

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

Compliments of:

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SnapStats[®]

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**FRASER
VALLEY
EDITION**

Surrey
South Surrey
White Rock
North Delta
Cloverdale
Langley
Abbotsford
Mission



Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	0	0	NA
300,001 – 400,000	0	0	NA
400,001 – 500,000	1	0	NA
500,001 – 600,000	0	0	NA
600,001 – 700,000	9	3	33%
700,001 – 800,000	32	14	44%
800,001 – 900,000	88	43	49%
900,001 – 1,000,000	159	51	32%
1,000,001 – 1,250,000	211	51	24%
1,250,001 – 1,500,000	193	34	18%
1,500,001 – 1,750,000	80	9	11%
1,750,001 – 2,000,000	54	9	17%
2,000,001 – 2,250,000	16	1	6%
2,250,001 – 2,500,000	14	2	14%
2,500,001 – 2,750,000	6	0	NA
2,750,001 – 3,000,000	10	0	NA
3,000,001 – 3,500,000	4	0	NA
3,500,001 – 4,000,000	1	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	878	217	25%

2 Bedrooms & Less	34	12	35%
3 to 4 Bedrooms	300	98	33%
5 to 6 Bedrooms	301	68	23%
7 Bedrooms & More	243	39	16%
TOTAL*	878	217	25%

SnapStats®	April	May	Variance
Inventory	781	878	12%
Solds	171	217	27%
Sale Price	\$1,066,500	\$999,999	-6%
Sale Price SQFT	\$410	\$408	0%
Sale to List Price Ratio	98%	100%	2%
Days on Market	11	11	0%

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

Community DETACHED HOUSES

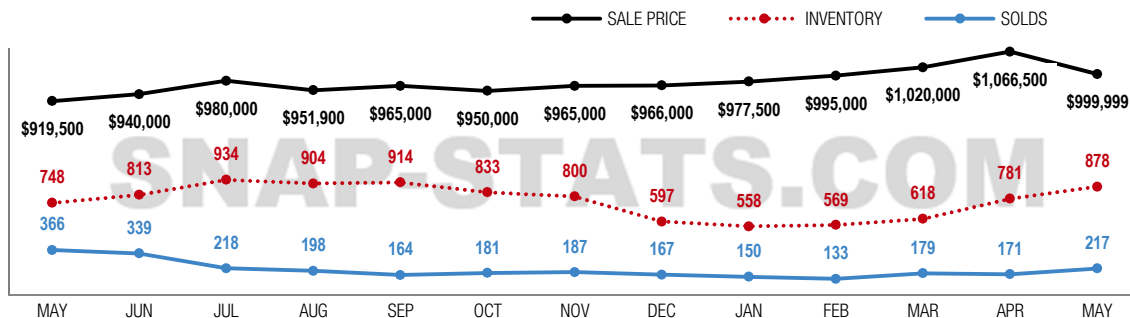
SnapStats®	Inventory	Sales	Sales Ratio
Bear Creek Green Timbers	59	13	22%
Bolivar Heights	67	18	27%
Bridgeview	16	2	13%
Cedar Hills	47	15	32%
East Newton	112	25	22%
Fleetwood Tynehead	126	27	21%
Fraser Heights	59	12	20%
Guildford	30	17	57%
Panorama Ridge	72	14	19%
Port Kells	4	1	25%
Queen Mary Park	63	18	29%
Royal Heights	11	3	27%
Sullivan Station	70	17	24%
West Newton	80	17	21%
Whalley	62	18	29%
TOTAL*	878	217	25%

Market Summary

- Market Type Indicator **SURREY DETACHED**: Sellers Market at 25% Sales Ratio average (2.5 in 10 homes selling rate)
- Homes are selling on average 100% of list price
- Most Active Price Band** \$800,000 to \$900,000 with average 49% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$2 mil to \$2.25 mil, Bridgeview, Panorama Ridge and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Guildford and up 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	14	10	71%
300,001 – 400,000	150	80	53%
400,001 – 500,000	157	93	59%
500,001 – 600,000	152	64	42%
600,001 – 700,000	132	54	41%
700,001 – 800,000	49	5	10%
800,001 – 900,000	15	2	13%
900,001 – 1,000,000	4	1	25%
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*	674	309	46%

0 to 1 Bedroom	135	83	61%
2 Bedrooms	261	125	48%
3 Bedrooms	208	80	38%
4 Bedrooms & Greater	70	21	30%
TOTAL*	674	309	46%

SnapStats®	April	May	Variance
Inventory	529	674	27%
Solds	301	309	3%
Sale Price	\$460,000	\$458,000	0%
Sale Price SQFT	\$457	\$446	-2%
Sale to List Price Ratio	102%	102%	0%
Days on Market	8	9	13%

