

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 – 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	4	0	NA
500,001 – 600,000	4	2	50%
600,001 – 700,000	7	4	57%
700,001 – 800,000	76	26	34%
800,001 – 900,000	138	31	22%
900,001 – 1,000,000	145	29	20%
1,000,001 – 1,250,000	249	29	12%
1,250,001 – 1,500,000	205	11	5%
1,500,001 – 1,750,000	73	6	8%
1,750,001 – 2,000,000	64	2	3%
2,000,001 – 2,250,000	12	0	NA
2,250,001 – 2,500,000	11	0	NA
2,500,001 – 2,750,000	8	0	NA
2,750,001 – 3,000,000	10	0	NA
3,000,001 – 3,500,000	5	0	NA
3,500,001 – 4,000,000	2	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	1013	140	14%

2 Bedrooms & Less	35	3	9%
3 to 4 Bedrooms	363	71	20%
5 to 6 Bedrooms	348	39	11%
7 Bedrooms & More	267	27	10%
TOTAL*	1013	140	14%

SnapStats®	June	July	Variance
Inventory	978	1013	4%
Solds	141	140	-1%
Sale Price	\$965,000	\$931,000	-4%
Sale Price SQFT	\$382	\$396	4%
Sale to List Price Ratio	97%	98%	1%
Days on Market	24	32	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 DETACHED HOUSES

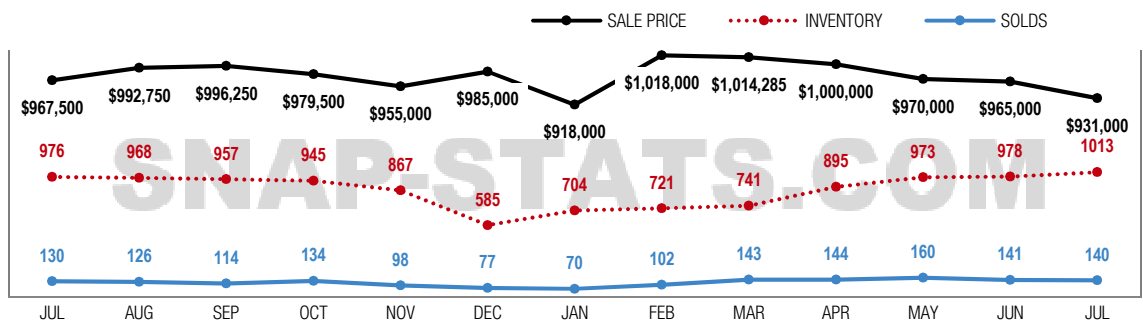
SnapStats®	Inventory	Sales	Sales Ratio
Bear Creek Green Timbers	58	9	16%
Bolivar Heights	83	11	13%
Bridgeview	8	4	50%
Cedar Hills	61	11	18%
East Newton	106	18	17%
Fleetwood Tynehead	138	23	17%
Fraser Heights	103	9	9%
Guildford	30	7	23%
Panorama Ridge	88	11	13%
Port Kells	4	0	NA
Queen Mary Park	68	4	6%
Royal Heights	14	2	14%
Sullivan Station	74	11	15%
West Newton	111	14	13%
Whalley	67	6	9%
TOTAL*	1013	140	14%

## Market Summary

- Market Type Indicator **SURREY DETACHED**: Balanced Market at 14% Sales Ratio average (1.4 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band\*\* \$700,000 to \$800,000 with average 34% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.75 mil to \$2 mil, Fraser Heights, Queen Mary Park, Whalley and up to 2 bedroom properties
- Sellers Best Bet\*\* Selling homes in Bridgeview 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	1	0	NA
200,001 – 300,000	41	21	51%
300,001 – 400,000	270	69	26%
400,001 – 500,000	249	66	27%
500,001 – 600,000	225	62	28%
600,001 – 700,000	160	30	19%
700,001 – 800,000	39	8	21%
800,001 – 900,000	14	1	7%
900,001 – 1,000,000	3	0	NA
1,000,001 – 1,250,000	0	0	NA
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*	1004	257	26%

0 to 1 Bedroom	217	52	24%
2 Bedrooms	409	103	25%
3 Bedrooms	277	79	29%
4 Bedrooms & Greater	101	23	23%
TOTAL*	1004	257	26%

SnapStats®	June	July	Variance
Inventory	1011	1004	-1%
Solds	209	257	23%
Sale Price	\$463,000	\$436,500	-6%
Sale Price SQFT	\$393	\$378	-4%
Sale to List Price Ratio	97%	97%	0%
Days on Market	23	22	-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 CONDOS & TOWNHOMES

