

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

Compliments of:

Anton Nguyen

604 338 5562

info@anton-nguyen.com

antonnguyen.ca

eXp Realty

1500 - 701 West Georgia Street

Vancouver, BC V7Y 1G5



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info@snap-stats.com | snap-stats.com

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	1	NA*
700,001 - 800,000	0	0	NA
800,001 - 900,000	1	0	NA
900,001 - 1,000,000	8	1	13%
1,000,001 - 1,250,000	46	6	13%
1,250,001 - 1,500,000	223	23	10%
1,500,001 - 1,750,000	188	17	9%
1,750,001 - 2,000,000	184	7	4%
2,000,001 - 2,250,000	63	3	5%
2,250,001 - 2,500,000	96	4	4%
2,500,001 - 2,750,000	44	0	NA
2,750,001 - 3,000,000	46	2	4%
3,000,001 - 3,500,000	33	0	NA
3,500,001 - 4,000,000	17	0	NA
4,000,001 - 4,500,000	1	0	NA
4,500,001 - 5,000,000	3	0	NA
5,000,001 - 5,500,000	5	0	NA
5,500,001 - 6,000,000	2	0	NA
6,000,001 - 6,500,000	2	0	NA
6,500,001 - 7,000,000	3	0	NA
7,000,001 & Greater	2	0	NA
TOTAL*	967	64	7%

2 Bedrooms & Less	28	2	7%
3 to 4 Bedrooms	306	19	6%
5 to 6 Bedrooms	319	21	7%
7 Bedrooms & More	314	22	7%
TOTAL*	967	64	7%

SnapStats®	January	February	Variance
Inventory	851	967	14%
Solds	61	64	5%
Sale Price	\$1,600,000	\$1,515,000	-5%
Sale Price SQFT	\$532	\$510	-4%
Sale to List Price Ratio	100%	97%	-3%
Days on Market	44	24	-45%

*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

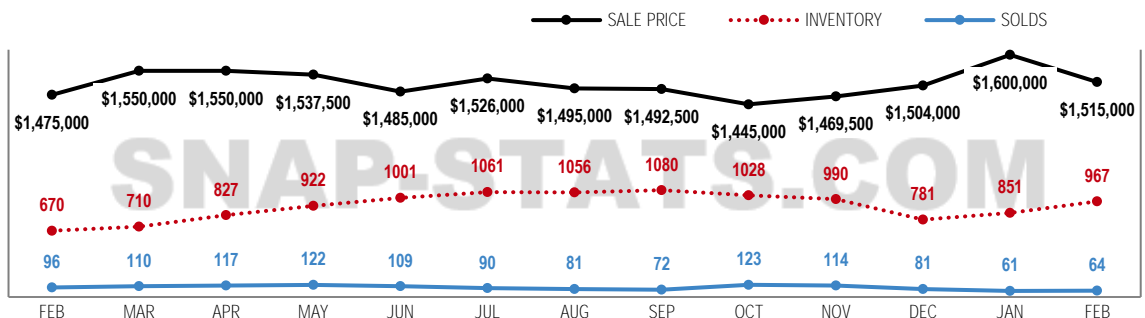
SnapStats®	Inventory	Sales	Sales Ratio
Bear Creek Green Timbers	66	6	9%
Bollivar Heights	94	5	5%
Bridgeview	22	2	9%
Cedar Hills	43	1	2%
East Newton	93	15	16%
Fleetwood Tynehead	134	9	7%
Fraser Heights	71	4	6%
Guildford	44	2	5%
Panorama Ridge	95	3	3%
Port Kells	6	0	NA
Queen Mary Park	59	5	8%
Royal Heights	20	0	NA
Sullivan Station	62	4	6%
West Newton	89	4	4%
Whalley	69	4	6%
TOTAL*	967	64	7%

Market Summary

- Market Type Indicator **SURREY DETACHED**: Buyers Market at 7% Sales Ratio average (7 in 100 homes selling rate)
- Homes are selling on average 3% below list price
- Most Active Price Band** \$900,000 to \$1.25 mil with average 13% Sales Ratio (Balanced market)
- Buyers Best Bet** Homes minimum \$1.75 mil, Cedar Hills and 3 to 4 bedroom properties
- Sellers Best Bet** Selling homes in East Newton and up to 2 / minimum 5 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



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antonnguyen.ca
info@anton-nguyen.com



Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	12	2	17%
300,001 – 400,000	70	10	14%
400,001 – 500,000	280	33	12%
500,001 – 600,000	283	25	9%
600,001 – 700,000	261	25	10%
700,001 – 800,000	183	18	10%
800,001 – 900,000	148	25	17%
900,001 – 1,000,000	120	10	8%
1,000,001 – 1,250,000	66	6	9%
1,250,001 – 1,500,000	8	0	NA
1,500,001 – 1,750,000	0	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*	1434	154	11%

0 to 1 Bedroom	424	42	10%
2 Bedrooms	572	51	9%
3 Bedrooms	279	39	14%
4 Bedrooms & Greater	159	22	14%
TOTAL*	1434	154	11%

SnapStats®	January	February	Variance
Inventory	1308	1434	10%
Solds	158	154	-3%
Sale Price	\$640,000	\$615,000	-4%
Sale Price SQFT	\$579	\$561	-3%
Sale to List Price Ratio	100%	96%	-4%
Days on Market	32	24	-25%