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

Community CONDOS & TOWNHOMES

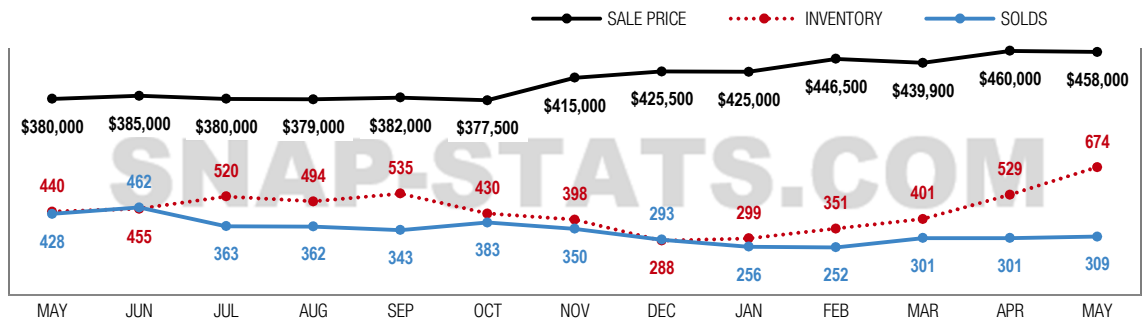
SnapStats®	Inventory	Sales	Sales Ratio
Bear Creek Green Timbers	11	5	45%
Bolivar Heights	9	7	78%
Bridgeview	2	0	NA
Cedar Hills	2	0	NA
East Newton	63	28	44%
Fleetwood Tynehead	75	26	35%
Fraser Heights	6	0	NA
Guildford	91	52	57%
Panorama Ridge	17	3	18%
Port Kells	0	0	NA
Queen Mary Park	40	21	53%
Royal Heights	3	0	NA
Sullivan Station	68	31	46%
West Newton	63	28	44%
Whalley	224	108	48%
TOTAL*	674	309	46%

Market Summary

- Market Type Indicator **SURREY ATTACHED**: Sellers Market at 46% Sales Ratio average (4.6 in 10 homes selling rate)
- Homes are selling on average 2% above list price
- Most Active Price Band** \$200,000 to \$300,000 with average 71% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$700,000 to \$800,000, Panorama Ridge and minimum 4 bedroom properties
- Sellers Best Bet** Selling homes in Bolivar Heights and up to 1 bedroom properties

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Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	0	0	NA
300,001 – 400,000	0	0	NA
400,001 – 500,000	0	0	NA
500,001 – 600,000	0	1	NA*
600,001 – 700,000	0	0	NA
700,001 – 800,000	0	2	NA*
800,001 – 900,000	2	1	50%
900,001 – 1,000,000	12	3	25%
1,000,001 – 1,250,000	82	16	20%
1,250,001 – 1,500,000	141	19	13%
1,500,001 – 1,750,000	84	11	13%
1,750,001 – 2,000,000	81	2	2%
2,000,001 – 2,250,000	39	4	10%
2,250,001 – 2,500,000	57	0	NA
2,500,001 – 2,750,000	31	1	3%
2,750,001 – 3,000,000	54	1	2%
3,000,001 – 3,500,000	44	1	2%
3,500,001 – 4,000,000	25	1	4%
4,000,001 & Greater	31	0	NA
TOTAL*	683	63	9%

2 Bedrooms & Less	44	4	9%
3 to 4 Bedrooms	354	43	12%
5 to 6 Bedrooms	250	15	6%
7 Bedrooms & More	35	1	3%
TOTAL*	683	63	9%

Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Crescent Beach Ocean Park	132	14	11%
Elgin Chantrell	108	4	4%
Grandview	54	3	6%
Hazelmere	3	0	NA
King George Corridor	68	10	15%
Morgan Creek	47	2	4%
Pacific Douglas	24	9	38%
Sunnyside Park	72	7	10%
White Rock	175	14	8%
TOTAL*	683	63	9%

SnapStats®	April	May	Variance
Inventory	586	683	17%
Solds	72	63	-13%
Sale Price	\$1,371,500	\$1,300,000	-5%
Sale Price SQFT	\$492	\$485	-1%
Sale to List Price Ratio	95%	95%	0%
Days on Market	28	23	-18%

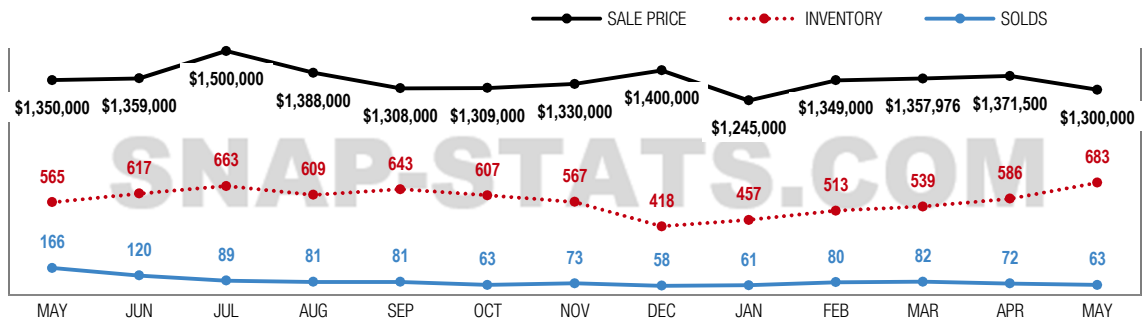
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **S SURREY WHITE ROCK DETACHED**: Buyers Market at 9% Sales Ratio average (9 in 100 homes selling rate)
- Homes are selling on average 5% below list price
- Most Active Price Band** \$900,000 to \$1 mil with average 25% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.75 mil to \$2 mil and \$2.5 mil to \$4 mil, Elgin Chantrell and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Pacific Douglas and 3 to 4 bedroom properties

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Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	2	2	100%
300,001 – 400,000	26	13	50%
400,001 – 500,000	65	38	58%
500,001 – 600,000	76	26	34%
600,001 – 700,000	71	33	46%
700,001 – 800,000	49	25	51%
800,001 – 900,000	49	12	24%
900,001 – 1,000,000	46	5	11%
1,000,001 – 1,250,000	26	5	19%
1,250,001 – 1,500,000	7	1	14%
1,500,001 – 1,750,000	0	1	NA*
1,750,001 – 2,000,000	2	0	NA
2,000,001 – 2,250,000	3	1	33%
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	1	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	424	162	38%