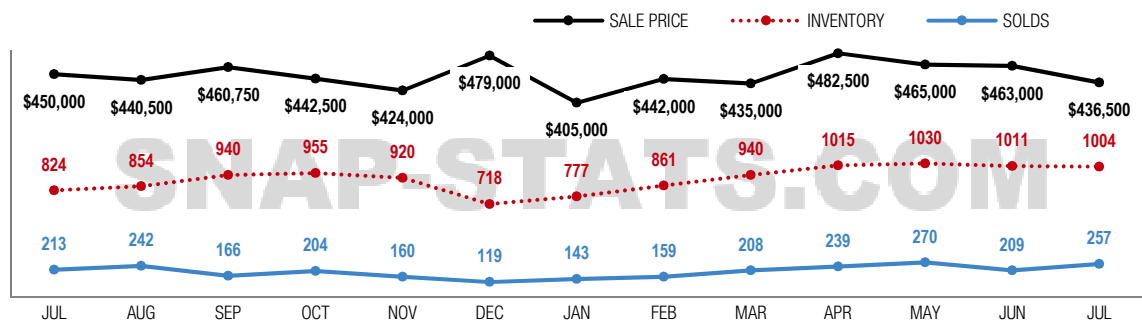
SnapStats®	Inventory	Sales	Sales Ratio
Bear Creek Green Timbers	17	9	53%
Bolivar Heights	16	2	13%
Bridgeview	2	0	NA
Cedar Hills	6	0	NA
East Newton	88	21	24%
Fleetwood Tynehead	101	25	25%
Fraser Heights	3	2	67%
Guildford	165	58	35%
Panorama Ridge	25	12	48%
Port Kells	0	0	NA
Queen Mary Park	73	15	21%
Royal Heights	0	0	NA
Sullivan Station	85	32	38%
West Newton	107	28	26%
Whalley	316	53	17%
TOTAL*	1004	257	26%

## Market Summary

- Market Type Indicator **SURREY ATTACHED**: Sellers Market at 26% Sales Ratio average (2.6 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 51% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$800,000 to \$900,000, Bolivar Heights, Whalley and minimum 4 bedroom properties
- Sellers Best Bet\*\* Selling homes in Bear Creek Green Timbers, Panorama Ridge and 3 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	0	0	NA
600,001 – 700,000	1	1	100%
700,001 – 800,000	2	0	NA
800,001 – 900,000	8	3	38%
900,001 – 1,000,000	27	8	30%
1,000,001 – 1,250,000	104	25	24%
1,250,001 – 1,500,000	116	19	16%
1,500,001 – 1,750,000	70	9	13%
1,750,001 – 2,000,000	101	5	5%
2,000,001 – 2,250,000	46	2	4%
2,250,001 – 2,500,000	61	1	2%
2,500,001 – 2,750,000	21	0	NA
2,750,001 – 3,000,000	30	0	NA
3,000,001 – 3,500,000	16	0	NA
3,500,001 – 4,000,000	15	0	NA
4,000,001 & Greater	30	0	NA
TOTAL*	649	73	11%

2 Bedrooms & Less	47	2	4%
3 to 4 Bedrooms	297	46	15%
5 to 6 Bedrooms	255	23	9%
7 Bedrooms & More	50	2	4%
TOTAL*	649	73	11%

SnapStats®	June	July	Variance
Inventory	693	649	-6%
Solds	72	73	1%
Sale Price	\$1,300,000	\$1,250,000	-4%
Sale Price SQFT	\$398	\$446	12%
Sale to List Price Ratio	95%	96%	1%
Days on Market	48	37	-23%

\*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

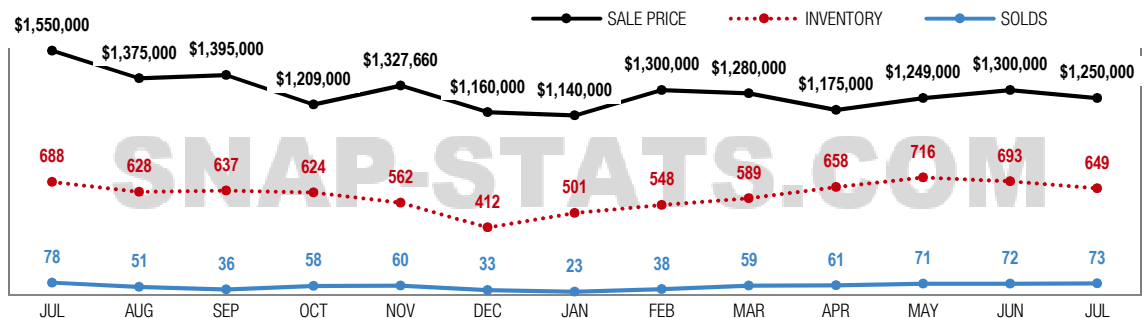
SnapStats®	Inventory	Sales	Sales Ratio
Crescent Beach Ocean Park	134	12	9%
Elgin Chantrell	97	3	3%
Grandview	67	7	10%
Hazelmere	1	0	NA
King George Corridor	58	9	16%
Morgan Creek	61	8	13%
Pacific Douglas	23	5	22%
Sunnyside Park	56	17	30%
White Rock	152	12	8%
TOTAL*	649	73	11%

## 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\*\* \$800,000 to \$900,000 with average 38% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$2.25 to mil to \$2.5 mil, Elgin Chantrell and up to 2 / minimum 7 bedroom properties
- Sellers Best Bet\*\* Selling homes in Sunnyside Park and 3 to 4 bedroom properties

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

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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	1	NA*
200,001 – 300,000	14	6	43%
300,001 – 400,000	65	15	23%
400,001 – 500,000	107	12	11%
500,001 – 600,000	113	24	21%
600,001 – 700,000	90	22	24%
700,001 – 800,000	73	15	21%
800,001 – 900,000	47	13	28%
900,001 – 1,000,000	23	4	17%
1,000,001 – 1,250,000	27	3	11%
1,250,001 – 1,500,000	8	0	NA
1,500,001 – 1,750,000	2	0	NA
1,750,001 – 2,000,000	6	0	NA
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	3	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	1	0	NA
3,000,001 – 3,500,000	1	0	NA
3,500,001 – 4,000,000	2	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	582	115	20%

0 to 1 Bedroom	46	18	39%
2 Bedrooms	317	45	14%
3 Bedrooms	135	27	20%
4 Bedrooms & Greater	84	25	30%
TOTAL*	582	115	20%

SnapStats®	June	July	Variance
Inventory	617	582	-6%
Solds	100	115	15%
Sale Price	\$583,150	\$589,000	1%
Sale Price SQFT	\$415	\$438	6%
Sale to List Price Ratio	97%	98%	1%
Days on Market	35	31	-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.