*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

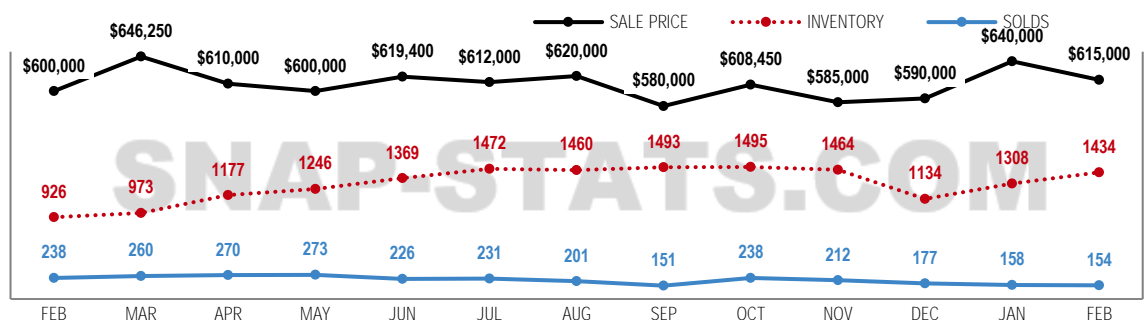
SnapStats®	Inventory	Sales	Sales Ratio
Bear Creek Green Timbers	28	7	25%
Bollivar Heights	18	3	17%
Bridgeview	3	0	NA
Cedar Hills	14	1	7%
East Newton	92	15	16%
Fleetwood Tynehead	128	21	16%
Fraser Heights	25	4	16%
Guildford	130	16	12%
Panorama Ridge	22	2	9%
Port Kells	0	0	NA
Queen Mary Park	94	9	10%
Royal Heights	1	0	NA
Sullivan Station	128	16	13%
West Newton	108	9	8%
Whalley	643	51	8%
TOTAL*	1434	154	11%

Market Summary

- Market Type Indicator **SURREY ATTACHED**: 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** \$200,000 to \$300,000 / \$800,000 to \$900,000 with average 17% Sales Ratio (Balanced market)
- Buyers Best Bet** Homes between \$900,000 to \$1 mil, Cedar Hills, Panorama Ridge, West Newton, Whalley and 2 bedrooms
- Sellers Best Bet** Selling homes in Bear Creek Green Timbers and minimum 3 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	2	0	NA
900,001 - 1,000,000	1	0	NA
1,000,001 - 1,250,000	3	1	33%
1,250,001 - 1,500,000	29	8	28%
1,500,001 - 1,750,000	77	6	8%
1,750,001 - 2,000,000	77	7	9%
2,000,001 - 2,250,000	29	2	7%
2,250,001 - 2,500,000	48	2	4%
2,500,001 - 2,750,000	32	5	16%
2,750,001 - 3,000,000	45	1	2%
3,000,001 - 3,500,000	36	6	17%
3,500,001 - 4,000,000	30	1	3%
4,000,001 - 4,500,000	13	0	NA
4,500,001 - 5,000,000	5	0	NA
5,000,001 - 5,500,000	4	0	NA
5,500,001 - 6,000,000	10	0	NA
6,000,001 - 6,500,000	3	0	NA
6,500,001 - 7,000,000	3	0	NA
7,000,001 & Greater	7	0	NA
TOTAL*	454	39	9%

2 Bedrooms & Less	22	2	9%
3 to 4 Bedrooms	204	19	9%
5 to 6 Bedrooms	155	14	9%
7 Bedrooms & More	73	4	5%
TOTAL*	454	39	9%

SnapStats®	January	February	Variance
Inventory	401	454	13%
Solds	35	39	11%
Sale Price	\$1,727,250	\$1,900,000	10%
Sale Price SQFT	\$667	\$626	-6%
Sale to List Price Ratio	97%	100%	3%
Days on Market	45	20	-56%

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Community DETACHED HOUSES

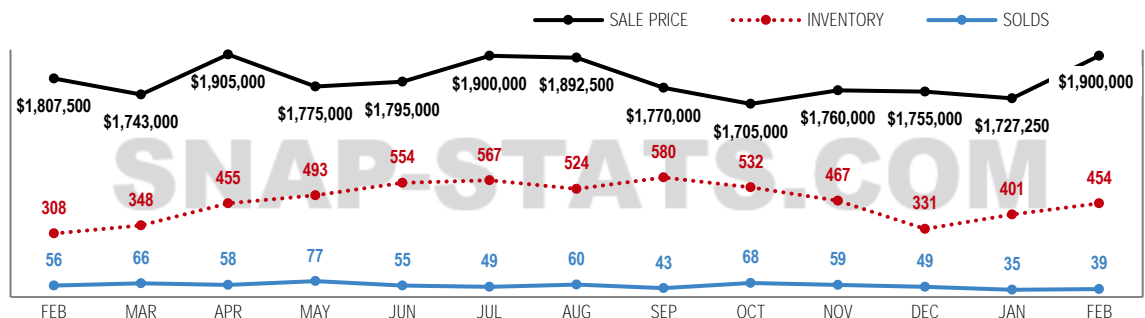
SnapStats®	Inventory	Sales	Sales Ratio
Crescent Beach Ocean Park	58	7	12%
Elgin Chantrell	64	7	11%
Grandview	54	4	7%
Hazelmere	1	0	NA
King George Corridor	71	4	6%
Morgan Creek	31	4	13%
Pacific Douglas	24	3	13%
Sunnyside Park	49	3	6%
White Rock	102	7	7%
TOTAL*	454	39	9%