0 to 1 Bedroom	27	18	67%
2 Bedrooms	217	85	39%
3 Bedrooms	105	41	39%
4 Bedrooms & Greater	75	18	24%
TOTAL*	424	162	38%

Community CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
Crescent Beach Ocean Park	10	5	50%
Elgin Chantrell	10	3	30%
Grandview	114	44	39%
Hazelmere	0	0	NA
King George Corridor	90	36	40%
Morgan Creek	27	9	33%
Pacific Douglas	14	4	29%
Sunnyside Park	42	11	26%
White Rock	117	50	43%
TOTAL*	424	162	38%

SnapStats®	April	May	Variance
Inventory	352	424	20%
Solds	150	162	8%
Sale Price	\$630,000	\$619,950	-2%
Sale Price SQFT	\$503	\$482	-4%
Sale to List Price Ratio	99%	101%	2%
Days on Market	10	14	40%

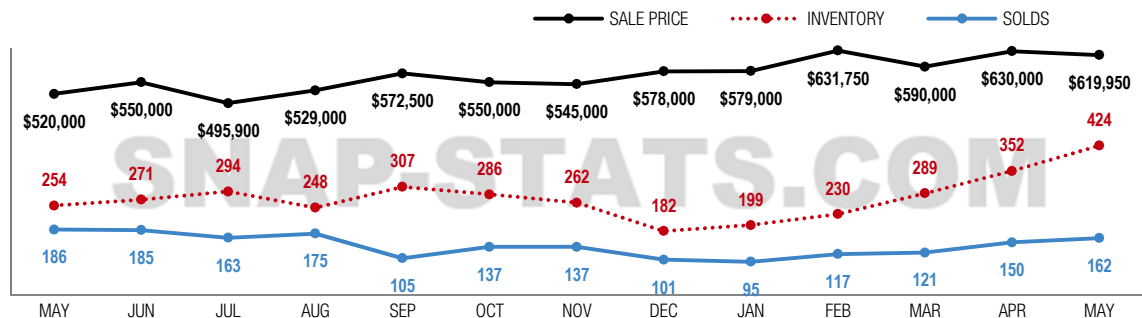
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **S SURREY WHITE ROCK ATTACHED**: Sellers Market at 38% Sales Ratio average (3.8 in 10 homes selling rate)
- Homes are selling on average 1% above list price
- Most Active Price Band** \$400,000 to \$500,000 with average 58% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$900,000 to \$1 mil, Sunnyside Park and minimum 4 bedroom properties
- Sellers Best Bet** Selling homes in Crescent Beach Ocean Park and up to 1 bedroom properties

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Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	0	0	NA
300,001 – 400,000	0	0	NA
400,001 – 500,000	0	0	NA
500,001 – 600,000	0	0	NA
600,001 – 700,000	0	0	NA
700,001 – 800,000	2	1	50%
800,001 – 900,000	35	12	34%
900,001 – 1,000,000	43	8	19%
1,000,001 – 1,250,000	57	12	21%
1,250,001 – 1,500,000	39	3	8%
1,500,001 – 1,750,000	15	2	13%
1,750,001 – 2,000,000	4	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	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	1	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	199	38	19%

2 Bedrooms & Less	2	0	NA
3 to 4 Bedrooms	124	27	22%
5 to 6 Bedrooms	56	10	18%
7 Bedrooms & More	17	1	6%
TOTAL*	199	38	19%

Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Annieville	50	8	16%
Nordel	52	13	25%
Scottsdale	48	10	21%
Sunshine Hills Woods	49	7	14%
TOTAL*	199	38	19%

SnapStats®	April	May	Variance
Inventory	161	199	24%
Solds	36	38	6%
Sale Price	\$935,000	\$967,000	3%
Sale Price SQFT	\$437	\$417	-5%
Sale to List Price Ratio	99%	99%	0%
Days on Market	12	14	17%

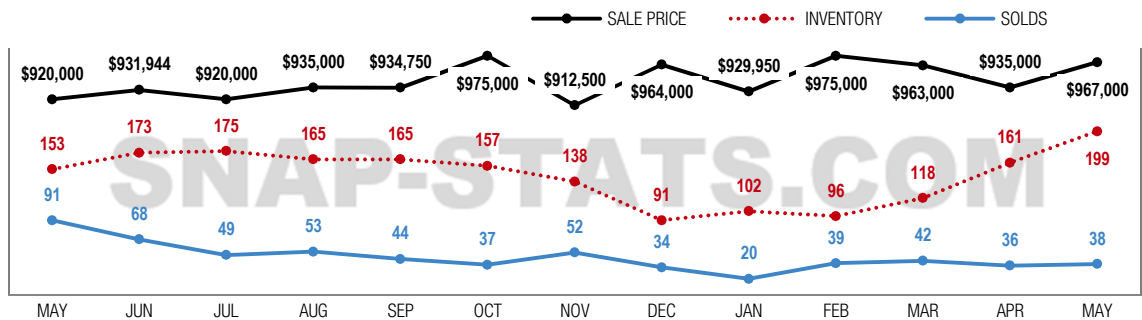
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **NORTH DELTA 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** \$800,000 to \$900,000 with average 34% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.25 mil to \$1.5 mil, Sunshine Hills Woods and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Nordel and 3 to 4 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