## Community CONDOS & TOWNHOMES

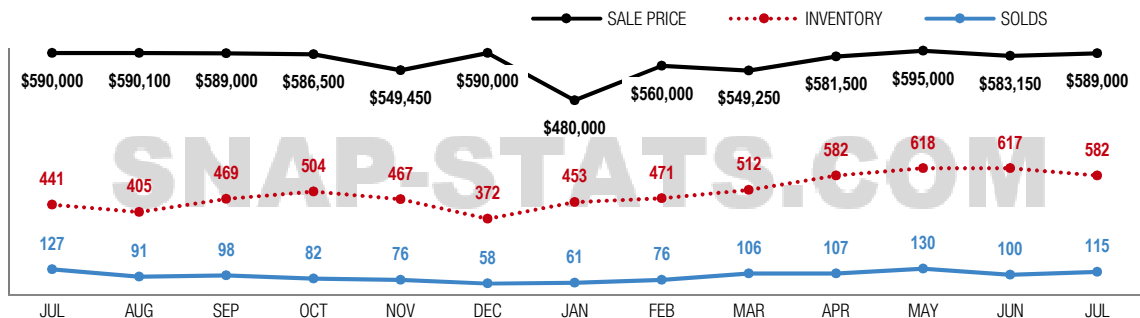
SnapStats®	Inventory	Sales	Sales Ratio
Crescent Beach Ocean Park	8	3	38%
Elgin Chantrell	13	1	8%
Grandview	152	45	30%
Hazelmere	2	0	NA
King George Corridor	111	16	14%
Morgan Creek	48	10	21%
Pacific Douglas	21	2	10%
Sunnyside Park	53	10	19%
White Rock	174	28	16%
TOTAL*	582	115	20%

## Market Summary

- Market Type Indicator **S SURREY WHITE ROCK ATTACHED**: 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\*\* \$200,000 to \$300,000 with average 43% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1 mil to \$1.25 mil, Elgin Chantrell and 2 bedroom properties
- Sellers Best Bet\*\* Selling homes in Crescent Beach Ocean Park, Grandview and up to 1 bedroom properties

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

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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	8	9	113%*
800,001 – 900,000	47	16	34%
900,001 – 1,000,000	39	7	18%
1,000,001 – 1,250,000	48	12	25%
1,250,001 – 1,500,000	37	4	11%
1,500,001 – 1,750,000	30	1	3%
1,750,001 – 2,000,000	6	0	NA
2,000,001 – 2,250,000	1	0	NA
2,250,001 – 2,500,000	2	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	0	0	NA
3,000,001 – 3,500,000	1	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	219	49	22%

2 Bedrooms & Less	5	1	20%
3 to 4 Bedrooms	118	27	23%
5 to 6 Bedrooms	76	17	22%
7 Bedrooms & More	20	4	20%
TOTAL*	219	49	22%

SnapStats®	June	July	Variance
Inventory	237	219	-8%
Solds	38	49	29%
Sale Price	\$940,000	\$899,000	-4%
Sale Price SQFT	\$401	\$398	-1%
Sale to List Price Ratio	96%	95%	-1%
Days on Market	23	19	-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

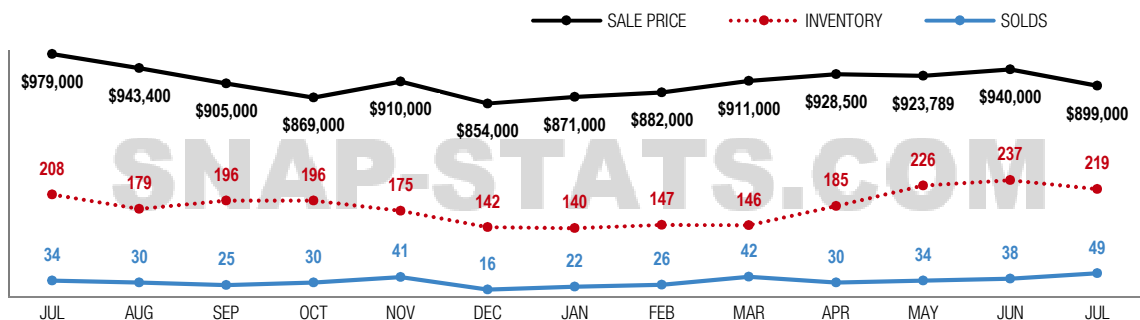
SnapStats®	Inventory	Sales	Sales Ratio
Annieville	51	10	20%
Nordel	48	16	33%
Scottsdale	61	12	20%
Sunshine Hills Woods	59	11	19%
TOTAL*	219	49	22%