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 100% of 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 \$2.75 mil to \$3 mil, King George Corridor, Sunnyside Park and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Morgan Creek, Pacific Douglas and up to 6 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	8	0	NA
400,001 – 500,000	30	7	23%
500,001 – 600,000	72	19	26%
600,001 – 700,000	83	8	10%
700,001 – 800,000	69	14	20%
800,001 – 900,000	85	16	19%
900,001 – 1,000,000	65	12	18%
1,000,001 – 1,250,000	84	14	17%
1,250,001 – 1,500,000	57	11	19%
1,500,001 – 1,750,000	13	1	8%
1,750,001 – 2,000,000	8	0	NA
2,000,001 – 2,250,000	4	2	50%
2,250,001 – 2,500,000	2	1	50%
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	2	0	NA
3,000,001 – 3,500,000	2	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	584	105	18%

0 to 1 Bedroom	80	9	11%
2 Bedrooms	301	54	18%
3 Bedrooms	110	27	25%
4 Bedrooms & Greater	93	15	16%
TOTAL*	584	105	18%

SnapStats®	January	February	Variance
Inventory	523	584	12%
Solds	73	105	44%
Sale Price	\$776,000	\$825,000	6%
Sale Price SQFT	\$615	\$624	1%
Sale to List Price Ratio	98%	98%	0%
Days on Market	40	15	-63%

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

Community CONDOS & TOWNHOMES

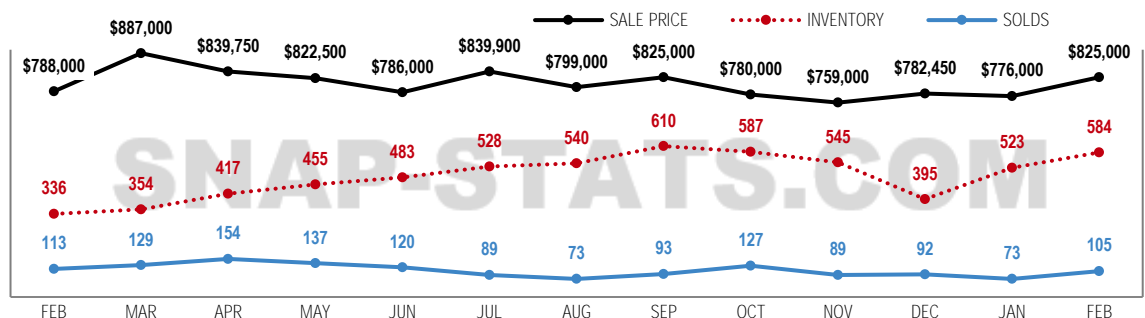
SnapStats®	Inventory	Sales	Sales Ratio
Crescent Beach Ocean Park	14	6	43%
Elgin Chantrell	19	2	11%
Grandview	136	33	24%
Hazelmere	0	0	NA
King George Corridor	120	20	17%
Morgan Creek	38	4	11%
Pacific Douglas	36	4	11%
Sunnyside Park	43	14	33%
White Rock	178	22	12%
TOTAL*	584	105	18%

Market Summary

- Market Type Indicator **S SURREY WHITE ROCK ATTACHED**: Balanced Market at 18% Sales Ratio average (1.8 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 26% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.5 mil to \$1.75 mil, Elgin Chantrell, Morgan Creek, Pacific Douglas and White Rock
- Sellers Best Bet** Selling homes in Crescent Beach Ocean Park, Sunnyside Park and 3 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	10	3	30%
1,250,001 - 1,500,000	79	9	11%
1,500,001 - 1,750,000	42	1	2%
1,750,001 - 2,000,000	19	2	11%
2,000,001 - 2,250,000	9	1	11%
2,250,001 - 2,500,000	7	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	1	0	NA
3,500,001 - 4,000,000	2	0	NA
4,000,001 - 4,500,000	0	0	NA
4,500,001 - 5,000,000	1	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*	181	16	9%

2 Bedrooms & Less	3	0	NA
3 to 4 Bedrooms	74	10	14%
5 to 6 Bedrooms	78	4	5%
7 Bedrooms & More	26	2	8%
TOTAL*	181	16	9%

SnapStats®	January	February	Variance
Inventory	142	181	27%
Solds	14	16	14%
Sale Price	\$1,468,000	\$1,385,000	-6%
Sale Price SQFT	\$560	\$651	16%
Sale to List Price Ratio	95%	100%	5%
Days on Market	21	19	-10%

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Community DETACHED HOUSES

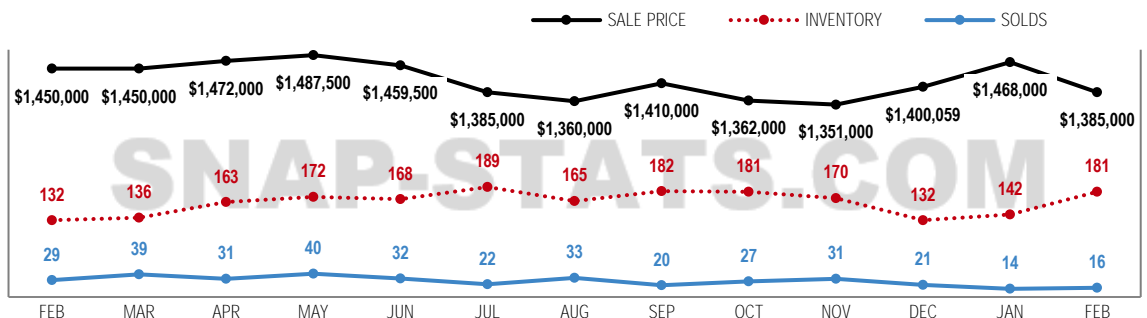
SnapStats®	Inventory	Sales	Sales Ratio
Annieville	52	3	6%
Nordel	43	7	16%
Scottsdale	43	3	7%
Sunshine Hills Woods	43	3	7%
TOTAL*	181	16	9%