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Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	2	2	100%
300,001 – 400,000	3	2	67%
400,001 – 500,000	9	4	44%
500,001 – 600,000	9	5	56%
600,001 – 700,000	7	1	14%
700,001 – 800,000	8	0	NA
800,001 – 900,000	1	3	300%*
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	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*	40	17	43%

0 to 1 Bedroom	9	5	56%
2 Bedrooms	15	4	27%
3 Bedrooms	13	7	54%
4 Bedrooms & Greater	3	1	33%
TOTAL*	40	17	43%

SnapStats®	April	May	Variance
Inventory	27	40	48%
Solds	18	17	-6%
Sale Price	\$551,500	\$520,000	-6%
Sale Price SQFT	\$433	\$416	-4%
Sale to List Price Ratio	102%	104%	2%
Days on Market	11	7	-36%

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

Community CONDOS & TOWNHOMES

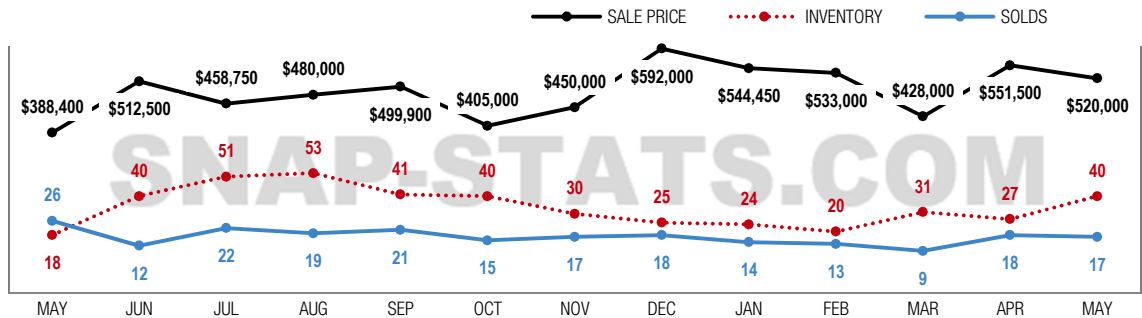
SnapStats®	Inventory	Sales	Sales Ratio
Annieville	12	6	50%
Nordel	12	3	25%
Scottsdale	15	6	40%
Sunshine Hills Woods	1	2	200%*
TOTAL*	40	17	43%

Market Summary

- Market Type Indicator **NORTH DELTA ATTACHED**: Sellers Market at 42% Sales Ratio average (4.2 in 10 homes selling rate)
- Homes are selling on average 4% above list price
- Most Active Price Band** \$500,000 to \$600,000 with average 56% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$400,000 to \$500,000, Nordel and 2 bedroom properties
- Sellers Best Bet** Selling homes in Annieville and up to 1 bedroom properties

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13 Month Market Trend



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Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	0	0	NA
300,001 – 400,000	0	0	NA
400,001 – 500,000	0	0	NA
500,001 – 600,000	0	0	NA
600,001 – 700,000	1	0	NA
700,001 – 800,000	2	3	150%*
800,001 – 900,000	27	12	44%
900,001 – 1,000,000	34	21	62%
1,000,001 – 1,250,000	61	17	28%
1,250,001 – 1,500,000	23	1	4%
1,500,001 – 1,750,000	7	0	NA
1,750,001 – 2,000,000	9	0	NA
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	0	0	NA
2,500,001 – 2,750,000	1	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	4	0	NA
TOTAL*	169	54	32%

2 Bedrooms & Less	7	1	14%
3 to 4 Bedrooms	81	27	33%
5 to 6 Bedrooms	60	23	38%
7 Bedrooms & More	21	3	14%
TOTAL*	169	54	32%

SnapStats®	April	May	Variance
Inventory	134	169	26%
Solds	59	54	-8%
Sale Price	\$995,000	\$972,500	-2%
Sale Price SQFT	\$382	\$393	3%
Sale to List Price Ratio	101%	100%	-1%
Days on Market	7	8	14%

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

Community DETACHED HOUSES

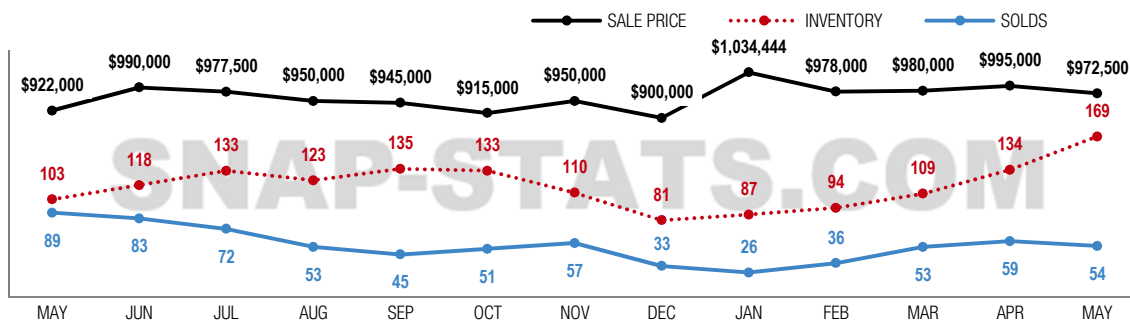
SnapStats®	Inventory	Sales	Sales Ratio
Clayton	25	12	48%
Cloverdale	142	42	30%
Serpentine	2	0	NA
TOTAL*	169	54	32%