## Market Summary

- Market Type Indicator **NORTH DELTA DETACHED**: Sellers Market at 22% Sales Ratio average (2.2 in 10 homes selling rate)
- Homes are selling on average 5% below list price
- Most Active Price Band\*\* \$700,000 to \$800,000 with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.5 mil to \$1.75 mil, Annieville, Scottsdale, Sunshine Hills Woods and 7 plus bedrooms
- 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	1	NA*
200,001 – 300,000	5	1	20%
300,001 – 400,000	8	3	38%
400,001 – 500,000	6	1	17%
500,001 – 600,000	12	2	17%
600,001 – 700,000	15	3	20%
700,001 – 800,000	8	2	25%
800,001 – 900,000	9	1	11%
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*	64	14	22%

0 to 1 Bedroom	7	4	57%
2 Bedrooms	22	2	9%
3 Bedrooms	21	6	29%
4 Bedrooms & Greater	14	2	14%
TOTAL*	64	14	22%

SnapStats®	June	July	Variance
Inventory	63	64	2%
Solds	18	14	-22%
Sale Price	\$410,000	\$557,500	36%
Sale Price SQFT	\$470	\$425	-10%
Sale to List Price Ratio	98%	98%	0%
Days on Market	33	22	-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

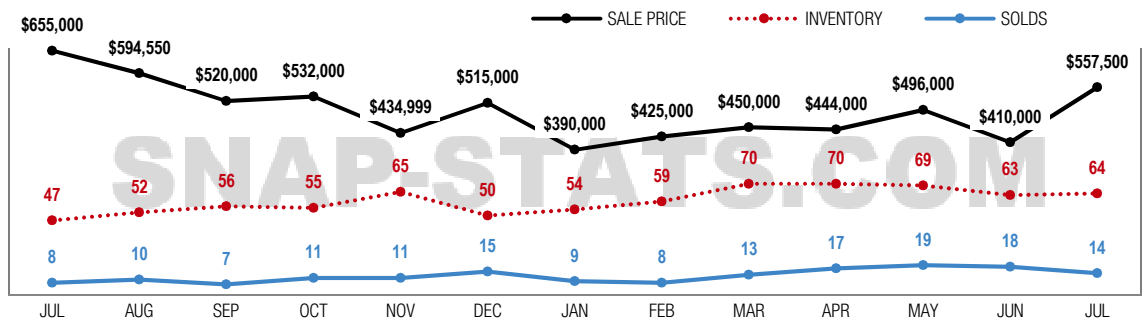
SnapStats®	Inventory	Sales	Sales Ratio
Annieville	17	4	24%
Nordel	20	5	25%
Scottsdale	18	3	17%
Sunshine Hills Woods	9	2	22%
TOTAL*	64	14	22%

## Market Summary

- Market Type Indicator **NORTH DELTA ATTACHED**: Sellers Market at 22% Sales Ratio average (2.2 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band\*\* \$300,000 to \$400,000 with average 38% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$800,000 to \$900,000, Scottsdale and 2 bedroom properties
- Sellers Best Bet\*\* Selling homes in Nordel and 3 bedroom properties

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

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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	10	6	60%
800,001 – 900,000	41	12	29%
900,001 – 1,000,000	43	14	33%
1,000,001 – 1,250,000	49	14	29%
1,250,001 – 1,500,000	26	0	NA
1,500,001 – 1,750,000	14	0	NA
1,750,001 – 2,000,000	3	0	NA
2,000,001 – 2,250,000	5	0	NA
2,250,001 – 2,500,000	1	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	3	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	196	46	23%

2 Bedrooms & Less	7	0	NA
3 to 4 Bedrooms	76	19	25%
5 to 6 Bedrooms	83	24	29%
7 Bedrooms & More	30	3	10%
TOTAL*	196	46	23%

SnapStats®	June	July	Variance
Inventory	173	196	13%
Solds	48	46	-4%
Sale Price	\$940,000	\$925,000	-2%
Sale Price SQFT	\$348	\$342	-2%
Sale to List Price Ratio	99%	97%	-2%
Days on Market	15	24	60%

\*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

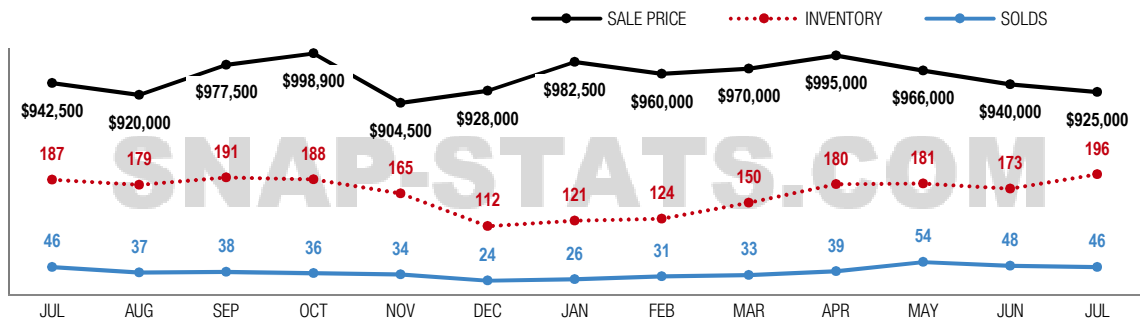
SnapStats®	Inventory	Sales	Sales Ratio
Clayton	38	13	34%
Cloverdale	158	33	21%
Serpentine	0	0	NA
TOTAL*	196	46	23%

## Market Summary

- Market Type Indicator **CLOVERDALE DETACHED**: Sellers Market at 23% Sales Ratio average (2.3 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 60% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$800,000 to \$900,000 / \$1 mil to \$1.25 mil, Cloverdale and minimum 7 bedroom properties
- Sellers Best Bet\*\* Selling homes in Clayton and 5 to 6 bedroom properties