Market Summary

- Market Type Indicator **NORTH DELTA DETACHED**: Buyers Market at 9% Sales Ratio average (9 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 30% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.5 mil to \$1.75 mil, Annieville, Scottsdale, Sunshine Hills Woods and 5 to 6 bedrooms
- Sellers Best Bet** Selling homes in Nordel and 3 to 4 bedroom properties

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13 Month Market Trend



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Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	0	0	NA
300,001 – 400,000	5	0	NA
400,001 – 500,000	9	0	NA
500,001 – 600,000	12	4	33%
600,001 – 700,000	15	0	NA
700,001 – 800,000	14	2	14%
800,001 – 900,000	6	2	33%
900,001 – 1,000,000	9	2	22%
1,000,001 – 1,250,000	18	1	6%
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*	91	11	12%

0 to 1 Bedroom	17	1	6%
2 Bedrooms	31	4	13%
3 Bedrooms	29	4	14%
4 Bedrooms & Greater	14	2	14%
TOTAL*	91	11	12%

SnapStats®	January	February	Variance
Inventory	70	91	30%
Solds	11	11	0%
Sale Price	\$619,000	\$775,000	25%
Sale Price SQFT	\$812	\$566	-30%
Sale to List Price Ratio	95%	97%	2%
Days on Market	34	38	12%

*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

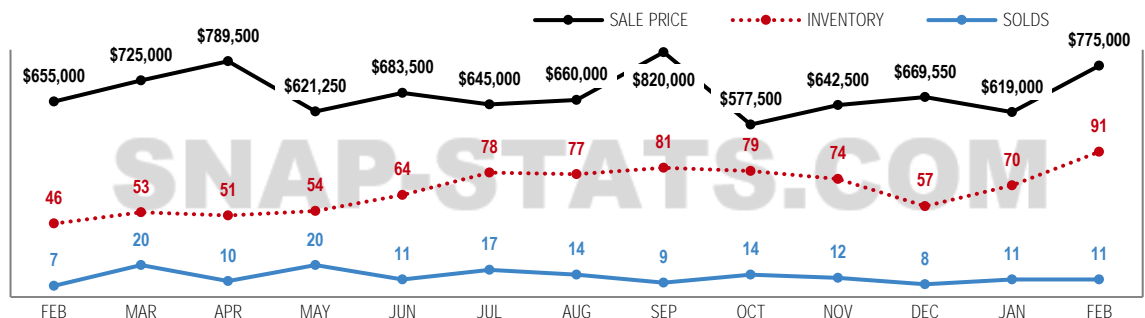
SnapStats®	Inventory	Sales	Sales Ratio
Annieville	28	3	11%
Nordel	18	4	22%
Scottsdale	25	4	16%
Sunshine Hills Woods	20	0	NA
TOTAL*	91	11	12%

Market Summary

- Market Type Indicator **NORTH DELTA ATTACHED**: Balanced Market at 12% Sales Ratio average (1.2 in 10 homes selling rate)
- Homes are selling on average 3% below list price
- Most Active Price Band** \$500,000 to \$600,000 with average 33% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1 mil to \$1.25 mil, Annieville and up to 1 bedroom properties
- Sellers Best Bet** Selling homes in Nordel and minimum 2 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	4	6	150%*
1,250,001 - 1,500,000	45	13	29%
1,500,001 - 1,750,000	38	8	21%
1,750,001 - 2,000,000	18	0	NA
2,000,001 - 2,250,000	12	0	NA
2,250,001 - 2,500,000	13	1	8%
2,500,001 - 2,750,000	7	0	NA
2,750,001 - 3,000,000	8	0	NA
3,000,001 - 3,500,000	3	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	1	0	NA
TOTAL*	150	28	19%

2 Bedrooms & Less	4	1	25%
3 to 4 Bedrooms	42	17	40%
5 to 6 Bedrooms	58	7	12%
7 Bedrooms & More	46	3	7%
TOTAL*	150	28	19%

SnapStats®	January	February	Variance
Inventory	126	150	19%
Solds	25	28	12%
Sale Price	\$1,499,999	\$1,359,900	-9%
Sale Price SQFT	\$522	\$565	8%
Sale to List Price Ratio	99%	97%	-2%
Days on Market	29	16	-45%

*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

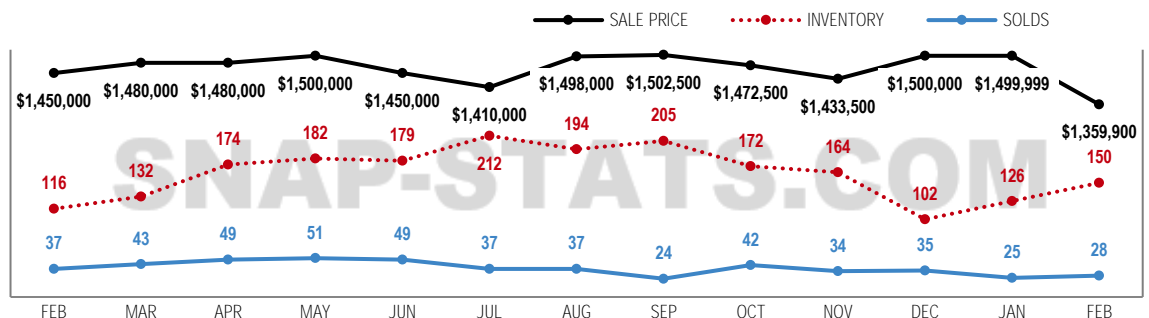
SnapStats®	Inventory	Sales	Sales Ratio
Clayton	26	2	8%
Cloverdale	123	26	21%
Serpentine	1	0	NA
TOTAL*	150	28	19%