Market Summary

- Market Type Indicator **CLOVERDALE DETACHED**: Sellers Market at 32% Sales Ratio average (3.2 in 10 homes selling rate)
- Homes are selling on average 100% of list price
- Most Active Price Band** \$900,000 to \$1 mil with average 62% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.25 mil to \$1.5 mil, Cloverdale and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Clayton and 5 to 6 bedroom properties

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SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	2	3	150%*
300,001 – 400,000	13	11	85%
400,001 – 500,000	20	16	80%
500,001 – 600,000	57	29	51%
600,001 – 700,000	52	14	27%
700,001 – 800,000	16	9	56%
800,001 – 900,000	0	1	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*	161	83	52%

0 to 1 Bedroom	10	14	140%*
2 Bedrooms	52	40	77%
3 Bedrooms	81	25	31%
4 Bedrooms & Greater	18	4	22%
TOTAL*	161	83	52%

SnapStats®	April	May	Variance
Inventory	145	161	11%
Solds	102	83	-19%
Sale Price	\$549,250	\$545,000	-1%
Sale Price SQFT	\$432	\$444	3%
Sale to List Price Ratio	100%	103%	3%
Days on Market	7	8	14%

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

Community CONDOS & TOWNHOMES

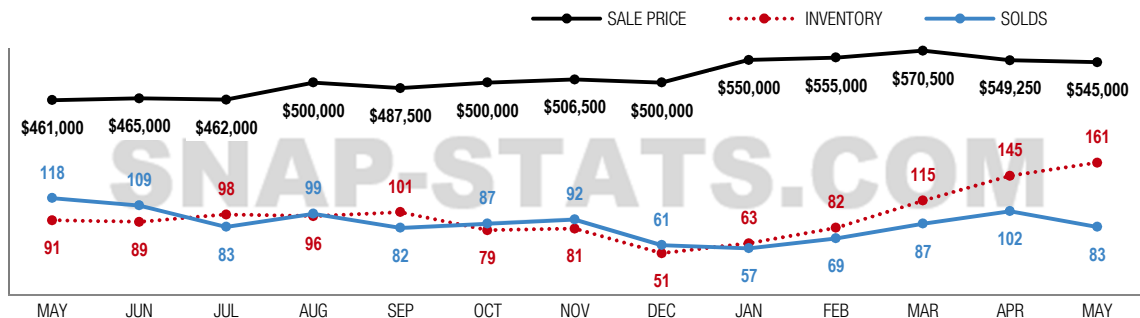
SnapStats®	Inventory	Sales	Sales Ratio
Clayton	104	41	39%
Cloverdale	57	42	74%
Serpentine	0	0	NA
TOTAL*	161	83	52%

Market Summary

- Market Type Indicator **CLOVERDALE ATTACHED**: Sellers Market at 52% Sales Ratio average (5.2 in 10 homes selling rate)
- Homes are selling on average 3% above list price
- Most Active Price Band** \$300,000 to \$400,000 with average 85% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$600,000 to \$700,000, 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 – 100,000	0	0	NA
100,001 – 200,000	1	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	3	0	NA
600,001 – 700,000	6	3	50%
700,001 – 800,000	23	10	43%
800,001 – 900,000	46	14	30%
900,001 – 1,000,000	64	18	28%
1,000,001 – 1,250,000	104	34	33%
1,250,001 – 1,500,000	64	14	22%
1,500,001 – 1,750,000	28	4	14%
1,750,001 – 2,000,000	15	3	20%
2,000,001 – 2,250,000	7	1	14%
2,250,001 – 2,500,000	8	0	NA
2,500,001 – 2,750,000	5	1	20%
2,750,001 – 3,000,000	4	0	NA
3,000,001 – 3,500,000	6	0	NA
3,500,001 – 4,000,000	1	0	NA
4,000,001 & Greater	10	1	10%
TOTAL*	396	103	26%

2 Bedrooms & Less	26	4	15%
3 to 4 Bedrooms	214	59	28%
5 to 6 Bedrooms	139	38	27%
7 Bedrooms & More	17	2	12%
TOTAL*	396	103	26%

SnapStats®	April	May	Variance
Inventory	314	396	26%
Solds	94	103	10%
Sale Price	\$1,100,000	\$1,050,000	-5%
Sale Price SQFT	\$410	\$414	1%
Sale to List Price Ratio	101%	100%	-1%
Days on Market	11	13	18%

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

Community DETACHED HOUSES

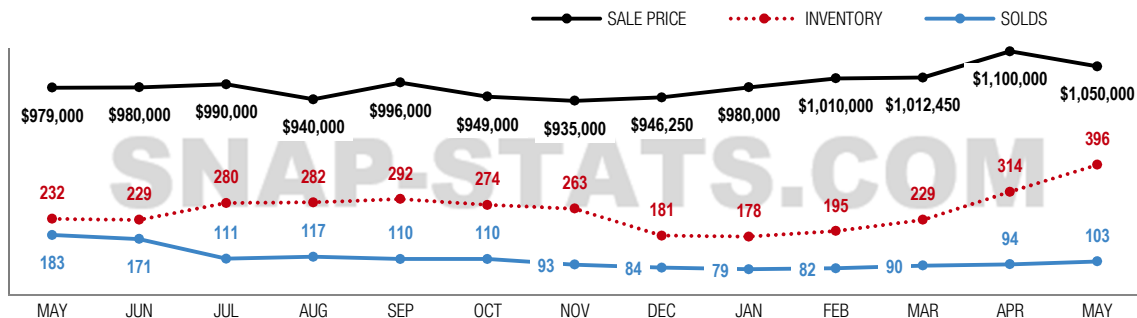
SnapStats®	Inventory	Sales	Sales Ratio
Aldergrove	42	12	29%
Brookwood	56	6	11%
Campbell Valley	17	2	12%
County Line Glen Valley	4	0	NA
Fort Langley	17	6	35%
Langley City	78	17	22%
Murrayville	20	9	45%
Otter District	8	0	NA
Salmon River	22	5	23%
Walnut Grove	45	23	51%
Willoughby Heights	87	23	26%
TOTAL*	396	103	26%