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

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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	4	3	75%
300,001 – 400,000	28	12	43%
400,001 – 500,000	33	10	30%
500,001 – 600,000	78	25	32%
600,001 – 700,000	58	10	17%
700,001 – 800,000	10	1	10%
800,001 – 900,000	3	0	NA
900,001 – 1,000,000	0	0	NA
1,000,001 – 1,250,000	0	0	NA
1,250,001 – 1,500,000	0	0	NA
1,500,001 – 1,750,000	0	0	NA
1,750,001 – 2,000,000	0	0	NA
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	0	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	0	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	214	61	29%

0 to 1 Bedroom	19	8	42%
2 Bedrooms	69	22	32%
3 Bedrooms	99	29	29%
4 Bedrooms & Greater	27	2	7%
TOTAL*	214	61	29%

SnapStats®	June	July	Variance
Inventory	204	214	5%
Solds	53	61	15%
Sale Price	\$516,000	\$528,000	2%
Sale Price SQFT	\$387	\$396	2%
Sale to List Price Ratio	98%	99%	1%
Days on Market	17	16	-6%

\*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

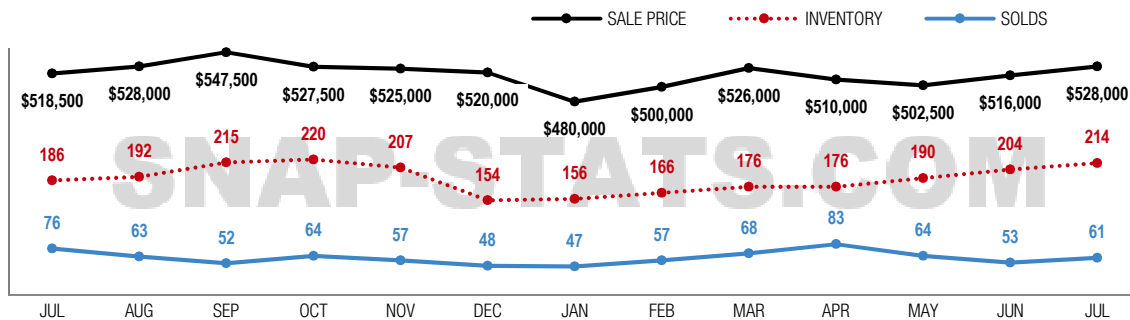
SnapStats®	Inventory	Sales	Sales Ratio
Clayton	124	34	27%
Cloverdale	90	27	30%
Serpentine	0	0	NA
TOTAL*	214	61	29%

## Market Summary

- Market Type Indicator **CLOVERDALE ATTACHED**: Sellers Market at 29% Sales Ratio average (2.9 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 43% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$700,000 to \$800,000, 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



## Compliments of...

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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	2	NA*
500,001 – 600,000	1	3	300%*
600,001 – 700,000	11	3	27%
700,001 – 800,000	46	11	24%
800,001 – 900,000	45	19	42%
900,001 – 1,000,000	57	19	33%
1,000,001 – 1,250,000	108	25	23%
1,250,001 – 1,500,000	63	7	11%
1,500,001 – 1,750,000	26	5	19%
1,750,001 – 2,000,000	15	0	NA
2,000,001 – 2,250,000	7	2	29%
2,250,001 – 2,500,000	4	0	NA
2,500,001 – 2,750,000	6	0	NA
2,750,001 – 3,000,000	6	0	NA
3,000,001 – 3,500,000	6	0	NA
3,500,001 – 4,000,000	3	0	NA
4,000,001 & Greater	13	0	NA
TOTAL*	419	96	23%

2 Bedrooms & Less	18	4	22%
3 to 4 Bedrooms	225	49	22%
5 to 6 Bedrooms	154	42	27%
7 Bedrooms & More	22	1	5%
TOTAL*	419	96	23%

SnapStats®	June	July	Variance
Inventory	450	419	-7%
Solds	76	96	26%
Sale Price	\$950,000	\$950,000	0%
Sale Price SQFT	\$365	\$381	4%
Sale to List Price Ratio	97%	96%	-1%
Days on Market	25	25	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

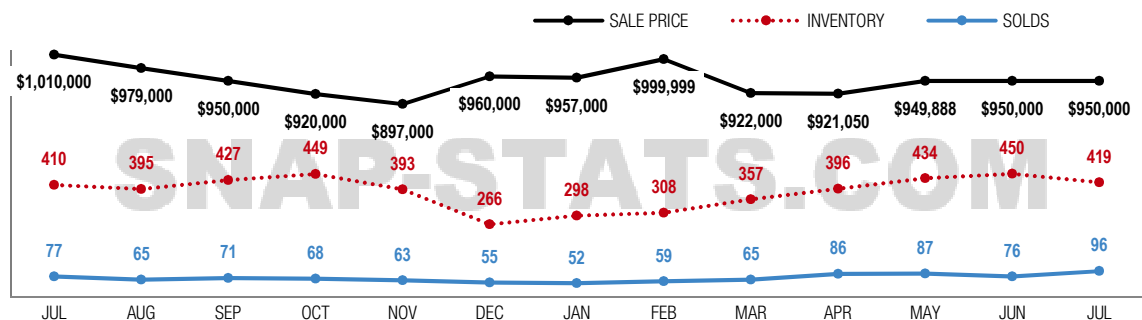
SnapStats®	Inventory	Sales	Sales Ratio
Aldergrove	47	16	34%
Brookwood	42	18	43%
Campbell Valley	13	1	8%
County Line Glen Valley	1	0	NA
Fort Langley	18	5	28%
Langley City	81	14	17%
Murrayville	24	4	17%
Otter District	3	2	67%
Salmon River	19	2	11%
Walnut Grove	57	16	28%
Willoughby Heights	114	18	16%
TOTAL*	419	96	23%

