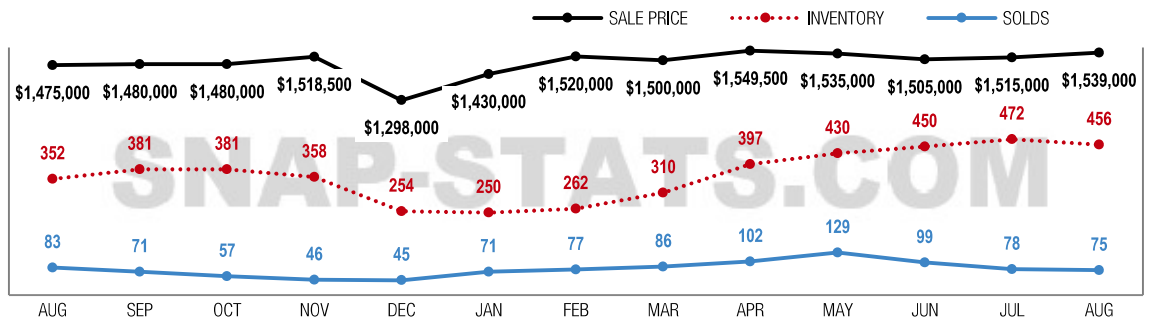
SnapStats®	Inventory	Sales	Sales Ratio
Aldergrove	55	9	16%
Brookwood	82	11	13%
Campbell Valley	13	3	23%
County Line Glen Valley	1	0	NA
Fort Langley	23	1	4%
Langley City	63	8	13%
Murrayville	24	4	17%
Otter District	4	0	NA
Salmon River	25	5	20%
Walnut Grove	50	16	32%
Willoughby Heights	116	18	16%
TOTAL*	456	75	16%

Market Summary

- Market Type Indicator **LANGLEY DETACHED**: Balanced Market at 16% Sales Ratio average (1.6 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band** \$1 mil to \$1.75 mil with average 24% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$2.5 mil to \$3 mil, Fort Langley, up to 2 and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Walnut Grove and 5 to 6 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



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Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	0	0	NA
300,001 – 400,000	5	3	60%
400,001 – 500,000	72	23	32%
500,001 – 600,000	137	34	25%
600,001 – 700,000	109	24	22%
700,001 – 800,000	103	18	17%
800,001 – 900,000	86	24	28%
900,001 – 1,000,000	68	13	19%
1,000,001 – 1,250,000	43	9	21%
1,250,001 – 1,500,000	13	1	8%
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	1	0	NA
TOTAL*	638	149	23%

0 to 1 Bedroom	118	26	22%
2 Bedrooms	294	67	23%
3 Bedrooms	156	38	24%
4 Bedrooms & Greater	70	18	26%
TOTAL*	638	149	23%

Community CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
Aldergrove	10	4	40%
Brookwood	0	0	NA
Campbell Valley	0	0	NA
County Line Glen Valley	0	0	NA
Fort Langley	16	2	13%
Langley City	198	36	18%
Murrayville	21	17	81%
Otter District	0	0	NA
Salmon River	5	2	40%
Walnut Grove	54	11	20%
Willoughby Heights	334	77	23%
TOTAL*	638	149	23%

SnapStats®	July	August	Variance
Inventory	623	638	2%
Solds	201	149	-26%
Sale Price	\$711,000	\$650,000	-9%
Sale Price SQFT	\$567	\$582	3%
Sale to List Price Ratio	99%	98%	-1%
Days on Market	17	21	24%

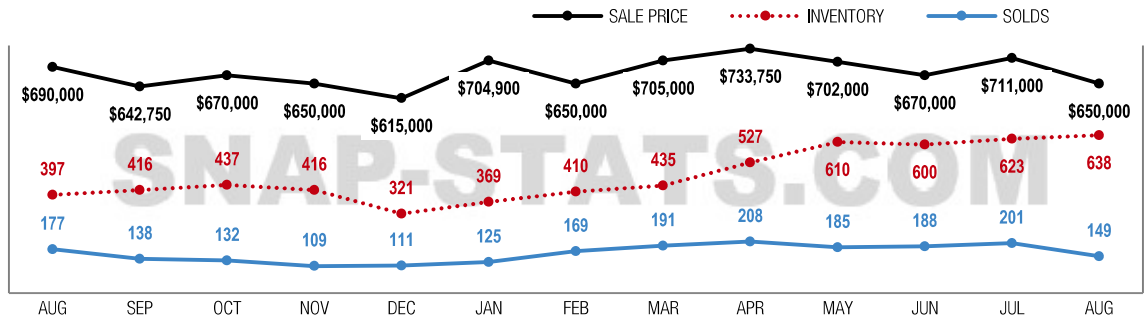
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **LANGLEY ATTACHED**: Sellers Market at 23% Sales Ratio average (2.3 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band** \$400,000 to \$500,000 with average 32% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.25 mil to \$1.5 mil, Fort Langley and up to 1 bedroom properties
- Sellers Best Bet** Selling homes in Aldergrove, Murrayville and minimum 4 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