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 3% below list price
- Most Active Price Band** \$1.25 mil to \$1.5 mil with average 29% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$2.25 mil to \$2.5 mil, Clayton and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Cloverdale 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	1	NA*
300,001 – 400,000	6	1	17%
400,001 – 500,000	22	0	NA
500,001 – 600,000	19	6	32%
600,001 – 700,000	8	3	38%
700,001 – 800,000	22	10	45%
800,001 – 900,000	38	9	24%
900,001 – 1,000,000	25	1	4%
1,000,001 – 1,250,000	12	3	25%
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*	154	34	22%

0 to 1 Bedroom	25	3	12%
2 Bedrooms	55	15	27%
3 Bedrooms	48	12	25%
4 Bedrooms & Greater	26	4	15%
TOTAL*	154	34	22%

SnapStats®	January	February	Variance
Inventory	131	154	18%
Solds	44	34	-23%
Sale Price	\$769,500	\$769,450	0%
Sale Price SQFT	\$583	\$586	1%
Sale to List Price Ratio	98%	99%	1%
Days on Market	25	12	-52%

*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

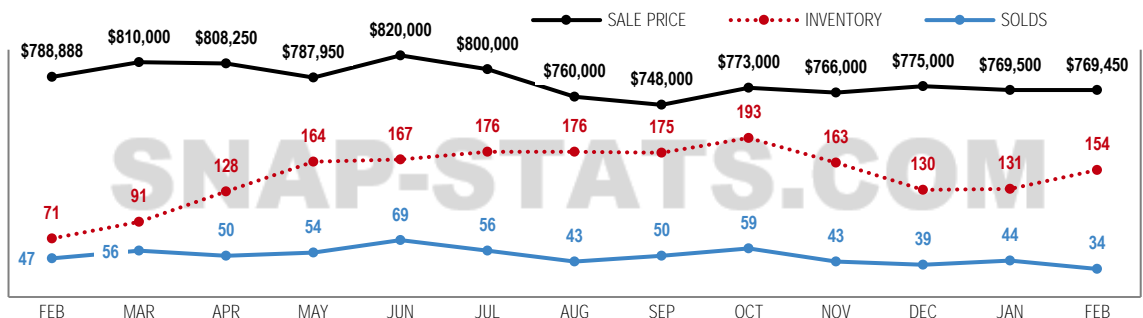
SnapStats®	Inventory	Sales	Sales Ratio
Clayton	75	21	28%
Cloverdale	79	13	16%
Serpentine	0	0	NA
TOTAL*	154	34	22%

Market Summary

- Market Type Indicator **CLOVERDALE ATTACHED**: Sellers Market at 22% Sales Ratio average (2.2 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band** \$700,000 to \$800,000 with average 45% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$900,000 to \$1 mil, Cloverdale and up to 1 bedroom properties
- Sellers Best Bet** Selling homes in Clayton and 2 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

Anton Nguyen
eXp Realty
604 338 5562

antonnguyen.ca
info@anton-nguyen.com



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	9	1	11%
1,000,001 - 1,250,000	23	10	43%
1,250,001 - 1,500,000	103	19	18%
1,500,001 - 1,750,000	76	14	18%
1,750,001 - 2,000,000	61	5	8%
2,000,001 - 2,250,000	35	3	9%
2,250,001 - 2,500,000	28	0	NA
2,500,001 - 2,750,000	22	1	5%
2,750,001 - 3,000,000	15	0	NA
3,000,001 - 3,500,000	8	2	25%
3,500,001 - 4,000,000	6	0	NA
4,000,001 - 4,500,000	2	1	50%
4,500,001 - 5,000,000	4	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	1	0	NA
6,500,001 - 7,000,000	0	0	NA
7,000,001 & Greater	4	0	NA
TOTAL*	400	57	14%

2 Bedrooms & Less	22	0	NA
3 to 4 Bedrooms	165	27	16%
5 to 6 Bedrooms	145	22	15%
7 Bedrooms & More	68	8	12%
TOTAL*	400	57	14%

SnapStats®	January	February	Variance
Inventory	340	400	18%
Solds	37	57	54%
Sale Price	\$1,583,000	\$1,450,000	-8%
Sale Price SQFT	\$506	\$531	5%
Sale to List Price Ratio	98%	97%	-1%
Days on Market	46	11	-76%

*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

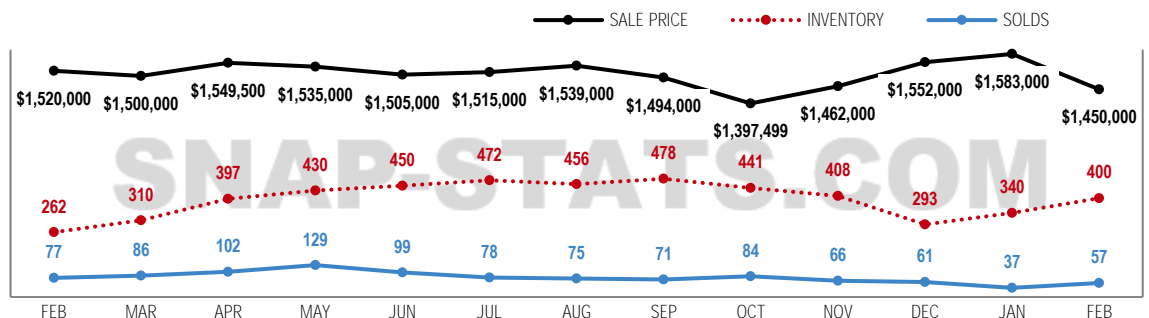
SnapStats®	Inventory	Sales	Sales Ratio
Aldergrove	44	6	14%
Brookwood	82	8	10%
Campbell Valley	19	0	NA
County Line Glen Valley	0	0	NA
Fort Langley	18	2	11%
Langley City	69	4	6%
Murrayville	18	8	44%
Otter District	5	0	NA
Salmon River	15	4	27%
Walnut Grove	36	9	25%
Willoughby Heights	94	16	17%
TOTAL*	400	57	14%