## Market Summary

- Market Type Indicator **LANGLEY DETACHED**: Sellers Market at 23% Sales Ratio average (2.3 in 10 homes selling rate)
- Homes are selling on average 4% below list price
- Most Active Price Band\*\* \$800,000 to \$900,000 with average 42% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.25 mil to \$1.5 mil, Campbell Valley, Salmon River and minimum 7 bedroom properties
- Sellers Best Bet\*\* Selling homes in Aldergrove, Brookwood 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	13	6	46%
300,001 – 400,000	127	24	19%
400,001 – 500,000	145	41	28%
500,001 – 600,000	144	44	31%
600,001 – 700,000	111	24	22%
700,001 – 800,000	22	6	27%
800,001 – 900,000	13	2	15%
900,001 – 1,000,000	1	2	200%*
1,000,001 – 1,250,000	1	1	100%
1,250,001 – 1,500,000	1	1	100%
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*	578	151	26%

0 to 1 Bedroom	65	12	18%
2 Bedrooms	312	64	21%
3 Bedrooms	161	66	41%
4 Bedrooms & Greater	40	9	23%
TOTAL*	578	151	26%

SnapStats®	June	July	Variance
Inventory	570	578	1%
Solds	133	151	14%
Sale Price	\$505,000	\$508,500	1%
Sale Price SQFT	\$417	\$384	-8%
Sale to List Price Ratio	97%	98%	1%
Days on Market	22	27	23%

\*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

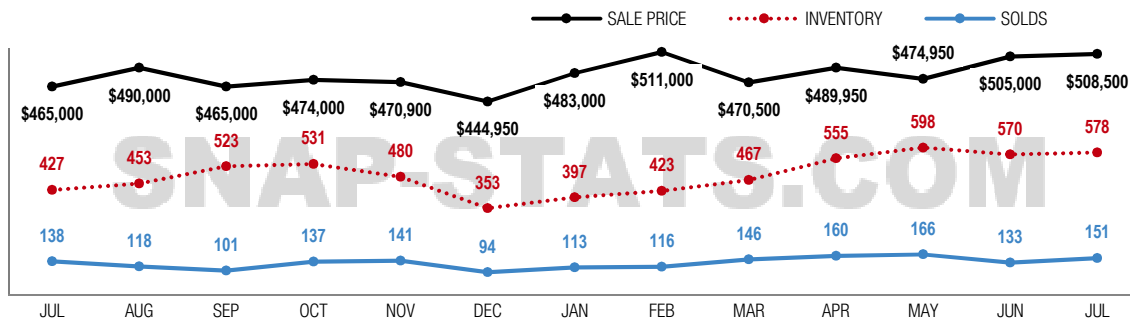
SnapStats®	Inventory	Sales	Sales Ratio
Aldergrove	16	8	50%
Brookwood	0	0	NA
Campbell Valley	0	0	NA
County Line Glen Valley	0	0	NA
Fort Langley	11	4	36%
Langley City	207	40	19%
Murrayville	42	9	21%
Otter District	0	0	NA
Salmon River	7	2	29%
Walnut Grove	76	24	32%
Willoughby Heights	219	64	29%
TOTAL*	578	151	26%

## Market Summary

- Market Type Indicator **LANGLEY ATTACHED**: Sellers Market at 26% Sales Ratio average (2.6 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band\*\* \$200,000 to \$300,000 with average 46% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$800,000 to \$900,000, Langley City and up to 1 bedroom properties
- Sellers Best Bet\*\* Selling homes in Aldergrove and 3 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	1	0	NA
400,001 – 500,000	4	0	NA
500,001 – 600,000	6	6	100%
600,001 – 700,000	60	23	38%
700,001 – 800,000	137	28	20%
800,001 – 900,000	76	22	29%
900,001 – 1,000,000	57	7	12%
1,000,001 – 1,250,000	69	14	20%
1,250,001 – 1,500,000	34	2	6%
1,500,001 – 1,750,000	9	2	22%
1,750,001 – 2,000,000	7	0	NA
2,000,001 – 2,250,000	3	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	3	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	2	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	471	104	22%

2 Bedrooms & Less	21	3	14%
3 to 4 Bedrooms	204	50	25%
5 to 6 Bedrooms	202	46	23%
7 Bedrooms & More	44	5	11%
TOTAL*	471	104	22%

SnapStats®	June	July	Variance
Inventory	518	471	-9%
Solds	83	104	25%
Sale Price	\$815,000	\$765,000	-6%
Sale Price SQFT	\$305	\$297	-3%
Sale to List Price Ratio	99%	98%	-1%
Days on Market	16	19	19%