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Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 - 700,000	1	0	NA
700,001 – 800,000	2	0	NA
800,001 – 900,000	12	5	42%
900,001 – 1,000,000	33	8	24%
1,000,001 – 1,250,000	141	26	18%
1,250,001 – 1,500,000	121	12	10%
1,500,001 – 1,750,000	47	2	4%
1,750,001 – 2,000,000	22	1	5%
2,000,001 – 2,250,000	15	0	NA
2,250,001 – 2,500,000	12	0	NA
2,500,001 – 2,750,000	1	0	NA
2,750,001 – 3,000,000	4	0	NA
3,000,001 – 3,500,000	1	0	NA
3,500,001 – 4,000,000	1	0	NA
4,000,001 – 4,500,000	0	0	NA
4,500,001 – 5,000,000	0	0	NA
5,000,001 – 5,500,000	0	0	NA
5,500,001 - 6,000,000	0	0	NA
6,000,001 - 6,500,000	0	0	NA
6,500,001 - 7,000,000	0	0	NA
7,000,001 & Greater	0	0	NA
TOTAL*	413	54	13%

2 Bedrooms & Less	11	1	9%
3 to 4 Bedrooms	180	23	13%
5 to 6 Bedrooms	169	27	16%
7 Bedrooms & More	53	3	6%
TOTAL*	413	54	13%

Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Abbotsford East	152	26	17%
Abbotsford West	124	10	8%
Aberdeen	16	4	25%
Bradner	4	0	NA
Central Abbotsford	86	11	13%
Matsqui	5	0	NA
Poplar	20	3	15%
Sumas Mountain	3	0	NA
Sumas Prairie	3	0	NA
TOTAL*	413	54	13%

SnapStats®	July	August	Variance
Inventory	428	413	-4%
Solds	66	54	-18%
Sale Price	\$1,150,000	\$1,087,500	-5%
Sale Price SQFT	\$447	\$465	4%
Sale to List Price Ratio	98%	95%	-3%
Days on Market	18	22	22%

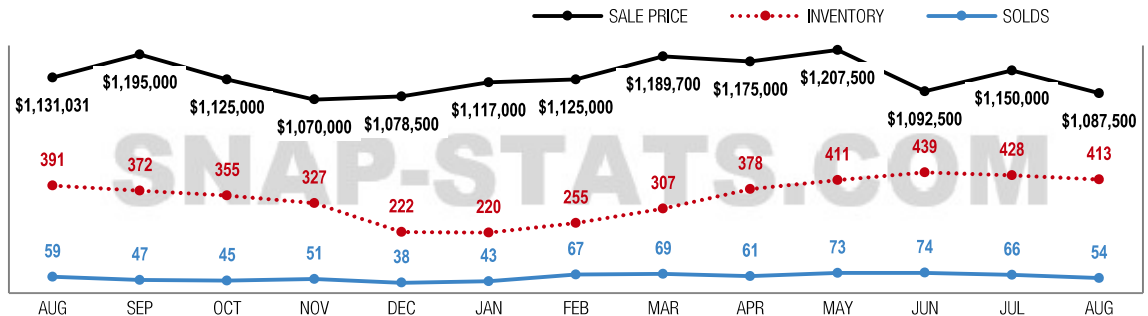
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **ABBOTSFORD DETACHED**: Balanced Market at 13% Sales Ratio average (1.3 in 10 homes selling rate)
- Homes are selling on average 5% below list price
- Most Active Price Band** \$800,000 to \$900,000 with average 42% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.5 mil to \$2 mil, Abbotsford West and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Aberdeen and 5 to 6 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