Market Summary

- Market Type Indicator **LANGLEY DETACHED**: Balanced Market at 14% Sales Ratio average (1.4 in 10 homes selling rate)
- Homes are selling on average 3% below list price
- Most Active Price Band** \$1 mil to \$1.25 mil with average 43% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$2.5 mil to \$2.75 mil, Langley City and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Murrayville and 3 to 6 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

Anton Nguyen
eXp Realty
604 338 5562

antonnguyen.ca
info@anton-nguyen.com



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	1	NA*
300,001 – 400,000	8	5	63%
400,001 – 500,000	82	9	11%
500,001 – 600,000	130	35	27%
600,001 – 700,000	108	26	24%
700,001 – 800,000	88	18	20%
800,001 – 900,000	85	22	26%
900,001 – 1,000,000	66	18	27%
1,000,001 – 1,250,000	59	8	14%
1,250,001 – 1,500,000	11	1	9%
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*	637	143	22%

0 to 1 Bedroom	126	26	21%
2 Bedrooms	287	65	23%
3 Bedrooms	155	38	25%
4 Bedrooms & Greater	69	14	20%
TOTAL*	637	143	22%

SnapStats®	January	February	Variance
Inventory	548	637	16%
Solds	133	143	8%
Sale Price	\$665,000	\$675,000	2%
Sale Price SQFT	\$549	\$594	8%
Sale to List Price Ratio	98%	99%	1%
Days on Market	18	12	-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.

Community CONDOS & TOWNHOMES

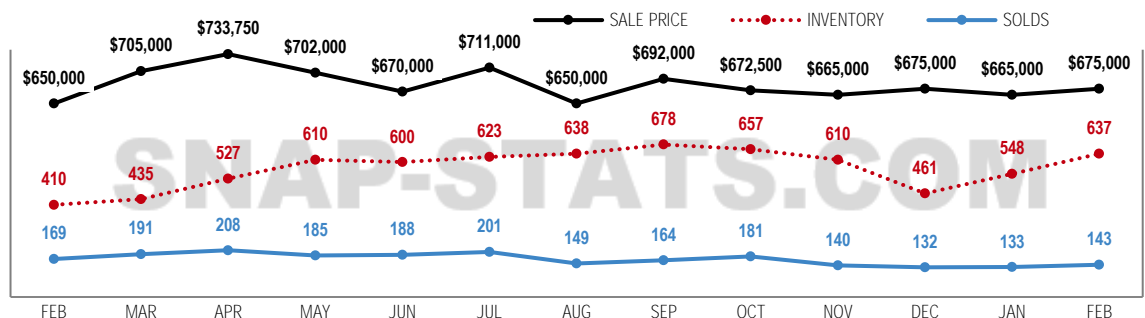
SnapStats®	Inventory	Sales	Sales Ratio
Aldergrove	13	3	23%
Brookwood	0	0	NA
Campbell Valley	0	0	NA
County Line Glen Valley	0	0	NA
Fort Langley	11	0	NA
Langley City	182	26	14%
Murrayville	18	4	22%
Otter District	0	0	NA
Salmon River	8	0	NA
Walnut Grove	43	11	26%
Willoughby Heights	362	99	27%
TOTAL*	637	143	22%

Market Summary

- Market Type Indicator **LANGLEY ATTACHED**: Sellers Market at 22% Sales Ratio average (2.2 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band** \$300,000 to \$400,000 with average 63% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.25 mil to \$1.5 mil, Langley City and minimum 4 bedroom properties
- Sellers Best Bet** Selling homes in Walnut Grove, Willoughby Heights and 3 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

Anton Nguyen
eXp Realty
604 338 5562

antonnguyen.ca
info@anton-nguyen.com



Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 - 700,000	0	0	NA
700,001 - 800,000	3	2	67%
800,001 - 900,000	6	1	17%
900,001 - 1,000,000	22	4	18%
1,000,001 - 1,250,000	137	16	12%
1,250,001 - 1,500,000	99	20	20%
1,500,001 - 1,750,000	53	4	8%
1,750,001 - 2,000,000	37	1	3%
2,000,001 - 2,250,000	11	0	NA
2,250,001 - 2,500,000	8	0	NA
2,500,001 - 2,750,000	2	0	NA
2,750,001 - 3,000,000	3	0	NA
3,000,001 - 3,500,000	1	0	NA
3,500,001 - 4,000,000	2	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*	384	48	13%

2 Bedrooms & Less	12	2	17%
3 to 4 Bedrooms	148	20	14%
5 to 6 Bedrooms	160	24	15%
7 Bedrooms & More	64	2	3%
TOTAL*	384	48	13%

SnapStats®	January	February	Variance
Inventory	332	384	16%
Solds	43	48	12%
Sale Price	\$1,136,000	\$1,267,500	12%
Sale Price SQFT	\$421	\$445	6%
Sale to List Price Ratio	95%	98%	3%
Days on Market	25	24	-4%