\*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

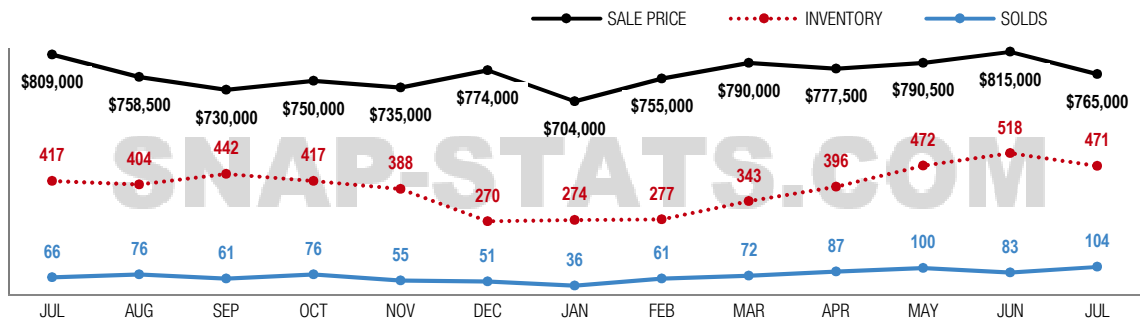
SnapStats®	Inventory	Sales	Sales Ratio
Abbotsford East	184	42	23%
Abbotsford West	130	41	32%
Aberdeen	37	3	8%
Bradner	2	0	NA
Central Abbotsford	88	10	11%
Matsqui	6	1	17%
Poplar	19	6	32%
Sumas Mountain	4	1	25%
Sumas Prairie	1	0	NA
TOTAL*	471	104	22%

## Market Summary

- Market Type Indicator **ABBOTSFORD DETACHED**: Sellers Market at 22% Sales Ratio average (2.2 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band\*\* \$600,000 to \$700,000 with average 38% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.25 mil to \$1.5 mil, Aberdeen and minimum 7 bedroom properties
- Sellers Best Bet\*\* Selling homes in Abbotsford West, Poplar 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	12	12	100%
200,001 – 300,000	119	35	29%
300,001 – 400,000	116	29	25%
400,001 – 500,000	111	32	29%
500,001 – 600,000	75	10	13%
600,001 – 700,000	35	6	17%
700,001 – 800,000	7	0	NA
800,001 – 900,000	2	0	NA
900,001 – 1,000,000	1	0	NA
1,000,001 – 1,250,000	3	0	NA
1,250,001 – 1,500,000	0	0	NA
1,500,001 – 1,750,000	0	0	NA
1,750,001 – 2,000,000	0	0	NA
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	0	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	0	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	481	124	26%

0 to 1 Bedroom	48	21	44%
2 Bedrooms	280	70	25%
3 Bedrooms	128	27	21%
4 Bedrooms & Greater	25	6	24%
TOTAL*	481	124	26%

SnapStats®	June	July	Variance
Inventory	537	481	-10%
Solds	124	124	0%
Sale Price	\$353,700	\$340,000	-4%
Sale Price SQFT	\$347	\$311	-10%
Sale to List Price Ratio	99%	95%	-4%
Days on Market	16	23	44%

\*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

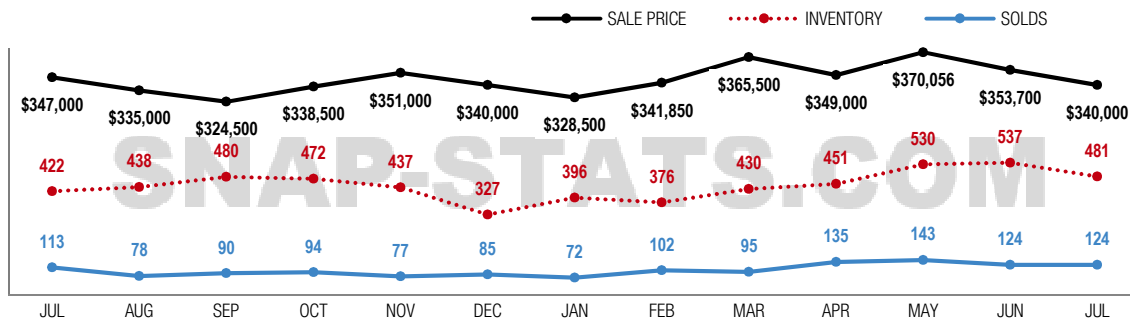
SnapStats®	Inventory	Sales	Sales Ratio
Abbotsford East	61	18	30%
Abbotsford West	178	51	29%
Aberdeen	6	2	33%
Bradner	0	0	NA
Central Abbotsford	217	45	21%
Matsqui	0	0	NA
Poplar	19	8	42%
Sumas Mountain	0	0	NA
Sumas Prairie	0	0	NA
TOTAL*	481	124	26%

## Market Summary

- Market Type Indicator **ABBOTSFORD ATTACHED**: Sellers Market at 26% Sales Ratio average (2.6 in 10 homes selling rate)
- Homes are selling on average 5% below list price
- Most Active Price Band\*\* \$100,000 to \$200,000 with average 100% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$500,000 to \$600,000, Central Abbotsford and 3 bedroom properties
- Sellers Best Bet\*\* Selling homes in Poplar 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	1	0	NA
300,001 – 400,000	2	1	50%
400,001 – 500,000	4	5	125%*
500,001 – 600,000	32	14	44%
600,001 – 700,000	56	17	30%
700,001 – 800,000	55	8	15%
800,001 – 900,000	26	2	8%
900,001 – 1,000,000	17	2	12%
1,000,001 – 1,250,000	22	0	NA
1,250,001 – 1,500,000	5	0	NA
1,500,001 – 1,750,000	5	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	0	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	1	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	228	49	21%