Market Summary

- Market Type Indicator **LANGLEY DETACHED**: Sellers Market at 26% Sales Ratio average (2.6 in 10 homes selling rate)
- Homes are selling on average 100% of list price
- Most Active Price Band** \$700,000 to \$800,000 with average 43% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.5 mil to \$1.75 mil, Brookwood, Campbell Valley and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Murrayville, Walnut Grove and 3 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	7	5	71%
300,001 – 400,000	61	44	72%
400,001 – 500,000	67	48	72%
500,001 – 600,000	90	35	39%
600,001 – 700,000	69	36	52%
700,001 – 800,000	27	10	37%
800,001 – 900,000	6	1	17%
900,001 – 1,000,000	3	0	NA
1,000,001 – 1,250,000	1	1	100%
1,250,001 – 1,500,000	2	0	NA
1,500,001 – 1,750,000	0	0	NA
1,750,001 – 2,000,000	0	0	NA
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	0	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	0	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	333	180	54%

0 to 1 Bedroom	49	32	65%
2 Bedrooms	152	86	57%
3 Bedrooms	104	53	51%
4 Bedrooms & Greater	28	9	32%
TOTAL*	333	180	54%

SnapStats®	April	May	Variance
Inventory	277	333	20%
Solds	156	180	15%
Sale Price	\$506,994	\$475,250	-6%
Sale Price SQFT	\$429	\$396	-8%
Sale to List Price Ratio	101%	101%	0%
Days on Market	8	8	0%

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

Community CONDOS & TOWNHOMES

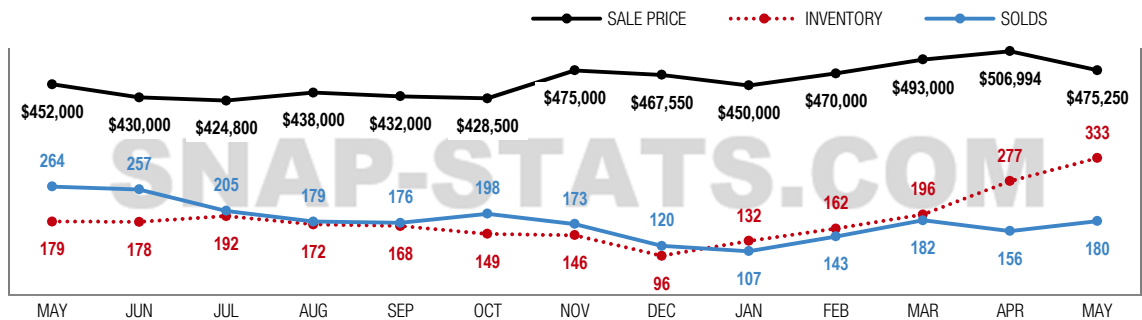
SnapStats®	Inventory	Sales	Sales Ratio
Aldergrove	14	5	36%
Brookwood	0	0	NA
Campbell Valley	0	0	NA
County Line Glen Valley	0	0	NA
Fort Langley	5	1	20%
Langley City	85	63	74%
Murrayville	18	12	67%
Otter District	0	0	NA
Salmon River	5	3	60%
Walnut Grove	36	26	72%
Willoughby Heights	170	70	41%
TOTAL*	333	180	54%

Market Summary

- Market Type Indicator **LANGLEY ATTACHED**: 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** \$300,000 to \$500,000 with average 72% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$700,000 to \$800,000, Aldergrove and minimum 4 bedroom properties
- Sellers Best Bet** Selling homes in Langley City, Murrayville, Walnut Grove and up to 1 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



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Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	0	0	NA
300,001 – 400,000	0	0	NA
400,001 – 500,000	1	0	NA
500,001 – 600,000	8	0	NA
600,001 – 700,000	41	12	29%
700,001 – 800,000	103	47	46%
800,001 – 900,000	78	33	42%
900,001 – 1,000,000	31	10	32%
1,000,001 – 1,250,000	41	13	32%
1,250,001 – 1,500,000	24	3	13%
1,500,001 – 1,750,000	9	1	11%
1,750,001 – 2,000,000	3	0	NA
2,000,001 – 2,250,000	1	0	NA
2,250,001 – 2,500,000	7	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	1	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	351	119	34%

2 Bedrooms & Less	8	1	13%
3 to 4 Bedrooms	174	60	34%
5 to 6 Bedrooms	142	53	37%
7 Bedrooms & More	27	5	19%
TOTAL*	351	119	34%

SnapStats®	April	May	Variance
Inventory	300	351	17%
Solds	109	119	9%
Sale Price	\$781,000	\$805,000	3%
Sale Price SQFT	\$320	\$320	0%
Sale to List Price Ratio	100%	101%	1%
Days on Market	11	8	-27%

Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Abbotsford East	125	53	42%
Abbotsford West	105	42	40%
Aberdeen	24	7	29%
Bradner	3	0	NA
Central Abbotsford	67	14	21%
Matsqui	10	0	NA
Poplar	15	2	13%
Sumas Mountain	1	1	100%
Sumas Prairie	1	0	NA
TOTAL*	351	119	34%

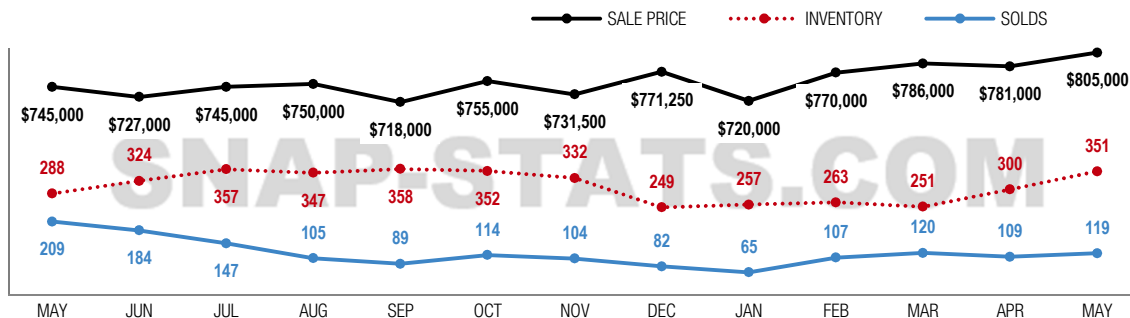
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **ABBOTSFORD DETACHED**: Sellers Market at 34% Sales Ratio average (3.4 in 10 homes selling rate)
- Homes are selling on average 1% above list price
- Most Active Price Band** \$700,000 to \$800,000 with average 46% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.5 mil to \$1.75 mil, Poplar and up to 2 bedroom properties
- Sellers Best Bet** Selling homes in Abbotsford East, Abbotsford West and 3 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	2	2	100%
200,001 – 300,000	68	38	56%
300,001 – 400,000	140	62	44%
400,001 – 500,000	51	27	53%
500,001 – 600,000	65	27	42%
600,001 – 700,000	14	6	43%
700,001 – 800,000	5	3	60%
800,001 – 900,000	1	1	100%
900,001 – 1,000,000	1	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*	348	166	48%

0 to 1 Bedroom	56	26	46%
2 Bedrooms	210	98	47%
3 Bedrooms	65	38	58%
4 Bedrooms & Greater	17	4	24%
TOTAL*	348	166	48%

SnapStats®	April	May	Variance
Inventory	247	348	41%
Solds	168	166	-1%
Sale Price	\$357,500	\$356,000	0%
Sale Price SQFT	\$339	\$347	2%
Sale to List Price Ratio	102%	99%	-3%
Days on Market	7	10	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.

Community CONDOS & TOWNHOMES

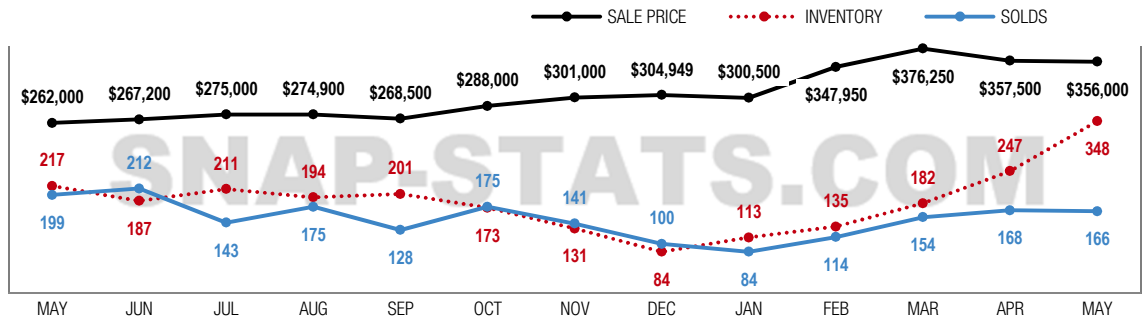
SnapStats®	Inventory	Sales	Sales Ratio
Abbotsford East	44	28	64%
Abbotsford West	122	58	48%
Aberdeen	5	0	NA
Bradner	1	0	NA
Central Abbotsford	161	67	42%
Matsqui	1	0	NA
Poplar	14	12	86%
Sumas Mountain	0	1	NA*
Sumas Prairie	0	0	NA
TOTAL*	348	166	48%

Market Summary

- Market Type Indicator **ABBOTSFORD ATTACHED**: Sellers Market at 48% Sales Ratio average (4.8 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 56% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$500,000 to \$600,000, Central Abbotsford and minimum 4 bedroom properties
- Sellers Best Bet** Selling homes in Poplar and 3 bedroom properties

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13 Month Market Trend



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Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	2	0	NA
200,001 – 300,000	1	0	NA
300,001 – 400,000	1	0	NA
400,001 – 500,000	2	4	200%*
500,001 – 600,000	19	12	63%
600,001 – 700,000	42	15	36%
700,001 – 800,000	40	15	38%
800,001 – 900,000	21	11	52%
900,001 – 1,000,000	14	4	29%
1,000,001 – 1,250,000	23	3	13%
1,250,001 – 1,500,000	4	0	NA
1,500,001 – 1,750,000	2	0	NA
1,750,001 – 2,000,000	2	0	NA
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	3	0	NA
2,500,001 – 2,750,000	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	1	0	NA
TOTAL*	178	64	36%