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Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	14	7	50%
300,001 – 400,000	64	10	16%
400,001 – 500,000	100	32	32%
500,001 – 600,000	81	15	19%
600,001 – 700,000	70	16	23%
700,001 – 800,000	49	4	8%
800,001 – 900,000	34	4	12%
900,001 – 1,000,000	9	1	11%
1,000,001 – 1,250,000	4	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*	425	89	21%

0 to 1 Bedroom	50	12	24%
2 Bedrooms	247	62	25%
3 Bedrooms	88	13	15%
4 Bedrooms & Greater	40	2	5%
TOTAL*	425	89	21%

SnapStats®	July	August	Variance
Inventory	420	425	1%
Solds	109	89	-18%
Sale Price	\$505,000	\$495,000	-2%
Sale Price SQFT	\$459	\$444	-3%
Sale to List Price Ratio	99%	99%	0%
Days on Market	25	22	-12%

Community CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
Abbotsford East	50	12	24%
Abbotsford West	159	30	19%
Aberdeen	2	0	NA
Bradner	1	0	NA
Central Abbotsford	198	39	20%
Matsqui	0	0	NA
Poplar	15	8	53%
Sumas Mountain	0	0	NA
Sumas Prairie	0	0	NA
TOTAL*	425	89	21%

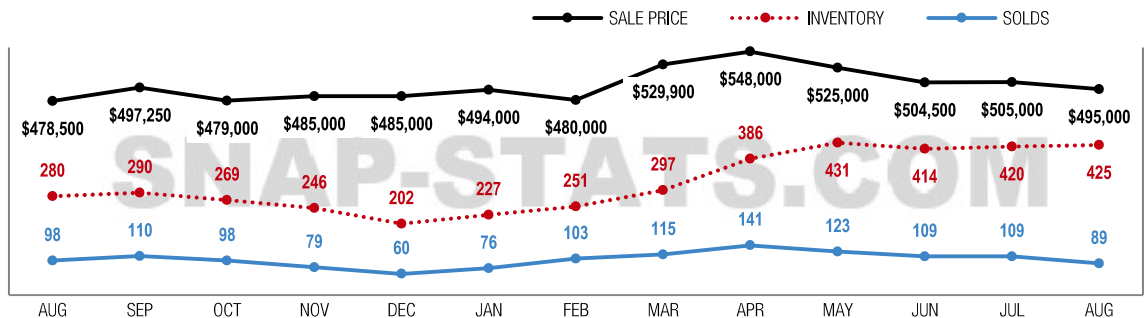
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **ABBOTSFORD ATTACHED**: Sellers Market at 21% Sales Ratio average (2.1 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band** \$200,000 to \$300,000 with average 50% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$700,000 to \$800,000, Abbotsford East, West, Central and minimum 4 bedroom properties
- Sellers Best Bet** Selling homes in Poplar 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 DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 - 700,000	6	2	33%
700,001 – 800,000	12	7	58%
800,001 – 900,000	27	4	15%
900,001 – 1,000,000	32	5	16%
1,000,001 – 1,250,000	83	6	7%
1,250,001 – 1,500,000	41	0	NA
1,500,001 – 1,750,000	15	0	NA
1,750,001 – 2,000,000	14	0	NA
2,000,001 – 2,250,000	4	0	NA
2,250,001 – 2,500,000	2	0	NA
2,500,001 – 2,750,000	1	0	NA
2,750,001 – 3,000,000	3	1	33%
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	1	0	NA
4,000,001 – 4,500,000	0	0	NA
4,500,001 – 5,000,000	0	0	NA
5,000,001 – 5,500,000	0	0	NA
5,500,001 - 6,000,000	0	0	NA
6,000,001 - 6,500,000	0	0	NA
6,500,001 - 7,000,000	0	0	NA
7,000,001 & Greater	0	0	NA
TOTAL*	241	25	10%

2 Bedrooms & Less	22	1	5%
3 to 4 Bedrooms	125	13	10%
5 to 6 Bedrooms	80	10	13%
7 Bedrooms & More	14	1	7%
TOTAL*	241	25	10%

Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Dewdney Deroche	3	0	NA
Durieu	3	1	33%
Hatzic	23	1	4%
Hemlock	7	0	NA
Lake Errock	12	1	8%
Mission	183	22	12%
Mission West	8	0	NA
Stave Falls	1	0	NA
Steelhead	1	0	NA
TOTAL*	241	25	10%