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

Community DETACHED HOUSES

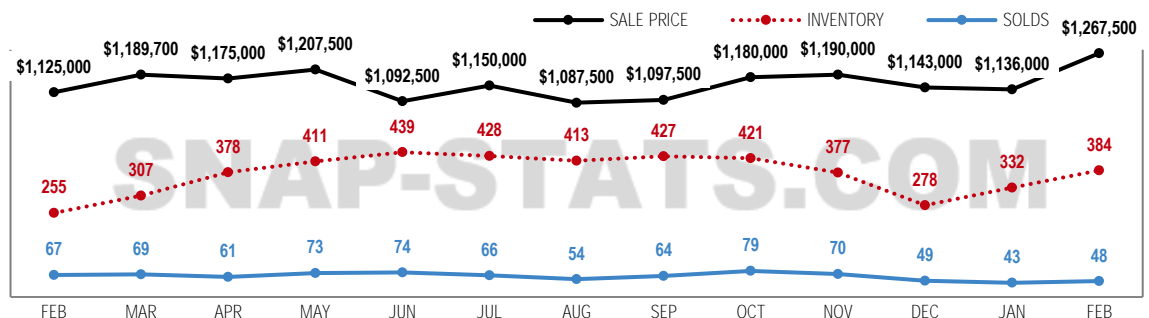
SnapStats®	Inventory	Sales	Sales Ratio
Abbotsford East	139	25	18%
Abbotsford West	113	10	9%
Aberdeen	31	2	6%
Bradner	1	1	100%
Central Abbotsford	74	9	12%
Matsqui	3	0	NA
Poplar	19	1	5%
Sumas Mountain	4	0	NA
Sumas Prairie	0	0	NA
TOTAL*	384	48	13%

Market Summary

- Market Type Indicator **ABBOTSFORD DETACHED**: Balanced Market at 12% Sales Ratio average (1.2 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 20% Sales Ratio (Balanced market)
- Buyers Best Bet** Homes between \$1.75 mil to \$2 mil, Aberdeen, Poplar and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Abbotsford East and up to 2 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

Anton Nguyen
eXp Realty
604 338 5562

antonnguyen.ca
info@anton-nguyen.com



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	76	12	16%
400,001 – 500,000	104	24	23%
500,001 – 600,000	59	13	22%
600,001 – 700,000	60	14	23%
700,001 – 800,000	48	13	27%
800,001 – 900,000	31	3	10%
900,001 – 1,000,000	14	1	7%
1,000,001 – 1,250,000	10	1	10%
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*	412	84	20%

0 to 1 Bedroom	65	9	14%
2 Bedrooms	226	51	23%
3 Bedrooms	87	17	20%
4 Bedrooms & Greater	34	7	21%
TOTAL*	412	84	20%

SnapStats®	January	February	Variance
Inventory	385	412	7%
Solds	61	84	38%
Sale Price	\$460,000	\$527,750	15%
Sale Price SQFT	\$410	\$472	15%
Sale to List Price Ratio	99%	97%	-2%
Days on Market	37	16	-57%

*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

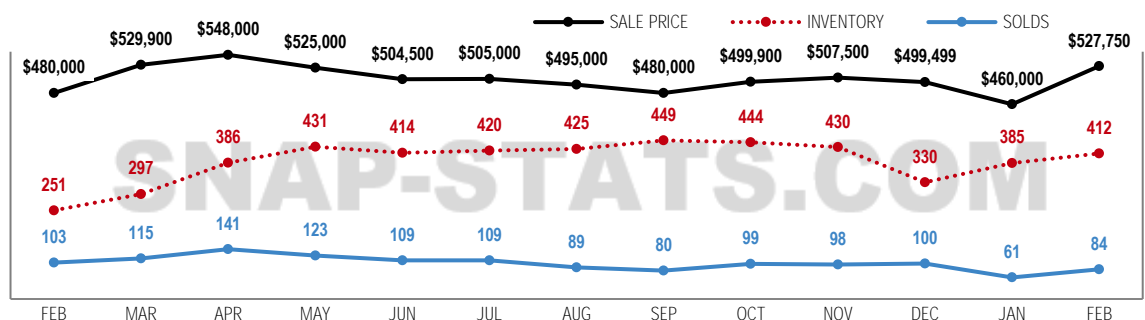
SnapStats®	Inventory	Sales	Sales Ratio
Abbotsford East	37	14	38%
Abbotsford West	173	32	18%
Aberdeen	3	2	67%
Bradner	0	0	NA
Central Abbotsford	180	29	16%
Matsqui	0	0	NA
Poplar	19	7	37%
Sumas Mountain	0	0	NA
Sumas Prairie	0	0	NA
TOTAL*	412	84	20%

Market Summary

- Market Type Indicator **ABBOTSFORD ATTACHED**: Balanced Market at 20% Sales Ratio average (2 in 10 homes selling rate)
- Homes are selling on average 3% below list price
- Most Active Price Band** \$200,000 to \$300,000 with average 33% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$900,000 to \$1 mil, Abbotsford West, Central Abbotsford and up to 1 bedroom properties
- Sellers Best Bet** Selling homes in Abbotsford East, Poplar and 2 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

Anton Nguyen
eXp Realty
604 338 5562

antonnguyen.ca
info@anton-nguyen.com



Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 - 700,000	2	0	NA
700,001 - 800,000	9	2	22%
800,001 - 900,000	25	3	12%
900,001 - 1,000,000	26	3	12%
1,000,001 - 1,250,000	75	5	7%
1,250,001 - 1,500,000	53	5	9%
1,500,001 - 1,750,000	12	0	NA
1,750,001 - 2,000,000	8	0	NA
2,000,001 - 2,250,000	2	0	NA
2,250,001 - 2,500,000	2	0	NA
2,500,001 - 2,750,000	3	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 - 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	1	0	NA
6,500,001 - 7,000,000	0	0	NA
7,000,001 & Greater	1	0	NA
TOTAL*	220	18	8%