2 Bedrooms & Less	11	6	55%
3 to 4 Bedrooms	96	29	30%
5 to 6 Bedrooms	64	29	45%
7 Bedrooms & More	7	0	NA
TOTAL*	178	64	36%

SnapStats®	April	May	Variance
Inventory	134	178	33%
Solds	60	64	7%
Sale Price	\$727,750	\$709,500	-3%
Sale Price SQFT	\$305	\$295	-3%
Sale to List Price Ratio	100%	98%	-2%
Days on Market	13	15	15%

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

Community DETACHED HOUSES

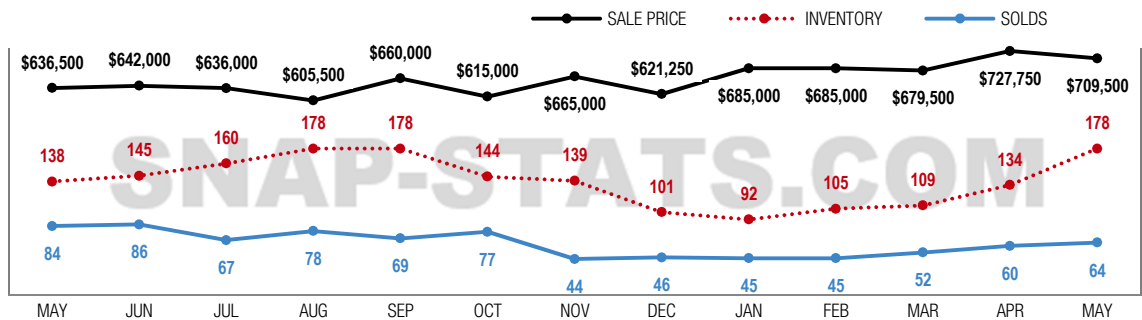
SnapStats®	Inventory	Sales	Sales Ratio
Dewdney Deroche	1	0	NA
Durieu	1	0	NA
Hatzic	11	8	73%
Hemlock	2	2	100%
Lake Errock	12	2	17%
Mission	146	51	35%
Mission West	4	1	25%
Stave Falls	0	0	NA
Steelhead	1	0	NA
TOTAL*	178	64	36%

Market Summary

- Market Type Indicator **MISSION DETACHED**: Sellers Market at 36% Sales Ratio average (3.6 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band** \$500,000 to \$600,000 with average 63% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1 mil to \$1.25 mil, Lake Errock and 3 to 4 bedroom properties
- Sellers Best Bet** Selling homes in Hatzic and up to 2 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



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Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	3	2	67%
200,001 – 300,000	4	3	75%
300,001 – 400,000	5	3	60%
400,001 – 500,000	4	3	75%
500,001 – 600,000	7	4	57%
600,001 – 700,000	2	1	50%
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*	25	16	64%

0 to 1 Bedroom	2	3	150%*
2 Bedrooms	9	6	67%
3 Bedrooms	8	5	63%
4 Bedrooms & Greater	6	2	33%
TOTAL*	25	16	64%

SnapStats®	April	May	Variance
Inventory	27	25	-7%
Solds	16	16	0%
Sale Price	\$479,749	\$400,000	-17%
Sale Price SQFT	\$331	\$274	-17%
Sale to List Price Ratio	97%	100%	3%
Days on Market	13	12	-8%

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

Community CONDOS & TOWNHOMES

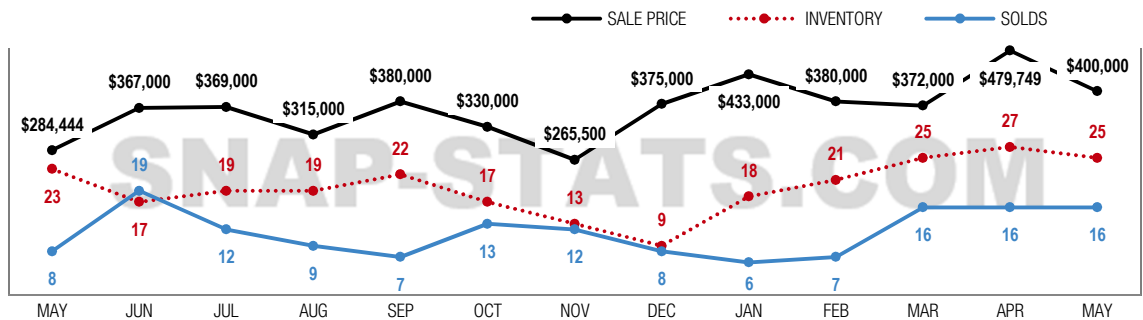
SnapStats®	Inventory	Sales	Sales Ratio
Dewdney Deroche	0	0	NA
Durieu	0	0	NA
Hatzic	0	0	NA
Hemlock	6	1	17%
Lake Errock	0	0	NA
Mission	19	15	79%
Mission West	0	0	NA
Stave Falls	0	0	NA
Steelhead	0	0	NA
TOTAL*	25	16	64%

Market Summary

- Market Type Indicator **MISSION ATTACHED**: Sellers Market at 64% Sales Ratio average (6.4 in 10 homes selling rate)
- Homes are selling on average 100% of list price
- Most Active Price Band** *Insufficient data but with 4 sales \$500,000 to \$600,000*
- Buyers Best Bet** *Insufficient data*
- Sellers Best Bet** Selling homes in Mission and 2 to 3 bedroom properties

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13 Month Market Trend



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