SnapStats®	July	August	Variance
Inventory	240	241	0%
Solds	38	25	-34%
Sale Price	\$999,450	\$875,000	-12%
Sale Price SQFT	\$424	\$397	-6%
Sale to List Price Ratio	96%	97%	1%
Days on Market	18	28	56%

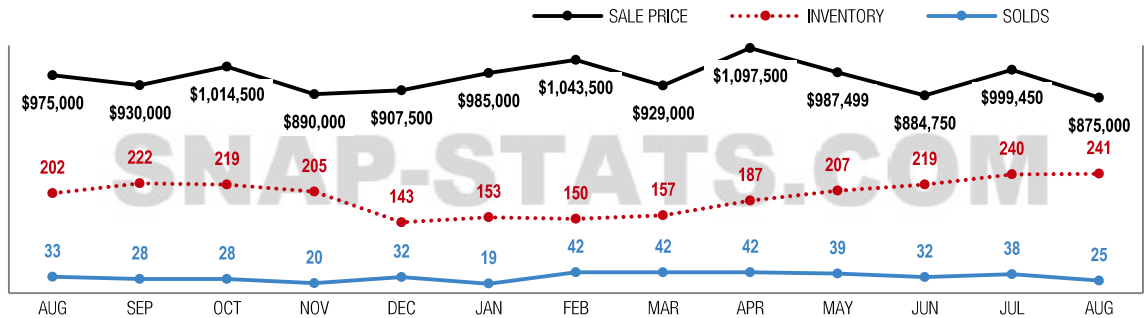
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **MISSION DETACHED**: Buyers Market at 10% Sales Ratio average (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 58% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1 mil to \$1.25 mil, Hatzic and up to 2 bedroom properties
- Sellers Best Bet** Selling homes in Mission and 5 to 6 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



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Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	0	0	NA
300,001 – 400,000	11	2	18%
400,001 – 500,000	16	3	19%
500,001 – 600,000	12	1	8%
600,001 – 700,000	16	2	13%
700,001 – 800,000	17	4	24%
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*	77	12	16%

0 to 1 Bedroom	10	2	20%
2 Bedrooms	30	4	13%
3 Bedrooms	27	5	19%
4 Bedrooms & Greater	10	1	10%
TOTAL*	77	12	16%

Community CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
Dewdney Deroche	0	0	NA
Durieu	0	0	NA
Hatzic	0	0	NA
Hemlock	12	0	NA
Lake Errock	0	0	NA
Mission	60	11	18%
Mission West	5	1	20%
Stave Falls	0	0	NA
Steelhead	0	0	NA
TOTAL*	77	12	16%

SnapStats®	July	August	Variance
Inventory	73	77	5%
Solds	23	12	-48%
Sale Price	\$618,000	\$634,711	3%
Sale Price SQFT	\$519	\$515	-1%
Sale to List Price Ratio	98%	100%	2%
Days on Market	16	25	56%

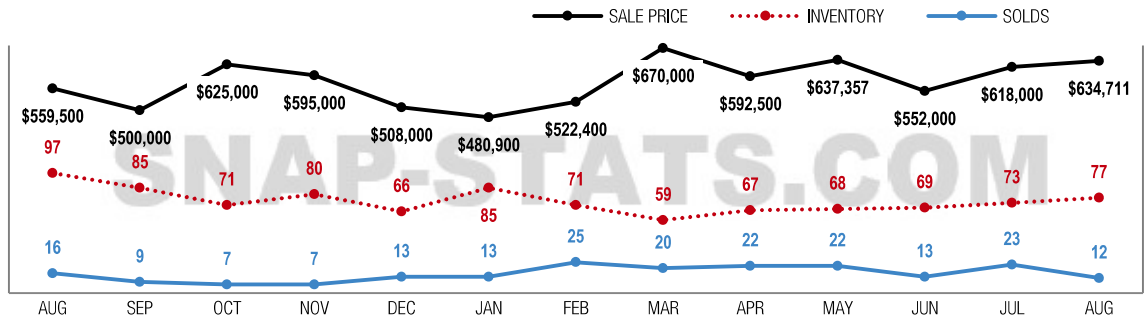
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **MISSION ATTACHED**: Balanced Market at 16% Sales Ratio average (1.6 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 19% Sales Ratio (Balanced market)
- Buyers Best Bet** Homes between \$500,000 to \$600,000 and minimum 4 bedroom properties
- Sellers Best Bet** Selling homes in Mission and up to 1 bedroom properties

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13 Month Market Trend



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