2 Bedrooms & Less	14	1	7%
3 to 4 Bedrooms	118	7	6%
5 to 6 Bedrooms	74	7	9%
7 Bedrooms & More	14	3	21%
TOTAL*	220	18	8%

SnapStats®	January	February	Variance
Inventory	202	220	9%
Solds	26	18	-31%
Sale Price	\$1,053,375	\$1,039,500	-1%
Sale Price SQFT	\$404	\$362	-10%
Sale to List Price Ratio	96%	95%	-1%
Days on Market	52	36	-31%

*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

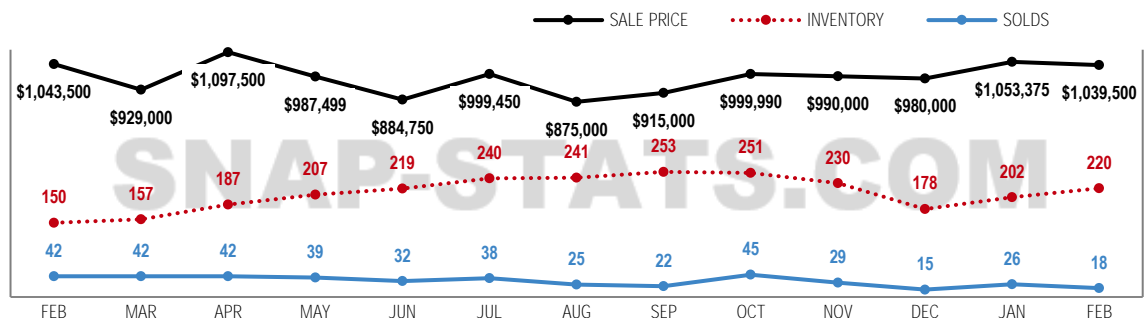
SnapStats®	Inventory	Sales	Sales Ratio
Dewdney Deroche	3	0	NA
Durieu	1	0	NA
Hatzic	15	1	7%
Hemlock	13	1	8%
Lake Errock	12	0	NA
Mission	167	16	10%
Mission West	6	0	NA
Stave Falls	2	0	NA
Steelhead	1	0	NA
TOTAL*	220	18	8%

Market Summary

- Market Type Indicator **MISSION DETACHED**: Buyers Market at 8% Sales Ratio average (8 in 100 homes selling rate)
- Homes are selling on average 5% below list price
- Most Active Price Band** \$700,000 to \$800,000 with average 22% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1 mil to \$1.25 mil, Hatzik, Hemlock and up to 6 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



Compliments of...

Anton Nguyen
eXp Realty
604 338 5562

antonnguyen.ca
info@anton-nguyen.com



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	1	0	NA
300,001 – 400,000	10	1	10%
400,001 – 500,000	22	0	NA
500,001 – 600,000	16	1	6%
600,001 – 700,000	20	0	NA
700,001 – 800,000	16	3	19%
800,001 – 900,000	2	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*	87	5	6%

0 to 1 Bedroom	12	0	NA
2 Bedrooms	46	2	4%
3 Bedrooms	23	1	4%
4 Bedrooms & Greater	6	2	33%
TOTAL*	87	5	6%

SnapStats®	January	February	Variance
Inventory	68	87	28%
Solds	8	5	-38%
Sale Price	\$664,450	\$735,000	11%
Sale Price SQFT	\$450	\$465	3%
Sale to List Price Ratio	99%	100%	1%
Days on Market	57	85	49%

*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

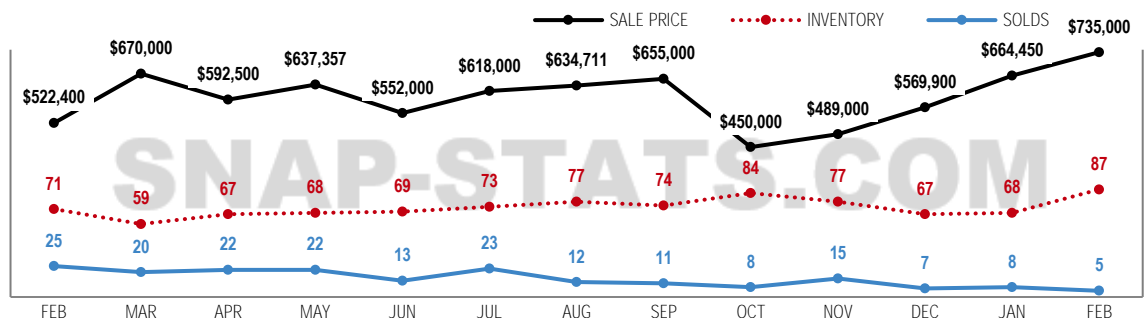
SnapStats®	Inventory	Sales	Sales Ratio
Dewdney Deroche	0	0	NA
Durieu	0	0	NA
Hatzic	0	0	NA
Hemlock	13	0	NA
Lake Errock	0	0	NA
Mission	70	4	6%
Mission West	4	1	25%
Stave Falls	0	0	NA
Steelhead	0	0	NA
TOTAL*	87	5	6%

Market Summary

- Market Type Indicator **MISSION ATTACHED**: Buyers Market at 6% Sales Ratio average (6 in 100 homes selling rate)
- Homes are selling on average 100% of list price
- Most Active Price Band** \$700,000 to \$800,000 with average 19% Sales Ratio (Balanced market)
- Buyers Best Bet** Inefficient data except for homes between \$500,000 to \$600,000
- Sellers Best Bet** Selling homes in Mission and 2 to 3 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

Anton Nguyen
eXp Realty
604 338 5562

antonnguyen.ca
info@anton-nguyen.com