2 Bedrooms & Less	13	3	23%
3 to 4 Bedrooms	112	34	30%
5 to 6 Bedrooms	88	11	13%
7 Bedrooms & More	15	1	7%
TOTAL*	228	49	21%

SnapStats®	June	July	Variance
Inventory	234	228	-3%
Solds	46	49	7%
Sale Price	\$666,250	\$620,000	-7%
Sale Price SQFT	\$275	\$267	-3%
Sale to List Price Ratio	101%	98%	-3%
Days on Market	26	17	-35%

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

## Community DETACHED HOUSES

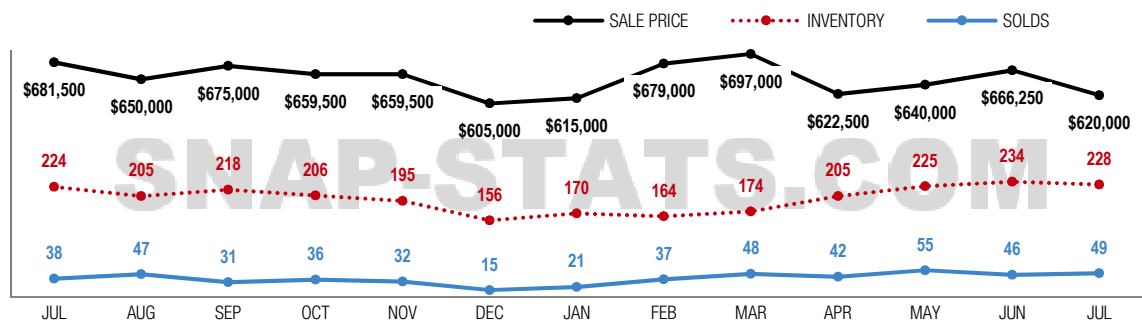
SnapStats®	Inventory	Sales	Sales Ratio
Dewdney Deroche	0	0	NA
Durieu	6	1	17%
Hatzic	25	3	12%
Hemlock	4	0	NA
Lake Errock	14	4	29%
Mission	170	40	24%
Mission West	8	1	13%
Stave Falls	0	0	NA
Steelhead	1	0	NA
TOTAL*	228	49	21%

## Market Summary

- Market Type Indicator **MISSION DETACHED**: Sellers Market at 21% Sales Ratio average (2.1 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 44% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$800,000 to \$900,000, Hatzic, Mission West and minimum 7 bedroom properties
- Sellers Best Bet\*\* Selling homes in Lake Errock 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	3	0	NA
200,001 – 300,000	11	1	9%
300,001 – 400,000	14	0	NA
400,001 – 500,000	14	1	7%
500,001 – 600,000	13	3	23%
600,001 – 700,000	2	0	NA
700,001 – 800,000	0	0	NA
800,001 – 900,000	0	0	NA
900,001 – 1,000,000	0	0	NA
1,000,001 – 1,250,000	0	0	NA
1,250,001 – 1,500,000	0	0	NA
1,500,001 – 1,750,000	0	0	NA
1,750,001 – 2,000,000	0	0	NA
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	0	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	0	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	57	5	9%

0 to 1 Bedroom	6	0	NA
2 Bedrooms	16	0	NA
3 Bedrooms	29	5	17%
4 Bedrooms & Greater	6	0	NA
TOTAL*	57	5	9%

SnapStats®	June	July	Variance
Inventory	47	57	21%
Solds	18	5	-72%
Sale Price	\$481,500	\$514,900	7%
Sale Price SQFT	\$307	\$261	-15%
Sale to List Price Ratio	99%	100%	1%
Days on Market	17	44	159%

\*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

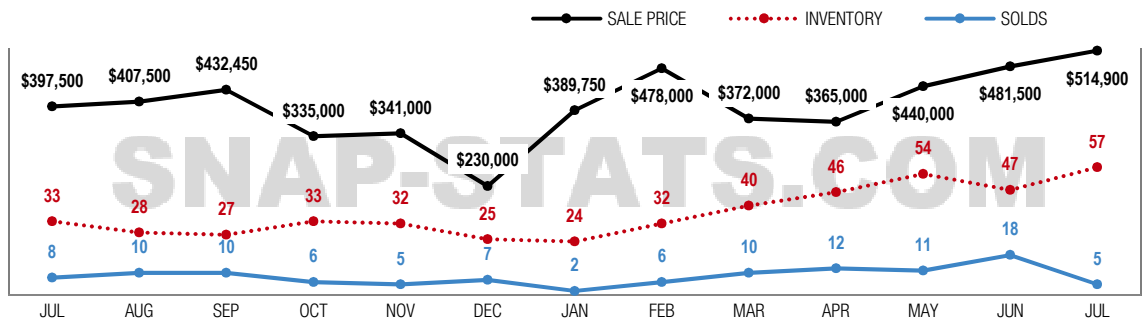
SnapStats®	Inventory	Sales	Sales Ratio
Dewdney Deroche	0	0	NA
Durieu	0	0	NA
Hatzic	0	0	NA
Hemlock	6	0	NA
Lake Errock	0	0	NA
Mission	51	5	10%
Mission West	0	0	NA
Stave Falls	0	0	NA
Steelhead	0	0	NA
TOTAL*	57	5	9%

## Market Summary

- Market Type Indicator **MISSION ATTACHED**: 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\*\* \$500,000 to \$600,000 with average 23% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$400,000 to \$500,000
- Sellers Best Bet\*\* Selling homes in Mission and 3 bedroom properties

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

## 13 Month Market Trend



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